*** All present are expected to conduct themselves in accordance with our City's Core Values ***

OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Common Council of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:	**COMMON COUNCIL OF THE CITY OF WAUSAU**
Date/Time:	**Tuesday, October 12, 2021 at 6:30 p.m.**
Location:	**City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers**
Members:	Patrick Peckham, Michael Martens, Tom Kilian, Tom Neal, Jim Wadinski, Becky McElhaney, Lisa Rasmussen, Sarah Watson, Dawn Herbst, Lou Larson, Deb Ryan

Call to Order

Pledge of Allegiance / Roll Call / Proclamations

Public Comment: Pre-registered citizens for matters appearing on the agenda and other public comment.

File #	CMT	Consent Agenda	ACT
21-0901	COUN	Minutes of previous meeting (9/28/21)	Place on file
12-1106	CISM	Resolution Authorizing Downtown Snow/Ice Removal 2021-2022	Approved 4-0
01-0904	ED	Resolution Approving City's Waiver of First Right of Refusal to Repurchase property at 500 N. 72nd Avenue and 7300 International Drive (Eastbay) from Stettin Investors Group, LLP and termination of deed restriction requiring such waivers for future conveyances	Approved 4-0
01-0906	FIN	Resolution Approving First Amendment to Agreement Between the City of Wausau and the Wausau Cemetery Association regarding lease of a snow disposal site	Approved 5-0
21-0108	PH&S	Resolution Approving or Denying Various Licenses as Indicated	Approved 4-0
20-1205	PH&S	Ordinance Amending Section 17.10.030 Third party inspections and reporting systems	Approved 4-0

File #	CMT	Resolutions and Ordinances	ACT
21-1003		Mayor's Appointments	
21-1005	ED	Resolution Authorizing participation in the Metro Wausau Housing Assessment through North Central Wisconsin Regional Planning Commission	Approved 4-0
21-1006	ED	Resolution Approving the sale of 906 South Seventh Avenue	Approved 4-0
21-1004	PLAN	Resolution Approving Certified Survey Map for 3015 Townline Road	Approved 6-0
21-1004	PLAN	Ordinance Rezoning 3015 Townline Road from I, Institutional Zoning District to SR-2, Single Family Residential-2 Zoning District, RH-35, Rural Holding-35 Zoning District and PUD, Planned Unit Development Zoning District.	Approved 6-0
		Suspend the Rules - 6(B) Filing and 12(A) Referral of Resolutions (2/3 vote required)	
01-0725	COUN	Resolution Authorizing the Proper City Official(s) to Divide the City into 22 Wards, based on the 2020 Census and Resulting Redistricting	Pending
12-0217	HR & FIN	Joint Resolution Fully Implementing the 2019 Wage Study	Approved 5-0 Pending
12-1012	HR & FIN	Joint Resolution Authorizing health, dental and supplemental insurance plan design for 2022	Pending Pending
12-1012	HR	Resolution Authorizing CCIT Inclusion on the City's health, dental, vision and supplemental insurance plan design for 2022 and 2023	Pending
		Public Comment & Suggestions	

Adjournment

Signed by Katie Rosenberg, Mayor

This meeting is being held in person and via teleconference. The lines of those public members monitoring the meeting will be muted during the meeting. Members of the media and the public may attend in person or by calling **1-408-418-9388.**

The Access Code is: 2492 570 3520 Password: wausau1

Members of the public who do not wish to appear in person may view the meeting live on the City of Wausau's YouTube Channel http://www.tinyurl.com/WAAMedia, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at https://tinyurl.com/WausauCityCouncil. Any person wishing to offer public comment who does not appear in person to do so, may e-mail mary.goede@ci.wausau.wi.us with "Common Council public comment" in the subject line prior to the meeting start.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 10/0//21 @ 11:30 AM. Questions regarding this agenda may be directed to the City Clerk.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Office of the Mayor
Katie Rosenberg

WAUSAU
WISCONSIN

TEL: (715) 261-6800
FAX: (715) 261-6808

Proclamation

WHEREAS, blindness and severe visual impairment affect approximately 100,000 Wisconsin residents; and

WHEREAS the majority of these person use travel aids, such as a white cane or a service animal to get around public streets and sidewalks and places of public accommodation; and

WHEREAS these travel aids are universally recognized as symbols representing vision loss; and

WHEREAS, Wisconsin's White Cane Law requires that motorists come to a full stop before approaching closer than 10 feet to a pedestrian who is using a white cane or service animal; and

WHEREAS, careful driving and fully stopping when pedestrians are in the crosswalk is beneficial to all residents, including children, elders and people with disabilities; now,

THEREFORE, be it resolved that I, Katie Rosenberg, Mayor of the City of Wausau, do hereby proclaim October 15, 2021 as

White Cane Safety Day

in the City of Wausau, State of Wisconsin, and I commend this observance to all citizens, and acknowledge the importance of pedestrian safety year-round.

Katie Rosenberg
Mayor, City of Wausau
October 1, 2021

407 Grant Street – Wausau, WI 54403

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL

held on Tuesday, September 28, 2021, in Council Chambers, beginning at 6:30 p.m.,
Mayor Katie Rosenberg presiding.

Roll Call 9/28/2021 6:31:06 PM

Roll Call indicated 9 members present.

District	Alderperson	Present
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Neal, Tom	YES
5	Wadinski, Jim	YES
6	McElhaney, Becky	*NV*
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Ryan, Debra	*NV*

Proclamations:

Mayor Rosenberg proclaimed October 2021 as Domestic Violence Awareness Month in the City of Wausau and commended this observance to all citizens and called upon them to stand together against domestic violence and to offer compassion, support and understanding to survivors. Jane Graham- Jennings, Executive Director of the Women's Community, accepted the proclamation.

Public Comment for Pre-registered citizens for matters appearing on the agenda and other public comment

1) Bruce Grau, 1115 N 10th St, spoke in support and urged passing of the Environmental Justice Resolution.
2) Terry Kilian, 133 E Thomas, Co-spokesperson for Citizens for a Clean Wausau, spoke in favor of the Environmental Justice Resolution and thanked the Council for their support.
3) Rita Pachal, 1310 Maple Hill Rd, spoke of the importance of Environmental Justice Resolution and asked Council to vote yes.
4) Gary Gisselman, 319 Park Ave, former Alderperson District 5, spoke in support of adoption of the Environmental Justice Resolution.

Presentation: Jerry Deschane, Wisconsin League of Municipalities: Role of City Council Members

Mayor Rosenberg introduced Jerry Deschane who explained the purpose of the league is to help Councils do their job. The presentation can be viewed on YouTube at: https://www.youtube.com/watch?v=NBEkT6XedX4

Consent Agenda 9/28/2021 7:03:44 PM

Motion by Herbst, second by Peckham to adopt all the items on the Consent Agenda as follows:

21-0901 Minutes of the previous meeting (9/14/21).

21-0908 Resolution of the Capital Improvements & Street Maintenance Committee Establishing Assessment Rates for 2022 New Street Construction Projects.

21-0909 Resolution of the Capital Improvements & Street Maintenance Committee Approving temporary limited easement with Wausau Opportunity Zone, Inc. at 301 Washington Street.

21-0910 Resolution of the Capital Improvements & Street Maintenance Committee Approving utility easement with Green Acres at Greenwood Hills LLC at 3115 Townline Road.

21-0912 Resolution of the Capital Improvements & Street Maintenance Committee Accepting Easement with Wisconsin Public Service to install underground utility facilities at 1801 Burek Avenue.

21-0911 Ordinance of the Capital Improvements & Street Maintenance Committee Amending Section 10.20.080 No parking and restricted parking areas designated.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

21-0903 9/28/2021 7:04:16 PM

Motion by Kilian, second by Watson to confirm the Mayor's Appointment of Chris Norfleet to the Liberation and Freedom Committee.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

21-0808 9/28/2021 7:12:09 PM

Motion by Neal, second by Kilian to adopt the Resolution of the Committee of the Whole in Support of Environmental Justice.

Council member's comments on this final resolution: https://www.youtube.com/watch?v=NBEkT6XedX4

Yes Votes: 8 No Votes: 1 Abstain: 0 Not Voting: 2 Result: PASS

District	Alderperson	Vote
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Neal, Tom	YES
5	Wadinski, Jim	YES
6	McElhaney, Becky	*NV*
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	NO
10	Larson, Lou	YES
11	Ryan, Debra	*NV*

20-1109 9/28/2021 7:13:40 PM

Motion by Rasmussen, second by Neal to adopt the Resolution of the Finance Committee Authorizing the execution of contracts related to the Enterprise Resource Planning System (ERR) and related 2021 budget modification and establishing the project priority in the 2022 budget.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

20-1109 9/28/2021 7:14:14 PM

Motion by Watson, second by Herbst to adopt the Resolution of the Finance Committee Approving the 2021 budget modification for Open Meeting Technologies Meeting Manager electronic voting software.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

20-1109 9/28/2021 7:14:44 PM

Motion by Rasmussen, second by Herbst to adopt the Resolution of the Finance Committee Authorizing the 2021 budget modification for the Motor Pool Fund to transfer 2020 surplus.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

Suspend the Rules 9/28/2021 7:15:12 PM

Motion by Watson, second by Wadinski to Suspend Rule 5(B) Filing.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

12-0219 9/28/2021 7:16:29 PM

Motion by Wadinski, second by Larson to adopt the Resolution of the Human Resources Department Amending Employee Handbook Section 5.08 Shift Differential.

Rasmussen stated the city has been struggling with issues of recruitment and retention. She noted this passed unanimously in Finance Committee and these adjustments should put the city in a position to lead the market and compete with the private sector for talent.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

94-0828 9/28/2021 7:22:10 PM

Motion by Neal, second by Herbst to adopt the Joint Resolution of the Room Tax Commission and the Finance Committee Approving Tourism Entity Agreement between the City of Wausau, Room Tax Commission and the Wausau Central Wisconsin Convention & Visitors Bureau, Inc.

Anne Jacobson noted the updated resolution in the packet reflects the changes made by the Room Tax Commission last night and subsequently approved by Finance Committee just before this Council meeting. She summarized, rather than being able to terminate the contract without cause 30 days prior to any calendar quarter, CVB asked that be changed to 30 days before the 4th calendar quarter. Mayor Rosenberg noted the contract will start January 1, 2022 for one year to coincide with the city budget.

Tom Neal stated the State of Wisconsin requires room tax dollars to be used with this sort of entity. The city is not staffed with a department that takes on this kind of responsibility daily and we need this type of entity in the background churning out on our behalf. He noted this new agreement puts us in a very strong position of ensuring that we can measure success and also deal with lack of success.

Lisa Rasmussen stated next September the Room Tax Commission will be looking to verify that we are getting the results that we expect from the agreement prior to renewal.

Yes Votes: 9 No Votes: 0 Not Voting: 2 Result: PASS

Public Comment or Suggestions:

1) Chris Norfleet, addressed the Council to thank them for adopting the Environmental Justice Resolution and for what they do for the community. He hoped this would bring people together.
2) Randy Radtke, 244 Wyatt St, thanked the Council for the job they did on the Environmental Justice Resolution.

Closed Session 9/28/2021 7:25:10 PM

Motion by Rasmussen, second by Larson to convene in Closed Session pursuant to Wis. Star Section 19.55n)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it I. or is likely to become involved, for the purpose of conferring with legal counsel regarding a mediated settlement in Marathon County Case No. 19CV162 (Kenneth Stankowski).

Roll Call Vote:

Yes Votes: 9 No Votes: 0 Abstain: 0 Not Voting: 2 Result: PASS

District	Alderperson	Vote
1	Peckham, Patrick	YES
2	Martens, Michael	YES
3	Kilian, Tom	YES
4	Neal, Tom	YES
5	Wadinski, Jim	YES
6	McElhaney, Becky	*NV*
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Ryan, Debra	*NV*

Adjournment 9/28/2021

The meeting was adjourned in Closed Session at 8:00 pm.

Katie Rosenberg, Mayor
Mary Goede, Deputy City Clerk

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Authorizing Downtown Snow/Ice Removal 2021-2022

Committee Action:	Approved 4-0
Fiscal Impact:	Revenue will be actual cost of work performed

File Number:	12-1106	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☐ No☐		
	Included in Budget:	Yes☐ No☐	*Budget Source:*	
	One-time Costs:	Yes☐ No☐	*Amount:*	
	Recurring Costs:	Yes☐ No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☐	*Amount:*	
	Grant Financed:	Yes☐ No☐	*Amount:*	
	Debt Financed:	Yes☐ No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☐	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

RESOLUTION

WHEREAS, the City will remove snow and ice from sidewalks on the following streets:

- 3rd Street from Grant Street to Washington Street
- Washington Street from 1st to 4th Street
- Jefferson Street from 1st to 4th Street
- Scott Street from 3rd to 4th Street
- North side of Jefferson Street between 4th and 5th Street
- East side of 1st Street between Jefferson and Washington Street
- East side of 4th Street between Jefferson and Scott Street
- East side of 2nd Street between Jefferson and Scott Street
- North side of McClellan Street from 3rd Street to 120 feet west
- North side of McClellan Street from 3rd Street to 120 feet east
- South side of Grant Street from 3rd Street to 120 feet east
- North side of Forest Street from 1st to 5th Street
- South side of the 100 block of Scott Street

- 1st Street and Scott Street abutting 11 Scott Street and 500 and 520 North 1st Street
- South side of Washington Street from 4th Street to 5th Street

WHEREAS, the intent of this resolution and its effect shall be to authorize the removal by the City of snow and ice from the sidewalks listed above, and the cost of such shall be charged to the owners of the abutting property, now therefore

BE IT RESOLVED by the Common Council of the City of Wausau:

1. The Director of Public Works and Utilities shall cause the snow and ice to be removed from the sidewalks listed above.

2. The cost of this work at the City's standard rate shall be charged to the property served.

3. All special charges shall be due and payable within 30 days of the date of the invoice, with interest to be charged on past due accounts. Any charge, plus accumulated interest, not paid on or before September 30, 2022 shall become a lien upon the property and shall be extended on the current tax roll as a delinquent tax against the property.

4. The Department of Public Works shall mail a copy of this resolution to the owner of each parcel charged for the cost of the removal, together with a statement of the amount charged against the particular parcel.

Approved:

_____

Katie Rosenberg, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: September 9, 2021, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lisa Rasmussen, James Wadinski, Lou Larson, Debra Ryan, Tom Neal (arrived at 5:20 pm)

Also Present: Mayor Katie Rosenberg, Eric Lindman, Allen Wesolowski, TJ Niksich, Nathan Miller, Cord Buckner, Tom Kilian, Tammy Stratz, Lori Wunsch

CONSENT AGENDA

A. Approve minutes of the August 12, 2021 meeting
B. Action authorizing downtown snow/ice removal
C. Action on Easement with Green Acres at Greenwood Hills LLC at 3115 Townline Road

Larson moved to approve the consent agenda items. Ryan seconded and the motion carried unanimously 4-0.

Agenda Item No.
2B

STAFF REPORT TO CISM COMMITTEE – September 9, 2021

AGENDA ITEM

Action authorizing downtown snow/ice removal

BACKGROUND

Each year the Council adopts a resolution authorizing the removal of snow and ice from specific sidewalks in the downtown area. In the spring of each year, the abutting property owners are sent an invoice for the actual cost of snow/ice removal.

Following are the rates for the past five winters:

2020-2021	$5.76/foot
2019-2020	$7.72/foot
2018-2019	$11.92/foot
2017-2018	$9.06/foot
2016-2017	$6.82/foot

Example: A downtown property with 60 feet of frontage had a cost of $345.60 for snow/ice removal for 2020-2021.

FISCAL IMPACT

Property owners are charged the City's actual cost for snow/ice removal.

STAFF RECOMMENDATION

Forward a resolution to the Common Council authorizing snow/ice removal for the 2021-2022 winter.

Staff contact: Allen Wesolowski 715-261-6762

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE			
Approving City's Waiver of First Right of Refusal to Repurchase property at 500 N. 72nd Avenue and 7300 International Drive (Eastbay) from Stettin Investors Group, LLP and termination of deed restriction requiring such waivers for future conveyances			
Committee Action:	Approved 4-0		
Fiscal Impact:	None		
File Number:	01-0904	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☒No☐		
	Included in Budget:	Yes☐No☐	*Budget Source:*	
	One-time Costs:	Yes☐No☐	*Amount:*	
	Recurring Costs:	Yes☐No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐No☐	*Amount:*	
	Grant Financed:	Yes☐No☐	*Amount:*	
	Debt Financed:	Yes☐No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐No☐	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

RESOLUTION

WHEREAS, Stettin Investors Group, LLP ("Stettin") has received an offer to purchase the property at 500 N. 72nd Avenue and 7300 International Drive (Eastbay) in the Wausau West Industrial Park from Industrial Assets Partners II, LLC for $17,500,000; and

WHEREAS, pursuant to recorded deed restrictions on the property, Stettin seeks the City's consent to transfer the property and waive its right to exercise its option to repurchase the property as set forth in the offer, on the same terms and conditions specified in the offer; and

WHEREAS, given the significant improvements made to the land and the length of use of this property, Stettin requests that the City consider terminating its right to repurchase this particular piece of property in the future; and

WHEREAS, the City continues to have no said interest in repurchasing the named property; and

WHEREAS, your Economic Development Committee, at its October 5, 2021 meeting, considered the matter and recommends consenting to the transfer, waiving the right to repurchase the property on the terms and conditions contained in the present offer, and further, to terminate the deed restriction requiring waivers of the right to repurchase the property in the future.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the City hereby consents to the transfer of the property to Industrial Assets Partners II, LLC, waives its right to repurchase the property at 500 N. 72nd Avenue and 7300 International Drive on the same terms and conditions contained in the present offer, and further terminates the deed restriction that requires waiver of its right to repurchase this property in the Wausau Business Campus.

BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that the Mayor and Clerk are hereby authorized to execute an appropriate Waiver of First Right of Refusal to Repurchase Property and execute all documents reasonably necessary to consummate the transaction contemplated by the accepted Offer.

Approved:

_____

Katie Rosenberg, Mayor

MINUTES

Economic Development Committee Meeting

Date | time Tuesday, October 5, 2021 at 5:15 P.M. | *Meeting called to order by* Neal at 5:15 P.M.

In Attendance

Members Present:	Neal (C), Watson, Rasmussen, and Kilian
Member Absent:	Becky McElhaney
Others Present:	Mayor Rosenberg, Brodek, Lenz, Jacobson, Stratz, Graff, Wessel, Fifrick (COW E.D. Mgr.), Groat, Ryan (Dist.11), Brueggeman (Habitat for Humanity), Thao (Four Star Market)

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

Agenda Item 5 – Discussion and Possible Action on Waiver of Right of First Refusal to Investors Group, LLP and termination of recorded deed restriction requiring such waiver for future conveyances.

Atty. Jacobson Eastbay Complex received an offer to purchase the property from Industrial Assets Partners II, LLC for $17.5 Mil. Jacobson explained their council are asking the city to consent to the transfer between the two parties as well as waive the right to future conveyances. Jacobson said it could be done in two parts if necessary by consenting to the transfer but still requiring them to come to the city with any offer to purchase.

Rasmussen asked Atty. Jacobson if it was her recommendation to accept this request.

Rasmussen motioned to approve, seconded by Kilian. Motion carried 4-0.

Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

MEMO

TO: Economic Development Committee members

FROM: Anne Jacobson, City Attorney

RE: Waiver of Right of First Refusal to Repurchase Property at 500 N. 72nd Avenue and 7300 International Drive (Eastbay) – Wausau West Industrial Park and termination of deed restriction requiring such waivers for future conveyances

DATE: September 29, 2021

Purpose

Stettin Investors Group, LLP ("Stettin") has received an offer to purchase the property described above from Industrial Assets Partners II, LLC for $17,500,000, and pursuant to recorded deed restrictions, seeks the City's consent to this transfer and waiver of its right to exercise its option to repurchase the property for future conveyances.

Background

The City of Wausau sold land to Stettin Investors Group, LLP on April 23, 1997. A set of Deed Restrictions were recorded with the deed. Among the restrictions was one that required the owner of the land wishing to convey it, to first offer it to the City for repurchase at a price reflecting the lesser of that offered by the prospective buyer or at the original sales price, plus interest, plus cost of improvements, less depreciation.

The deed was rerecorded December 5, 2001, to amend the deed restrictions to read:

2. In the event [Owner] elects to convey said land and is in receipt of a bona fide offer for the purchase of the land which [Owner] wishes to accept, prior to the acceptance of the offer, and as a condition to the validity of such acceptance, [Owner] shall send a complete copy of the offer to City in the manner provided below, and City shall have the right to purchase the land, as set forth in the offer, on the same terms and conditions specified in the offer.

At a meeting of the Economic Development Committee on January 2, 2002, the minutes reflect that the former City Attorney explained that the standard deed restriction language was developed 20 years ago and established that if land were ever sold, the City would have the first right to purchase it back. He stated that with the large investments that are sometimes currently being made, investors want a return on their investment larger than what the current restrictions allow with the buy-back option. The request made at this time is basically to change the wording in the deed restriction currently in effect: to only allow the City to match an offer. Attorney Zimmerman, who still represents the Owner, stated that Stettin Investors Group LLP is buying the land for a reasonable price but is investing considerable money for improvements, and questioned the fairness of the wording. They requested the language reflect a "right of first refusal." A motion was made at that time to amend the restrictions on this piece of property only, so that it reads "first right of refusal only" and bring back to a future meeting to review as a policy matter.

On January 22, 2002, the Common Council approved the amendment to the deed restriction regarding repurchase.

With the current proposed conveyance, Attorney Zimmerman requests on behalf of his client (and the prospective buyer has also requested), given the significant improvements made to the land and the length of use of this property, that the Economic Development Committee and Council consider terminating the City's right to repurchase this particular piece of property in the future, and consent to this transfer and waive its right to repurchase the property.

It is recommended that as a policy matter, the Standard Deed Restrictions for the business campus be re-evaluated after this many years, and that changes be proposed to reflect the current development in the business campus and are as nearly consistent as is possible.

WELD RILEY sc

EAU CLAIRE
BLACK RIVER FALLS
MENOMONIE
WAUSAU

RECEIVED
SEP 13 2021
CITY OF WAUSAU
CITY CLERK

Please direct all communications to Attorney Robert W. Zimmerman at the Wausau Office.
Email: RZimmerman@WeldRiley.com · Phone: 715.845.8234 (direct)

RECEIVED
SEP 14 2021
CITY ATTORNEY
WAUSAU, WI

Hand Delivered and
Certified Mail-Return Receipt Requested

September 13, 2021

City of Wausau
Attn: City Clerk
407 Grant Street
Wausau, WI 54403

City of Wausau
Attn: Anne L. Jacobson, City Attorney
407 Grant Street
Wausau, WI 54403

Re: Recorded Covenants for Wausau West Industrial Park
Including Right of First Refusal for Property Owned by Stettin Investors Group, LLP

Greetings:

We represent Stettin Investors Group, LLP ("Stettin") which owns the following property in the Wausau West Industrial Park: 500 N. 72nd Ave. and 7300 International Dr., Wausau, WI (Lot 1 of CSM 38-166, Lot 1 of CSM 51-164, Lot 1 of CSM 82-22 and Outlot 1 of CSM 82-22 PIN: 291-2906-251-0972 – see enclosed Marathon County Land Record). Pursuant to recorded restrictions on part or all of these parcels the City of Wausau has a right of first refusal to purchase in the event of a sale of this property. This letter is to put the City of Wausau on notice that Stettin has received an offer to sell and intends to sell this land and the improvements to a 3rd party purchaser and intends to close by the end of October, 2021.

Stettin respectfully requests the City of Wausau waives its right of first refusal and obtain any and all resolutions from the Common Council or other municipal organizations required to approve the sale so that Stettin may proceed with the intended sale. Please contact the undersigned upon your receipt of this letter to discuss the above.

Sincerely,

WELD RILEY, S.C.

ROBERT W. ZIMMERMAN
RWZ:lme
Enclosures

Marathon County

Owner (s):
STETTIN INVESTORS GROUP LLP

Mailing Address:
EASTBAY INC ACCTS PAYABLE
111 S 1ST AVE
WAUSAU, WI 54401-4625
Request Mailing Address Change

Location:
SE1/4 NE1/4,Sect. 25, T29N,R6E

School District:
6223 - WAUSAU

Tax Parcel ID Number:	Tax District:	Status:
291-2906-251-0972	**291-CITY OF WAUSAU**	**Active**

Alternate Tax Parcel Number:	Government Owned:	Acres:
59-252906-004-006-00-00		**30.1100**

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
SEC 25-29-06 PART OF SE 1/4 NE 1/4 DESD AS LOT (1) OF CSM VOL 38 PG 166 (9543) & LOT 1 OF CSM VOL 51-164(12076) CSM VOL 52-119(12231) (EASMT FOR VERIZON) & LOT 1 & OUTLOT 1 OF CSM VOL 82 PG 22(17224) DOC #1701486

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
500 N 72ND AVE WAUSAU, WI 54401
7300 INTERNATIONAL DR WAUSAU, WI 54401

August 19, 2021

Chrisitan Hlavinka
Marcus & Millichap
13890 Bishops Drive Suite 300
Brookfield, WI 53005

Re: 500 N 72nd Ave
Wausau, WI 54401

Dear Mr. Hlavinka:

Please see below the following material terms for purchase and sale of the above-referenced ("Property").

1.	**Property:**	500 N 72nd Ave Wausau, WI 54401
2.	**Buyer:**	Industrial Assets Partners II, LLC, or an affiliated entity.
3.	**Purchase Price:**	$ 17,500,000.00
4.	**Earnest Money Deposit:**	$ 150,000.00 shall be deposited into escrow after both parties sign a formal purchase agreement. Earnest money shall be refundable during the Due Diligence Period and will be applicable to the Purchase Price.
5.	**Due Diligence Period:**	Thirty (30) day Due Diligence Period shall begin upon the opening of escrow.
6.	**Financing:**	Cash to Seller. Buyer may acquire a new Loan. No loan contingency
7.	**Closing Date:**	Closing will occur on or before thirty (30) days after the expiration of the Due Diligence Period.
8.	**Title Company:**	First American Title
9.	**Buyer Exchange:**	Seller agrees to cooperate if the Buyer elects to do an IRS 1031 Tax Deferred Exchange.

10. **Confidentiality:** Except as required by applicable law or as may be approved by both parties in writing, Buyer and Seller agree to hold in confidence and not disclose the existence of the negotiations between Buyer and Seller, or the terms of any agreements or negotiations between them. Notwithstanding the foregoing, (i) Buyer and Seller may disclose any of such information to its consultants , potential partners, investors, contractors, lenders and affiliates and necessary governmental agencies or in the event disclosure is required by applicable law or court order and (ii) the provisions of the foregoing sentences shall not apply to information that is in the public domain other than as a result of a breach of this paragraph.

11. **Expiration Date:** This letter of Intent will expire if the parties have not signed a written purchase and sale agreement concerning the Property within ten (10) days of the date this Letter of Intent has been signed by both parties.

12. **No Obligation to Complete Transaction:** Notwithstanding anything in this Letter of Intent to the contrary, no party is under any obligation to execute a purchase agreement concerning the Property or otherwise complete any of the transactions contemplated by this Letter of Intent.

Best Regards,

BUYER:

Industrial Assets Partners II, LLC
a limited liability company

By: _____

Date: 8-19-21

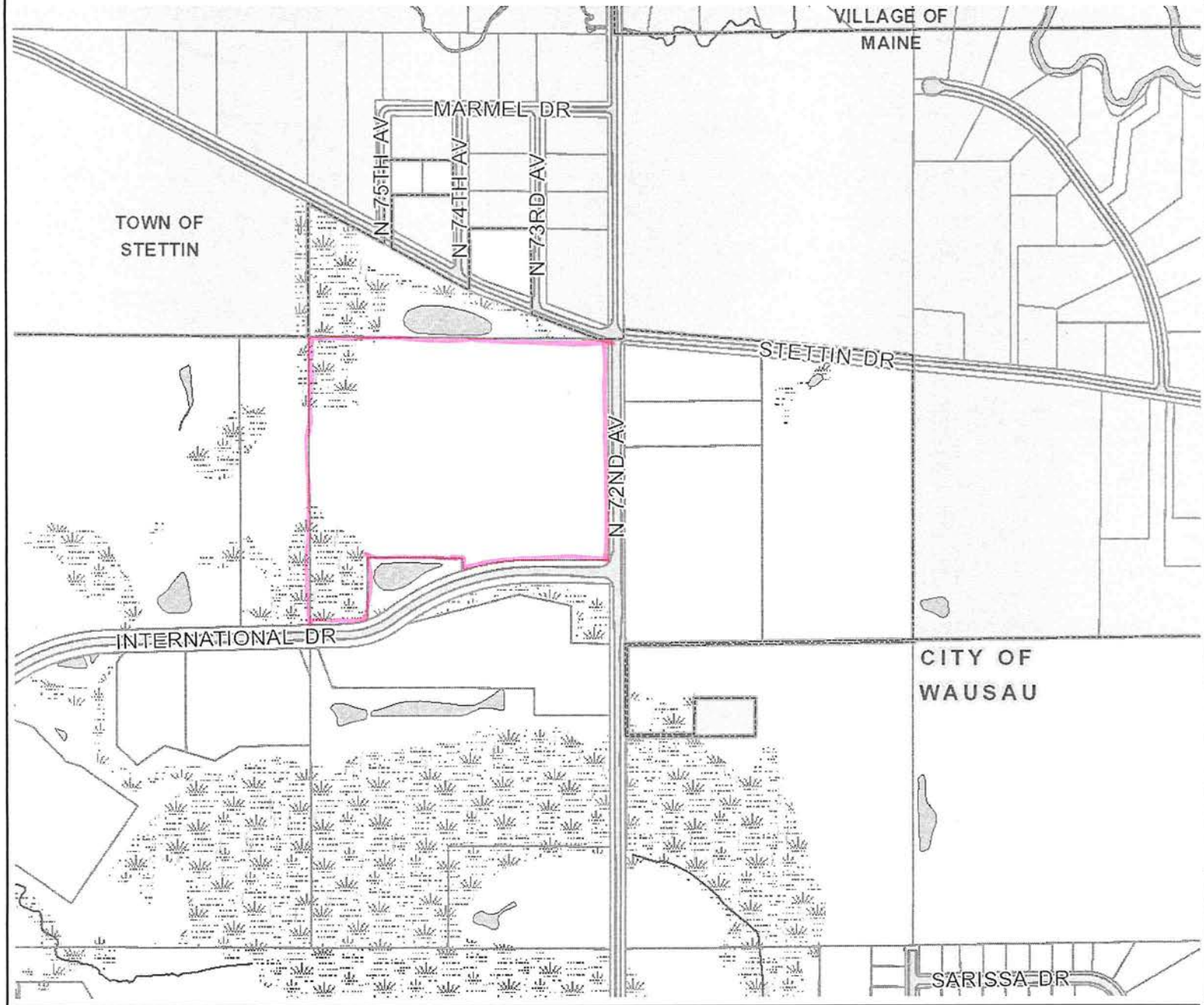
SELLER:

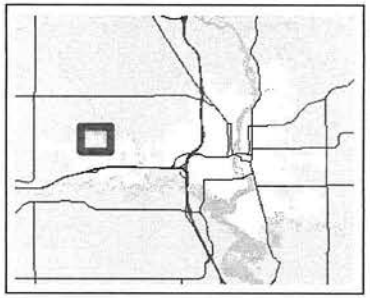
By: _____ TTEE

Name: Linda Lorenzen, Trustee

Title: Lorenzen Family Trust 2/14/89

10850 Wilshire Blvd., Suite 1250, Los Angeles, CA 90024
(310) 689-1450 office, (310) 689-1649 fax





Legend

- Parcel
- Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way
- Stream - River
- Pond - Lake
- Wausau Wetland
- Swamp

Map Created: 9/13/2021

306.48 0 306.48 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

WAIVER OF FIRST RIGHT OF REFUSAL TO REPURCHASE PROPERTY

Document Number

The undersigned hereby waives its first right of refusal to purchase the property located at 500 N. 72th Avenue and 7300 International Dr., Wausau, Marathon County, Wisconsin, as set forth in the Restrictions: (i) recorded as Exhibit "A" with the following Warranty Deeds:

1. Warranty Deed dated April 22, 1997 recorded in the office of the Register of Deeds for Marathon County, Wisconsin on April 23, 1997 as Document No. 1100311 which said deed was re-recorded to amend the deed restrictions on February 1, 2002 as Document No. 1265381;

2. Warranty Deed dated October 23, 2001 recorded in the office of the Register of Deeds for Marathon County, Wisconsin on December 5, 2001 as Document No. 1257337 which said deed was re-recorded to amend the deed restrictions on February 1, 2002 as Document No. 1265382;

3. Warranty Deed dated October 15, 2015 recorded in the office of the Register of Deeds for Marathon County, Wisconsin on October 20, 2015 as Document No. 1702078; and

4. Warranty Deed dated October 15, 2015 recorded in the office of the Register of Deeds for Marathon County, Wisconsin on October 20, 2015 as Document No. 1702079.

The parcels conveyed pursuant to the above referenced Warranty Deeds, 30.11 acres in total, are now represented by Parcel Identification No. 291-2906-251-0972 in the City of Wausau, Wisconsin and described on Exhibit A attached hereto (the "Property").

Recording Area

Name and Return Address:

Stettin Investors Group, LLP
Attn: Robert W. Zimmerman
Weld Riley, SC
500 3rd St. Suite 800
Wausau, WI 54403

PIN: 291-2906-251-0972

Stettin Investors Group, LLP has received an offer to purchase the Property from Industrial Assets Partners II, LLC , a summary of which offer has been provided to the City of Wausau, and Stettin Investors Group, LLP intends to transfer title to the Property to Industrial Assets Partners, LLC or its assignee(s) (the "Transfer").

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the City of Wausau, Wisconsin, hereby waives any right to exercise its option to repurchase the Property with respect to or as a result of this Transfer, and consents to the Transfer. The City of Wausau, Wisconsin, hereby states that to the best of its knowledge there are presently no conditions related to the Property that violate any deed restriction in the Warranty Deed.

Dated this_____day of _____, 2021.

CITY OF WAUSAU

By:_____
Katie Rosenberg, Mayor

ATTEST:

By:_____
Mary A. Goede, Deputy Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this_____day of_____, 2021, Katie Rosenberg, Mayor and Mary A. Goede, Deputy Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

*_____
Notary Public, State of Wisconsin
My Commission_____.

This instrument was drafted by:
Anne L. Jacobson, City Attorney
407 Grant Street
Wausau, Wisconsin 54403

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot one (1) of Certified Survey Map No. 9543 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 38 of Certified Survey Maps on page 166; being a part of the Southeast quarter (SE ¼) of the Northeast quarter (NE ¼), Section twenty-five (25), Township twenty-nine (29) North, Range six (6) East, in the City of Wausau, Marathon County, Wisconsin;

and

Lot one (1) of Certified Survey Map No. 12076 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 51 of Certified Survey Maps on page 164; being a part of the Southeast quarter (SE ¼) of the Northeast quarter ((NE ¼) , Section twenty-five (25), Township twenty-nine (29) North, Range six (6) East, in the City of Wausau, Marathon County, Wisconsin; subject to easements of record;

and

Lot one (1) and Outlot one (1) of Certified Survey Map No. 17224 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 82 of Certified Survey Maps on page 22; being a part of the Southeast quarter (SE ¼) of the Northeast quarter ((NE ¼) , Section twenty-five (25), Township twenty-nine (29) North, Range six (6) East, in the City of Wausau, Marathon County, Wisconsin.

PIN: 291-2906-251-0972
30.11 acres

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approving First Amendment to Agreement Between the City of Wausau and the Wausau Cemetery Association regarding lease of a snow disposal site

Committee Action:	Approved 5-0
Fiscal Impact:	$58,476.29 payment made in 2020

File Number:	01-0906	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☐ No☒		
	Included in Budget:	Yes☐ No☐	*Budget Source*	
	One-time Costs:	Yes☐ No☐	*Amount:*	
	Recurring Costs:	Yes☐ No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☐	*Amount:*	
	Grant Financed:	Yes☐ No☐	*Amount:*	
	Debt Financed:	Yes☐ No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☐	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

RESOLUTION

WHEREAS, on October 11, 2016, Council approved entering into an agreement with the Wausau Cemetery Association, Inc. (Cemetery) for the purpose of leasing snow disposal site property for five years, renewable for two additional five-year periods upon mutual agreement of the parties; and

WHEREAS, Cemetery would like to renew the agreement for a one (1) five-year period along with removing two items in the agreement that have been satisfied; the city's one-time payment of $15,000 and an Easement Agreement which has been recorded; and

WHEREAS, your Finance Committee, at their September 8, 2021 meeting, discussed the amendment to the lease agreement and recommended striking the wording regarding the annual increase in rent not being less than 3%.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau does hereby approve an Amendment to Agreement between the City of Wausau and the Wausau Cemetery Association regarding lease of a snow disposal site in substantial compliance with the foregoing terms, and authorizes the proper city officials to execute said Amendment.

Approved:

_____

Katie Rosenberg, Mayor

FINANCE COMMITTEE
Date and Time: Wednesday, September 8, 2021 @ 5:15 pm., Council Chambers
Members Present: Lisa Rasmussen, Dawn Herbst, Sarah Watson Michael Martens, and Deb Ryan
Others Present: Maryanne Groat, Anne Jacobson, Bob Barteck, Eric Lindman, Katie Rosenberg, Mary Goede, Michelle Van Krey

Discussion and possible action regarding First Amendment to Agreement Between the City of Wausau and the Wausau Cemetery Association regarding lease of a snow disposal site
Lisa Rasmussen stated the lease needs to be renewed for DPW to use the now disposal site.

Sarah Watson noted the agreement states the annual rent increase is based on the Consumer Price Index (CPI), but questioned why it adds the annual rent increase will not be less than 3%. She stated the CPI has only gone above 3% in the last decade. She felt it should only increase by the CPI and that the "not less than 3%" should be stricken.

Anne Jacobson explained the Cemetery Association wants to renew the agreement for a five year period, with another five period after that. The easement agreement provision was satisfied and removed. The one-time payment of $15,000 was paid. She indicated she could take the agreement back to the Cemetery Association to see if they would agree to remove the provision of not less than 3%.

Motion by Watson, second by Ryan to approve the agreement with the amendment to strike the sentence: "The annual rent increase will not be less than 3%." Motion carried 5-0.

Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

MEMORANDUM

TO: Mayor Katie Rosenberg
Common Council Members

FROM: Anne Jacobson, City Attorney

RE: First Amendment to Agreement between City and Wausau Cemetery Association

DATE: October 5, 2021

Purpose: To provide information to the Council of communications that occurred between the Finance Committee recommendation and the October 12, 2021, Council meeting.

Background: The City leases an area owned by the Cemetery Association for use as a snow deposit site. An Agreement was reached which became effective October 19, 2016, for a period of five years, renewable for two additional 5-year periods upon the mutual agreement of both parties, upon terms and conditions mutually agreed upon.

The Finance Committee, at its September 8, 2021 meeting, recommended approval of a First Amendment, evidencing the desire of the parties to renew the Agreement for an additional five year period on the same terms, with some listed exceptions (contained in your packet). However, they recommended one further amendment to the original agreement:

- The removal of the last sentence of paragraph 2. This was added to the Amendment, and the Cemetery Association requested striking that recommendation (redlined in First Amendment in packet), and making no changes to paragraph 2. of the Agreement, which reads:

2. CITY shall pay to WCA ($51,955.43) to be increased annually beginning with the 2017 rent based on changes in the Consumer Price Index. ~~The annual rent increase will not be less than 3%.~~

On October 4, 2021, I received the attached request from counsel for the Cemetery Association. His client has requested leaving paragraph 2. alone, thereby continuing to ensure the Cemetery Association that the annual payment from the City will increase by the Consumer Price Index (CPI), but not less than 3%.

The Council must decide whether to follow the Finance Committee's recommendation that the City's annual rent will be based upon changes in the CPI, or that it will be guaranteed to increase no less than 3% annually.

From: Robert J. Reinertson [mailto:rreinertson@ruderware.com]
Sent: Monday, October 4, 2021 11:52 AM
To: Anne Jacobson <Anne.Jacobson@ci.wausau.wi.us>
Cc: Lisa Parsch <Lisa.Parsch@ci.wausau.wi.us>; alsolo@charter.net
Subject: [EXTERNAL] RE: Snow Disposal Lease with Wausau Cemetery Association

Good Morning, Anne,

I have had the opportunity to discuss the Finance Committee's recommendation with my fellow Wausau Cemetery Association board members. It is the feeling of all that we would like to reiterate our desire to approve the lease amendment as you originally submitted it and as we approved it.

The Wausau Cemetery Association has historically operated on a shoestring budget, and continues to do so. Wages for our employees are low, and our general manager is part-time, not full-time. We do everything we can to minimize expenditures. At the same time, we strive to provide the services that the bereaved need and expect and to maintain a beautiful and tranquil space in a historical setting. I believe that, overall, we succeed in that mission.

Pine Grove Cemetery has been referred to by many residents as "another City park". As you know, if our Association cannot sustain the cemetery financially, it falls upon the City to take over cemetery operations, services, maintenance, and upkeep. We believe that the item in the lease that the Finance Committee voted to remove – the minimum 3% annual increase – is a small price to assist the Wausau Cemetery Association in maintaining its ability to continue to carry out cemetery operations.

Please feel free to share this request with the appropriate officials. Also, please let me know what the proper procedure is for considering our request. I have copied our Board President, Al Solomonson, on this e-mail. We would be willing to meet with committee or council members to answer any questions. Thank you.

Bob

Ruder Ware | 100 SINCE 1920

Robert J. Reinertson
Ruder Ware, L.L.S.C.
500 North First Street, Suite 8000 | P.O. Box 8050 | Wausau, WI 54402-8050
Phone: 715.845.4336 | Toll-Free: 800.477.8050 | Fax: 715.845.2718
rreinertson@ruderware.com |

MERITAS LAW FIRMS WORLDWIDE

CONFIDENTIALITY NOTICE AND IRS DISCLOSURE

AGREEMENT BETWEEN THE CITY OF WAUSAU
AND THE WAUSAU CEMETERY ASSOCIATION

THIS AGREEMENT made this 19th day of October, 2016, by and between the City of Wausau, a municipal corporation of the state of Wisconsin, hereinafter referred to as "CITY," and the Wausau Cemetery Association, Inc., hereinafter referred to as "WCA";

WITNESSETH:

WHEREAS, WCA owns and operates a cemetery within the corporate limits of CITY, which WCA provides services to the citizens of the area, and which services would have to be provided by CITY if WCA were financially unable to provide those services; and

WHEREAS, a portion of the property owned by WCA is not utilized for burial purposes, and CITY wishes to use that site for snow disposal and disposal or temporary storage of other materials such as brush, stumps, etc., as it has in the past as shown on Exhibit A; and

WHEREAS, the financial situation of WCA is potentially tenuous, as many services provided by WCA are to those and have been to those who are either indigent or unable to fully pay for the services, however, WCA has, as a public service, continued to provide those services; and

WHEREAS, CITY and WCA wish to enter into an agreement to enable CITY to continue use of its "snow disposal site" for disposal of snow and other permitted materials, and for temporary storage of materials, and WCA will permit that use, and in return CITY will provide an annual payment to WCA so that it is able to continue services to the public.

NOW, THEREFORE, the parties hereto agree as follows:

1. WCA shall permit CITY to use the snow disposal site for the purposes listed above on its property on an "as needed basis."

2. CITY shall pay to WCA Fifty-one Thousand Nine Hundred Fifty-five and 43/100 Dollars ($51,955.43) to be increased annually beginning with the 2017 rent based on changes in the Consumer Price Index. The annual rent increase will not be less than 3%.

3. The City will provide a one-time payment to WCA in the amount of $15,000.00 for use of the snow disposal site on or before October 31, 2016. This includes $5,000.00 to cover unanticipated expenses due to storm damage to WCA property and unanticipated equipment breakdowns, and $10,000.00 to construct a gasoline storage building to replace the old building that was removed. Currently, gasoline is stored in a location which is potentially unsafe to staff and the public.

4. WCA shall provide to CITY quarterly financial statements, to include balance

sheets and income statements, beginning for that quarter ending December 31, 2016. Such documentation shall be provided within 30 days after a quarter ends.

5. In the event CITY no longer has a need for WCA property as a site for snow disposal or the other purposes listed above, CITY may terminate this agreement upon no less than 120 days prior written notice, which termination shall be effective on the anniversary date.

6. Unless terminated earlier, this agreement shall be a five (5) year agreement, commencing on the execution date hereof, and shall be renewable for two (2) additional five-year periods, upon the mutual agreement of both parties, upon terms and conditions mutually agreed upon.

7. CITY will release and hold WCA harmless for injuries or property damage which occur on or relate to CITY's use of the leased property.

8. CITY will be responsible for repairing or paying the cost of repairing WCA property which may be damaged due to CITY's use of the leased property.

9. CITY will not store or dispose of hazardous substances on the leased property, and will be responsible for any cleanup required due to the storage, disposal, or discharge of such substances. The normal disposal of snow will not be considered disposal of hazardous substances.

10. Neither party may assign its interest in the lease without written consent of the other party.

11. CITY and WCA will enter into a new Easement Agreement under the same terms as the current Easement Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first written above.

CITY OF WAUSAU BY:

Robert B Mielke

Robert B. Mielke, Mayor

Toni Rayala, Clerk

WAUSAU CEMETERY ASSOCIATION, INC. BY:

Myrl Sandquist, pres.

FIRST AMENDMENT TO AGREEMENT BETWEEN THE CITY OF WAUSAU AND THE WAUSAU CEMETERY ASSOCIATION

THIS AMENDMENT to the Agreement Between the City of Wausau and the Wausau Cemetery Association between the City of Wausau, ("CITY") and Wausau Cemetery Association, Inc. ("WCA"), dated October 19, 2016, is hereby made this_____day of _____, 2021.

WHEREAS, the initial five year term will be expiring on October 19, 2021 and the parties desire to renew the Agreement for an additional five year period on the same terms with the following exceptions:

WITNESSETH:

~~Para 2. The last sentence shall be deleted in its entirety.~~

Para 3. Shall be deleted in its entirety as the City satisfied the one-time payment of $15,000.

Para 4. The date referenced herein as December 31, 2016, shall be deleted and replaced with December 31, 2021.

Para 11. Shall be deleted in its entirety as the new Easement Agreement has been recorded.

The remainder of the terms in the Agreement are unchanged and are hereby in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

In the Presence of

CITY OF WAUSAU BY:

_____

_____
Katie Rosenberg, Mayor

_____

_____
Mary A. Goede, Deputy Clerk

WAUSAU CEMETERY ASSOCIATION, INC.
BY:

_____

_____

_____

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE			
Approving or Denying Various Licenses as Indicated			
Committee Action:	Approved 4-0		
Fiscal Impact:	None		
File Number:	21-0108	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☒ No☐		
	Included in Budget:	Yes☐ No☐	*Budget Source:*	
	One-time Costs:	Yes☐ No☐	*Amount:*	
	Recurring Costs:	Yes☐ No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☐	*Amount:*	
	Grant Financed:	Yes☐ No☐	*Amount:*	
	Debt Financed:	Yes☐ No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☐	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

RESOLUTION

WHEREAS, your Public Health and Safety Committee considered certain license applications at its September 20, 2021 meeting and has made recommendations that are attached hereto in the meeting minutes and recommends these actions to the Council for its approval, now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the City Clerk be hereby authorized to issue the licenses on the attached list, incorporated as part of this resolution, according to recommendations made by the Public Health & Safety Committee and upon successful completion and acceptable proof that all applicable state and municipal regulations and requirements have been met by the applicants.

Approved:

_____

Katie Rosenberg, Mayor

PUBLIC HEALTH & SAFETY COMMITTEE
Date and Time: Monday, September 20, 2021 at 5:15 pm, (Council Chambers)
Members Present: Lisa Rasmussen (C), Pat Peckham, Dawn Herbst, and Becky McElhaney
Members Excused: Jim Wadinski
Others Present: Nathan, Miller, Matt Barnes, Jeremy Kopp, Michelle Van Krey

Consider approval or denial of various license applications.
Lisa Rasmussen noted there were not any applications recommended for denial this month.

Motion by Herbst, second by McElhaney to approve licenses as recommended by staff. Motion carried 4-0.

CLERK'S REPORT TO PUBLIC HEATH & SAFETY COMMITTEE

September 20, 2021 Meeting

AGENDA ITEM # 2

Approve or deny various licenses as indicated on the attached summary report of all applications received.

ADDITIONAL INFORMATION

Applications as listed have or will have a background check run by staff and reviewed by the Police Chief or his designee. Applications marked pending will have a status update at the meeting. In accordance with city ordinance, all permits approved are held for debts owed to the city until the debt is paid in full.

1. No Denial Recommendations this month.

2. Some of the Public Transport Driver applications on the list were not yet approved at the time of the posting of the packet. Please approve contingently and if any are recommended for denial, they will be brought back to the October meeting to allow time for notification and appeal.

3. Temporary Class B (picnic) Retailer's license application by the Wausau Noon Optimist for the Ironbull Red Granite Grinder on the 400 Block October 16th; and the VFW Burns Post 388, at the 212 E Randolph Clubhouse, for District 7 Meeting, September 26th.

4. No Special Event applications this month.

STAFF RECOMMENDATION

Approve or deny as indicated on the summary report including those that may be introduced at the meeting. Please let me know if you have any question regarding any license applications listed.

Mary Goede, Deputy Clerk
Date of Report: September 17, 2021
(715) 261-6621

PHS Date 09/20/2021

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
151151	9020 - Public Transport Driver Renewal	RUSS, RONALD	145900 MOON RD MOSINEE WI 54455		ALL AMERICAN TAXI	09/13/2021	06/30/2022	Yes	Yes	
155533	9069 - Temporary Class B Retailer (Picnic)	,	PO BOX 388 WAUSAU WI 54402		VFW BURNS POST 388				Yes	
155852	9069 - Temporary Class B Retailer (Picnic)	GUMTZ, NICK	PO BOX 176 WAUSAU WI 54402-0176		MARATHON COUNTY YOUTH HOCKEY				Yes	
155460	9069 - Temporary Class B Retailer (Picnic)	REISSMANN, JOSH	PO BOX 1611 WAUSAU WI 54402		WAUSAU NOON OPTIMIST				Yes	
155143	9080 - Public Transport Driver New	BORTH, JEFFREY	1078 CEDAR RD KRONENWETTER WI 54455		MIDWEST TAXI	08/23/2021	06/30/2022	Yes	Yes	
155169	9080 - Public Transport Driver New	WOLLER, NATHAN	3609 WESTON AVE WESTON WI 54476		MIDWEST TAXI LLC	08/24/2021	06/30/2022	Yes	Yes	

Total Licenses **6**

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

ORDINANCE OF PUBLIC HEALTH AND SAFETY COMMITTEE			
Amending Section 17.10.030 Third party inspections and reporting systems			
Committee Action: Approved 4-0		**Ordinance Number:**	
Fiscal Impact:			
File Number:	20-1205	**Date Introduced:**	October 12, 2021

The Common Council of the City of Wausau do ordain as follows:

Add ( )

Section 1. That Section 17.10.030 Third party inspections and reporting systems is hereby amended to read as follows:

17.10.030 Third party inspections and reporting systems.

…

(d) *Penalty*. The penalty for any violation of this section shall be a forfeiture in the deposit amount of $100.00 plus the cost of prosecution. Penalties are double for second and subsequent offenses.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:
Approved:
Published:
Attest:

Approved:

Katie Rosenberg, Mayor

Attest:

Mary Goede, Deputy Clerk

PUBLIC HEALTH & SAFETY COMMITTEE
Date and Time: Monday, September 20, 2021 at 5:15 pm, (Council Chambers)
Members Present: Lisa Rasmussen (C), Pat Peckham, Dawn Herbst, and Becky McElhaney
Members Excused: Jim Wadinski
Others Present: Nathan, Miller, Matt Barnes, Jeremy Kopp, Michelle Van Krey

Discussion and possible action regarding an Ordinance Amending Section 17.10.030 Third party inspections and reporting systems

Rasmussen explained this comes from the Fire Department regarding their ability to network with third party providers and ensure compliance. It will allow for a penalty to be imposed in order to get compliance, whereas before they didn't have any teeth in the ordinance to work with.

Assistant City Attorney Nathan Miller explained the penalty is modeled after the building inspection forfeitures, which are $100 plus court costs, which amounts to $124 per day for a violation. This would go up for different incident to about $155 for a second and third.

Motion by Peckham, second by Herbst to approve the amendment to Section 17.10.030. Motion carried 4-0.

To: Public Health & Safety Committee

From: Lt. Shahn Kariger
Wausau Fire Department

Date: September 10, 2021

The proposed amendment to Section 17.10.030 is requested in an effort to include a penalty for non-reporting of a system inspection or repair. All contractors who perform work on systems (defined in the ordinance) within the city are required by this ordinance to submit the report via an online portal to our third-party record keeping system, The Compliance Engine.

This matter was brought about due to non-compliance by APEX Fire Protection LLC. APEX was contacted several times by Lt. Kariger and TCE in an effort to verify completion of a deficient sprinkler system repair. APEX is familiar with TCE procedure and had uploaded reports in the past, however, had abruptly stopped at some point in 2019. It took several months of repeated communication by WFD, TCE and the city attorney's office to obtain compliance and get the report uploaded.

This amendment would create a fee structure more in-line with the city's inspection department for non-compliance of the permit process. APEX continues to perform inspections and service of fire protection systems within the city with no regard to the ordinance in place.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

CONFIRMATION OF MAYOR'S APPOINTMENTS

to Boards, Commissions and Committees: *Airport Committee and the BID Board*

File Number:	21-1003	**Date Introduced:**	October 12, 2021

Airport Committee

Doug Diny (3) Re-Appointment	902 Adams St	Term Exp. 4/30/24	715-803-5040

Business Improvement District (BID) Board

Gizo Ujarmeli (1) New Appointment	920 Hamilton St	Term Exp. 12/31/22	715-680-0600

Approved:

Katie Rosenberg, Mayor

Office of the Mayor
Katie Rosenberg

TEL: (715) 261-6800
FAX: (715) 261-6808

MEMORANDUM

DATE: October 7, 2021

TO: Mary Goede, Deputy City Clerk

FROM: Katie Rosenberg

RE: Appointments to the Airport Committee

Please note that I will be re-appointing the following individual to the Airport Committee. Please add this to the City Council Agenda packet for the meeting scheduled for Tuesday, October 12, 2021.

If you have any questions, feel free to call or email. Thank you.

AIRPORT COMMITTEE

Doug Diny
902 Adams St
Wausau, WI 54403
715-803-5040
ddiny@cs.com

Office of the Mayor
Katie Rosenberg

TEL: (715) 261-6800
FAX: (715) 261-6808

MEMORANDUM

DATE: October 8, 2021

TO: Mary Goede, Deputy City Clerk

FROM: Katie Rosenberg

RE: Appointments to the Business Improvement District Board

Please note that I will be appointing the following individual to the Business Improvement District Board. Please add this to the City Council Agenda packet for the meeting scheduled for Tuesday, October 12, 2021.

If you have any questions, feel free to call or email. Thank you.

Business Improvement District Board

Gizo Ujarmeli
920 Hamilton St
Wausau WI 54403
715-680-0600
gizo@gizo.org

Gizo's Bio:

Gizo Ujarmeli has lived in Wausau for the past 20 years. He currently owns and operates AMAXIMMO LLC, a real estate company, located in downtown Wausau. He is a real estate broker and has been involved in the real estate business for 17 years as an owner, investor and developer. He is further involved with the Central Wisconsin Board of Realtors, World Real Estate Federation and National Associate of Realtors, and is the National Association of Realtors Global Ambassador to the countries of Georgia, Romania and Moldova.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Authorizing participation in the Metro Wausau Housing Assessment through North Central Wisconsin Regional Planning Commission.

Committee Action:	Approved 4-0
Fiscal Impact:	$7,500 of Community Development Block Grant funding

File Number:	21-1005	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☒ No☐		
	Included in Budget:	Yes☐ No☐	*Budget Source:*	
	One-time Costs:	Yes☐ No☐	*Amount:*	
	Recurring Costs:	Yes☐ No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☐	*Amount:*	
	Grant Financed:	Yes☐ No☐	*Amount:*	
	Debt Financed:	Yes☐ No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☐	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

RESOLUTION

WHEREAS, the City of Wausau has developed an Affordable Housing Regional Task Force as a special committee to provide community-led affordable housing policy and tactic recommendations to the public; and

WHEREAS, the City of Wausau is a grantee of Community Development Block Grant (CDBG) funds through the U.S. Department of Housing & Urban Development which addresses the needs of low to moderate income residents;

WHEREAS, North Central Wisconsin Regional Planning Commission seeks to develop at Metro Wausau Housing Assessment and is requesting participation from all Metro-Wausau municipalities in both the financial aspect as well as input into this assessment. The total cost of the assessment is $55,500 of which the ask of the City of Wausau is $7,500;

WHEREAS, the development of this study is a CDBG eligible activity since it will address the current housing inventory, evaluation of the needs of the communities and provide strategies that may address these needs as well as assist the Affordable Housing Regional Task Force in developing strategies to address identified needs; therefore

BE IT RESOLVED, by the Common Council of the City of Wausau that it hereby approves the participation of the Metro Wausau Housing Assessment and the financial support of $7,500 of CDBG funding, and

BE IT FURTHER RESOLVED, that the appropriate City officials are hereby authorized and directed to execute necessary agreements and staff participation in the Metro Wausau Housing Assessment.

Approved:

_____

Katie Rosenberg, Mayor

MINUTES

Economic Development Committee Meeting

Date | time Tuesday, October 5, 2021 at 5:15 P.M. | *Meeting called to order by* Neal at 5:15 P.M.

In Attendance

Members Present:	Neal (C), Watson, Rasmussen, and Kilian
Member Absent:	Becky McElhaney
Others Present:	Mayor Rosenberg, Brodek, Lenz, Jacobson, Stratz, Graff, Wessel, Fifrick (COW E.D. Mgr.), Groat, Ryan (Dist.11), Brueggeman (Habitat for Humanity), Thao (Four Star Market)

Agenda Item 4 – Discussion and Possible Action on participation in a housing study with North Central Regional Planning Commission and Marathon County.

Stratz presented a proposal received from North Central Regional Planning Commission to participate in a Metro Wausau Housing Assessment and they are requesting a contribution of $7,500 which equates to about 13% of total project costs. Stratz stated this could be a CDBG sponsored activity and could provide the city with valuable information.

Neal spoke in support of the study.

Kilian spoke in support of the study but commented the timeline of the project is lengthy and he hopes this does not halt any proposals or other efforts related to affordable housing because of waiting for results from the study.

Rasmussen spoke in support of the study and said it would provide an important resource for the future and puts the city on the right track.

Rasmussen motioned to approve, seconded by Watson. Motion carried 4-0.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Approving the sale of 906 South Seventh Avenue

Committee Action: Approved 4-0

Fiscal Impact: +$2,000 for sale of the property. Additional increase to tax base once property is developed

File Number:	21-1006	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☒ No☐	N/A – no costs	
	Included in Budget:	Yes☐ No☐		
	One-time Costs:	Yes☐ No☐		
	Recurring Costs:	Yes☐ No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☐	*Amount:*	
	Grant Financed:	Yes☐ No☐	*Amount:*	
	Debt Financed:	Yes☐ No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☐		
	TID Source: Increment Revenue ☐ *Debt Funds on Hand* ☐ *Interfund Loan* ☐			

WHEREAS, the City of Wausau purchased a blighted, uninsured building that received extensive fire damage at 906 South Seventh Avenue, on August 7, 2013 utilizing Community Development's program income funds; and

WHEREAS, the City, in connection with the Department of Public Works demolished the building, removed the debris and foundation, and performed final clean-up of the lot to make it ready for redevelopment/resale; and

WHEREAS, through the City's Property Disposition Program this property was targeted as a Redevelopment Property and was marketed according to the Property Disposition Program guidelines; and

WHEREAS, an offer has been received from Habitat for Humanity to purchase the lot in order to build a new single-family home which will be sold to an approved Habitat for Humanity family, and

WHEREAS, The Economic Development Committee recommends to sell the property to Habitat for Humanity for $2,000; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the sale of 906 South Seventh Avenue; and

BE IT FURTHER RESOLVED that the appropriate City officials are hereby authorized and directed to execute the necessary real estate documents for the sale of 906 South Seventh Avenue.

Approved:

_____

Katie Rosenberg, Mayor

MINUTES

Economic Development Committee Meeting

Date | time Tuesday, October 5, 2021 at 5:15 P.M. | *Meeting called to order by* Neal at 5:15 P.M.

In Attendance

Members Present:	Neal (C), Watson, Rasmussen, and Kilian
Member Absent:	Becky McElhaney
Others Present:	Mayor Rosenberg, Brodek, Lenz, Jacobson, Stratz, Graff, Wessel, Fifrick (COW E.D. Mgr.), Groat, Ryan (Dist.11), Brueggeman (Habitat for Humanity), Thao (Four Star Market)

Agenda Item 2 (Item #4 moved to #2) – Discussion and Possible Action on offer to purchase 906 S. 7th Avenue.

Stratz presented agenda item and explained an offer to purchase a vacant lot held by the city since 2013 had been received from Habitat for Humanity for $2000. Brueggeman, representative from Habitat, explained Habitat partners with D.C. Everest who has already begun building the home for the selected family. Brueggeman explained Habitat would like to get the site ready by spring and have the home set by fall of 2022. He said the selected family has begun their volunteer hours as well.

Ryan spoke in support of the sale.

Rasmussen spoke in support of the sale to Habitat and motioned to approve. Seconded by Kilian. Motion carried 4-0.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PLAN COMMISSION

Approving Certified Survey Map for 3015 Townline Road.

Committee Action: Approved 6-0

Fiscal Impact: None.

File Number:	21-1004	**Date Introduced:**	October 12, 2021

WHEREAS, on September 21, 2021, the Plan Commission considered a request to approve the Certified Survey Map (CSM) for 3015 Townline Road; and

WHEREAS, the CSM shows that the current 3015 Townline Road parcel will be divided into two (2) new lots and one (1) new outlot; and

WHEREAS, one of the new lots would contain a single family home and greenhouse, and

WHEREAS, the second new lot will be an undeveloped parcel with the intent to use for crop raising, specifically lavender; and

WHEREAS, the outlot will be created to transfer the land to the condominium plat; and

WHEREAS, the city flexing requirements for future water and sewer through easement on an adjacent parcel and allowing street frontage less than the required minimum; and

WHEREAS, staff feels that the Certified Survey Map as drawn is unlikely to have a negative impact on neighboring properties or the general public's health, safety, or welfare; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the Certified Survey Map for 3015 Townline Road, as presented:

Approved:

_____

Katie Rosenberg, Mayor

Time and Date:	The Plan Commission met on Tuesday, September 21, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Andrew Brueggeman, George Bornemann
Others Present:	William Hebert, Brad Lenz, Sam Wessel, Brian Stahl, Jessica Bretl

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve Certified Survey Map for 3015 Townline Road.

Hebert said that this survey needs to be reviewed by Plan Commission. There is a 40' strip of shared driveway. The rural holding zoning district requires a 75' strip. This approval would give the flexibility for a little less. This area is for a lavender crop field. Utilities will be served through easements.

Brueggeman motioned to approve the certified survey map for 3015 Townline Road. Bornemann seconded.

Bornemann asked if flexing would be the same as a variance. Hebert said that these are two different ordinance codes. Flexing is referred to in the Chapter 21 for subdivision and variances are referred to in the zoning code, Chapter 23.

The motion carried unanimously 6-0. This item will go to Common Council on October 12, 2021.

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William D. Hebert, Zoning Administrator

DATE: September 16, 2021

GENERAL INFORMATION

APPLICANT: Nathan Wincentsen, Riverside Land Surveying

LOCATION: 3015 Townline Road

EXISTING ZONING: I, Institutional

PROPOSED ZONING: Rural Holding (RH), Suburban Residential-2 (SR-2), and Planned Unit Development (PUD)

PURPOSE: Certified Survey Map Approval

SIZE OF PARCEL: Approximately 3.19 acres

SUMMARY

The survey is proposed to split 3 acres into 2 lots and 1 outlot.

Lot 1 is proposed to keep the single family home and greenhouse building. It will be zoned SR-2 and have approximately .9 acres.

Lot 2 will be an undeveloped parcel with 40 feet of frontage on Townline Road. The owner's intent is to keep the field for crop raising, specifically lavender. This will also limit the number of driveways on Townline Road which is better for safety since this is also a county highway. Municipal water and sewer does not currently serve lot 2. There is the potential to get water and sewer through an easement. WMC 19.20.090 requires water and sewer laterals to be over the property served through a public way. Future services would be through a proposed easement.

Outlot 1 is created to transfer the land to the condominium plat. Our subdivision could discourages outlot usage, but this is appropriate in order to transfer ownership to the condo plat. It is not a developable lot as proposed since there is no street frontage.

Recommendation

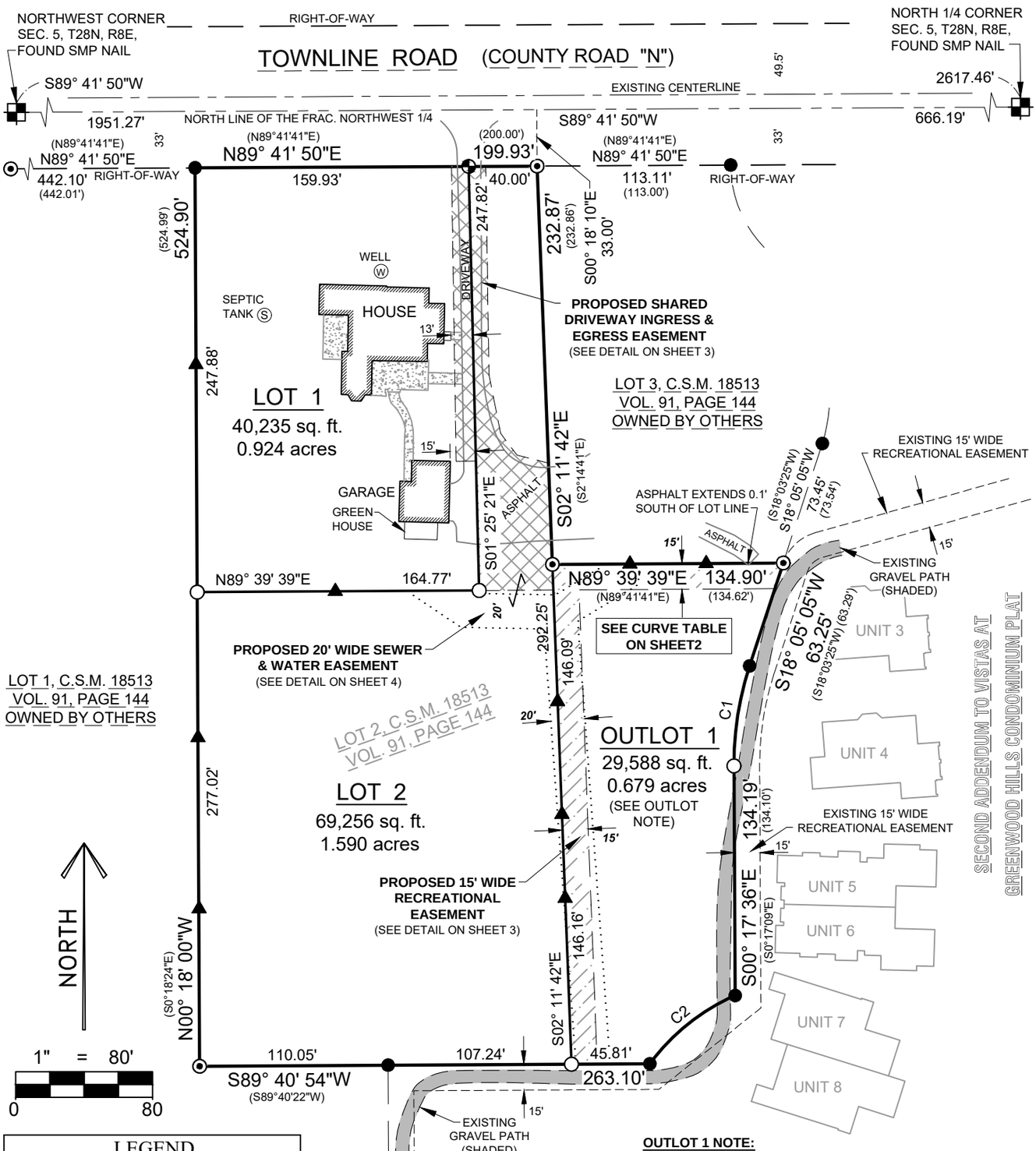
By approving this CSM, the city is flexing requirements as follows:

Lot 2	1. Future water / sewer through easement on adjacent parcel. 2. Street frontage is less than the minimum (75 required vs. 40 provided). Note: the 40 foot strip is the minimum lot frontage for SR-3.
Outlot 1	1. Creating an outlot to transfer ownership.

PRELIMINARY

MARATHON COUNTY CERTIFIED SURVEY MAP NO._____

Of Lot 2 of Certified Survey Map Number 18513 recorded in Volume 91 of Certified Survey Maps on Page 144 as document Number 1794524 located in the Northeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



LEGEND

- ○ - SET 1-1/4" O.D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
- ⊕ - SET MAG NAIL
- ⊙ - FOUND 3/4" REBAR
- ● - FOUND 1" O.D. IRON PIPE
- ▲ - SET WOOD LATH
- ( ) - RECORDED BEARING/LENGTH

OUTLOT 1 NOTE:
OUTLOT 1 DOES NOT HAVE ACCESS TO A PUBLIC STREET AND WILL BE CONVEYED TO AN ADJOINING PARCEL.

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE FRAC. NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 89°41'50" WEST.

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	SEPTEMBER 1, 2021
CHECKED BY	PROJECT NO.
N.J.W.	2952
PREPARED FOR:	SCOTT HILL

PRELIMINARY

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of Lot 2 of Certified Survey Map Number 18513 recorded in Volume 91 of Certified Survey Maps on Page 144 as Document Number 1794524 located in the Northeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Lot 2 of Certified Survey Map Number 18513 recorded in Volume 91 of Certified Survey Maps on Page 144 as Document Number 1794524 located in the Northeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 5; Thence South 89°41'50" West along the North line of said Fractional Northwest 1/4, 666.19 feet; Thence South 00°18'10" East, 33.00 feet to the South right-of-way line of Townline Road and the Northeast corner of said Lot 2 of Certified Survey Map Number 18513 and the point of beginning; Thence South 02°11'42" East along the East line of said Lot 2, 232.87 feet; Thence North 89°39'39" East along said East line of Lot 2, 134.90 feet; Thence South 18°05'05" West along said East line, 63.25 feet to the beginning of a tangential curve to the left; Thence along said East line of Lot 2, 59.40 feet along the arc of said curve, said curve having a radius of 185.20 feet, a central angle of 18°22'41" and a chord that bears South 08°53'45" West for a distance of 59.15 feet; Thence South 00°17'36" East along said East line, 134.19 feet to the beginning of a non-tangential curve to the left; Thence along said East line of Lot 2, 64.49 feet along the arc of said curve, said curve having a radius of 125.00 feet, a central angle of 29°33'31" and a chord that bears South 51°21'00" West for a distance of 63.77 feet to the South line of said Lot 2 of Certified Survey Map Number 18513; Thence South 89°40'54" West along said South line, 263.10 feet to the West line of said Lot 2 of Certified Survey Map Number 18513; Thence North 00°18'00" West along said West line, 524.90 feet to said South right-of-way line of Townline Road; Thence North 89°41'50" East along said South right-of-way line, 199.93 feet to the point of beginning.

That the above described parcel of land contains 139,079 square feet or 3.193 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a proposed shared driveway ingress and egress easement for proposed Lot 2, a proposed 20' wide sewer and water easement and a proposed 15' wide recreational easement;

That I have made this survey, division and map thereof at the direction of Scott Hill, Agent of said parcel;

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Wausau in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this_____ day of_____

_____
Riverside Land Surveying LLC
Nathan J. Wincentsen
P.L.S. No. 2539

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	59.40' (59.46')	185.20'	18°22'41" (18°23'40")	S08°53'45"W (S8°53'38"W)	59.15' (59.20')	S18°05'05"W	S00°17'36"E
C2	64.49' (64.41')	125.00'	29°33'31" (29°31'21")	S51°21'00"W (S51°18'27"W)	63.77' (63.70')	S66°07'45"W	S36°34'14"W

CITY OF WAUSAU APPROVAL CERTIFICATE

I, William Hebert, Zoning Administrator, being duly appointed by the Common Council of the City of Wausau, do hereby certify that the attached Certified Survey Map has been reviewed and there are no objection to the recording this Certified Survey Map in the Office of the Register of Deeds.

Dated this_____ day of_____

_____
William Hebert

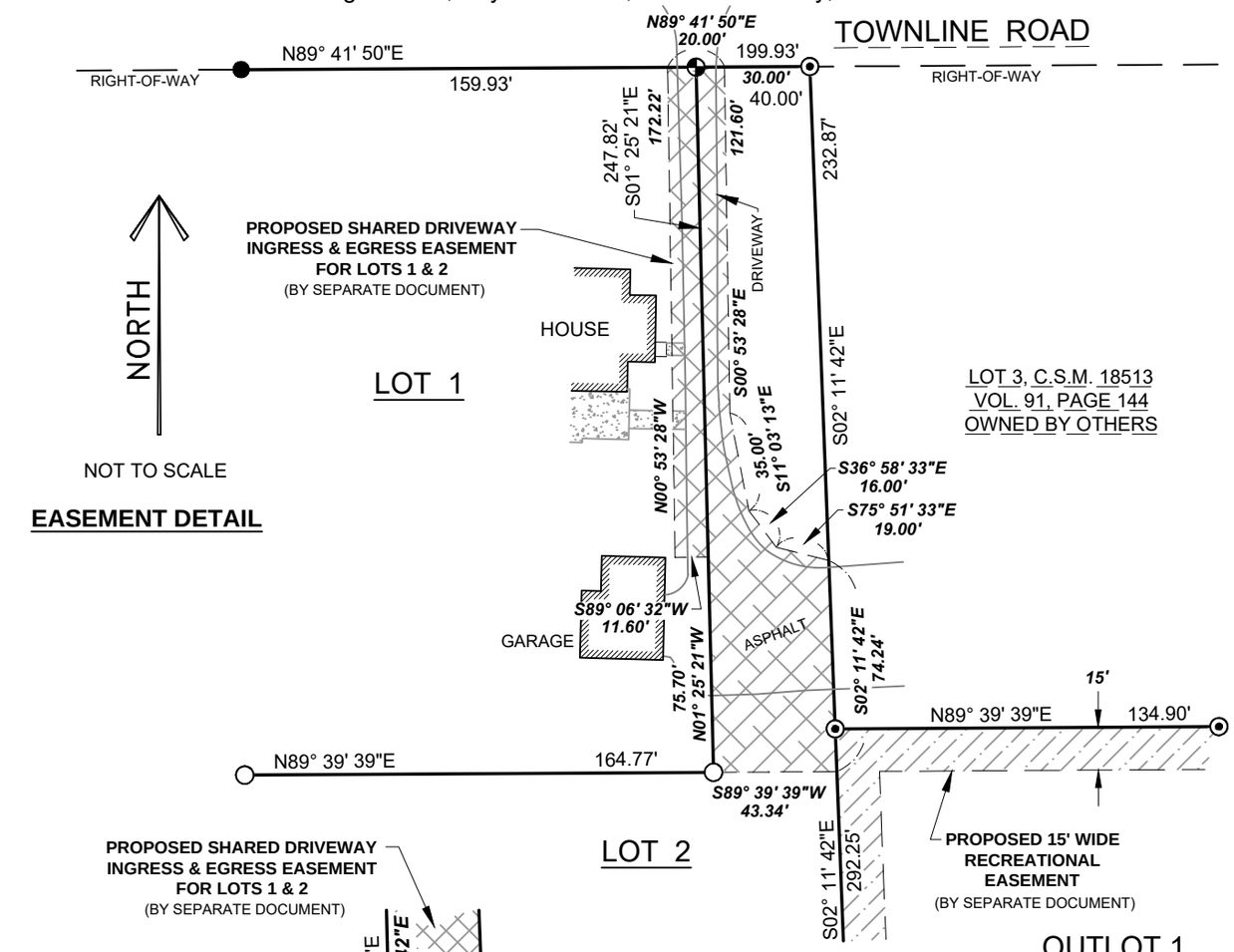
RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY	DATE
M.F.L.	SEPTEMBER 1, 2021
CHECKED BY	PROJECT NO.
N.J.W.	2952
PREPARED FOR:	SCOTT HILL

PRELIMINARY

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of Lot 2 of Certified Survey Map Number 18513 recorded in Volume 91 of Certified Survey Maps on Page 144 as Document Number 1794524 located in the Northeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



SHEET 3 OF 4

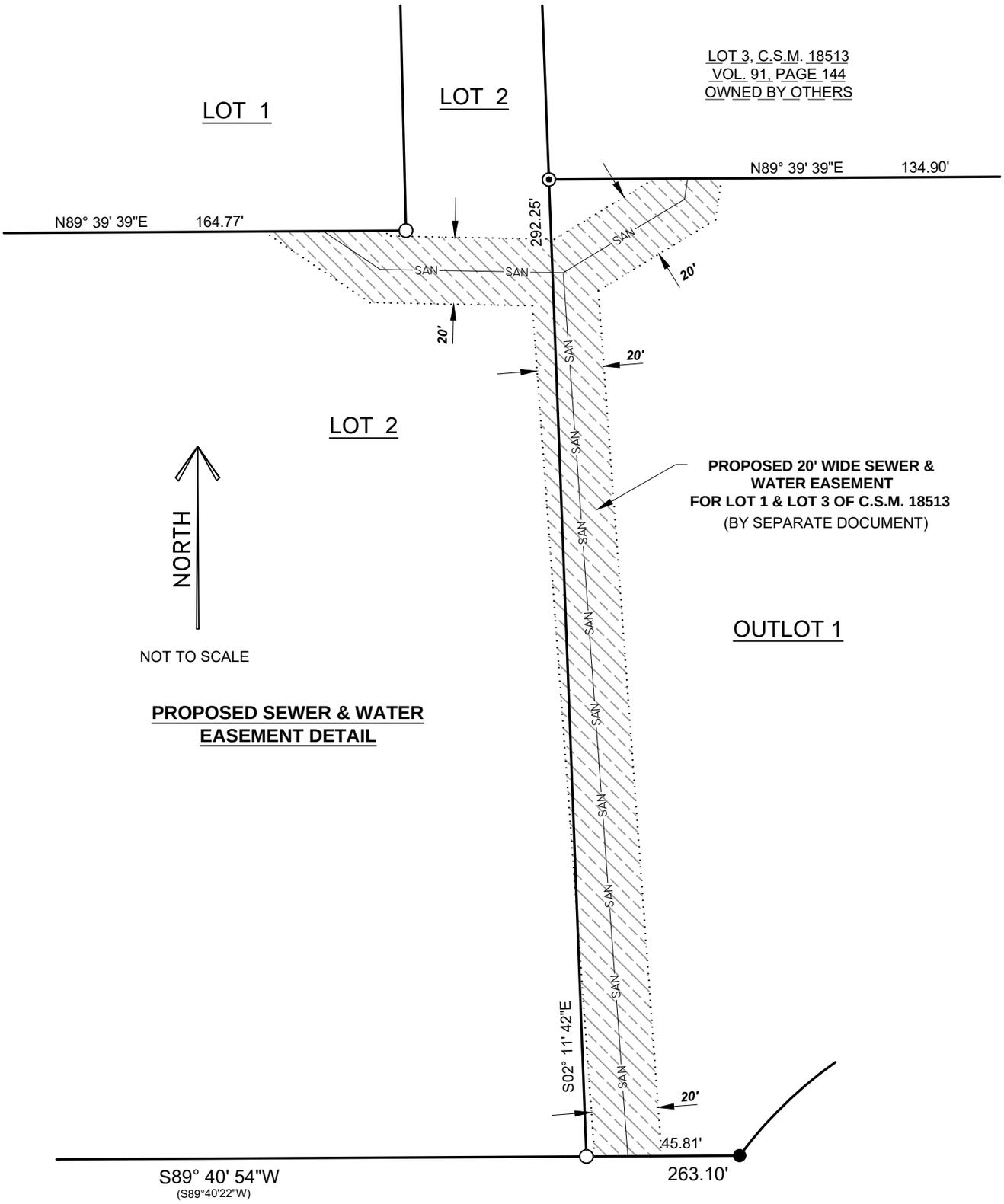
RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	**DATE** SEPTEMBER 1, 2021
CHECKED BY N.J.W.	**PROJECT NO.** 2952
PREPARED FOR:	SCOTT HILL

PRELIMINARY

MARATHON CO. CERTIFIED SURVEY MAP NO._____

Of Lot 2 of Certified Survey Map Number 18513 recorded in Volume 91 of Certified Survey Maps on Page 144 as Document Number 1794524 located in the Northeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



PROPOSED SEWER & WATER EASEMENT DETAIL

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

DRAWN BY M.F.L.	**DATE** SEPTEMBER 1, 2021
CHECKED BY N.J.W.	**PROJECT NO.** 2952
PREPARED FOR:	SCOTT HILL

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

ORDINANCE OF THE PLAN COMMISSION

Rezoning 3015 Townline Road from I, Institutional Zoning District to SR-2, Single Family Residential-2 Zoning District, RH-35, Rural Holding-35 Zoning District and PUD, Planned Unit Development Zoning District.

Committee Action:	Approved 6-0	**Ordinance Number**:	
Fiscal Impact:	None.		
File Number:	21-1004	**Date Introduced:**	October 12, 2021

The Common Council of the City of Wausau do ordain as follows:

Section 1. **That the site of lands described as follows:**

SEC 05-28-08 PT OF NE ¼ NW FRL ¼ - LOT 2, CSM (#18513) DOC #1794524-91-0144, MORE COMMONLY KNOWN AS 3015 TOWNLINE ROAD

now comprising a part of I, Institutional Zoning District according to the Zoning Ordinance of the City of Wausau is hereby rezoned to SR-2, Single Family Residential-2 Zoning District, RH-35, Rural Holding-35 Zoning District and PUD, Planned Unit Development Zoning District.

Section 2. This change in zoning shall be designated on the official city zoning map.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:
Approved:
Published:
Attest:

Approved:

_____
Katie Rosenberg, Mayor

Attest:

_____
Mary Goede, Deputy City Clerk

Time and Date: The Plan Commission met on Tuesday, September 21, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Andrew Brueggeman, George Bornemann

Others Present: William Hebert, Brad Lenz, Sam Wessel, Brian Stahl, Jessica Bretl

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: Discussion and possible action on rezoning 3015 Townline Road from I, Institutional Zoning District to SR-2, Single Family Residential-2 Zoning District, RH-35, Rural Holding-35 Zoning District and PUD, Planned Unit Development Zoning District.

Hebert said that items #2 and #3 of the agenda are for the same project. The parcel will be split into two lots and one outlot. The outlot would transfer to Vistas at Greenwood Hills. The trail will be moved to the west side of the lot for more rom. This rezoning is needed in order for these uses to fit the zoning code.

Mayor Rosenberg closed the public hearing.

Brueggeman motioned to rezone 3015 Townline Road from I, Institutional Zoning District to SR-2, Single Family Residential-2 Zoning District, RH-35, Rural Holding-35 Zoning District and PUD, Planned Unit Development Zoning District. Neal seconded.

Peckham asked if one parcel could have three separate zoning districts. Lenz answered that it is currently one property but will be split into three properties; each will have its own zoning district.

The motion carried unanimously 6-0. This item will go to Common Council on October 12, 2021.

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William D. Hebert, Zoning Administrator

DATE: September 15, 2021

GENERAL INFORMATION

APPLICANT: Scott Hill

LOCATION: 3015 Townline Road

EXISTING ZONING: Institutional (I)

REQUESTED ZONING: Rural Holding (RH), Suburban Residential-2 (SR-2), and Planned Unit Development (PUD)

PURPOSE: Split land for future improvements.

SIZE OF PARCEL: 3.19 acres

BACKGROUND

The proposed zoning map amendment consists of a single parcel that would be split into 2 lots and one outlot. Lot 1 would be zoned SR-2, single family residence. Lot 2 would be zoned Rural Holding and used as a lavender field. Outlot 1 would be zoned PUD and purchased by Vistas at Greenwood Hills Condominium to provide more space behind the adjacent condos. See proposed Certified Survey Map detailing the lots and outlot.

Lot 1 has an existing single family home and green house. This would be split off at just under one acre and remain a single family home in the SR-2 district.

Lot 2 is about 1.5 acres and would be an undeveloped field. The owner's intent is to develop a lavender field in the RH district. The lot has 40 feet of frontage along Townline Road. Lot 1 and 2 would utilize the existing driveway.

Outlot 1 would be split off and added to the condos. This would allow for more space between the back of condos 3-8 and would move the public trail away from the condos to the western edge of outlot 1. This outlot would be added to the existing PUD for the condominium plat.

STAFF COMMENTS

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
    a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
    b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
    c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
    d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

Staff comments to the above criteria are as follows:

1. Section 23.01.03 of the code pertains to protecting the health, safety, morals, comfort, convenience, and general welfare of the public. The proposed amendment is not anticipated to negatively impact the public as the proposed zoning district is generally compatible with neighboring zoning districts.

2. From a land use perspective, the comprehensive plan encourages a mix of land uses – ones that are not incompatible with each other. The proposed land use split allows for added space to the condominiums, keeps the single family home with a large yard, and allows for a hobby cultivation field until water and sewer would be brought in for development of a single family home.

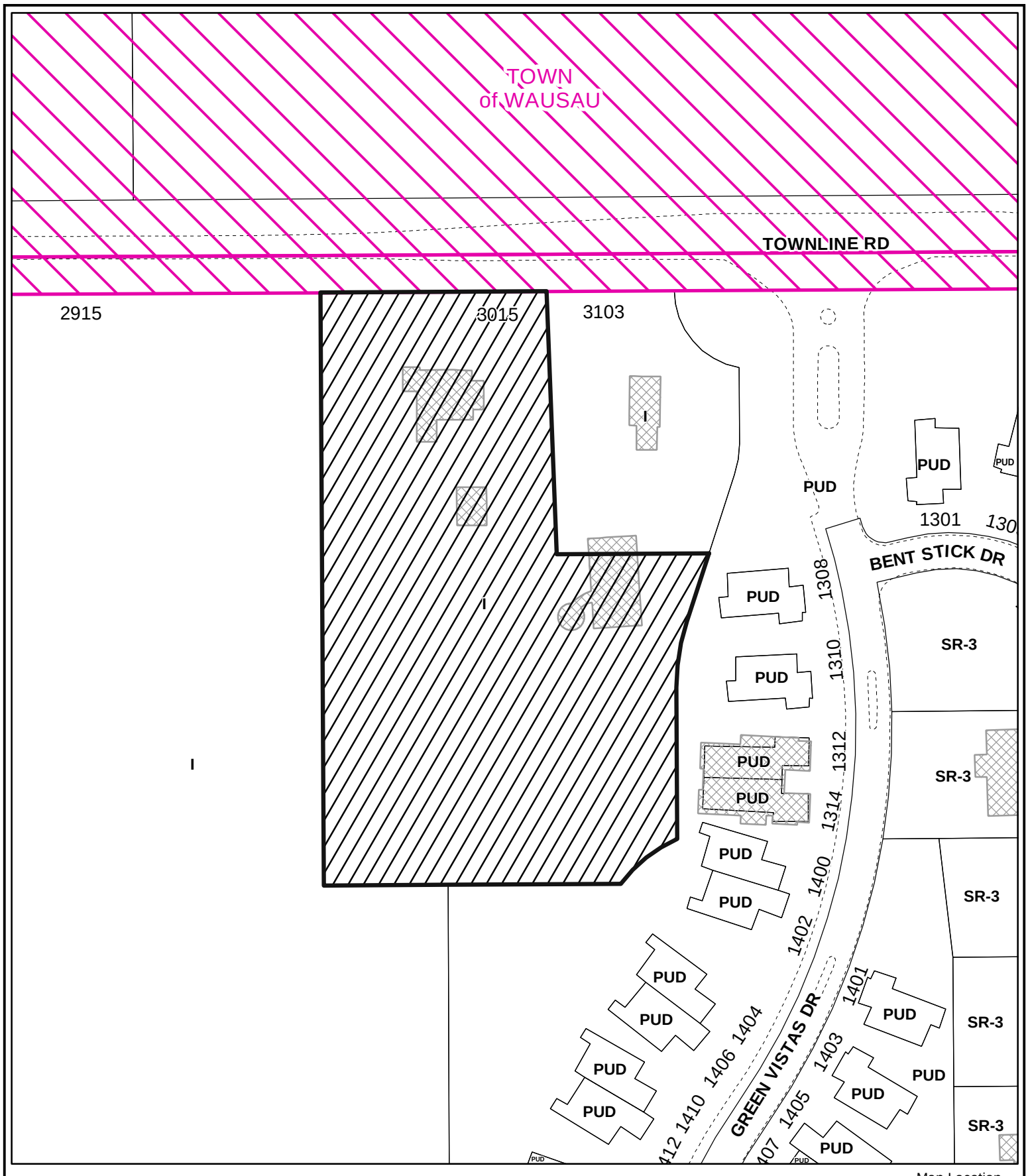
3. The intensity of uses would not change significantly. There will be large lot single family development. The rural holding zoning is ideal for a piece of land without municipal water / sewer access at this point in time.

4. The zoning map amendment is being proposed by the property owner because the current institutional zoning is fairly limited. Institutional zoning was added to the zoning code in 2020. Since the Diocese of La Crosse owned the property, Institutional zoning was placed on the parcel.

RECOMMENDATION

Approve the zone changes and Certified Survey Map with the following requirements:

1. Amend the condominium plat to reflect outlot 1 area as limited common elements and move the trail easement to its new location.



City of Wausau

Marathon County Wisconsin

0 50 100

Feet

Area of Interest

Building

Map Location

Map Date: September 3, 2021

/citybase/projects/planning/mxds/rezone.mxd

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Authorizing the Proper City Official(s) to Divide the City into 22 Wards, based on the 2020 Census and Resulting Redistricting.

Committee Action: *Pending*

Fiscal Impact:

File Number:	01-0725	**Date Introduced:**	October 12, 2021

WHEREAS, section 5.15, Wisconsin Statutes, provides that each municipality with in this state shall be divided into election wards by its Town/Village Board or City Council in accordance with said Section unless its population is less than 1000 and;

WHEREAS, section 5.15, Wisconsin Statutes, provides that the governing body of a municipality must adjust or create its wards within sixty (60) days after the receipt of a tentative supervisory district plan from the county in which the municipality is located, and further that said division must give consideration to the tentative plan submitted by the county board and;

WHEREAS, municipalities must report the establishment of wards to the county clerk within five (5) days of passing of said resolution and the Wisconsin State Legislative Reference Bureau (if population is over 10,000) and;

WHEREAS, section 5.15(6)(b), Wisconsin Statutes, provides that the governing body of a municipality may by resolution combine two (2) or more wards for voting purposes to facilitate using a common polling place.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wausau, that the proper City Official(s) be hereby authorized and directed to divide the City into 22 wards having boundary lines as drawn in the attached maps, which are attached hereto and considered part of this resolution.

Approved:

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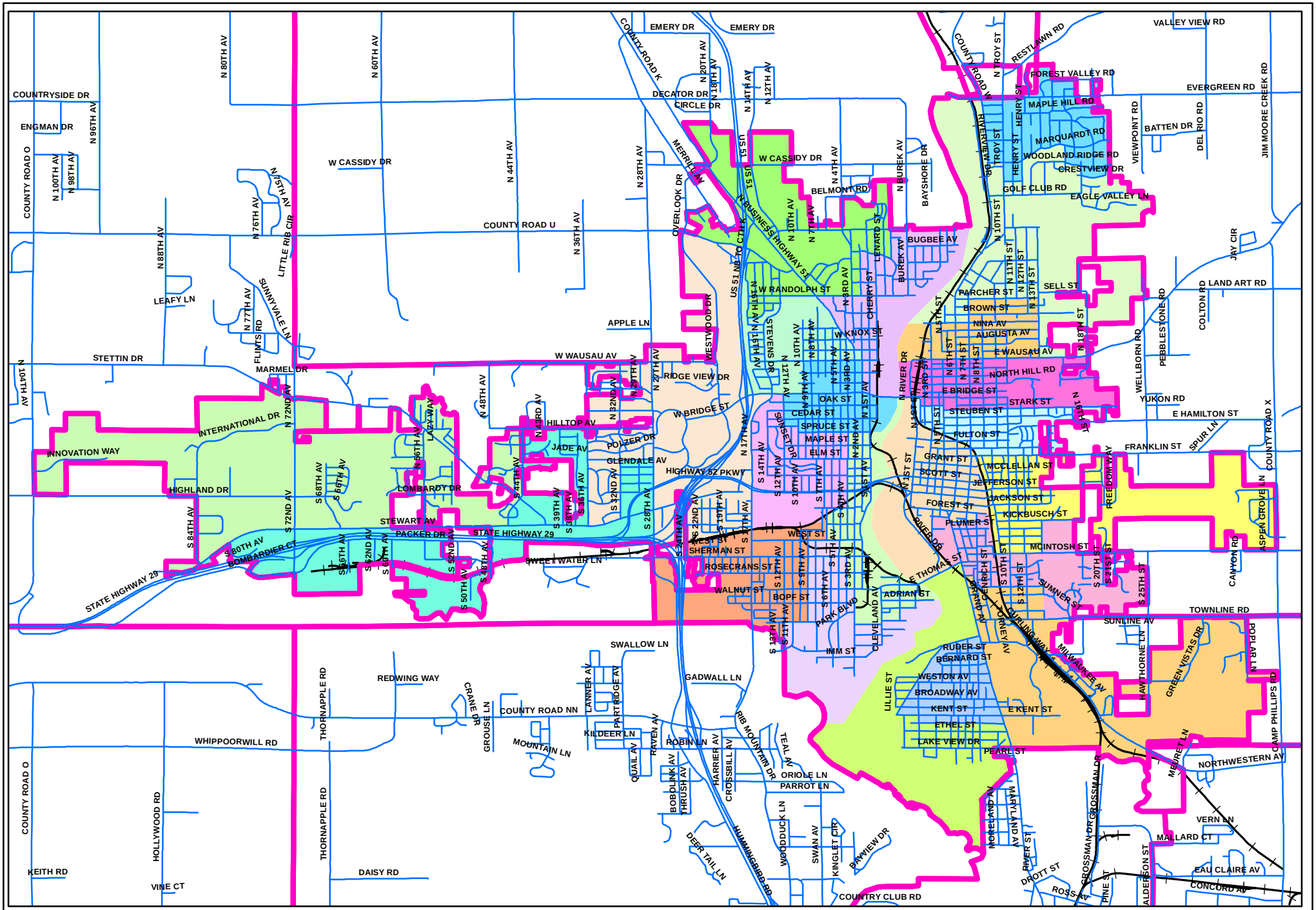
Katie Rosenberg, Mayor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Ward 3 = 1715
Ward 4 = 1862
Ward 5 = 1895
Ward 6 = 1697
Ward 7 = 1866
Ward 8 = 2052
Ward 9 = 1664
Ward 10 = 1784
Ward 11 = 1774
Ward 12 = 1715
Ward 13 = 1880
Ward 14 = 1570
Ward 15 = 1908
Ward 16 = 1688
Ward 17 = 1812
Ward 18 = 1940
Ward 19 = 1818
Ward 20 = 1827
Ward 21 = 1821
Ward 22 = 1946
Streets
Railroads
Municipal Boundary
CITY OF WAUSAU
TENTATIVE 2021 WARDS
Map Date: 10/8/2021
Document Path: O:\Common\gisdata\Redistricting2021\Wards2020\MXDs\PDFs\Wausau_C_Wards_PDF_Map.mxd

Ward	Valid Range	Population	Population18	White	Black	Hispanic	Asian	American Indian
1	800 to 3200	1891	1607	1687	39	27	95	28
2	800 to 3200	1873	1472	1647	39	60	66	35
3	800 to 3200	1715	1291	1358	48	70	196	16
4	800 to 3200	1862	1392	1302	88	84	336	29
5	800 to 3200	1895	1556	1463	69	82	189	60
6	800 to 3200	1697	1414	1245	124	112	138	57
7	800 to 3200	1866	1326	1402	53	95	252	39
8	800 to 3200	2052	1559	1315	67	150	409	61
9	800 to 3200	1664	1356	1338	27	49	205	24
10	800 to 3200	1784	1472	1473	27	37	185	33
11	800 to 3200	1774	1400	1494	30	82	100	29
12	800 to 3200	1715	1302	1288	51	103	199	40
13	800 to 3200	1880	1443	1436	32	79	277	40
14	800 to 3200	1570	1252	1271	43	51	165	19
15	800 to 3200	1908	1479	1653	48	45	105	33
16	800 to 3200	1688	1271	1499	15	36	97	25
17	800 to 3200	1812	1522	1434	38	69	231	28
18	800 to 3200	1940	1527	1429	49	85	307	39
19	800 to 3200	1818	1364	1310	53	51	367	21
20	800 to 3200	1827	1391	1269	55	119	333	37
21	800 to 3200	1821	1371	1272	58	92	311	49
22	800 to 3200	1946	1502	1276	43	72	492	38

Pacific Islander Or Hawaiian	Other	Multi-Other
2	12	1
2	24	0
0	19	8
0	20	3
4	18	10
1	10	10
2	18	5
5	33	12
0	19	2
1	24	4
3	32	4
0	33	1
1	12	3
0	15	6
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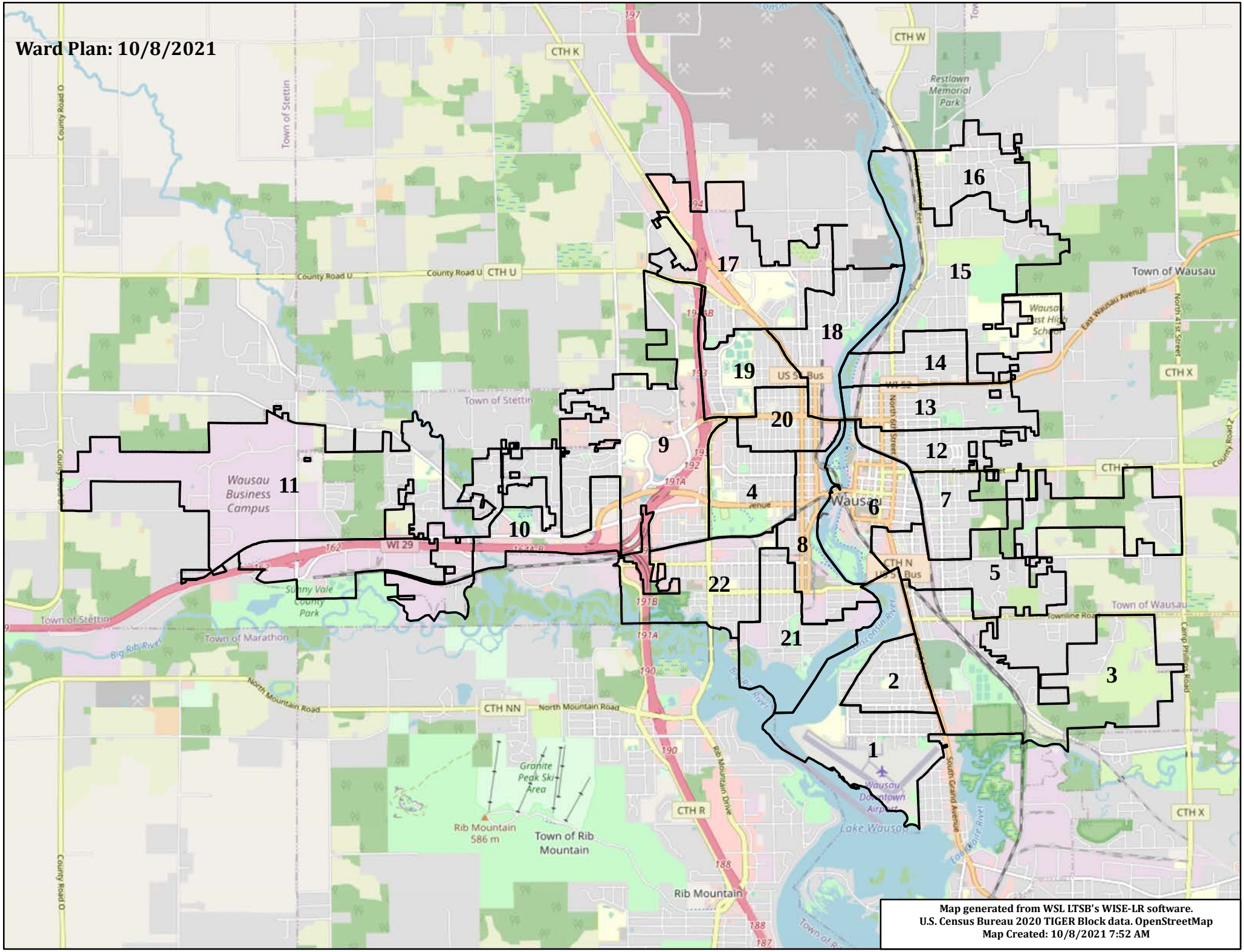
3	29	7
1	19	5


Ward Plan: 10/8/2021
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17
18
19
20
21
22
CTH K
CTH W
CTH U
CTH X
CTH N
CTH R
CTH NN
WI 29
US 51 Bus
County Road U
East Wausau Avenue
North 41st Street
North 6th Street
Townline Road
Camp Phillips Road
South Grand Avenue
Rib Mountain Drive
North Mountain Road
Restlawn Memorial Park
Wausau West High Sch
Wausau Business Campus
Sunny Vale County Park
Granite Peak Ski Area
Rib Mountain 586 m
Wausau Downtown Airport
Lake Wausau
Big Rib River
Eau Claire River
Town of Stettin
Town of Marathon
Town of Wausau
Town of Rib Mountain
Rib Mountain
Wausau
Map generated from WSL LTSB's WISE-LR software.
U.S. Census Bureau 2020 TIGER Block data. OpenStreetMap
Map Created: 10/8/2021 7:52 AM

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CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

JOINT RESOLUTION OF THE HUMAN RESOURCES COMMITTEE AND FINANCE COMMITTEE			
Fully Implementing the 2019 Wage Study.			
Committee Action:	HR: Approved 5-0 Fin: *Pending*		
Fiscal Impact:	$54,310		
File Number:	12-0217	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY			
COSTS	*Budget Neutral*	Yes☒No☐	
	Included in Budget:	Yes☐No☐	*Budget Source:*
	One-time Costs:	Yes☐No☐	*Amount:*
	Recurring Costs:	Yes☐No☐	*Amount:*
SOURCE	*Fee Financed:*	Yes☐No☐	*Amount:*
	Grant Financed:	Yes☐No☐	*Amount:*
	Debt Financed:	Yes☐No☐	*Amount* *Annual Retirement*
	TID Financed:	Yes☐No☐	*Amount:*
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐		

RESOLUTION

WHEREAS, on March 12, 2019 the Wausau City Council approved the findings of the City's most recent wage study, and

WHEREAS, on April 21, 2019 employees who were identified by the vendor received a wage study adjustment increase which capped at midpoint; and,

WHEREAS, employees who were identified by the vendor for an increase above midpoint were granted additional step increases on January 1, 2020 and January 1, 2021 until they reached full implementation (i.e. the salary identified by the vendor as appropriate for that individual); and

WHEREAS, your Human Resources and Finance Committee have reviewed and recommend the full implementation of the wage study effective January 1, 2022; and

WHEREAS, under this full implementation, all remaining employees will have their salaries adjusted to the amount identified by the vendor during the wage study; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the 2019 wage study be fully implemented effective January 1, 2022.

Approved:

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Katie Rosenberg, Mayor

DRAFT

CITY OF WAUSAU HUMAN RESOURCES COMMITTEE
MINUTES OF OPEN SESSION

DATE/TIME: September 13, 2021 at 4:30 p.m.
LOCATION: City Hall (407 Grant Street) – Council Chambers
MEMBERS PRESENT: Dawn Herbst, Lou Larson, Michael Martens, Becky McElhaney, James Wadinski
MEMBERS ABSENT:
Also Present: Mayor Rosenberg, T. Vanderboom, Deb Ryan

Discussion and Possible Action Approving Full Implementation of Option 3 of the 2019 Wage Study.

Vanderboom provided an overview of the options that were available to implement the wage study done in 2019 and the process the City has used to determine if it can partially or fully implement Option 3 during the next year. Vanderboom recommended fully implementing Option 3 in 2022 effective January 1, 2022.

Martens asked if this would help alleviate compression issues that the City has been dealing with. Vanderboom said that yes, fully implementing Option 3 will put all employees where they should be according to the wage study. Martens also asked if this will help with retention of current employees. Vanderboom said that this will affect employees who have been with the City for a longer period of time and more employees will be red-lined (at the maximum of the salary scale). Wadinski said that this will most likely be an ongoing discussion item since things are moving fast in private industry.

Motion by Wadinski to approve the full implementation of Option 3 of the 2019 wage study for 2022. Second by Larson. All ayes. Motion passed 5-0.

Human Resource Committee Packet

September 13, 2021

Agenda Item
Discussion and possible action approving full implementation of Option 3 of the 2019 Wage Study.
Background
In 2019, the Common Council approved full implementation of Option 2 of the most recent wage study. Under Option 2, all employees who were below midpoint in their salary range had their wages adjusted according to the vendor's calculations. (NOTE: If an employee's current pay was above that recommended point, the employee's pay remained unchanged.) In 2020 and again in 2021, the Common Council approved an additional step increase for employees who were identified as eligible for an increase under Option 3 of the wage study. Through this method, the City continued to make progress toward fully funding and implementing the 2019 wage study. During the annual budget process, the HR Department produces updated estimates on the cost of fully implementing Option 3 of the wage study versus implementing an additional step to employees under Option 3. In 2022, full implementation expenses are estimated at $54,310 (if implemented 1/1/2022). Expenses related to one additional step increase are estimated at $14,370. Per the Employee Handbook, a full review of market data for all City jobs will be conducted approximately once every five (5) years. According to this timeline, in 2022 the Human Resources Department anticipates requesting permission to issue an RFP and select a market analysis vendor. The work of the market analysis will be conducted in 2023, and the analysis will be implemented in 2024 (five years from the date of the last implementation). Ideally, the City will utilize the time from now until 2024 to establish funding for the implementation of the market analysis so the budget may be established prior to implementation.
Fiscal Impact
$54,310 continuing expenses in the 2022 budget
Staff Recommendation
With preparation for the next market analysis approaching, I recommend fully implementing Option 3 in 2022. This will fully implement the current study before beginning work on the next study. The Finance Director has reviewed the estimated 2022 budget and believes that conditions are favorable for a full implementation of these expenses. Full implementation will also allow the Council to focus on establishing a reserve for the next study.
Staff contact: Toni Vanderboom (715-261-6634) and MaryAnne Groat (715-261-6645)

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

JOINT RESOLUTION OF THE HUMAN RESOURCES COMMITTEE AND FINANCE COMMITTEE			
Authorizing health, dental and supplemental insurance plan design for 2022. Committee Action: HR: *Pending* Fin: *Pending* Fiscal Impact:			
File Number:	12-1012	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☐ No☐		
	Included in Budget:	Yes☐ No☐	*Budget Source:*	
	One-time Costs:	Yes☐ No☐	*Amount:*	
	Recurring Costs:	Yes☐ No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☐	*Amount:*	
	Grant Financed:	Yes☐ No☐	*Amount:*	
	Debt Financed:	Yes☐ No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☐	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

RESOLUTION

WHEREAS, your Human Resources and Finance Committees have reviewed the recommended changes to the City's employee benefit program to include health plan and dental design to be offered to employees in 2022, and;

WHEREAS, the proposed benefit program recommends a vendor and plan change for health, accidental and critical illness insurance and continuing with the City's current vendors for dental and vision, and;

WHEREAS, the proposed health insurance plan design change decreases the co-insurance amount from 90% to 80%, and;

WHEREAS, the proposed benefit program contains a 7.33% increase in health insurance premium costs, and;

WHEREAS, the proposed health insurance plan design includes a vendor change, and;

WHEREAS, your Human Resources and Finance Committees approve the authorization and recommendation to continue to offer Health Savings Account eligible plans, which further promote

health plan consumerism and cost savings by further engaging and informing individuals on the issues of health care costs, and;

WHEREAS, both your Human Resources Committee and your Finance Committee recommend keeping the dental premiums flat, and;

WHERES, both your Human Resources and Finance Committees approve the adjustment of the HSA and FSA contribution limits as necessary to remain compliant with IRS and other federal regulations, and;

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the City of Wausau provide the health and prescription drug plans summarized above and specified in attached documentation for the 2022 plan year, and;

BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that the proper City officials and designees are hereby authorized and directed to execute and administer the plan as approved by this resolution.

Approved:

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Kate Rosenberg, Mayor

Human Resource Committee Packet

October 11, 2021

Agenda Item

Discussion and possible action approving 2022 benefit design for City and CCIT employees.

Background

As part of total compensation, the City of Wausau provides employees the opportunity to participate in a group Health, Dental, Vision and Life Insurance programs. Consistent with the employee handbook at 7.03, 7.04 and 7.05 respectively, employees contribute 12% of the health insurance premium, 50% of the dental insurance and 100% of the vision, life insurance premiums.

In 2020, the City changed health insurance vendors from Anthem to WEA Trust, which offered a competitive rate for the City in 2020 and 2021.

This year the City went to market, with the assistance of USI Insurance Services, staff has successfully outlined a plan resulting in a projected increase of 7.33% with a dual plan. This increase is intended to cover the anticipated plan cost increases. The City would change vendors from WEA Trust to Security Health Plan with a maximum guarantee renewal of 9.5% for 2023 and remain with its current vendors for dental, vision, and change to Mutual of Omaha for other insurances.

<u>Overview of Proposed Design Changes:</u>

1. Minimum increase to health insurance premiums.
   While staff and USI Insurance Services worked diligently, the attached documents reflect an approximately 7.33% increase in insurance premiums. This increase will cover projected cost increases.
   A. Dual plans will be offered for employees to select a narrow network or a broad network.
   B. Plan design change of co-insurance from 10% to 20% until Out of Pocket Maximum is obtained.
   C. No Maximum out of pocket per prescription unless Out of Pocket Maximum is obtained.
   D. No vision benefit unless employee selects SimplyOne narrow network, where the employee will receive eyewear discounts.
2. No change to dental, vision, LTD insurance.
3. Plan and vendor change and with increase coverage for accident and critical injury to Mutual of Omaha.
4. Adjust the HSA contribution limits to align with IRS regulations.
   The IRS has adjusted the HSA contribution limits for 2022 to $3650 for single and $7300 for family.
5. FSA contribution limits have not been released, but will adjust accordingly to IRS regulations.
   The City will keep plan design with carry-over funds.

Included, please find a projection of the 2022 Health Coverage Plan, as well as the equivalent information for the current 2021 Health Coverage Plan.

Human Resource Committee Packet

October 11, 2021

Fiscal Impact
7.33% ($356,574.31) increase in premiums.
Staff Recommendation
Approve benefit design as presented.
Staff contact: Toni Vanderboom (715-261-6634)

City of Wausau

HEALTH COVERAGE PLANS

Carrier	WEA trust		SecurityHealth Plan		SecurityHealth Plan	
	2021 Trust Preferred		2022 Premier HMO (Broad Network)		2022 Simply One HMO (Marshfield Only)	
Provider Network/Plan Type	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
Deductible						
Single	$1,650	$3,300	$1,650		$1,650	
Family	$3,300	$6,600	$3,300		$3,300	
	If Employee contributes to the HSA, City will match the contribution annually up to $600 Employee /$1,200 Family. The City's payments will be made bi-monthly to the HSA account.		If Employee contributes to the HSA, City will match the contribution annually up to $600 Employee /$1,200 Family. The City's payments will be made semi-monthly to the HSA account.		If Employee contributes to the HSA, City will match the contribution annually up to $600 Employee /$1,200 Family. The City's payments will be made semi-monthly to the HSA account.	
Coinsurance	90%	70%	80%		80%	
Out-of-Pocket Max	*Includes Deductible*	*Includes Deductible*	*Includes Deductible*		*Includes Deductible*	
Single	$2,650	$5,300	$2,650		$2,650	
Family	$5,300	$10,600	$5,300		$5,300	
Lifetime Maximum	Unlimited	Unlimited	Unlimited		Unlimited	
Office Visits						
Primary Care	Deductible then $30 copay		Deductible then $30 copay then 80%		Deductible then $30 copay then 80%	
Specialist	Deductible then $60 copay		Deductible then $60 copay then 80%		Deductible then $60 copay then 80%	
Routine/Preventive Care	100% Coverage	Ded, 70% Coins	100% Coverage		100% Coverage	
Inpatient Hospital Services	Ded, 90% Coins	Ded, 70% Coins	Ded, 80% Coins		Ded, 80% Coins	
Outpatient Hospital Services	Ded, 90% Coins	Ded, 70% Coins	Ded, 80% Coins		Ded, 80% Coins	
Urgent Care	Deductible then $100 copay		Deductible then $100 copay then 80%		Deductible then $100 copay then 80%	
Emergency Room	Deductible then $200 copay		Deductible then $200 copay then 80%		Deductible then $200 copay then 80%	
Prescription Drugs	***After Deductible is Met***	***After Deductible is Met***	***After Deductible is Met***		***After Deductible is Met***	
Preventive theraputic drugs from list covered at 100%						
Generic/Preferred Brand/Brand Name/Specialty	$0/$10/$30/$60	$0/$10/$30/$60	$10/ $30/$60 /25% No Max		$10/ $30/$60 /25% No Max	
Mail Order Drugs	*Mail Order Discount*					
Vision			No Vision Benefit		30% off eyewear ath Marshfield Clinic Optical	
Rates per month	**WEA Trust Preferred**		**Premier HMO**		**Simply One HMO**	
Employee Cost	$77.94		$84.50		$67.30	
Family Cost	$240.04		$260.24		$207.30	
Rates per month Employer	**WEA Trust Preferred**		**Premier HMO**		**Simply One HMO**	
Single Cost	$571.50		$619.59		$493.56	
Family Cost	$1,760.24		$1,908.36		$1,540.15	
Total Cost for Single	$649.44		$704.09		$560.86	
Total Cost forFamily	$2,000.28		$2,168.60		$1,727.45	

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE HUMAN RESOURCES C0MMITTEE			
Authorizing CCIT Inclusion on the City's health, dental, vision and supplemental insurance plan design for 2022 and 2023. Committee Action: *Pending* Fiscal Impact:			
File Number:	12-1012	**Date Introduced:**	October 12, 2021

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☐ No☐		
	Included in Budget:	Yes☐ No☐	*Budget Source:*	
	One-time Costs:	Yes☐ No☐	*Amount:*	
	Recurring Costs:	Yes☐ No☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes☐ No☐	*Amount:*	
	Grant Financed:	Yes☐ No☐	*Amount:*	
	Debt Financed:	Yes☐ No☐	*Amount*	*Annual Retirement*
	TID Financed:	Yes☐ No☐	*Amount:*	
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

RESOLUTION

WHEREAS, in 2020 the Common Council approved CCIT's inclusion on the City's health, dental, vision and All State insurance plans for one year (2021), and;

WHEREAS, the City of Wausau Human Resources Department investigated and confirmed that CCIT can continue to be carried on these insurance plans in 2022 and 2023 at no added renewal costs to the City, and;

WHEREAS, the City of Wausau will likely experience cost saving by granting CCIT inclusion, because the other benefit options available to CCIT are more costly and the City funds a prorated portion of CCIT's benefits via CCIT's funding agreement, and;

WHEREAS, the City of Wausau will likely go to market for health insurance costs in 2024 and the benefit of CCIT inclusion to the City may change at that time, and;

WHEREAS, your Human Resources and Finance Committees recommend approving CCIT inclusion in the above-named insurance plans for 2022 and 2023, and;

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the City of Wausau approve the inclusion of CCIT employees on the City's health, dental, vision and All

State insurance plans for 2022 and 2023.

Approved:

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Kate Rosenberg, Mayor

Human Resource Committee Packet

October 11, 2021

Agenda Item
Discussion and possible action approving 2022 & 2023 Health, Dental, and Supplemental Insurance Plan inclusion of CCIT.
Background
The City of Wausau Approved CCIT staff to be included on the City's insurance plan for one year 2021. USI Insurance Services evaluated the impact of CCIT inclusion, and determined that including CCIT employees had no impact on the City's renewal rates. The staff recommends for a two year inclusion of CCIT for 2022 and 2023. It is likely the City will go to market for 2024, at which time there will be re-evaluation to include CCIT.
Fiscal Impact
None.
Staff Recommendation
Approve CCIT inclusion in the City of Wausau insurance plans for two years (2022 and 2023).
Staff contact: Toni Vanderboom (715-261-6634)