



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING:	Common Council	MEMBERS:	
DATE/TIME:	Tuesday, October 14, 2025 at 6:30 PM	Carol Lukens	Lisa Rasmussen
LOCATION:	Wausau City Hall (407 Grant Street) Council Chambers	Michael Martens	Sarah Watson
		Terry Kilian	Vicki Tierney
		Tom Neal	Lou Larson
		Becky McElhaney	Chad Henke

- 1 Call to order by the presiding officer.**
- 2 Pledge of Allegiance and Roll Call.**
- 3 Interview and Selection of Applicant to Fill Vacant District 5 Aldermanic Seat.**

James Wadinski

Aaron Griner

Steven Schmidt
- 4 Swear-in Appointed District 5 Alderperson.**
- 5 Presentations.**

Michael Ford of the Wisconsin Institute for Citizenship and Civil Dialogue on Professional Municipal Management.
- 6 Consideration of the minutes of the preceding meeting, approval of the minutes if correct, and correction of mistakes if any.**

September 9, 2025 Regular Common Council Minutes.

September 23, 2025 Regular Common Council Minutes.
- 7 Reading of the City of Wausau Public Comment Statement.**
- 8 Comments and suggestions from preregistered citizens.**

(Any person who wishes to offer public comment can provide a name and address in writing to the City Clerk before the meeting is called or must limit the public comment to items on the agenda.)
- 9 Committee reports (standing and nonstanding).**

Board of Public Works Insurance Claims April 2025 - September 2025.
- 10 Consent agenda.**

15-1110 Ordinance from the Infrastructure & Facilities Committee Amending Section 10.20.080(c) No Parking and Restricted Parking Areas Designated – Central Parking Business District.

25-1003 Ordinance from the Public Health & Safety Committee Amending Section 18.05.060 Working without Permit; Penalty.

25-1004 Resolution from the Parks & Recreation Committee Approving Easement with Wisconsin Public Service – Hammond Park, 600 Grand Avenue.

20-1011 Resolution from the Economic Development Committee Approving Appointment of Mai Kao Hang as the Next Poet Laureate of the City of Wausau and Barry Liss as the Alternate Poet Laureate of the City of Wausau.

24-0316 Resolution from the Economic Development Committee Approving of the City of Wausau Amended Property Redevelopment Program.

25-1006 Resolution from the Infrastructure & Facilities Committee Approving Easement with Wisconsin Public Service – 606 East Thomas Street.

11 Ordinances and resolutions.

25-1005 Joint Ordinance from the Plan Commission and the Historic Preservation Commission Amending Section 2.82.055 Designation of Eastgate Hall, 1201 Stewart Ave as a Local Historic Landmark.

24-1109 Resolution of the Finance Committee Authorizing the Modification of Fees to the City of Wausau Fees and Licenses Schedule Adopted Pursuant to Wausau Municipal Code §3.40.010(a) (2025 Comprehensive Fee Schedule).

12 Suspend Rule 12(A) Referral of Resolutions and Rule 6(B) Filing.

25-0424 Resolution of the Finance Committee Authorizing to Enter into First Addendum, Service Agreement between the City of Wausau and Marathon County Health Department for Implementation of the Lead Hazard Reduction Capacity Building Grant through the Office of Lead Hazard Control and Healthy Homes through the U.S. Department of Housing and Urban Development.

24-1109R Resolution from the Finance Committee Approving 2025 Budget Modification for the Preparation of the Remedial Action Option Report for the 1300 Cleveland Avenue Property, Wisconsin Department of Transportation Brrts#02-37-58708.

25-1007 Resolution from Committee of the Whole Authorizing Retaining Mueller Communications for Referendum Services.

24-1109S Resolution from the Finance Committee Approving 2025 Budget Modification to Retain Mueller Communication for Referendum Services.

13 Announcement from Mayor and Alderpersons.

14 Comments and suggestions from citizens present during Public Comment occurring both before and after the business meeting.

15 Adjournment.

Mayor Doug Diny, Chair

**NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND
TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER**

DATE: 10/08/2025

TIME: 4:00 PM

POSTED BY: City Clerk



This meeting can be viewed on
YouTube and Channel 981 on Cable TV

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) 261-6622 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.

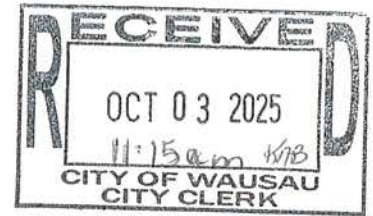


City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov



Wausau City Council

Hello



My name is James Wadinski and I am interested in filling the aldermanic vacancy for Wausau Aldermanic District 5.

I am a life long resident of the City of Wausau. I grew up in the area of 12th street and Jackson. Graduated Wausau East and North Central Technical Collage. Served my community 34 years as a police officer for the City of Wausau. Am currently a Sheriffs Reserve Deputy working parttime in the Courthouse.

I have been married for 42 years and have two married children who live in the community.

I served as alder for the 5th aldermanic district of Wausau 2020 to 2022. That is the term my friend Gary Gisselman decided not to run. The following term Alder Gisselman ran again and with his blessing I ran against him. Gary won that election by a small margin. I would joke with him about that on occasion.

Gary and I are longtime members of the Wausau Noon Optimist Club. We have seen each other most Mondays the past 30 years at Optimist meetings and worked projects and fundraisers together. Most notable the Optimist Fair food stand. I miss him.

While our beliefs for running the city were not always the same, we both believed we were doing what was best for the community.

Being that I served as alder in the past. That I lost to Alder Gisselman by a small margin when I ran against him. I feel that the constituents of District 5 would be comfortable with me serving as their alder.

I also plan on running for the district 5 aldermanic position in the next election.

Regards

A handwritten signature in cursive script, appearing to read "James D Wadinski".

James D Wadinski

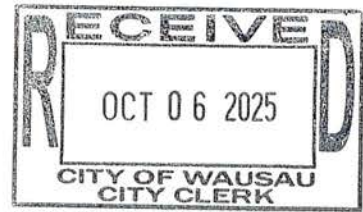
1130 Brown Street

Wausau WI 54403

[REDACTED]

[REDACTED]

(please keep email and phone number private)



3:37 pm
A2

City of Wausau
ATTN Kaitlyn Bernarde
407 Grant St.
Wausau, WI 54403

Miss Bernarde,

My name is Aaron Griner. My address is 1020 Stark St. Wausau, WI 54403.

I am writing you to express my interest applying for the District 5 seat that was recently left vacant with the passing of Mr. Gisselman. I have lived and worked in this district for seven years, and I would welcome the opportunity to serve on the council and represent my neighbors and the community that I have made my home.

I would welcome a chance to speak with you further. I can be reached via email at [REDACTED] or by phone at [REDACTED]

Thank you for your time.

Aaron Griner.

Aaron M. Griner

1020 Stark Street

Wausau, WI 54403

Tel: [REDACTED]

Work Experience

- **United States Peace Corps** **Lomé, Togo**
(2014 – 2016)
Agricultural extension agent specializing in Organic Agriculture, Natural Resource Management, Community Development, Gender Equity, Health and Nutrition, Animal Husbandry, and Children's Rights/Education.
Liaison for United Nations FAO/ECOWAS' Hunger Free Initiative
 - **Farm Manager/Educator, ECO City Farms** **Riverdale, MD**
(2016 – 2018)
Responsible for all aspects of farm operations, Conducting the USDA Beginning Farmer Training Program through Prince George's County Community College/University of Maryland, facilitating the "Seed to Fork" summer youth program, and serving as a liaison to numerous community development forums including the Prince George's County Food Equity Council, and the National Sustainable Agriculture Coalition (NSAC)
 - **Farm Manager, Red Door Family Farm** **Athens, WI**
(2018)
Diversified Organic vegetable farm. Responsible for assisting in day to day farm operations including: supervision of harvest crews and volunteers, field management, direct/wholesale distribution of farm products, and farm/equipment maintenance
 - **Zastrow The Beer Man** **Merrill, WI**
(2019 – 2021)
Class A Intrastate CDL driver, Relief Salesman/Merchandiser, Certified Forklift/Power Jack Operator
 - **Red Hills Wood Works LLC** **Wausau, WI**
(2022 - Present)
Independent contractor specializing in fine finish carpentry, historical restoration and custom wood working
 - **Marathon County Historical Society** **Wausau, WI**
(2024 - Present)
Property Manager responsible for ensuring day to day operations of MCHS facilities including: The Yawkey House Museum, Woodson History Center, Jablonski Archives facility, and the Little Red School House Museum (in cooperation with Marathon County Parks Dept.)
 - **Marathon County Board of Supervisors** **Wausau, WI**
(2025 - Present)
Supervisor representing Marathon County District 5
-

Education

B.A. Degree Sociology, B.A. Degree Anthropology, Valdosta State University

The Sociology Program is one of only five in the nation to be accredited by The Commission for Applied and Clinical Sociology.

Thomas County Central High School, Thomasville, GA Diploma (2007)

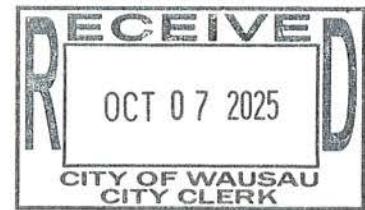
College Prep and Technology Prep honor roll graduate; National Honors Society graduate

Foreign Language

- Valdosta State University Dept. of Modern and Classical Languages **Valdosta, GA**
Twenty-four credit hours in French, member of French Club
- United States Peace Corps **Lomé, Togo, West Africa**
156 hours of immersive training in French Proficient in Business and Professional Level French, N'gam/Bassar.

Trainings and Activities

- Founding Member of Psi Septaton Chapter of Phi Sigma Kappa Fraternity **Valdosta, GA**
New Member Educator, Community Service Chair, Student Government Association Representative, Inter-Fraternity Council (IFC) Delegate, 500+ hours of community service
 - Founding Member, Blazer Gardens **Valdosta, GA**
Student Gardening Organization working with at-risk seniors to promote nutrition and wellness through organic gardening.
 - Valdosta State University Student Horticulture Society **Valdosta, GA**
Urban, Indoor, and Greenhouse Gardening specializing in Hydroponics and Vertical Food Production
 - Valdosta State University Summer Ethnographic Field School **Santa Elena, Belize**
Eight week program specializing in Cultural Immersion, Ethnographic Writing, Archaeology, and applied Participant Observation
-



AZ
2:10 pm

City of Wausau
Common Council District 5 Alderperson
Applicant Packet for Steven Schmidt

Page 1	Letter of Interest (page 1)
Page 2	Letter of Interest (page 2)
Page 3	Letter of Recommendation – Cheryl Jones
Page 4	Letter of Recommendation – Thomas Garver
Page 5	Letter of Recommendation – Stacey Morache
Page 6	Letter of Recommendation – Lori Fish
Page 7	Letter of Recommendation – Bruce & Kim Quednow
Page 8	Letter of Recommendation – Deb Hoppa
Page 9	Letter of Recommendation – Suzi Richetto
Page 10	Letter of Recommendation – Barbara & Richard Anklaam
Page 11	Letter of Recommendation – Joanne S. Leonard
Page 12	Letter of Recommendation – Jean Fisher (page 1)
Page 13	Letter of Recommendation – Jean Fisher (page 2)
Page 14	Letter of Recommendation – Charmaine Whitburn
Page 15	Letter of Recommendation – Catherine Nesbitt
Page 16	Recognition Note – Mayor Doug Diny
Page 17	Signatures of Support from District 5 Residents 01 - 10 (both sides)
Page 18	Signatures of Support from District 5 Residents 11 - 20 (both sides)
Page 19	Signatures of Support from District 5 Residents 21 - 30 (both sides)
Page 20	Signatures of Support from District 5 Residents 31 - 40 (both sides)
Page 21	Signatures of Support from District 5 Residents 41 - 50 (both sides)
Page 22	Signatures of Support from District 5 Residents 51 - 60 (both sides)
Page 23	Signatures of Support from District 5 Residents 61 - 70 (both sides)
Page 24	Signatures of Support from District 5 Residents 71 - 80 (both sides)
Page 25	Signatures of Support from District 5 Residents 81 - 90 (both sides)
Page 26	Signatures of Support from District 5 Residents 91 - 100 (both sides)
Page 27	Signatures of Support from District 5 Residents 101 - 111 (both sides)
Additional	USB flash drive with 2 minute 05 second neighborhood promotional video Done in 2021. Video shortened to save time at the council meeting. Please play video as I step up to the podium. (please return USB flash drive after the meeting – the full version of the video link is in the <i>Letter of Interest</i>).

Thank you,
Steven Schmidt

LETTER OF INTEREST

FOR

CITY OF WAUSAU COMMON COUNCIL DISTRICT 5 ALDERPERSON

October 7, 2025

To the Common Council of the City of Wausau,

I'd like to introduce myself, my name is Steven Schmidt. I have resided at 1205 Parcher Street, Wausau, in District 5 for 32 years. Consider this my *Letter Of Interest* to complete the Aldermanic District 5 term left open by the untimely passing of Mr. Gary Gisselman.

As a longtime resident, I have been involved and very active in the Forest Park Neighborhood Association. It all started by helping other neighbors who needed assistance and grew over the last 10 years to being co-facilitator, organizing and leading the neighborhood meetings, organizing clean-up campaigns for the park for 3 years, organized and did the promotional video for Forest Park found at this link: <https://www.youtube.com/watch?v=PQWKkVm9Zql>, organize the neighborhood summer picnics and socials, helping to design and fundraise for the Forest Park Neighborhood signage project, N2N attendee during the Tipple and Mielke administrations, and for several years - organized the N4N (Neighbor for Neighbor) gatherings, which was a support group for neighborhood leads where we came together once a month to support one another and share ideas in how we can make our groups stronger and gain more participation.

I have spent countless volunteer hours of involvement within my community in addition to the activities named above. Some examples are: volunteering for 15 years at the Annual Community Christmas Dinner, Salvation Army volunteer, Highland Community Church One Way Club volunteer, Wausau Area Home Educators Association – Chess Club facilitator, Saturday Bingo organizer for the Garden Apartments residents at Forest Park Village Assisted Living Facility.

I have submitted along with my *Letter Of Interest*, thirteen Letters of Recommendation for your reading pleasure. In addition, I have also submitted 1 Thank You Recognition note and 11 pages with 111 neighbor signatures from District 5 residents who give their full support to me to represent them as their Alderperson in the Council Chambers. Please consider their voices as to whom they, District 5 residents, would like to fulfill the remaining term from October 14, 2025 – April 21, 2026.

I believe my proven track record of being actively involved, being dedicated, committed, caring, a passion to improve and a proactive approach with residents in my neighborhood and district provides enough evidence to you, the Common Council body, that I would be the best choice for my district.

Thank you for your time and consideration.

SINCERELY,

A handwritten signature in black ink, appearing to read "Steven Schmidt". The signature is fluid and cursive, with a large, stylized "S" at the beginning.

STEVEN SCHMIDT

Steven Schmidt
1205 Parcher Street
Wausau, WI 54403



To Whom it may concern:

Steven Schmidt will be an excellent choice for the Wausau City Council as they vote to fill the seat now vacant after the passing of Alder Gary Gisselman.

I have known Steve for more than 10 years. He is a neighbor and he is the co-chair of our Neighborhood Group. He is thoughtful, a good listener, asks direct and relevant questions and only speaks in a group discussion setting when he has something worthwhile to add to the discussion. He doesn't 'blather, he is concise and direct.

Accountability/responsibility/integrity are all good descriptions of Steve's personality. He is firm in his convictions, but also willing to consider that there may be a way 'to build a better mousetrap'.

Did I mention that Steve is methodical and organized? That character trait also applies to his problem solving/analytical ability. He approaches tasks by being prepared - you can be assured he would come to Council/Committee meeting prepared to listen, to discuss and to ask direct and relevant questions. He will follow up on his questions to make sure he's gotten the information/clarification he needed before making a decision or before voicing his opinion.

Steve is also fiscally responsible. He understands and respects the importance of a sound but conservative budgeting process. He researches options for new purchases and assesses value vs purchase price. He is also very good at determining the value/validity of repairs vs a new purchase. Long-term planning/saving for anticipated or necessary replacements is a skill of Steve's that I admire.

Steve is also kind and considerate. He is more than willing to offer help to a neighbor in need without being asked. He does so quietly and doesn't seek attention or thanks for doing so.

He has a sense of humor - albeit a bit dry at times, but always appropriate and 'perfectly timed! He's good at diffusing a tense moment with that humor.

I believe you will be glad you chose Steven Schmidt to fill Mr. Gisselman's empty chair. He will be an excellent addition to the Wausau City Council.

Cheryl T. Jones

[REDACTED]
Wausau, WI

6 October 2025

I, Thomas H. Garver, a citizen of the City of Wausau, offer my strong and wholehearted endorsement for Steven Schmidt (1205 Parcher Street) to be named to fill the vacant Aldermanic seat representing District 5 in the City of Wausau.

Specifically, I have known Steve for well over a year. We have come to know each other through our deep and active interest in the welfare of our beloved Wausau. We regularly attend City Council, Committee and Board Meetings, all with the interest of bettering our fair city. Steve and I engage in pre and post meeting discussions, voicing our mutual ideas and concerns regarding the betterment of Wausau. I would offer that Steve has attended more City Council meetings in the last two years than have some of the council members themselves. He is extremely well advised on the current issues facing the City. His thoughts and words are always extremely well-reasoned, fair, and not emotionally based. He truly understands every issue has more than one side, and listens intently to all rhetoric that is offered. His simple goal is a better Wausau, and a better District 5.

But is simply listening to, and knowing about, these issues enough? Certainly not.

Steve is keenly aware of the issues facing the city, and more specifically, his own District 5. He has avidly gone door to door to determine the pulse and goals of his District 5 neighbors. After the Neighbor to Neighbor program of the Mayor's Office became inactive, Steve led the organization of the Neighbor for Neighbor (N4N) program. Steve completed the first and only neighborhood promotional video in the N4N program in all of Wausau. His goal was to encourage the participation in, and sharing of neighborhood ideas and goals. This is absolutely the spirit, determination, proactive behavior, and public concern we need in our aldermen.

I retired from the Regular US Army, achieving the rank of Colonel. I have since retired as a longstanding orthopedic surgeon in this city, and now am an active participant in numerous civic positions. Among them, I serve on the Wausau Police and Fire Commission. Like Steve, upon retirement, I knew that I had more to give to my community, and, like Steve, earnestly desire to do just that.

I know Steve is more than determined, and qualified to serve the City of Wausau, and his District 5 neighbors, as their Alderman. Please accept my unqualified recommendation for Steven Schmidt to fill the Aldermanic Seat representing District 5.

Respectfully,



Thomas H. Garver, MD, US Army, Ret.
4620 Huntington Court, Wausau, WI 54401



Stacey Morache
2102 Eagle Valley Ln
Wausau, WI. 54403

September 28, 2025

Dear City of Wausau Alders,

I am writing to you to endorse Steve Schmidt as the next District 5 Alderperson.

I met Steve through the Forest Park Neighborhood meetings. He organizes and leads the group, working tirelessly to engage with residents of District 5. For several years he organized a neighborhood "Adopt a Park" campaign, where neighbors would sign up weekly to clean and care for Forest Park. These efforts to proactively bring people together are a prime example of why he would make the best choice as Gary Gisselman's successor.

Steve cares deeply about the City of Wausau, which shows through the countless volunteer hours in which he has served over the 32 years he has lived in his neighborhood. He has strong connections with his neighbors, and is often sought out to assist with various issues. He has a calm energy and displays a willingness to collaborate. He is respectful of everyone's opinion, even when it is contrary to his own. Additionally, as the City of Wausau enters budget season, I believe Steve would be a great asset to the council as he is fiscally responsible.

Thank you for your service and your careful consideration in the process of appointing the next District 5 Alderperson. I believe I have clearly conveyed why Steve Schmidt would be the best choice.

Sincerely,

A handwritten signature in cursive script that reads "Stacey Morache". The signature is written in dark ink and is positioned above the printed name.

Stacey Morache
Marathon County Board Supervisor - District 6

September 27, 2025

To The Wausau City Council:

I would like to submit this letter of recommendation for Steve Schmidt to be the next Alderperson for District 5. I have known Steve for 10 years and in my 8 years of living in the Forest Park Neighborhood, he has been a co-leader of the Forest Park Neighborhood group. I believe we are one of the few neighborhood groups in this town that still meet in person. This is largely due to his commitment to the neighborhood. Steve is caring and seeks to serve others. We need more people like that in leadership. For so many years he has been highly involved in the neighborhood group's efforts to improve the neighborhood, all while working full time. An example of this is his effort, to clean and maintain the park. Steve has also been engaged in following local politics, attending public meetings regularly. I know fiscal responsibility is a top priority on Steve's list and I would be grateful to have a good steward of the taxpayer's money in the role of Alderperson. This person should be Steve Schmidt. Thank you for your consideration of Steve Schmidt for District 5 Alderperson.

Lori Fish
Forest Park Neighborhood

I am writing this letter of recommendation in favor of Steve Schmidt to become a member of the Wausau City Council for the open alderman position in District 5.

Steve has shown his interest and community concern through active participation over many years. He has been a leader and organizer of neighborhood meetings and groups and a strong advocate for fiscal responsibility.

I have known Steve and worked with him for over 15 years. I know him to be moral, thoughtful, and a man who lives his beliefs. He is a natural leader and a man who genuinely cares about people. Steve would bring a sound, well-thought-out voice to our city council, and that the people of Wausau would be fortunate to have.

Bruce Kim Quenow
Wausau

To Whom it may concern,

I'm writing to encourage the City Council to strongly consider Steve Schmidt for the City Council, District 5. Steve's concerns for our city and community is beyond anyone I know.

He has a sincere desire to serve - Not just on the City Council, but throughout the Community as well. His service makes no difference between rich or poor, or the color of your skin. Its genuine, from the heart, caring.

The City Council would be sadly mistaken if they didn't take advantage of a man of Steve's caliber for this position.

Sincerely,

Deb Hoppa

Marathon County Board of Supervisors

District 7

To whom it may concern,

I am pleased to write a letter of Recommendation on behalf of Steve Schmidt. Steve has been a long time customer of our retail store here in Wausau. He has been committed to helping sustain local, small businesses in this community. We have truly appreciated his support over the years.

Through many conversations, I know Steve has committed many hours of service to make his neighborhood and this community a better place to live. He shares the values that bring prosperity and stability to a community. I know he is also very fiscally minded which is a benefit to any city. I know in our business, if we were not fiscally minded, we would not still be here 79 years later.

I urge you to strongly consider Steve for the open position on the city council.

Regards,

Suzi Richetto



Barbara Anklem
1508 Woodland Ridge Rd
Wausau, WI 54403-2364

October 2, 2025

Wausau City Council
407 Grant Street
Wausau, WI 54401

Dear Wausau City Council,

It is with great pleasure that my husband and I heartily support the selection of Steve Schmidt for the open seat representing Ward 5, City of Wausau.

Steve has shown keen interest in learning about the city he lives in and how it works. He is involved in many aspects of his immediate area as well as looking at the larger picture and how it may/may not affect other residents. He has attended Neighborhood meetings, Council Meetings, and more, while gaining insight into many issues confronting the citizen taxpayers of our fair city.

We think Steve could be a valuable addition to the Council and encourage you to give thoughtful consideration to his appointment to represent Ward 5.
Barbara and Richard Anklem

October 3, 2025

Appointment to fill District #5 alderperson to replace Gary Gisselman

TO WHOM IT MAY CONCERN:

This message is to recommend an individual I think would do a great job as alderperson for the City of Wausau – Steve Schmidt.

I've known Steve for several years and he is dedicated to the betterment of Wausau and the taxpayers in District #5. He has a calm analytical personality which is a great characteristic to have in a city council member. The District #5 neighborhood group has flourished under the leadership of Steve with a wonderful newsletter, he has worked with other districts surrounding District #5 including them in many of their meetings as well as social events.

Steve's work ethic is outstanding, never quits until the job is done, but most of all he is a person who takes his responsibilities seriously and will listen to all his constituents thoughts about an issue.

Steven is familiar with many of the issues in Wausau which impact his district and will research the best technique for serving the taxpayer, who is his ultimate boss. He is well known in his district. I think he would have lots of support from Wausau Taxpayers who are worried about their lively hood under the tremendous burden of continual increases in taxes in the city of Wausau. They want to believe the individual representing them has the concerns of Wausau taxpayers foremost in their decisions and looks out for the people whose hard earned money is being spent by a few on the council.

The city needs an alderperson who will speak up for the taxpayer, is respected in the community, well known for a strong work ethic both when he was in the private sector and will carry that with him as an alderperson.

Please select Steve Schmidt to serve out the remaining term of alderperson Gisselman and will be able to step into the role because he has followed the issues diligently by attending many council meetings and committee meetings. He is not a complainer and is willing to try to find a solution to an issue and he works well with many people with different points of view. We especially need someone who knows budgets and finances.

Thank you for your time.

Joanne S. Leonard

[REDACTED]
[REDACTED]

October 2, 2025

Dear Members of Wausau Common Council,

My knowledge of Steve Schmidt has come through my regular attendance for 3 years at a monthly Forest Park Neighborhood meeting. Steve has co-lead this group for 10 years. His long standing leadership gives evidence of his bond with and interest in his neighbors and neighborhood. Living on the cusp of districts 5 and 6 has given Steve the advantage of knowing a wide swath of residents' thoughts, needs and wishes. He enjoyed producing a video promoting the neighborhood association. It includes excellent shots of 3 nearby parks he actively helps maintain each year.

To bring information to meetings, Steve has helped enlist the regular attendance of city and county representatives, a police officer and real estate agent who give reports and take questions. He also helps arrange visits by guests who discuss issues of special interest to group members. Our most recent guest was the Bridge Street Mission director who talked about the expanding program the area's unhoused,

At our meetings, Steve shares some of his thoughts and ideas, but rather than

asserting definitive answers to issues and problems that come up, Steve will often ask questions. Most of all, he is a willing and patient listener. Through listening he has learned that residents share one of his top goals which is to bolster the city's efforts toward fiscal responsibility and accountability.

At least twice a year our association group gets together for a relaxed meal at a nearby restaurant. Through these social gatherings I've learned that Steve is a good story teller with a fun sense of humor who likes ice cream!

I believe Steve has numerous attributes that suit him well to serve as the district 5 representative on Wausau's Common Council.

Thank you to all council members for your continued diligent service.

Sincerely,

Jean Fisher

3203 N. 11th St.

Wausau



September 25, 2025

To Whom It May Concern:

I am writing this letter of recommendation on behalf of Steve Schmidt, 1205 Parcher Street, Wausau, Wisconsin.

As one of the individuals who organized the Forest Park Neighborhood Association seventeen years ago, I have observed Steve's commitment and dedication through the years to our neighborhood's safety, maintenance and beauty.

Every spring Steve works tirelessly to ready Forest Park for the summer season. He has organized neighbors to assist him in the spring clean up and weekly monitor the state of the tennis courts, play ground area and picnic area.

When there is a special project to take on, one can always rely on Steve to research what is needed and then present a comprehensive plan to move forward. He is always persistent and responsible to reach a positive outcome.

He has always been alert to any developing problems in the neighborhood and has addressed them through the proper channels, which include the Forest Park meeting, our local law enforcement officer or city officials. He is articulate and an excellent communicator.

Steve, himself, is a long term resident of Forest Park and for years has invested time and effort in making Forest Park, and District 5, a safe, clean, and desirable area to live.

With this history and dedication to the Forest Park neighborhood, I highly recommend Steve Schmidt, be considered as a candidate, for a seat on the Wausau City Council, representing District 5.

Sincerely,

A handwritten signature in cursive script that reads "Charmaine Whitburn".

Charmaine Whitburn

Catherine Negobitt
2701 1/2 Wth Street
Wausau WI.
54980

October 10 2020

The Honorable members of the City Council.

My name is Catherine Negobitt. I live at
2701 1/2 Wth Street in Wausau.

I am writing in support for Steve Schmidt
to fill the position and represent the residents
in District 5.

I first met Steve at a Forest Park picnic.
I have worked with Steve to help maintain
a family safe neighbor park.

Steve is very much involved promoting
the Forest Park area.

Steve is well respected and will work
hard to represent his district.

Please vote to have Steve Schmidt serve
as District 5 alder.

Thank you for your time and consideration.

Sincerely
Catherine Negobitt



Steve

Thank you for inviting
me to the Forest Park neighborhood
meeting to discuss traffic issues
on 13th + Brown and Bell St + Spring
Your efforts to remedy a
serious safety issue is commendable!

Sincerely, Doug Diny
[Redacted] Anytime

We, the undersigned, give our support for STEVEN SCHMIDT to fill District 5 Alderperson Vacancy for the term October 14, 2025 – April 21, 2026



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Aldersperson Vacancy for the term October 14, 2025 – April 21, 2026

Name Eric Voss
Address 1203 Tarcher Street Wausau 54403

Name Frank B. Olf
Address 1216 Winton St, Wausau, WI

Name Kathy Oakland
Address 1216 Winton St. Wausau, WI

Name Jill Helme
Address 1121 Winton St. Wausau

Name Dale Helme
Address 1121 Winton St, Wausau

Name Ann Joy
Address 1111 Winton St Wausau WI 54403

Name Heather Polkinghorne
Address 1011 Winton St Wausau 54403

Name Pat Polkinghorne
Address 1214 Winton St Wausau WI 54403

Name Garry S. Lepore
Address 1007 Winton St Wausau WI 54403

Name Nancy Nepting
Address 1007 Winton St. Wausau 54403

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Name TOM ROSENKRANZ

Address 1103 PARCHER ST, WAUSAU, 54403

Name Beckett Nikolai

Address 817 Parcher St Wausau 54403

Name Ira Alfonso

Address 1015 Brown St. Wausau 54403

Name Collin Rogers

Address 1217 Brown St Wausau 54403

Name Regina Johnson

Address 2804 N. 13th St., Wausau, 54403

Name ORLANDO ALFONSO *Orlando Alfonso*

Address 1015 BROWN ST, WAUSAU WI 54403

Name Darlene Loy

Address 1020 Gilbert St, Wausau WI 54403

Name Michelle Steffen

Address 2716 N 8th St, Wausau, WI 54403

Name Alayna Emmerich

Address 2702 N 8th Street Wausau WI 54403

Name Brenda Marsh

Address 2701 N. 8th St Wausau WI 54403

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Name A. Panetta

Address 714 Winton St Wausau 54403

Name Anthony Panetta

Address 714 Winton St Wausau 54403

Name Andrew DTT

Address 710 Winton St. Wausau 54403

Name David Beckram

Address 805 Winton St. Wausau 54403

Name CHUCK BERENS

Address 830 WINTON STREET, WAUSAU, WI 54403

Name Che Yang

Address 830 Brown Street, Wausau, WI 54403

Name Brian Yang

Address 830 Brown St Wausau, WI 54403

Name Jeff Garwinski

Address 907 Brown St Wausau WI 54403

Name Ryan Neill

Address 904 Brown St Wausau, WI 54403

Name Jim Giese

Address 1001 Brown St.

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Name Benjamin Heindel
Address 1104 Gilbert Street, WAUSAU WI 54403

Name Claire Heindel
Address 1164 Gilbert St, Wausau WI 54403

Name Lynna Halpern - Mc Bong
Address 822 Winton Wausau, WI 54403

Name Connor Morse
Address 825 Winton St Wausau, WI, 54403

Name Sorden White
Address 725 Winton St. Wausau, WI 54403

Name Colleen Muench
Address 723 Winton Street

Name Ellen
Address 723 Winton St Wausau 54403

Name Lisa Haderlein
Address 715 Winton St Wausau

Name BILL MELCHIORI
Address 611 WINTON ST WAUSAU 54403

Name Kevin Brown
Address 2713 N. 7th Street. 54403

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Name Amy Cain
Address 2510 Gower Street Wausau 54403

Name Joan Jaeger
Address 516 Nina Ave Wausau 54403

Name Deborah Sun
Address 2605 1/2 N. 6th St Wausau 54403

Name Margaret L. Bester
Address 615 Winton Street, Wausau 54403

Name Sean Popelka
Address 2615 N 7TH ST., Wausau, WI 54403

Name Becky Popelka
Address 2615 N. 7th St., Wausau, WI 54403

Name Thomas R. Borski
Address 602 Nina Ave Wausau, WI 54403.

Name MIRIAM TESSMER
Address 609 NINA AVE WAUSAU WI 54403

Name Kate Frank
Address 711 Nina Ave Wausau 54403

Name Erika Simmons
Address 711 Nina Ave Wausau WI 54403

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Name Marie Schmidt
Address 1205 Parcher Street

Name Ruth Durnell
Address 1109 Parcher St

Name Thomas Guswold
Address 1109 Parcher

Name Christa Jamin
Address 1015 Parcher St

Name Jennifer Starkey
Address 1007 Parcher Street

Name KL Glana
Address 903 Parcher St Wausau WI 54403

Name Miko Jahulko
Address 2905 N. PHL St. Wausau, WI

Name Jodi Wilkosz
Address 827 Parcher St., Wausau, WI 54403

Name John L. Maier
Address 905 Gilbert St. Wausau, WI 54403

Name Nancy L. Maier
Address 905 Gilbert St. Wausau, WI 54403

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Name Dalton Brandenburg

Address 1211 Parcker St, Wausau, WI 54403

Name CHRIS NESBITT

Address 405 WINTON ST. WAUSAU, WI 54403

Name Kevin J. Pajel

Address 517 Winton St. Wausau, WI 54403

Name Ruth M. Lashua

Address 610 Turner Street Wausau WI 54403

Name Bruce Westberg

Address 518 Nina ave Wausau WI 54403

Name Jennifer Geoffrey

Address 2516 Gowen St. Wausau WI 54403

Name Tina Brickno

Address 506 E Union Ave

Name Jeremy Dobliger

Address 513 east union AVE Wausau, WI 54403

Name Bruce Dobliger

Address 513 east union Ave Wausau, WI 54403

Name BERTOLD MORITZ

Address 2803 GOWEN ST. WAUSAU, WI 54403

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Name Isaiah DeMoss

Address 923 Parole St Warsaw, WI 54103

Name Seson M Winkelman

Address 2906 N 10th St Wausau, WI 54403

Name Kristin Winkleman

Address 2906 N- 10th St Wausau, WI 54403

Name Cameron Wiroll

Address 1215 Parcher St Wausau WI. 54403

Name Shannon Dunn

Address 1215 Parcher Street, Wausau, WI 54403

Name Sharon Morehead

Address 1016 Winton St -03

Name James Manning

Address 1114 Winton St -03

Name Sher Mow

Address 1116 Winton St. Wausau, WI 54403

Name Brad Brandenburg

Address 1211 Parcher St. Wausau WI 54403

Name Monica Cortveras

Address 1132 Gilbert St 54403

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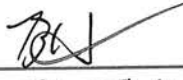
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Name Lois Jaron
Address 1116 Gilbert St 54403

Name Laurel Doze Gellman
Address 1002 Gilbert St. 54403

Name Bryce Handy 
Address 2604 N 13th St 54403

Name Beth Talbot
Address 1206 Nina Ave Wausau 54403

Name Bob Hauer
Address 1116 NINA AVE WAUSAU, 54403

Name Len Fike
Address 1112 Nina Ave Wausau, WI 54403

Name Bob Moser
Address 1104 Nina Ave WAUSAU, WI 54403

Name Ruth E
Address 1012 Nina Av Wausau WI 54403

Name Jeff Stachilber
Address 1004 Nina Ave, Wausau, WI 54403

Name Alvin Steinhilber
Address 1004 NINA AVE WAUSAU, WI 54403

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Name Ron Wolf

Address 819 Brown St Wausau 54403

Name Diana S. J.

Address 823 Brown Street Wausau 54403

Name R. L. W.

Address 823 Brown St. Wausau 54403

Name Demetri Hukkinen

Address 1009 Gilbert St 54403

Name April Heikkinen 54403

Address 1009 Gilbert St

Name Jonathan Lantieri

Address 1019 Gilbert St.

Name Jessie Lepore

Address 1024 Brown St.

Name R. J.

Address 1105 Gilbert St.

Name James Sliwinski

Address 1110 Gilbert St

Name Ma M. May

Address 1111 Gilbert St.

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Name MARK REIFF
Address 2818 N 9th Street, WAUSAU 54403

Name GREG GAUNKE
Address 2905 N. 10TH ST. WAUSAU

Name JOAN POSPYCHALA
Address 2912 N 12TH ST WAUSAU, WI 54403

Name Sharon & Gerald Gisselman
Address 1208 Gilbert St.

Name Dana Steckling
Address 2905 N. 12th St Wausau

Name Mel Steckling
Address 2905 N. 12TH ST, WAUSAU, WI 54403

Name Kaitlyn Kossel
Address 1203 Parcher St, Wausau, WI 54403

Name Kathy Farrell
Address 2990 N 12th St Wausau 54403

Name Laura Preston
Address 2920 N. 12th St Wausau 54403

Name Jean Houghton
Address 1115 Parcher St. Wausau, WI 54403

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, September 9, 2025, in Council Chambers, beginning at 6:35 p.m.,
Mayor Doug Diny presiding.

Roll Call

09/09/2025

Roll Call indicated 10 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Proclamation

09/09/2025

The Mayor of the City of Wausau Proclaims:
Constitution Week (September 17-23, 2025)

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

09/09/2025

1. Linda Michalski, 922 S. 16th Avenue – spoke in opposition to 25-0112
2. Jonathan Smith, 1114 Prospect Avenue – spoke in opposition to 25-0910
3. Jon Radtke, 703 Franklin Street – spoke on 25-0112

Consent Agenda

09/09/2025

Without objection, item 25-0801 was pulled from the consent agenda by the request of Lukens.

Motion by Watson, seconded by Henke, to adopt all items on the Consent Agenda as follows:

25-0903 Ordinance from the Plan Commission Rezoning 405 South 8th Avenue from Institutional (I) Zoning District to Multi-Family Residential - 20 (MRM-20) Zoning District.

25-0904 Resolution from the Finance Committee Approving Development Agreement with Aspirus Wausau Hospital, Inc. for Campus Improvements - Pine Ridge Blvd.

03-0716 Resolution from the Infrastructure & Facilities Committee Setting a Public Hearing to Amend the Official City Map by Removing Lands - 28th Avenue Corridor Right-of-Way.

25-0905 Ordinance from the Public Health & Safety Committee Amending Section 17.08.010 Codes Adopted Regarding NFPA 1 – Fire Prevention Code.

25-0908 Resolution from the Human Resources Committee Approving the Amendment to the Employee Handbook Section 7.01 – General Provisions and Section 8.01 – General Provisions.

25-0909 Joint Resolution from the Infrastructure & Facilities Committee and Plan Commission Accepting Dedication of a Portion of Right-of-Way of Westhill Drive between North 28th Avenue and Pine Ridge Boulevard and Accepting Dedication of a Portion of Right-of-Way of Pine Ridge Boulevard East of the Intersection with Westhill Drive

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

25-0801

09/09/2025

Motion by Henke, seconded by Lukens, to Approve Minutes of a previous meeting(s) (06/10/2025) (06/24/2025) (07/08/2025) (08/26/2025).

Rasmussen stated concerns as the minutes from the 06/10/2025 meeting are material in an active employee grievance that remains unresolved and further stated the minutes of that meeting should not be augmented by any party that is a part of that grievance. Rasmussen stated opposition to altering minutes produced outside from the Clerk who is the only recordkeeper of the minutes.

Lukens stated opposition to adding anything to minutes other than what was added from the Clerk to follow precedent.

Motion by Neal, seconded by Larson, to amend 25-0801 to divide the question for consideration of the minutes of a previous meeting(s) (06/24/2025) (07/08/2025) (08/26/2025) separate from consideration of the minutes of a previous meeting(s) (06/10/2025).

Yes Votes: 10	No Votes: 0	Abstain: 0	Not Voting: 0	Result: PASSED
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Motion by Henke, seconded by Lukens, to approve minutes of a previous meeting(s) (06/24/2025) (07/08/2025) (08/26/2025).

Yes Votes: 10	No Votes: 0	Abstain: 0	Not Voting: 0	Result: PASSED
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Motion by Neal, seconded by Henke, to approve minutes of a previous meeting(s) (06/10/2025) as amended.

Rasmussen explained the previous process for augmenting minutes which brought the discussion before the Common Council with direction provided to the Clerk to revise minutes to include additional details or statements which occurred. It was stated the conduct of attaching someone else's account of the meeting should not be normalized.

Kilian questioned the legality of augmenting minutes by someone other than the Clerk after the minutes had been drafted. It was stated the circumstance was unusual as the proposed augmentation of the minutes was provided as an appendage of the minutes as opposed to being brought up for discussion for the body to decide upon.

The Chair stated the attachment was a way to communicate the suggested augmentation for discussion.

Point of Order raised by Larson that the Chair was offering voluntary commentary without vacating the chair. Point of Order was not well taken by the Chair.

Kilian stated acceptance of the legal opinion provided by the City Attorney on the legality of augmenting minutes by someone other than the Clerk after the minutes had been drafted. It was stated this was provided by an email to the Common Council prior to the meeting.

The Chair stated the legal opinion provided by the City Attorney in an email was an inappropriate commentary on motive.

Point of Order raised by Lukens that the comments from the Chair on the email was not germane to the discussion. Point of Order was not well taken by the Chair.

Point of Order raised by Neal that the meeting was out of order. Point of Order was not ruled on by the Chair.

Motion by Neal, seconded by Rasmussen, to amend 25-0801 to remove the augmentation memorandum and approve the original 06/10/2025 minutes as presented.

Yes Votes: 10	No Votes: 0	Abstain: 0	Not Voting: 0	Result: PASSED
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Henke recommended future minutes include a link to the YouTube channel to view the meeting video on that platform.

Yes Votes: 10	No Votes: 0	Abstain: 0	Not Voting: 0	Result: PASSED
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25-0902

09/09/2025

Motion by Neal, seconded by Lukens, to confirm the Mayor's Appointments to the Historic Preservation Commission, the Police & Fire Commission, and the Ethics Board.

Motion by Neal, seconded by Rasmussen, to amend 25-0902 to divide the question for consideration of each of the appointments to the Historic Preservation Commission, Police & Fire Commission, and the Ethics Board separately.

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

Motion by Neal, seconded by Lukens, to confirm the Mayor's Appointment to the Historic Preservation Commission.

Kilian stated support for the appointment of Alder Martens to the Historic Preservation Commission as an active member of city historic preservation efforts.

Larson stated support for the appointment of Alder Martens to the Historic Preservation Commission.

Lukens stated support for the appointment of Alder Martens to the Historic Preservation Commission.

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

Motion by Neal, seconded by Rasmussen, to confirm the Mayor's Appointment to the Police & Fire Commission.

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

Motion by Tierney, seconded by Martens, to confirm the Mayor's Appointment to the Ethics Board.

Larson stated opposition to appointing members to the Ethics Board due to the ongoing ethics investigation.

Rasmussen stated the circumstances of the previous prospective appointments had not changed and that the ongoing ethics investigation must come to a close before confirming future appointments.

Neal stated there is a working quorum of the Ethics Board and there is no need to fill a vacancy during the ongoing ethics investigation.

Motion by Larson, seconded by Rasmussen, to table the Mayor's Appointment to the Ethics Board.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 9

No Votes: 1

Abstain: 0

Not Voting: 0

Result: PASSED

25-0910

09/09/2025

Motion by Neal, seconded by Henke, to adopt the Resolution from the Infrastructure & Facilities Committee Approving Design Recommendation for State Highway 52 (East Wausau Avenue) from North 6th Street to North 18th Street.

Neal stated opposition due to a slew of comments from residents living on the street of not feeling included in the development of the design plans. It was further stated that more rigorous thought and ideas should be brought into the development of this plan. Neal stated that none of the input provided by citizens and from the Bicycle & Pedestrian Advisory Committee were included as well.

Larson stated the Infrastructure & Facilities Committee approved a cut and paste design for this project that lacked consistency.

Rasmussen noted various suggested mistakes with the current design plan and suggested changes for a better compromise on the design.

Motion by Rasmussen, seconded by Larson, to amend 25-0910 to adjust the design to adopt option A2 from 6th to 18th with sidewalk on the both sides, and no multi-use path.

Kilian stated a preference for bringing the plan back to the standing committees for consideration of the proposed amendment as the proposed amendment was not briefed by the full Common Council.

Without objection, Rasmussen clarified the amendment was meant not to remove the sidewalk on the north side of the design plan.

Henke stated the proposed plan was a compromise worked out with consideration of the Infrastructure & Facilities Committee's original recommendations and the Bicycle & Pedestrian Advisory Committee's subsequent recommendations and stated support of the amendment to support further compromise.

Martens stated the reasons for the design plan as recommended by the Infrastructure & Facilities Committee is to satisfy the recommendations from the Wisconsin Department of Transportation and the Bicycle & Pedestrian Advisory Committee and stated opposition to amending that plan.

McElhaney stated opposition to the amendment as the consideration of the different design proposals should be worked out among the standing committees and to provide the public with an opportunity to digest the proposed changes.

Larson stated support for the amendment because it was the best option for the neighborhood and residents.

Motion by Larson to call the question. Without objection, the question was called.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	NO
3	Kilian, Terry	NO
4	Neal, Tom	NO
5	VACANT	-
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	YES
8	Watson, Sarah	NO
9	Tierney, Vicki	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 4

No Votes: 6

Abstain: 0

Not Voting: 0

Result: FAILED

Neal discussed the various design plan options within the context of how it would fit within the neighborhood of this project and if those options would be feasible.

Point of Order raised by Larson that the discussion of other design plans should be brought back at another time. *Point of Order was not ruled on by the Chair.*

Call the question raised by Larson, seconded by Watson.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	NO
5	VACANT	-
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	NO

Yes Votes: 7 11 Henke, Chad YES Not Voting: 0 Result: PASSED
 No Votes: 3 Abstain: 0

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	NO
5	VACANT	-
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	NO
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	NO
11	Henke, Chad	YES

Yes Votes: 5 No Votes: 6 Abstain: 0 Not Voting: 0 Result: FAILED
 The Chair voted
 NO to break the tie

25-0906 **09/09/2025**

Motion by Watson, seconded by Henke, to adopt the Resolution from the Committee of the Whole Adopting the City of Wausau Public Comment Statement.

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

25-0907 **09/09/2025**

Motion by Watson, seconded by Lukens, to adopt the Ordinance from the Committee of the Whole Amending Chapter 2.16 – Standing Rules of the Common Council, Rule 5 Order of Business, Rule 6 Introduction of Business, Rule 13 Committees, Rule 16 Citizens’ Right to Address Council and Rule 17 Manner of Deliberation.

Kilian stated opposition to the change in council rules for order of business as a state statute allows the Mayor to provide communications to the Common Council and this change is being based on who currently holds the office of Mayor.

Rasmussen stated the Common Council conducts the business of the public and changing the order of business will not prevent the Mayor from providing the communication but instead moves it to the end of the meeting to prevent meetings from starting off with procedural debates on the rules. It was stated the opportunity was still available to provide communication.

The Chair stated the public cared about product and not the process.

Point of Order raised by Lukens that the Chair was offering voluntary comment without vacating the Chair. Point of Order was well taken by the Chair.

The Mayor Relinquished the Chair to the Common Council President.

Larson stated the Mayor had used the order of business to provide communication to ambush the Common Council at the beginning of meetings without providing a chance to respond which prompted the rule change proposal.

Lukens stated the rules exist for a reason to maintain order in a meeting to get the business of the people done and the rule change for order of business is meant to preserve order with the communication being provided at the end of the meeting.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	YES
5	VACANT	-

6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 8 No Votes: 2 Abstain: 0 Not Voting: 0 Result: PASSED

The Mayor retained the Chair from the Common Council President.

Suspend the Rules

09/09/2025

Motion by Watson, seconded by Lukens, to Suspend Rule 6(B) Filing and/or 12(A) Referral of Resolutions.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 0 Result: PASSED

25-0108

09/09/2025

Motion by Lukens, seconded by Watson, to adopt the Resolution from the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated.

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

02-0430

09/09/2025

Motion by Watson, seconded by Rasmussen, to adopt the Resolution from the Common Council Approving the Selection Process to Fill District 5 Aldermanic Vacancy.

Kilian stated opposition to the resolution as it provided one option for addressing an aldermanic vacancy among three other options.

Motion by Kilian to postpone consideration of 02-0430 to a future special meeting or regular meeting. Motion was not seconded.

Rasmussen stated that the people of that aldermanic district currently have no representation on the Common Council, and this process allows the district to bring applicants forward to have representation. It was further stated the process of selecting a person to appoint someone to represent the district follows precedence.

Larson stated support for following precedence for appointing someone to represent the district.

Tierney stated precedence may not always be best practice and that each situation should be viewed differently. Tierney further stated opposition due to the limited notification of the vacancy.

Kilian stated opposition as precedence may not always be best practice. It was further stated that selecting someone to represent the district would take away representation as the people of the district did not elect their representative.

Neal stated leaving the district without representation leaves many people without the ability to address city matters.

McElhaney stated that the need to have representation for the district should be balanced with the concerns of district residents of having someone appointed that was not elected.

Rasmussen stated leaving the district without representation leaves many people without the ability to address city matters on larger issues coming down the pipeline that requires representation.

Lukens stated leaving the district without representation leaves many people without the ability to address city matters.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 7 No Votes: 3 Abstain: 0 Not Voting: 0 Result: PASSED

25-0911 **09/09/2025**

Motion by Watson, seconded by Lukens, to adopt the Resolution from the Common Council Supporting the Wisconsin Department of Natural Resources Safe Drinking Water Loan Program for Lead Service Line Replacements to Allow the Professional Services Costs to Be up to 25% of the Amount Awarded to the City of Wausau.

Rasmussen stated support as the professional services of community outreach was valuable to the success for the project and to replace as many lead service lines as possible with awareness.

Kilian stated support of the funding for public engagement.

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

99-0916 **09/09/2025**

Motion by Lukens, seconded by Rasmussen, to adopt the Resolution from the Finance Committee Authorizing Continued Membership in CVMIC for Policy Years 2026 as amended.

Motion by Martens, second by Lukens, to amend 99-0916 to remove 2027 and 2028 from the resolution.

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

95-0912 **09/09/2025**

Motion by Lukens, seconded by Watson, to adopt the Resolution from the Common Council Approving Waiver of Right of First Refusal, Termination of Deed Restrictions and Approval of New Deed Restrictions for 400 S. 86th Avenue.

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

Public Comment & Suggestion **09/09/2025**

Without objection, this item was taken up at this time.

1. Tom Kilian, 133 E. Thomas Street – spoke on 25-0910 and 25-0911.

Closed Session **09/09/2025**

Motion by Rasmussen, seconded by Lukens, to go into closed session pursuant to § 19.85(1)(g) of the Wisconsin Statutes for 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 is or is likely to become involved, to receive information and review privileged communications of legal counsel initially appointed by CVMIC in the absentee ballot drop box matter, before approving continued engagement to represent the City and unelected city staff in the matter currently pending before the City's Ethics Board pertaining to the citizen complaint filed against Mayor Diny and related actions.

Motion by Lukens, seconded by Henke, to go into closed session pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, in regards to purposes of purchasing property at 201 N 1st Avenue and 901 & 1021 Cherry Street in the City of Wausau.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

CONVENED into Closed Session.

RECONVENED into Open Session to take action, if necessary, on Closed Session items.

25-0112

09/09/2025

Motion by Rasmussen, seconded by Neal, to adopt the Resolution from the Common Council Approving Continued Engagement of CVMIC Appointed Legal Counsel to Represent the City and Unelected City Staff in the Matter Currently Pending before the City's Ethics Board Pertaining to the Citizen Complaint Filed against Mayor Diny and Related Actions.

Neal stated support as employees of the city of Wausau are owed due process and legal protection when going into a legal matter.

Kilian stated support to provide legal representation for employees of the city of Wausau but stated reservations to matters discussed in closed session without provided details.

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

Adjourn

09/09/2025

Motion by Tierney, second by Watson, to adjourn the meeting. Motion carried. Meeting adjourned at 11:27 p.m.

Doug Diny, Mayor
Kaitlyn Bernarde, City Clerk

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, September 23, 2025, in Council Chambers, beginning at 6:37 p.m.,
Mayor Doug Diny presiding.

Roll Call

09/23/2025

Roll Call indicated 10 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Public Comment: Pre-registered citizens for matters appearing on the agenda and other public comment. **09/23/2025**

1. Dan Barth, 206540 Hrebik Lane, Mosinee – spoke in support of a solar array at the Wausau Water Treatment Facility
2. Kathy Konle-Barth, 206540 Hrebik Lane, Mosinee – spoke in support of a solar array at the Wausau Water Treatment Facility

Communications and Recommendations from the Mayor Wausau Poet Laureate. **09/23/2025**

The Mayor made a statement and read a poem.

Sustainability, Energy and Environment Committee on Expression of Support for the Solar Array at the Wausau Water Treatment Facility and Recommendation of Approval of the Solar Array. **09/23/2025**

Jesse Kearns, member of the Wausau Sustainability, Energy and Environment Committee, and Jean Abreu, Chair of the Wausau Sustainability, Energy and Environment Committee, spoke on the committee's approval for the solar array at the Wausau Water Treatment Facility. Discussion was held. No action taken.

Consent Agenda **09/23/2025**

Without objection, item 92-1009 was pulled from the consent agenda by the request of the Mayor.

Motion by Watson, seconded by Rasmussen, to adopt all items on the Consent Agenda as follows:

25-0913 Ordinance from the Infrastructure & Facilities Committee Amending Section 10.20.080(a) Designating No Parking on the East Side of Cherry Street between West Wausau Avenue and Randolph Street.

25-0915 Resolution from the Infrastructure & Facilities Committee Authorizing Downtown Snow/Ice Removal 2025-2026.

25-0916 Resolution from the Infrastructure & Facilities Committee Accepting Temporary Limited Easement with Northeastern Holdings LLC for the replacement of the Curb Ramp at 602 Jackson Street.

25-0918 Resolution from the Infrastructure & Facilities Committee Accepting Temporary Limited Easement with Prosper Six LLC for the Replacement of the Curb Ramp at 115 North 6th Street.

25-0919 Resolution from the Infrastructure & Facilities Committee Requesting 2026-2031 Federal Surface Transportation Program Funds.

25-0920 Resolution from the Infrastructure & Facilities Committee Approving the Wisconsin Department of Transportation (WIDOT) Transportation Alternatives Program (TAP) Grant Application to Create a Section of the Business Campus Trail System between 84th Avenue and Innovation Way.

25-0921 Joint Resolution from the Parks & Recreation Committee, Plan Commission, and Arts Commission Accepting a Public Sculpture along River Edge Parkway North of Bridge to Barker Stewart Island.

25-0924 Resolution from the Human Resources Committee Approving policy “Reasonable Accommodations for Pregnant Workers”.

12-1012 Joint Resolution from the Human Resources Committee and Finance Committee Authorizing CCIT Inclusion on the City’s Health, Dental, Vision and Supplemental Insurance Plan Design for 2026 and 2027.

12-1012 Joint Resolution from the Human Resources Committee and Finance Committee Authorizing Health, Dental and Supplemental Insurance Plan Design for 2026.

25-0927 Resolution from the Infrastructure & Facilities Committee Establishing Assessment Rates for 2026 New Street Construction Projects.

25-0928 Resolution from the Finance Committee Expressing Support of Senate Bill 333, Increasing Municipal Court Fees.

25-0108 Resolution from the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 9

No Votes: 1

Abstain: 0

Not Voting: 0

Result: PASSED

92-1009

09/23/2025

Motion by Rasmussen, seconded by Watson, to adopt the Resolution from the Public & Safety Committee Approving the Award of a Contract for Solid Waste and Recyclable Collection Services to Harter’s Fox Valley Disposal, Inc.

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

25-0914

09/23/2025

Motion by Larson, seconded by Lukens, to adopt the Resolution from the Economic Development Committee Approving the Sale of City-Owned Property at 208-214 Wyatt Street to Mr. Troy Engman.

Larson stated support as the property will be sold to a former resident of the neighborhood who was looking to move back and that this land would be developed into a single-family home.

Kilian stated opposition as the property was not being sold for an appropriate value.

Watson stated the property was being sold to give a resident an affordable housing option and the resident was willing to take on the environmental remediation of the property providing the city with an opportunity to move the property back on the tax roll.

Rasmussen stated support as the property will be back on the tax roll after being city-owned and a challenging property to offload for a number of years.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	YES

7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 9

No Votes: 1

Abstain: 0

Not Voting: 0

Result: PASSED

25-0922

09/23/2025

Motion by Lukens, seconded by Watson, to adopt the Resolution from the Human Resources Committee Approving Amendment to the Employee Handbook Section 5.15 – Clothing and Equipment to Remove up to 50% of the Safety Boot Reimbursement.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	YES
5	VACANT	-
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 8

No Votes: 2

Abstain: 0

Not Voting: 0

Result: PASSED

25-0926

09/23/2025

Motion by Lukens, seconded by Rasmussen, to adopt the Joint Resolution from the Economic Development Committee and Finance Committee Approving an Offer to Purchase Property at 201 N 1st Ave.

Tierney stated opposition to purchasing land to eventually sell the land to a developer for a potentially lower price than the purchase costs.

Neal stated this was a great development opportunity to extend the river walkway and stated support.

Larson stated opposition to purchasing land and additional associated costs as the city owns land it currently needs to prioritize to be sold and due to a lack of planning for the property if purchased.

Watson stated support for forward looking development for the city and stated the funding source for the purchase was from the tax increment financing (TIF) district. It was further stated this was providing an opportunity for residents to recreate and live on the west side of the river and that future development would be subject to the diligence of the Common Council.

Rasmussen stated this will increase the land value of the TIF district, helping the district meet its financial obligations in addition to redevelopment of this property which has been blighted for a number of years.

Lukens stated support as this purchase supports a strategic plan to get industry off the river, redevelop the area and to create opportunities for generations to come.

Kilian stated opposition as the city owns a number of properties that need environmental remediation and should not purchase more property with the same concerns. It was further stated the city should prioritize needs as opposed to wants when it comes to development.

Lukens stated the city was able to procure grants for environmental remediation that would not be available if the property was not purchased by the city and provided an opportunity to have the property cleaned up.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	YES

5	VACANT	-
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	NO
10	Larson, Lou	NO
11	Henke, Chad	YES

Yes Votes: 6 No Votes: 4 Abstain: 0 Not Voting: 0 Result: PASSED

Suspend the Rules **09/23/2025**

Motion by Watson, seconded by Rasmussen, to Suspend Rule 6(B) Filing and/or 12(A) Referral of Resolutions.

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

25-0925 **09/23/2025**

Motion by Rasmussen, seconded by Martens, to adopt the Joint Resolution from the Airport Committee and the Finance Committee Authorizing the Execution of Airport Ground Lease – Mike Yankaitis.

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

Adjourn **09/23/2025**

Motion by Watson, second by Tierney, to adjourn the meeting. Motion carried. Meeting adjourned at 7:29 p.m.

Doug Diny, Mayor
Kaitlyn Bernarde, City Clerk



To: Kaitlyn Bernarde, City Clerk

From: Board of Public Works

Date: October 1, 2025

Subject: Insurance Claims – April 2025 – September 2025
06-1215

The Board of Public Works has settled, compromised, or denied the following claims during the months of April 2025 – September 2025

Date of Incident	Claimant	Claim Details	Amount of claim	Action
2/14/25	Schuett, Spencer 910 Humboldt Ave	Officer slide through stop sign into claimant vehicle	\$2,878.96	Approved 5/6/25
12/11/24	Aspirus Wausau Hospital Joey Niewolny	Med 2 hit entry ER garage door at Aspirus Hospital	\$2,085.3	Deny 5/27/25
4/1/25	DCA Investments 524 N. 8 th Ave.	Sewer back-up	\$1,575.00	Deny 5/6/25
3/6/25	State Farm subrogated for Patti Bergmann	Claimant was stopped for school bus & our employee rear ended car	\$5,277.12	Approved 5/27/25
3/6/25	Bergmann, Patti 507 S. 20 th Ave.	Rental car portion not included in State Farm subrogated claim	\$103.69	Approved 5/27/25
2/28/25	Milbeck, Ryan P.O. Box 52, Rothschild	Unreasonable seizure under void ordinance – cell phone	\$10,000.00	Deny 6/17/25
5/29/25	Lor, Vanxay 610 N. 9 th Ave.	Mowing @ Great Lakes Cheese rock hit back window	\$327.24	Approved 6/17/25
5/20/25	LaPorte, Nicki 2501 N. 8 th St.	An individual hit car & a street sign/Sign fell on LaPorte car	\$6,100.00	Deny 8/12/25
7/18/25	Debs, Sophia 1111 Brisbane Ct.	Small pieces of glass on three streets – damage to bike tire	\$76.71	Deny 8/26/25
11/20/24	Roesler, Donald 625 Parcher St.	Blvd. tree fell on outside stair railing and steps	\$2,385.00	Deny 8/26/25
7/9/25	Kreft, Jared 922 S. 6 th Ave.	Claimant was arrested and e-bike was stolen from 400 block	\$2,321.00	Approved 9/9/25

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

ORDINANCE OF INFRASTRUCTURE & FACILITIES COMMITTEE			
Amending Section 10.20.080(c) No Parking and Restricted Parking Areas Designated – Central Parking Business District.			
Committee Action:	Approved 3-0	Ordinance Number:	64-5995
Fiscal Impact:	None		
File Number:	15-1110	Date Introduced:	October 14, 2025

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

Add ()

Delete (———)

Section 1. That Section 10.20.080(c) No parking and restricted parking areas designated, is hereby amended to read as follows:

....

- (c) In any area of the "Central Parking Business District" for which there is free parking on the street, parking shall be restricted as follows:

....

- (3) Definitions in this section the following apply:

- (ii) The *Central Parking Business District* means that area bounded on the north by the south side of McIndoe Street, on the south by the ~~south~~ north side of ~~Washington~~ Forest Street, on the east by the curb line of the west side of 5th Street, and on the west by the west side of 1st Street.

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 on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

Doug Diny, Mayor

Attest:

Kaitlyn A. Bernarde, Clerk

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: September 11, 2025, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Michael Martens, Sarah Watson

Members Absent: Chad Henke, Tom Neal

Also Present: Eric Lindman, Allen Wesolowski, TJ Niksich, Dustin Kraege, Jill Kurtzhals, Lori Wunsch

Discussion and possible action on amending the Central Parking Business District

The Sign Department brought the possibility of extending downtown parking to Wesolowski's attention. This would include 2nd Street between Washington Street and Forest Street, the newly constructed 3rd Street south of Washington Street, and the newly constructed Jackson Street. This would extend the district south one block.

Watson moved to approve amending the Central Parking Business District. Seconded by Martens and the motion passed 3-0.

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – September 11, 2025**

AGENDA ITEM

Discussion and possible action on amending the Central Parking Business District

BACKGROUND

Municipal Code 10.20.080 (c) reads to following:

c) In any area of the "Central Parking Business District" for which there is free parking on the street, parking shall be restricted as follows:

(1) 2 hour parking from 8:00 a.m. to 6:00 p.m. Monday thru Friday excluding all 5, 10, and 15 minute loading zones, all handicapped areas, and any other portion of the Central Parking Business District as otherwise designated in this section.

(2) No re-parking. No owner or operator of any motor vehicle shall cause, permit, or allow such vehicle to be parked within the same block face for a period longer than the time limit. Once a vehicle has been parked and then moves, it cannot return to the same block face until the next calendar day or after 6:00 p.m. A vehicle shall be considered to have remained parked or to have been re-parked within the same block face when it has been found parked in a parking space on either side of a street between two intersecting streets, regardless of any evidence that the vehicle was moved between the time it was initially parked and later re-parked.

(3) Definitions in this section the following apply:

(i) *Block face* consists of the legal parking spaces on both sides of the street on a block in which a vehicle is parked, bounded by an intersection at each end.

(ii) The *Central Parking Business District* means that area bounded on the north by the south side of McIndoe Street, on the south by the south side of Washington Street, on the east by the curb line of the west side of 5th Street, and on the west by the west side of 1st Street.

Staff is recommending the Central Parking Business District be expanded South to Forest Street. The current southern border is Washington Street. See the attached map.

FISCAL IMPACT

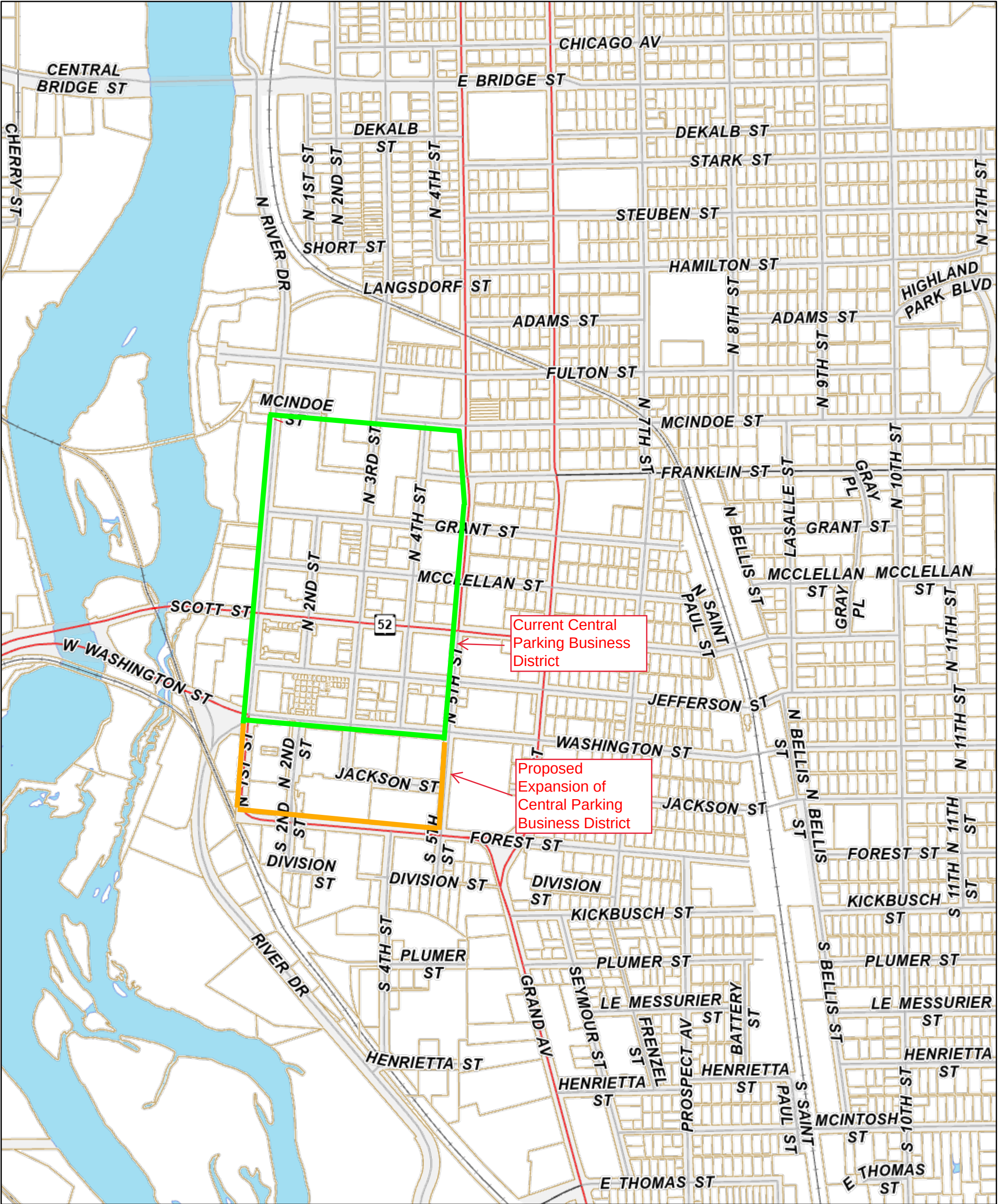
Minimal, sign placement.

STAFF RECOMMENDATION

Staff recommends expanding the Central Parking Business District South to Forest Street.

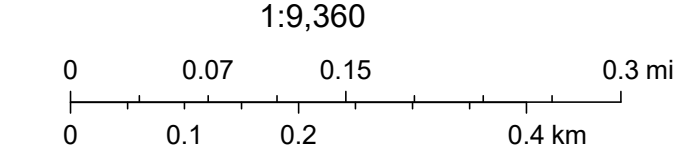
Staff contact: Allen Wesolowski 715-261-6762

ArcGIS Web Map



9/4/2025, 4:51:13 PM

- Parcel
- Right Of Way



ORDINANCE OF PUBLIC HEALTH AND SAFETY COMMITTEE

Amending Section 18.05.060 Working without Permit; Penalty.

Committee Action: Approved 4-0 **Ordinance Number:** 61-5996

Fiscal Impact: None

File Number: 25-1003	Date Introduced: October 14, 2025
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The Common Council of the City of Wausau do ordain as follows:

Add ()

Delete (——)

Section 1. That Section 18.05.060 Working without permit; penalty, is hereby amended to read as follows:

18.05.060 Working without permit; penalty.

- (a) Penalty. When obtaining an electrical permit after the work has commenced, the total fee shall be ~~doubled~~ **tripled** with a minimum fee in accordance with the fee schedule.

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 on the day after its publication.

Adopted:

Approved:

Published:

Attest:

Approved:

Doug Diny, Mayor

Attest:

Kaitlyn A. Bernarde, Clerk



Memorandum

From: William Hebert, Chief Inspector/Zoning Administrator
To: Public Health and Safety
Date: September 5, 2025
Subject: WMC Title 18 – Electrical Code Edit

We have discovered an error in our municipal electrical code. Our penalty for work without a permit has been triple fees for several years. In the penalty section of the code we have double fees, but it should be triple. This is just fixing a typo.

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

RESOLUTION OF THE PARKS & RECREATION COMMITTEE

Approving Easement with Wisconsin Public Service – Hammond Park, 600 Grand Avenue.

Committee Action: Approved 5-0

Fiscal Impact: None

File Number: 25-1004

Date Introduced: October 14, 2025

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, 700 Grand Apartments, LLC recently purchased the property at 700 Grand Avenue for the construction of a housing development; and

WHEREAS, the development will require an upgrade or new electric and gas service to 700 Grand Avenue; and

WHEREAS, Wisconsin Public Service will also need to install new or upgraded facilities at 600 Grand Avenue, Hammond Park; and

WHEREAS, your Parks and Recreation Committee, at its August 4, 2025 meeting, discussed and recommended approval of the easement for the installation of new or upgraded gas and electric facilities at 600 Grand Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that it hereby approves the easement with Wisconsin Public Service and authorizes the proper city officials to execute the attached easement.

Approved:

Doug Diny, Mayor

3334917

Easement

THIS INDENTURE is made this _____ day of _____, by and between **CITY OF WAUSAU** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of the parcel described as being Columbia Park Addition Lots 1, 2, 3, 4 and 5 and also that part of Government Lot 2 of Section 36 Township 29 North, Range 7 East in the **City of Wausau, County of Marathon, State of Wisconsin**, as shown on the attached Exhibit "A".

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

291-2907-363-0030

- 1. Purpose: ELECTRIC UNDERGROUND and GAS** - The purpose of this easement is to construct, install, operate, maintain repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, as well as pipeline or pipelines with valves, tieovers, main laterals and service laterals, together with all necessary and appurtenant equipment under and above ground, including cathodic protection apparatus used for corrosion control, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services; natural gas and all by-products thereof, or any liquids, gases, or substances which can or may be transported or distributed through a pipeline, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
- 4. Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

CITY OF WAUSAU

Organization name

Sign Name

Print name & title

Sign Name

Print name & title

STATE)
OF)
COUNTY)
OF)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ CITY OF WAUSAU, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Notary Public, State of

My Commission expires:

This instrument drafted by: Lydia Janssen
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1487604	WMIS-3454876	3334917	INT11-487-604

TEMPORARY EXHIBIT "A"

**NOT TO SCALE
FOR REFERENCE ONLY**



****Temporary Exhibit****

****Final Exhibit will be sent for approval at a later date****

**** NOT FOR RECORDING ****

CITY OF WAUSAU – PARKS AND RECREATION COMMITTEE MEETING MINUTES

Date/Time: August 4, 2025, at 5:30 p.m.

Location: Council Chambers, City Hall

Parks and Recreation Committee Members Present: Lou Larson (c), Carol Lukens, Tom Neal, Lisa Rasmussen, Sarah Watson Others Present: Jamie Polley – Parks Director

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. A quorum was present, and the meeting was called to order at 5:30 p.m.

5. Discussion and Possible Action Granting Wisconsin Public Service an Easement for New Electric and Gas Service Through Hammond Park, 600 Grand Avenue – Reviewing the map, the easement was discussed. Motion by Rasmussen, second by Watson to grant the Wisconsin Public Service an Easement for New Electric and Gas Service through Hammond Park, 600 Grand Avenue, contingent upon legal review. Motion carried by voice vote; vote reflected as 5-0.

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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Approving Appointment of Mai Kao Hang as the next Poet Laureate of the City of Wausau and Barry Liss as the alternate Poet Laureate.

Committee Action: Economic Development Committee 5-0
Arts Commission 5-0

Fiscal Impact: \$400

File Number: 20-1011

Date Introduced: October 14, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source: Promotion budget</i>
	<i>One-time Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☒ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, in 2018, the City created the Wausau Arts Commission (“Commission”) by ordinance 2.60.280 to advise the Council on the planning, programming, procurement, installation, operations and maintenance of public visual art projects and artworks; and

WHEREAS, the commission is staffed by the Department of Planning and Community and Economic Development and shall assist and work with the Economic Development Committee, as well as the committees of the Common Council, as needed; and

WHEREAS, Council approved a resolution on October 13, 2020, File No. 20-1011, establishing the Wausau Poet Laureate Program to be administered by the Wausau Arts Commission and which provided for the acceptance or rejection of nominations for Poet Laureate to be recommended to Council, through the Economic Development Committee; and

WHEREAS, a Request for Proposals was released on August 18, 2025, seeking applicants as qualified artists to provide literary art services for the Wausau Poet Laureate Program, with submissions due September 5, 2025; and

WHEREAS, a jury of experts approved by the Arts Commission recommended Mai Kao Hang to receive this honor; and

WHEREAS, your Economic Development Committee, at their October 7, 2025 meeting, recommended Mai Kao Hang as the Poet Laureate; and

WHEREAS, the poet laureate will serve a term of two years from appointment; they will share four (4) poems per year with the community in an official capacity and participate in the Central Wisconsin Book Festival in the Fall of each year; and for their term of service, they shall receive \$200 per year, for a total each of \$400.

NOW, THEREFORE, BE IT RESOLVED that Mai Kao Hang is hereby designated the City's honorary City Poet Laureate for the term of two years, with a total stipend of \$400 for her representation of the City and the literary arts through activities related to poetry and the spoken word, presented at selected City events.

BE IT FURTHER RESOLVED that Barry Liss is hereby designated the City's alternate City Poet Laureate for the term of two years.

Approved:

Doug Diny, Mayor



Memorandum

From: Brad Lenz
To: Economic Development Committee
Date: October 7, 2025
Subject: Selection of Poet Laureate 2025-2027

The Wausau Arts Commission is recommending Mai Kao Hang for the next Poet Laureate, with Barry Liss as the alternate. Included in the packet are samples of their work that were reviewed by a subcommittee/panel approved by the Arts Commission. The panel for this term consisted of a professor of creative writing at UWSP, the city's current Poet Laureate, and a volunteer member of the Arts Commission.

The attached Resolution from 2020 created the Poet Laureate program and outlines the selection process. The Request For Proposal (RFP), also included, was used to recruit applicants and contains additional information, such as the purpose of the program and the selection criteria used by the panel. As noted in the RFP, the Poet Laureate serves a two-year term and receives a modest stipend (i.e., \$400 total) to cover some of their expenses.

Mai Kao Hang

508 N 3rd Ave

Wausau, WI 54401

(715) 348-2831

maikhangg@gmail.com

Hello,

I am a recent English graduate from UWSP. During my studies, the creative works I've produced have provided me with valuable insight due to its reflective and introspective nature. As someone who disliked writing before my sophomore year of college, it's interesting how one creative writing class has made me see the beauty in writing. Most importantly, it has led me to envision myself in the literary field—from someone who has only planned to enter healthcare ever since she was young.

If granted the honor to be Wausau's next poet laureate, apart from focusing on the Wausau community as a whole, I would also love to primarily focus on the Hmong community—whether it be presenting poetry about my bicultural experience to the general public, or presenting poems in my mother tongue at Hmong events. In addition, the Hmong American Center is a great resource, and if possible, collaborating with the organization will be an efficient way to promote and encourage poetry within the Hmong community through workshops.

Wausau welcomed my family when we immigrated here in 2004, and it would be a remarkable honor and accomplishment to give back to the community that supported us. Getting an opportunity to not only represent Wausau, but also the Hmong community, I think it would be really beneficial to show a more inclusive and diverse community. I never really involved myself in community events—and especially that of the literary arts—so this will be a huge stepping stone for me. Through poetry and my engagement with the community, I hope to also show that although everyone's experiences and backgrounds are different, there are many things we all can connect to together at a deeper level when using poetry.

In the following pages, I've included samples of past poems I've worked on. Thank you for your time and consideration.

Sincerely,

A handwritten signature in grey ink, appearing to read 'MKH', with a stylized flourish at the end.

Mai Kao Hang

trouble in paradise

vii

forget-me-nots.
true love
and respect.
a promise
of remembrance.
a meaningful flower
for a worthless person.

vi

a garden
of forget-me-nots
grow in my lungs.
lungs enable breathing,
but the garden within
slowly drowns me.

v

at one stage,
baby blue petals
flee the garden inside,
bleeding
during its escape.

iv

the next,
entire flowers
flee the garden inside,
in a pool of blood.

iii

it's breathtaking—really—
to feel
in my drowning.

ii

i refuse to empty
the life in my lungs.

i

thus, that life empties me instead.

the ocean never leaves

eyes search for a fire above
but the ocean has yet to leave.
what good is it to love,
when there's room for grief?

a vigorous fire
yet so vulnerable
once in contact with its sire
“get ready for disposal.”

made to burn a limited time,
its ashes all that's left behind,
gone, is the sublime
and return of the divine.

Brace your Self

Brace your Self for the new tenants on your teeth.
When they first move in, they party every day
not giving you any peace, but you can't evict them
because you invited them in.

Brace your Self for the difficulties of the tenants.
They make you run errands, you get too busy
you don't eat proper meals.

Brace your Self for a new routine.
The tenants are demanding.
Learn again to eat, to talk, to floss, to brush.

Brace your Self for the side effects.
Your clothes don't hug tight for you
are not the same person.

Brace your Self to care for the tenants.
You learn to live with them and the parties
begin to die down.

Brace your Self for the next two years.
They won't live here forever, but
you might miss them once they finally leave.

The boy

The boy has finally reached the top
of the mountain after years of climbing
he breathes a sigh of relief
looking behind him
down at the path he has taken
and wipes the sweat off his forehead
but stops when he feels rough
skin instead of the soft touch
he remembers being a young boy
full of energy to climb to the top
but now he has seen it all
and wishes to go back down

Finding Joy

All my life, I've looked for Joy
But does Joy even want me
To find her.

Has my quiet laughter not reached her
Delicate, aged ears—
Or has my soft knocking
Fallen in line with the wind.

Does she dwell in the loud
Where I do not exist—
Or is she lingering in the silence
Where I cannot see her.

Joy, please let me find you.

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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Approving of the City of Wausau Amended Property Redevelopment Program.

Committee Action: 5-0

Fiscal Impact: None

File Number: 24-0316

Date Introduced: October 14, 2025

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, the City of Wausau approved a Property Disposition Program for Redevelopment Purposes on April 16, 2015; and

WHEREAS, the City of Wausau amended the Property Disposition Program for Redevelopment Purposes on March 26, 2024; and

WHEREAS, the policy was renamed from the Property Disposition Program to the Property Redevelopment Program.

WHEREAS, the policy has been amended to clarify the duties of the Economic Development Committee and the duties of the Infrastructure and Facilities Committee, pursuant to ordinance, which will in turn provide better direction to staff and Common Council regarding the process to be followed in the acquisition and sale of City-owned parcels; and

WHEREAS, the new document better organizes the acquisition and disposition process and breaks disposition into four categories: Industrial Park, Large Lots for Residential/Commercial, Undesirable for Redevelopment Purposes, and Single Residential Infill; and

WHEREAS, the new document provides a description, how offered and selection criteria for each disposition category; and

WHEREAS, your Economic Development Committee recommended approval of the changes to this policy at its October 7, 2025 meeting.

NOW, THEREFORE, BE IT RESOLVED that the City of Wausau Common Council approves the Property Redevelopment Program as amended and attached and directs staff to follow the process when acquiring and/or selling these properties.

Approved:

Doug Diny, Mayor

Property Redevelopment Program

Revised October 7, 2025

Acquisition

Properties that have been identified to purchase for redevelopment purposes (not for a public facility or right-of-way acquisition) will be taken to the Economic Development Committee (EDC) for discussion and possible approval to move forward. These parcels will be buildable or suitable for redevelopment/rehabilitation for residential, industrial or commercial purposes, depending on location of the site and the needs of the community. Properties may also have been deemed blighted by which no private individual/company is interested in it.

The City's Development Director has the authority to submit an offer to purchase when time is of the essence, but the offer must be contingent upon City approval. During the approval process of purchasing new properties for redevelopment purposes, the proposal will be taken to the Economic Development Committee. The resolution will state that the property is being purchased for redevelopment purposes AND/OR Community Development restricted programs with income limit beneficiaries.

In the case of a parcel that is deemed better suited to be utilized for public purposes **after being acquired for redevelopment**, that property will be **reviewed by the Economic Development Committee in addition** to the Infrastructure and Facilities Committee or other Committees as appropriate for the ultimate proposed purpose.

Disposition

From City ordinance 3.12.040, the Economic Development Committee is the designated representative to negotiate and recommend the sale or lease of city-owned land designated for commercial or residential redevelopment or parcels in industrial parks. Staff have identified four types of property that come before the Economic Development Committee. Properties not initially acquired for redevelopment purposes fall under ordinance 03.12.030 and the Infrastructure and Facilities Committee.

Property Types

Industrial Park

Description: Land in the identified Wausau Business Campus that was developed for the purpose of supporting businesses and job creation. Land is zoned industrial or commercial.

How offered: Available parcels are listed on the City website and with regional business focused groups.

Selection criteria: Staff will work with buyers on the deed restrictions, use, and other governmental support. The standard price is \$ 12,500 /acre for developable land with reductions available for significant job creation and tax value creation. Final sale price and approval by EDC and Council.

Large Lots for Residential/Commercial

Description: Parcel(s) that due to the size, location, or other factors are best suited for larger development. This is defined as more than a 4-unit, non-owner-occupied housing development or other type of commercial or mixed-use development.

How offered: Listed on City website, signs on each property, and promoted during development tours. Once a property is targeted for redeveloped, the City will utilize the Request for Proposal (RFP) or RFI process to solicit proposals from interested parties.

Selection criteria: RFP/RFI with scoring criteria is approved by EDC and distributed by Staff. Proposals received by the City are evaluated by staff with final approval by EDC and Council.

Undesirable for Redevelopment Purposes

Description: An undesirable parcel for redevelopment has characteristics that make it impractical, costly, or illegal to build on. This may be parcels that are remnants of a larger project, lack access, cannot meet the zoning requirements, etc. **These lots shall be deemed undevelopable by the Zoning Administrator.**

How offered: These parcels are not actively marketed but are viewable on the City's public GIS viewer for adjoining property owners.

Selection criteria: Consideration is given to neighboring property owners and developers able to assemble properties for a larger project. The acquisition price is established by the City Assessor based on estimated value. EDC and Council have final approval.

Single Residential Infill

Description: Parcels that meet the zoning requirements for residential development. These parcels often have challenges due to environmental, floodplain, access, location, etc.

How offered: Listed on the City website and signage on property.

Selection criteria: Buyers will fill out an application and work with staff to develop a proposal ready for consideration by the Economic Development Committee. EDC and Council have final approval.

Application for Individual Residential Infill Lots

- **Properties will be posted online and at the site for a 30-day time period before applications will be reviewed and decisions made. After the 30-day time period has expired with no applications, any applications will be reviewed on a first-come, first-serve basis.**
- The prospective buyer must detail what they are planning to do with the property including whether it will be owner occupied, rental, or otherwise.
- Individual applicant must provide a government issued form of identification. Organizations and businesses must provide their Federal ID Number (FEIN).
- Income eligibility may be required based on the source of income used in property acquisition.
- For a residential property, the owner will have 90 days to arrange financing and 18 months from closing to complete the project and receive occupancy.

Financing for Single Residential Infill

- The approved applicant will obtain financing on their own. Once the redevelopment project is complete and agreement satisfied, the city may forgive the price of the lot OR if income

qualifications are required, a percentage of the lot may be forgiven over a number of years to meet the affordability requirement of restricted funds.

- The owner must make a contribution to project (minimum requirements)
 - If under 80% County Median Income (CMI) = \$2,500 own funds
 - If over income limits = 5% (of total project) own funds
- To prevent a buyer from 'flipping' a property, a mortgage will be recorded – typically in second position after first mortgage holder.
- If the project is geared towards income-eligible clientele, additional financing MAY be available through Community Development IF the project qualifies under restricted funding guidelines. Recommendations to the Economic Development Committee will be part of the proposed packet when the project is presented to the committee.

For all property transactions:

- Not all properties will be sold to the highest bidder – property will be given to the best fit for the area the property is located in – owner occupied proposals will be given a higher priority.
- The City Assessor will provide an estimate of assessed value for each property that is proposed to be sold by the City.

Properties Utilizing Restricted Funds

- Properties that have been purchased and redeveloped with restricted funds must be sold according to applicable restricted guidelines.
- Community Development staff will advertise properties for disposition. Staff have the authority to negotiate, accept and sell the property to an income-qualified household. This sale does not need Council approval since it would highlight a lower income household. These sales are part of annual City audits and federal monitoring documents ensure staff have followed all applicable guidelines.

Pricing Guidelines

- The final sale price of any transaction is set by the Economic Development Committee and the City Council. For purposes of working with prospective buyers the following guidelines may be used:
- Industrial Park property price is \$12,500/acre
- Assessed value (as determined by City Assessor) should be known and may be utilized.
- Large Lots projects that benefit low-to moderate income groups can be reduced in price to improve scoring for competitive funding and/or to reduce the later size of City assistance.
- Property sales that benefit low to moderate income individuals or organizations may be reduced in price.

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

RESOLUTION OF THE INFRASTRUCTURE & FACILITIES COMMITTEE

Approving Easement with Wisconsin Public Service – 606 East Thomas Street.

Committee Action: Approved 4-0

Fiscal Impact: None

File Number: 25-1006

Date Introduced: October 14, 2025

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, 700 Grand Apartments, LLC recently purchased the property at 700 Grand Avenue for the construction of a housing development; and

WHEREAS, the development will require an upgrade or new electric and gas service to 700 Grand Avenue; and

WHEREAS, Wisconsin Public Service will also need to install new or upgraded facilities at 606 East Thomas Street, the Public Safety Building site; and

WHEREAS, your Infrastructure and Facilities Committee, at its August 14, 2025 meeting, discussed and recommended approval of the easement for the installation of new or upgraded gas and electric facilities at 606 East Thomas Street.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that it hereby approves the easement with Wisconsin Public Service and authorizes the proper city officials to execute the attached easement.

Approved:

Doug Diny, Mayor

Date of Meeting: August 14, 2025, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Sarah Watson (Neal was excused)

Also Present: Eric Lindman, Allen Wesolowski, TJ Niksich, Dustin Kraege, Andrew Lynch, Carrie Edmondson, Lori Wunsch

Discussion and possible action on Easement with Wisconsin Public Service for underground facilities at 606 East Thomas Street

This easement is through the Police Department parking lot. This is all part of a bigger project that WPS is doing to upgrade the power in the area. It's going to go across the street to the Towers, through the park and to the new apartment building at 700 Grand. It is also going to serve as a backbone and a backup to the apartment buildings, to the PD and to 700 Grand. WPS would need an easement to make those upgrades. Staff recommends granting WPS the easement to upgrade their facilities.

Martens questioned if this a temporary or permanent easement. Wesolowski confirmed it is a permanent easement. Martens asked if it would be done with directional boring so it is not disrupting the parking lot. Wesolowski explained they would have some pits where needed, but the majority of it would be bored.

Martens moved to approve the easement. Larson seconded and the motion passed 4-0.

Agenda Item No.

11

***STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – August 14, 2025***

AGENDA ITEM

Discussion and possible action on Easement with Wisconsin Public Service for underground facilities at 606 East Thomas Street

BACKGROUND

WPS is requesting an easement to upgrade facilities in the Grand Avenue/Thomas Street area. This easement is on the Police Department facility at 606 East Thomas Street.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Engineering staff recommends approving the easement to upgrade the electrical facilities in the area.

Staff contact: Allen Wesolowski 715-261-6762



7/23/2025

Wisconsin Public Service Corporation
P.O. Box 19001
Green Bay, WI 54307-9001
www.wisconsinpublicservice.com

**CITY OF WAUSAU
407 GRANT ST
WAUSAU, WI 54403**

Dear Customer:

Wisconsin Public Service Corporation recently received a request to upgrade or provide new *electric and gas service* at *700 Grand Avenue in the City of Wausau County of Marathon, State of Wisconsin*. This request will require new or upgraded facilities to be installed on property that you own at *Grand Avenue & Thomas Street in the City of Wausau County of Marathon, State of Wisconsin* in locations shown on the attached easement which, when executed, would grant us the right to install and maintain the necessary facilities.

I have enclosed two copies of the easement for your review. The exhibit is only temporary until the final one can be completed. When the final exhibit is complete we will send it along with a copy of the easement for your review. After you review the exhibit, the document will be recorded with the Office of the Register of Deeds. Signing this document will allow Wisconsin Public Service Corporation to install facilities on your property in the location described in the easement.

Please note that the Public Service Commission entitles you to a minimum of five days to examine the materials provided. However, you have the option to waive the five-day review period and sign and return the easement at any time.

*You will note that the documents **require** you to sign them in the presence of a **Notary Public**.* Please make the necessary arrangements to meet with a Notary Public in your vicinity and have the Notary sign the documents where indicated. All signatures and blanks filled in must be completed in **BLACK INK** to be accepted by the Register of Deeds for recording.

Please return *one* of the documents to me in the pre-paid envelope provided at your earliest convenience. The second document is for your records. Installation cannot be scheduled until the completed document has been received.

Please contact me if you have any questions regarding the easement. Please refer to Work Request **3467327**.

Lydia Janssen- Right of Way Agent
Wisconsin Public Service Corporation
(920) 433-5578
Lydia.Janssen@wecenergygroup.com

Enclosed

Wisconsin Public Service Corporation | A subsidiary of the WEC Energy Group

3335006

Easement

THIS INDENTURE is made this _____ day of _____, by and between **CITY OF WAUSAU** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of Lots 1 and 5 of Block 4 of the recorded plat of Rhomboid Addition to the City of Wausau, in the **City of Wausau, County of Marathon, State of Wisconsin**, as shown on the attached **Exhibit "A"**.

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

291-2907-363-0879

- 1. Purpose: ELECTRIC UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
- 4. Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

CITY OF WAUSAU

Organization name

Sign Name

Print name & title

Sign Name

Print name & title

STATE)
OF)
COUNTY)
OF)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ CITY OF WAUSAU, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Notary Public, State of

My Commission expires:

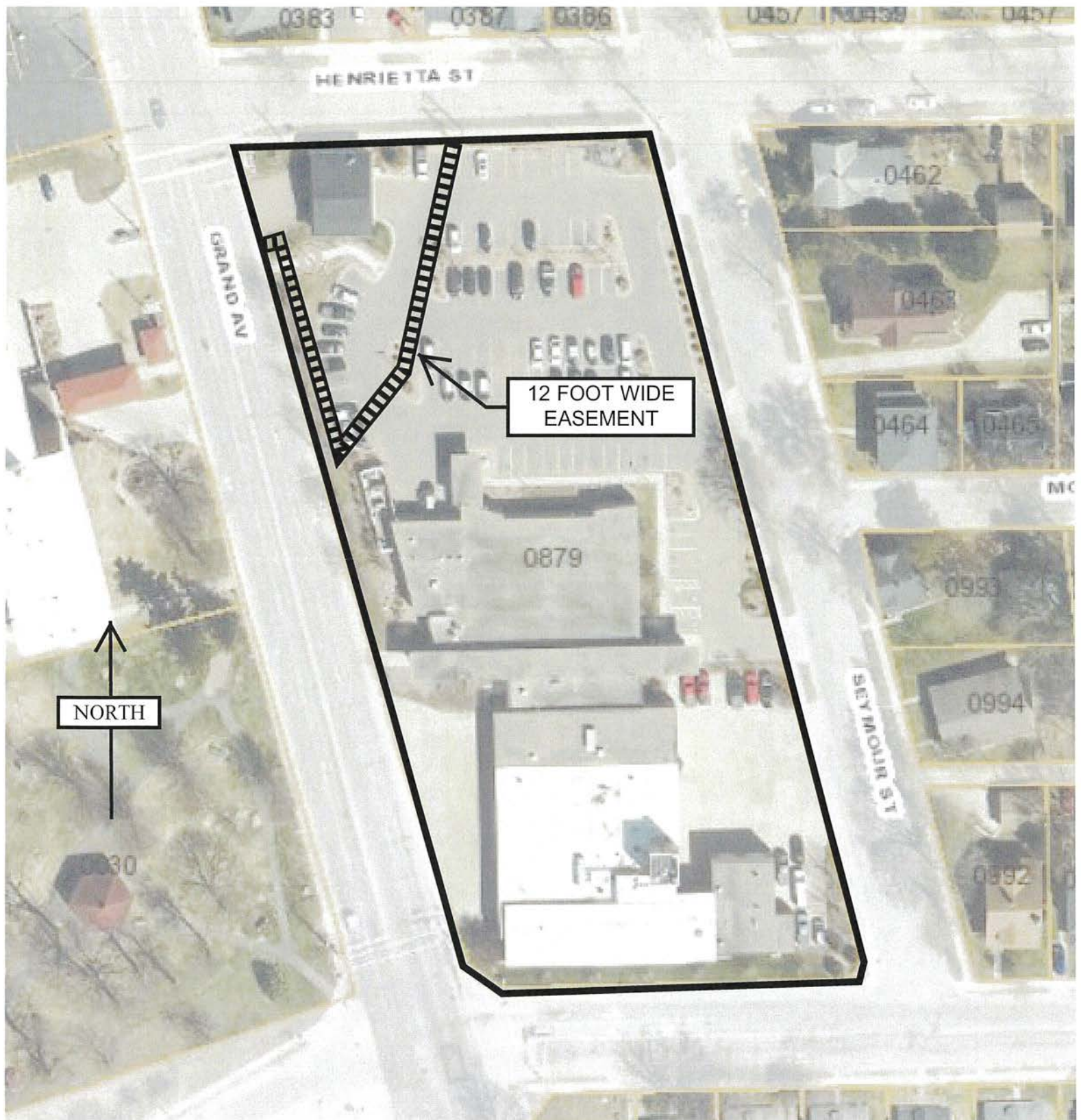
This instrument drafted by: Lydia Janssen

Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1487651	WMIS-3467327	3335006	INT11-487-651

TEMPORARY EXHIBIT "A"

NOT TO SCALE
FOR REFERENCE ONLY



****Temporary Exhibit****

****Final Exhibit will be sent for approval at a later date****

**** NOT FOR RECORDING****

**JOINT ORDINANCE OF PLAN COMMISSION
AND HISTORIC PRESERVATION COMMISSION**

Amending Section 2.82.055 Designation of Eastgate Hall, 1201 Stewart Ave as a Local Historic Landmark.

Committee Action:	Plan Commission: 4-1 (voted to amend designation to include only the stone wing) Historic Preservation: 6-0	Ordinance Number: 61-5997
Fiscal Impact:		

File Number: 25-1005

Date Introduced: October 14, 2025

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

Section 1. That Section 2.82.055 of the *Wausau Municipal Code* is hereby amended to read as follows:

2.82.055 Local Historic Landmarks. The following structure is hereby designated as a local historic landmark:

(38) East Gate Hall (stone wing only), 1201 Stewart Ave, PIN: 291.2907.352.0998

The Northwest quarter (NW ¼) of the Northwest quarter (1/4) and the North eighty (80) feet of the Southwest quarter (SW ¼) of the Northwest quarter (NW ¼) of Section Thirty-five (35) all in Township Twenty-nine (29) North of Range Seven (7) East, excepting the right-of-way of the Chicago & Northwestern Railway Company, and that portion of said land lying South of said right-of-way.

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

Section 3. Severability. In the event any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

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

Adopted:
Approved:
Published:
Attest:

Approved:

Doug Diny, Mayor

Attest:

Kaitlyn A. Bernarde, City Clerk

HISTORIC PRESERVATION COMMISSION

Time and Date: The Historic Preservation Commission met on Wednesday, August 17, 2025, at 4:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Kevin Crooks, Blake Opal-Wahoske, Christine Martens, Steven Miller, Linda Tryczak and Patrick Bacher

Staff Present: Brad Lenz,

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

Assistant Chairperson Kevin Crooks called the meeting to order at approximately 4:00 p.m. noting that a quorum was present.

Approve meeting minutes for July 30, 2025

Motion by Martens to approve the minutes and seconded by Miller. Approved 6-0

PUBLIC HEARING: Discussion on potential landmarking of Irving School at 833 S 3rd Avenue

Crooks opened the public hearing.

Crooks closed the public hearing.

Discussion and Possible Action on potential landmarking of Irving School at 833 S 3rd Avenue

Brad Lenz shared that he received communication from the building owner and the owners would prefer to not have the building designated as a historic landmark. Crooks reminded the commission that late Alder Gisselman shared at the previous Historic Preservation meeting that the commission didn't usually landmark buildings if the owner was opposed to it. Crooks doesn't believe that this should be a policy of the commission and it can be appropriate to make the designation even when opposed by the property owner. Miller agrees. Lenz reviewed the designation criteria with the commission. Crooks commented that he believes the property meets multiple criteria, Martens agrees.

Motion Martens by seconded by Tryczak. Approved 6-0

PUBLIC HEARING: Discussion on potential landmarking of East Gate Hall in Marathon Park

Crooks opened the public hearing.

Crooks closed the public hearing.

Discussion and Possible Action on potential landmarking of East Gate Hall in Marathon Park

Crooks inquired if staff had heard any further comments from the property owner, Marathon County. Lenz shared that no other comments had been received outside of those made at the last commission meeting.

Motion Martens by seconded by Bacher. Approved 6-0

Next Meeting Date

Wednesday, September 24, 2025 at 4:00pm

Adjournment

Motion by Tryczak, second by Opal-Wahoske. Approved 6-0 Meeting adjourned at 4:14 p.m.

MINUTES

Plan Commission Meeting

Date / Time: Tuesday, September 16, 2025, at 5:00 P.M. | **Meeting called to order by** Mayor Diny at 5:03 P.M.

In Attendance

Members Present: Mayor Doug Diny, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, Lou Larson (5:24pm)

Staff Present: Brad Lenz, Carrie Edmondson, Shahn Kariger

Others Present:

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 2 – Discussion and possible action on landmarking Eastgate Hall (Marathon Park) (Historic Preservation)

Parks Director Polley referenced her letter to the commission supporting a landmarking of the original stone wing of the building but not the entirety of the building. Mayor Diny asked how one part of the building could be designated but not the whole building. Polley clarified that they are two separate parts with separate entrances and uses but are connected into one structure. There was a question from the commission on how this designation would affect the Westside Master Plan. Polley noted that the changes laid out in the plan have already been made to the building.

Motion by Watson, second by Bohlken to amend the landmarking designation to the stone wing only. **Motion carried 4-1.**

Motion by Bohlken and seconded by Watson to recommend the landmarking of Eastgate Hall as amended. **Motion carried unanimously 4-1.**



Memorandum

From: Brad Lenz
To: Plan Commission
Date: September 16, 2025
Subject: Historic Landmark Designations – Eastgate Hall and Irving School

The Historic Preservation Commission held public hearings in August for the designations of two properties: Eastgate Hall in Marathon Park and the former Irving School at 833 S. 3rd Avenue. The commission found both properties to be historically significant and recommended moving forward with landmark designation.

While no one expressed verbal opposition at the public hearing, representatives of each property expressed written concerns. Both of those letters are attached.

The next step in the landmarking process is for Plan Commission to review the recommendation from the Historic Preservation Commission, and forward its own recommendation to the Common Council for consideration. Per Wausau Municipal Code 2.82.050(b)(3), the Plan Commission shall consider the following factors in formulating a recommendation:

- (A) Will the designation of the property as a landmark or historic site interfere with the orderly, coordinated, and harmonious development of the city;
- (B) Will the designation of the property as a landmark or historic site conflict with parts of the master plan, official map or redevelopment plans;
- (C) Will the designation of property as a landmark or historic site promote the general public health, safety and general welfare.

Based on these criteria, staff recommends approval of the landmark designations by the Plan Commission. The comprehensive plan acknowledges the value of preserving the city's history. Also, Wausau's municipal code (2.82.010) states that it is a matter of public policy that the protection, enhancement, perpetuation and use of buildings of special architectural character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people.

PROPERTY RECORD
1201 STEWART AVE
Architecture and History Inventory



NAMES

Historic Name: **Marathon Park - Youth Building**
Other Name: **Marathon County Fairgrounds**
Contributing: **Yes**
Reference Number: **51402**

PROPERTY LOCATION

Location (Address): **1201 STEWART AVE**
County: **Marathon**
City: **Wausau**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1939**
Additions:
Survey Date: **19832013**
Historic Use: **recreational building/gymnasium**
Architectural Style: **Other Vernacular**
Structural System:
Wall Material: **Granite Stone**
Architect:
Other Buildings On Site: **Y**
Demolished?: **No**
Demolished Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

National/State Register Listing Name: **Not listed**
National Register Listing Date:
State Register Listing Date:

NOTES

Additional Information:

Bibliographic References: Marathon County Historical Society History Files.

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

leah.penzkover@wisconsinhistory.org

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 153,000 historic buildings, structures and objects throughout Wisconsin.

RELATED ARTICLES

Is Your Property Eligible for the National Register or State Register of Historic Places?

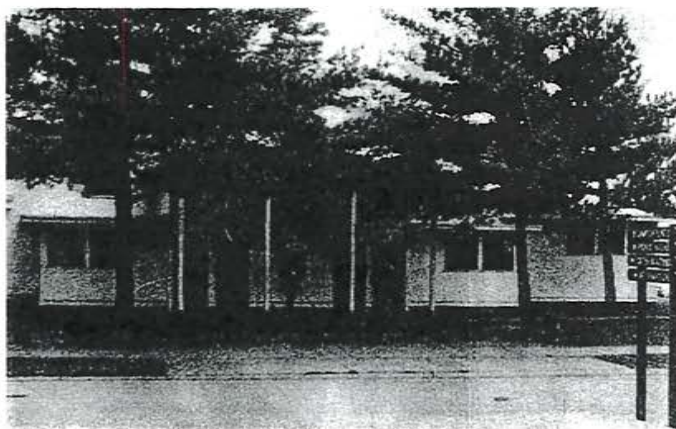
Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online Store:

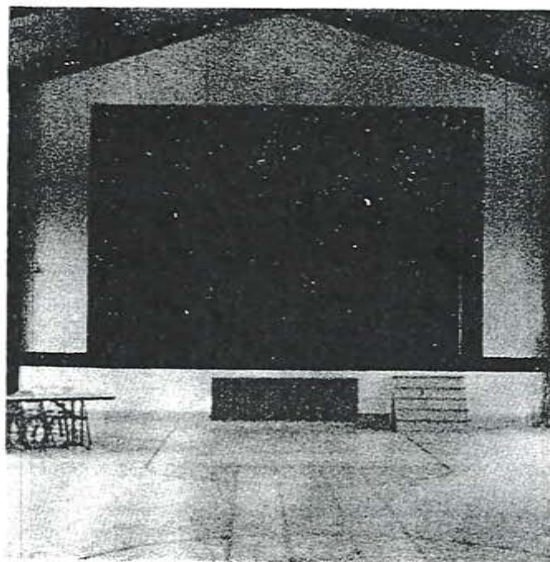


MARATHON COUNTY PARK SYSTEM

MARATHON PARK YOUTH BUILDING AND STONE WING



Park Department, Courthouse,
Wausau, Wisconsin 54401
Telephone Area Code 715 - 842 - 0471



The Youth Building Stage

Marathon Park's Youth Building is one of the largest and most versatile public buildings in the City of Wausau. It is spacious (seating 800), heated for year-round use, equipped with toilets, dressing areas and showers, and provided with a stage, sound system, removable tables for dining, and athletic installations for indoor winter sports.

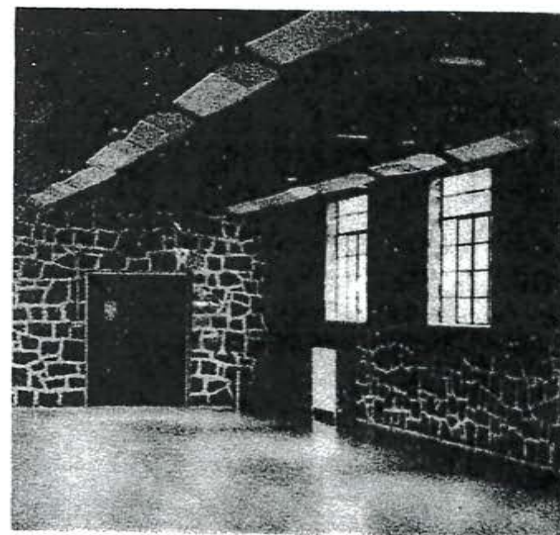
Seating capacity depends on the nature of the event. Sufficient tables are available to seat 500 for dining. Food can be catered in and served from the "wings" on the east or west sides of the main hall, where electrical receptacles, wired for heavy loads, are available to supply food warmers.

Folding chairs for 800 are set up by park personnel for lectures, dramatic productions, movies or concerts. The stage is equipped with overhead lights, movable backdrop and motion picture screen, and two sliding curtains. Drapes are provided for the windows to darken the hall for movies, and a sound system with microphones and podium is available for bands or lectures.

Basketball hoops or volleyball nets are provided during the winter season for athletic programs, while the basement area serves as a locker area for our youth hockey program.

In addition, the building is still widely used for private and public dances, trade shows, fairs, and exhibitions.

The Stone Wing is a large, unfurnished stone-walled structure adjacent to the main hall. It can be rented separately, or used in conjunction with the Youth Building. Chairs and tables can be reserved to furnish the Stone Wing for meetings or similar events.



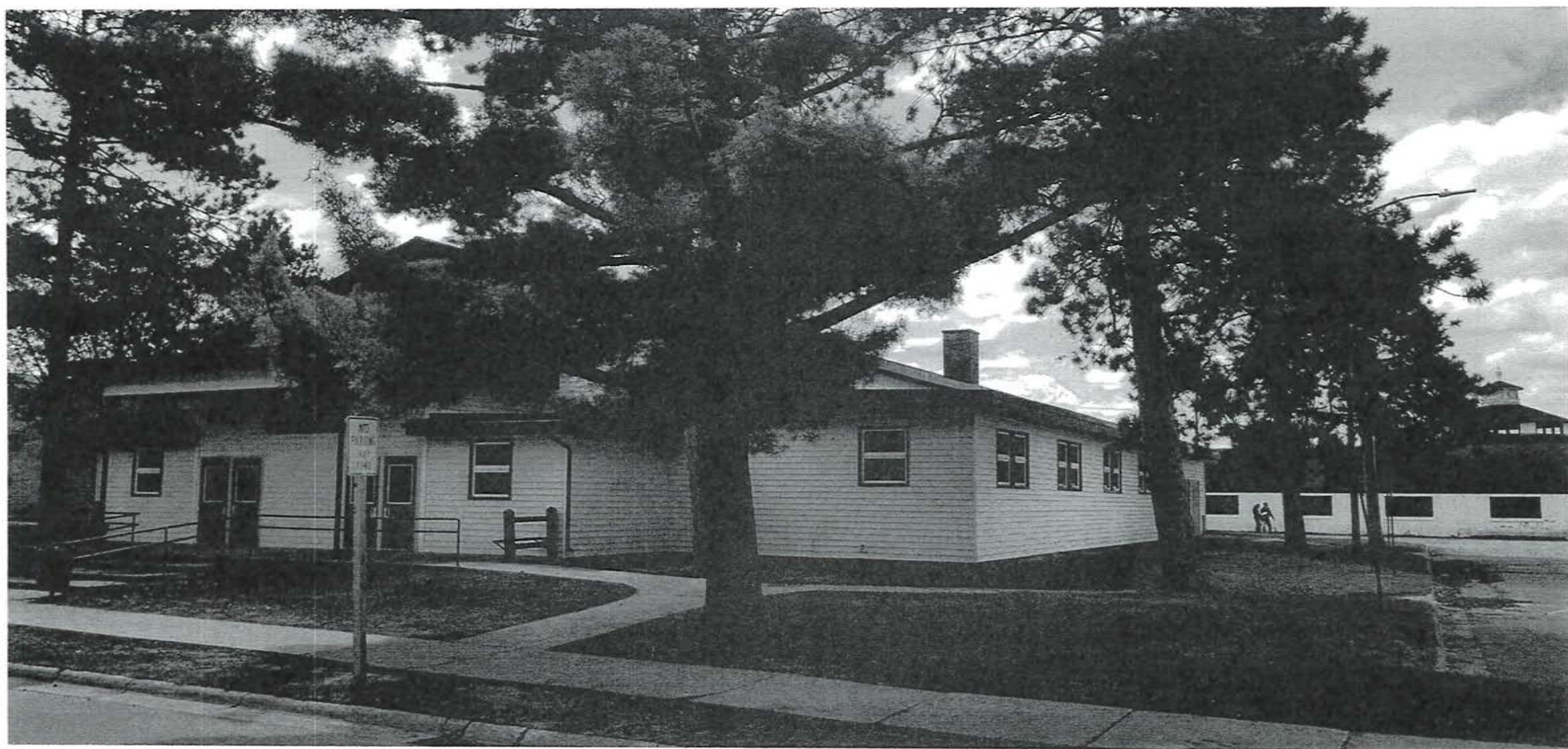
The Stone Wing

Fees for the use of the Youth Building and Stone Wing are dependent on the commercial or non-commercial nature of the event being held. Fees, regulations, and reservations can be obtained by calling our Park Department office in the Courthouse. Reservations are available up to one year in advance of the event. Prepayment, the signing of a use contract, and liability insurance may be required.

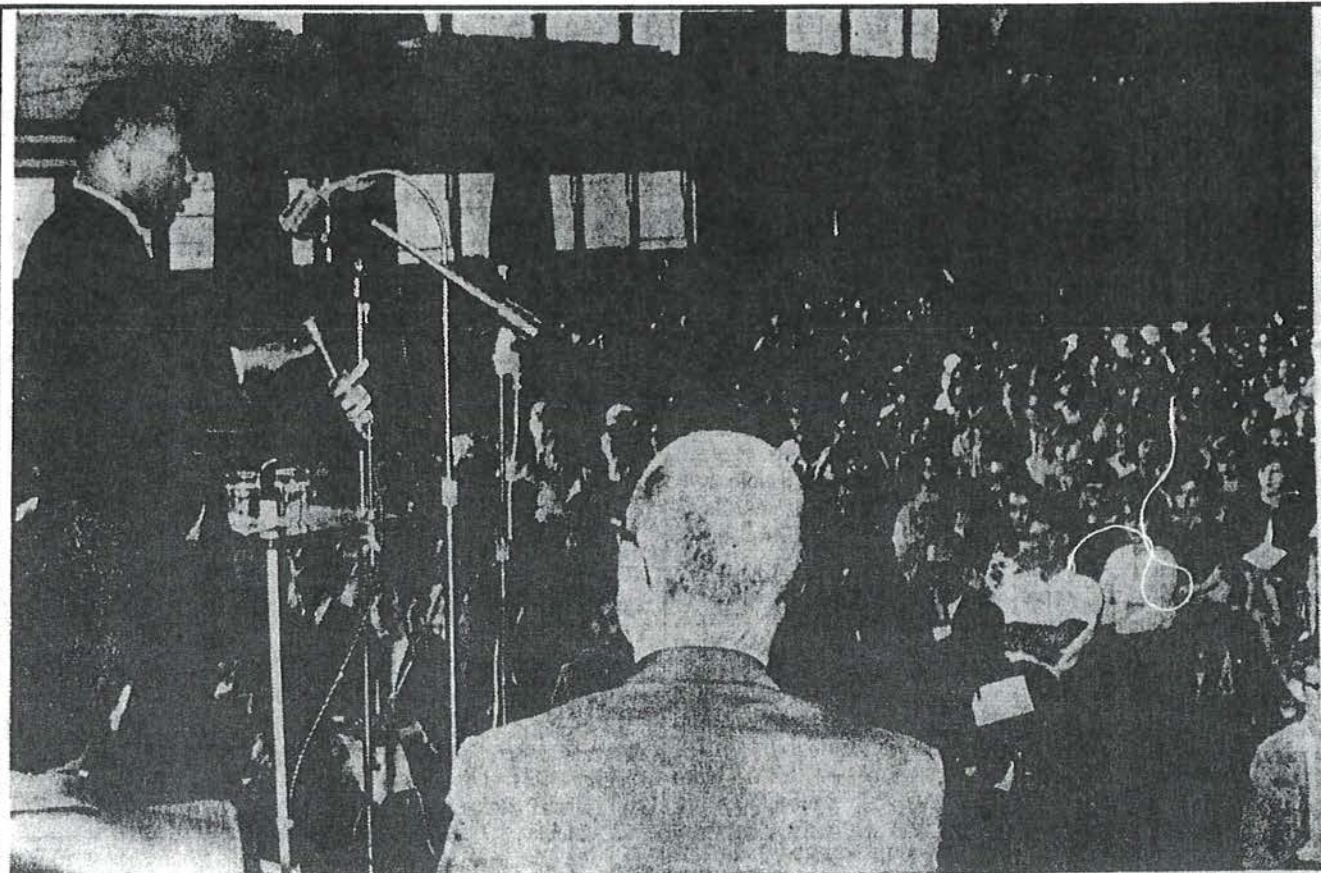
Our Marathon Park brochure (P-513) provides additional details about Marathon Park facilities and Youth Building parking.







Milwaukee Lawyers File



... R-H Photo by Bob Radunz

DR. KING SPEAKS AT MCUC

More than 1,100 persons gathered at the Youth Building here Friday afternoon to hear Dr. Martin Luther King say the American Negro has gone a long way but has yet a long

way to go. He also defended his peace movement against the Vietnam war.

Supervisors Vote Funds Toward Construction of Four-Unit Youth Center

Site in Marathon Park;
Will Include Dormitory,
Dining Hall and Gym

A National Youth administration center, which will be used for 4-H club activities and other civic enterprises, was a step closer today, following action of the Marathon county board of supervisors yesterday afternoon.

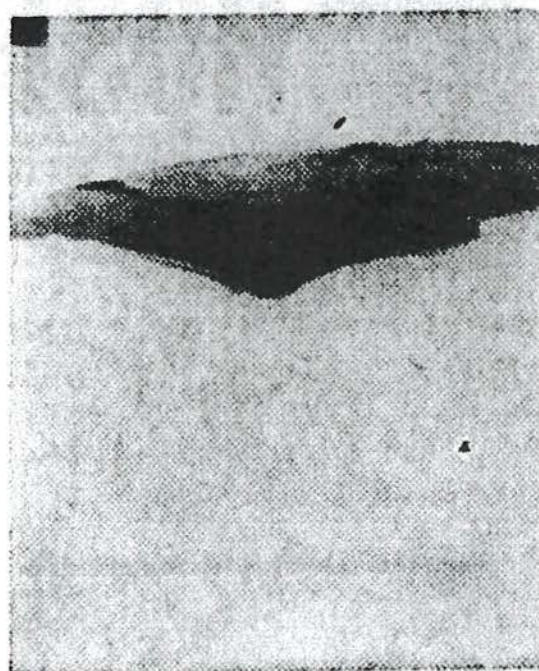
The board appropriated \$32,500 toward the four-unit project, which will cost approximately \$105,000. The NYA will furnish the remainder, it was said.

Replaces WPA Plans

The NYA center, which will be built in Marathon park, replaces plans for a youth building that was to be partly financed through a WPA project.

Last spring the county board appropriated \$23,000 toward a youth building, expecting the WPA would come through with a \$15,000 grant. This structure was to be a large, arena-type building, which could be used as an exhibition building for 4-H club members during the Wisconsin Valley Fair and Exposition and as a convention hall and an indoor hockey rink during the remainder of the year.

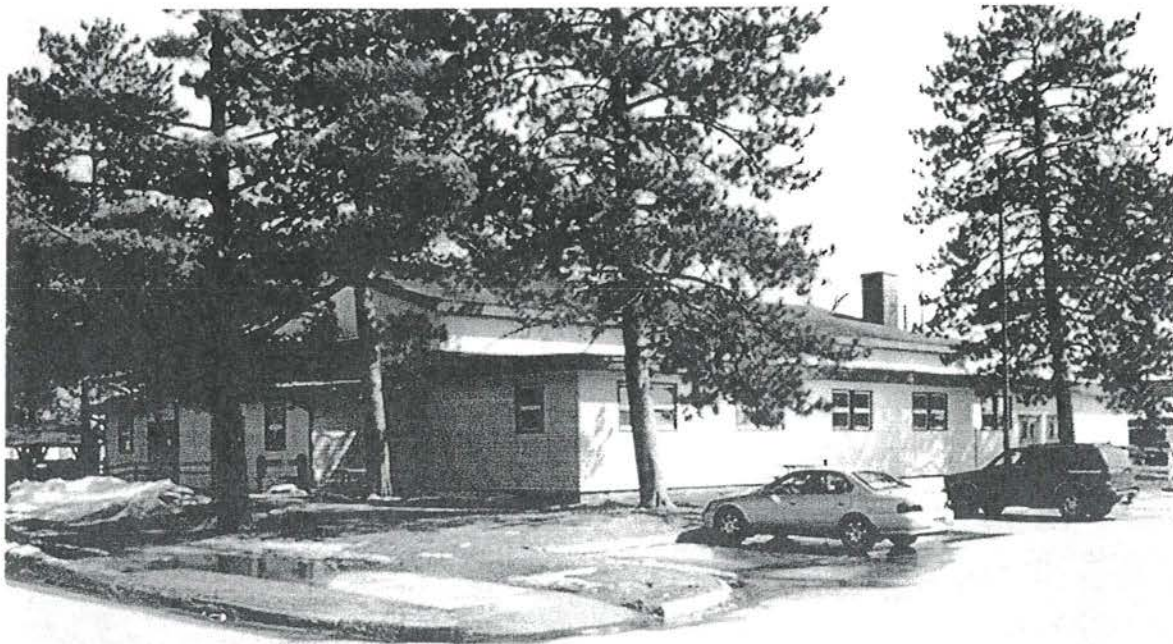
William H. McNeight, town of

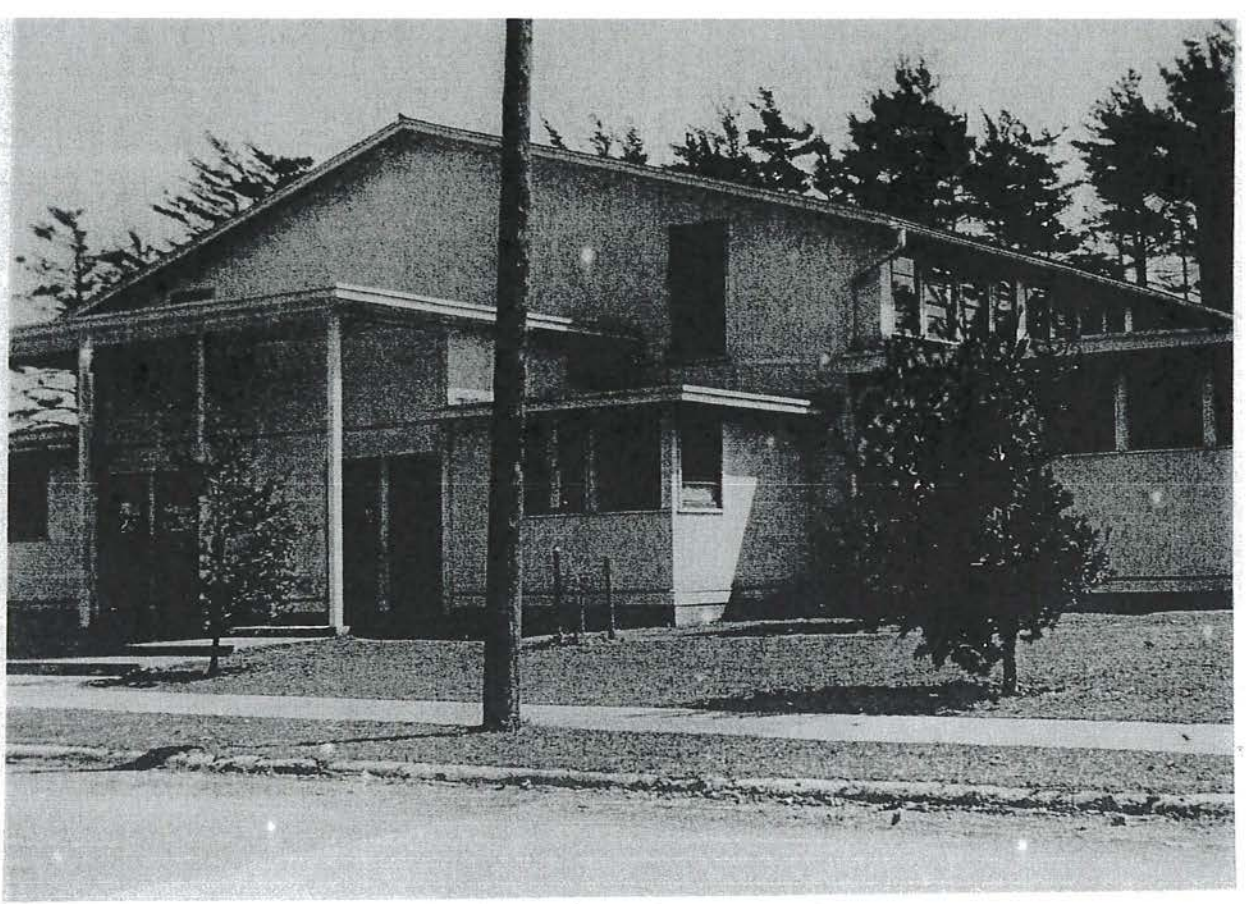


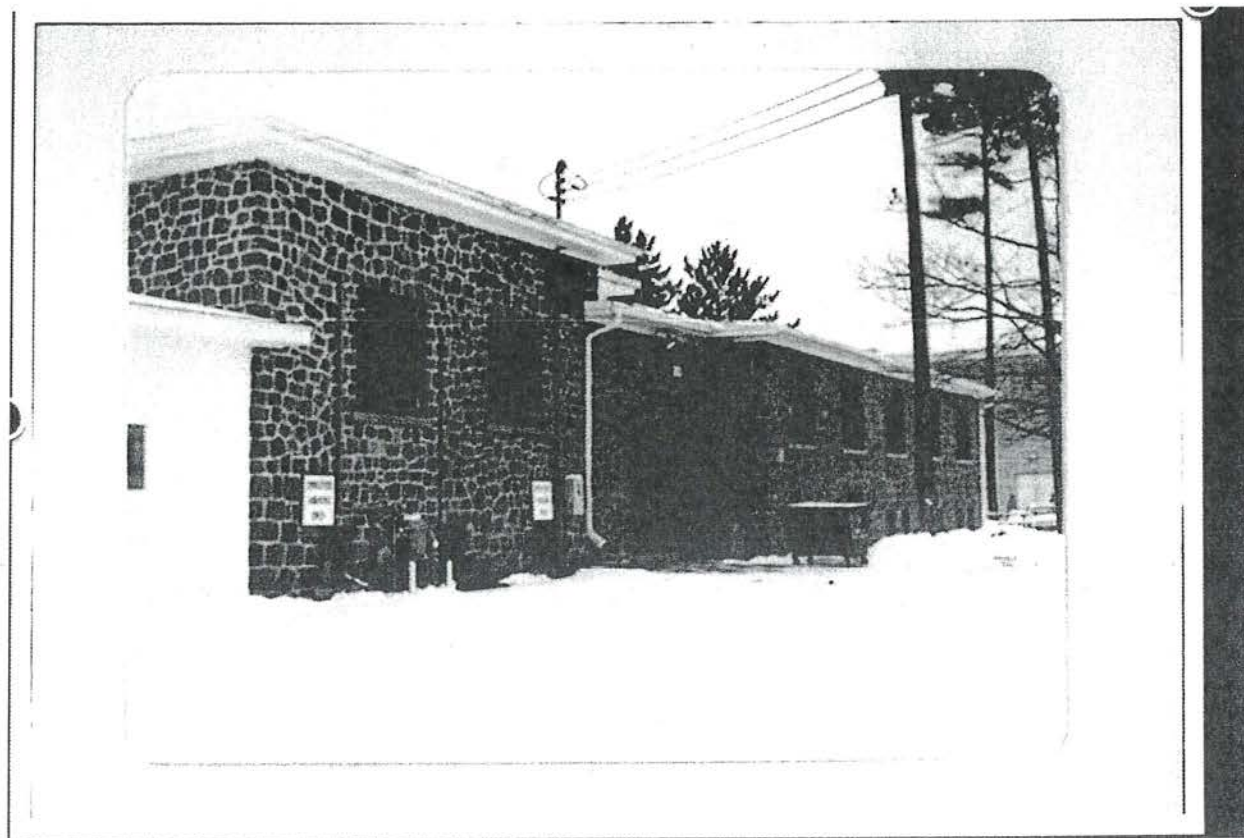
SNOW TRAPS CARS IN MINNESOTA
drifts in Minnesota's first blizzard of
munities. Over the mid-west, 18 dual

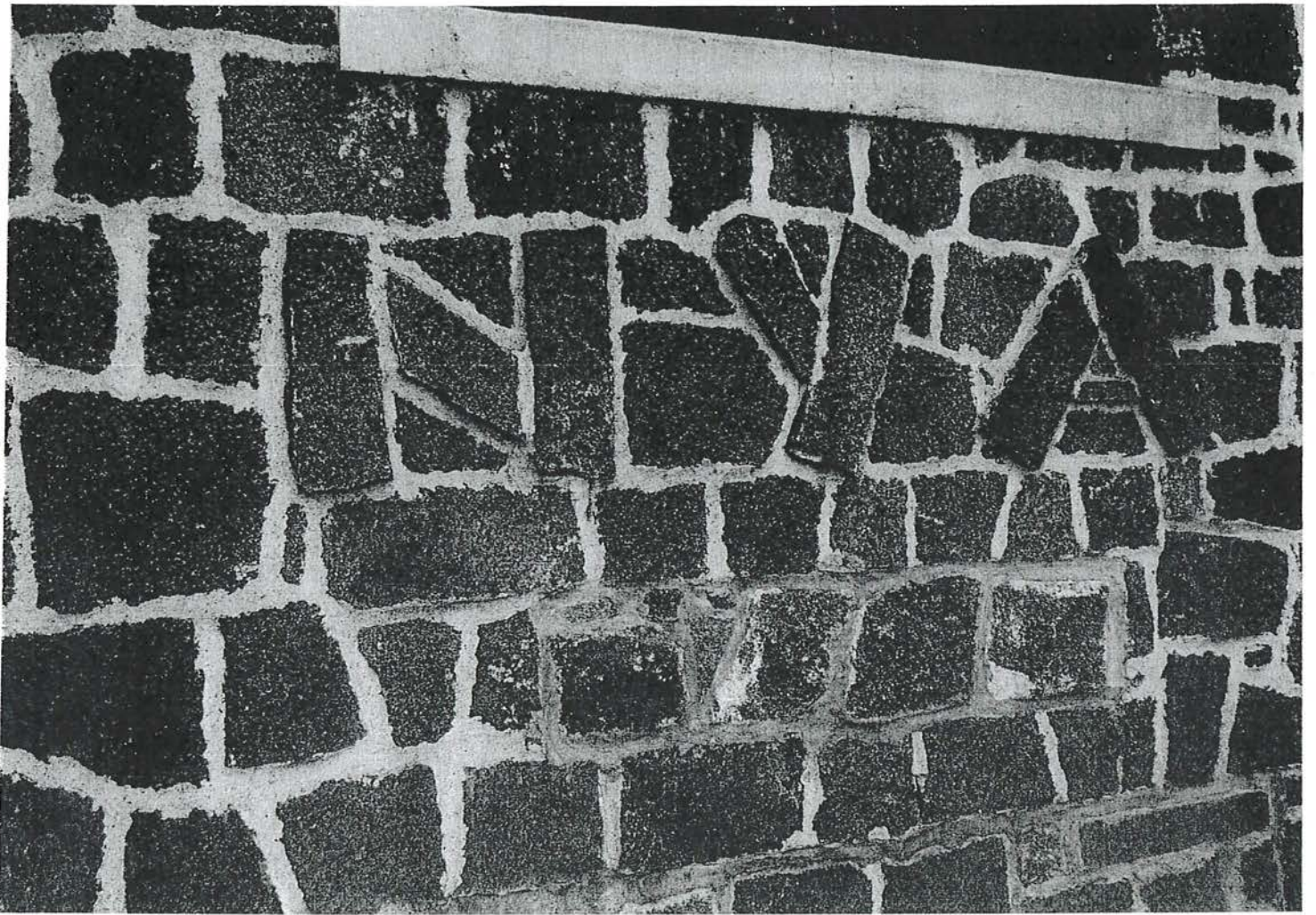
Armed Br To Death

C D 11











City of Wausau Plan Commission
407 Grant Street
Wausau, WI 54403

Re: Historic Designation of Eastgate Hall

Dear Members of the Plan Commission,

On behalf of Marathon County, I am writing to provide clarification and a formal request regarding the proposed historic designation of Eastgate Hall at Marathon Park.

Specific Request

Marathon County respectfully requests that, should the City of Wausau seek to designate Eastgate Hall as a local historic landmark, the city limit the historic designation to the stone wing of the facility.

Background and Rationale

Eastgate Hall consists of two distinct sections: the main building and the attached stone wing. The main building, while similar in character to its original construction, has undergone significant changes over the years. In contrast, the stone wing—constructed by the National Youth Administration—remains unchanged and features original stonework consistent with other historic features throughout the park. Both sections of Eastgate Hall were utilized by Dr. Martin Luther King Jr. during his 1967 visit to Wausau, underscoring the cultural and historical importance of the facility.

Following careful consideration, the Marathon County Park Commission voted on July 29, 2025, to recommend to the City of Wausau that only the stone wing of Eastgate Hall be designated as a local historic landmark. The County's Human Resources, Finance and Property Committee reaffirmed this recommendation on August 26, 2025. Unfortunately, due to timing, County staff were unable to submit these actions prior to the Historic Preservation Commission's public hearing on August 27, at which time the Commission recommended designating the entire building.

We respectfully ask the Plan Commission to reconsider this matter and, if historic designation is deemed appropriate, to limit that designation to the stone wing only. This approach ensures recognition and protection of the most historically significant and intact portion of Eastgate Hall, while also providing flexibility for the County to meet community needs and manage the altered main section of the facility in a practical and sustainable way.

Thank you for your consideration of this request and for your continued efforts to preserve Wausau's heritage while balancing the operational and community needs of our public facilities. Please feel free to contact me with any questions or if additional information would be helpful.

Sincerely,

Jamie Polley, Director of Wausau/Marathon County Parks, Recreation & Forestry Department

Cc: Lance Leonhard, County Administrator
Doug Diny, Mayor

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing the Modification of Fees to the City of Wausau Fees and Licenses Schedule Adopted Pursuant to Wausau Municipal Code §3.40.010(a) (2025 Comprehensive Fee Schedule).

Committee Action: Approved 4-1

Fiscal Impact: The fiscal impact will depend on the amount of activity.

File Number: 24-1109

Date Introduced: October 14, 2025

RESOLUTION

WHEREAS, the City of Wausau has adopted a comprehensive Fees and License Schedule at W.M.C. §3.40.010; and

WHEREAS, Marathon County has adjusted the dog license fees, which must be incorporated into the city's licensing rates and

WHEREAS, the Finance Committee has reviewed proposed changes to the schedule for the animal licensing as set forth in the attached Exhibit and incorporates these as part of the City of Wausau Fees and Licenses Schedule.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, that the fees outlined in the attached Exhibit are hereby adopted and incorporated into the City of Wausau Fees and Licenses Schedule adopted pursuant to W.M.C. §3.40.010.

Approved:

Doug Diny, Mayor

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2026 Rate	2025 Rate
PET/ANIMAL FEES	8.08		
Spayed/Neutered Dog or Cat (\$12 remitted to Marathon County)		\$30.00	\$20.00
Microchip Discount		-\$5.00	-\$8.00
Not Spayed/Neutered Dog or Cat (\$20 remitted to Marathon County)		\$75.00	\$62.00
Dangerous Animal License		\$200.00	\$200.00
Dangerous Animal License Issued after July 1		\$100.00	\$100.00
Annual Pet License Late Fee		\$5.00	\$5.00
Pet Fancier Permit		\$35.00	\$35.00
Commercial Kennel License		\$100.00	\$100.00
Chicken Permit Fee	8.08.012	35	35
Honey Bee Permit		\$20.00	\$20.00
Honey Bee Permit -Late Fee		Double the permit fee	Double the permit fee
Sale of live poultry or farm raised game birds at a marketplace	8.080.010(d)	25	25

RESOLUTION OF THE FINANCE COMMITTEE

Approving 2025 Budget Modification for the Preparation of the Remedial Action Option Report for the 1300 Cleveland Avenue Property, Wisconsin Department of Transportation Brts#02-37-58708.

Committee Action: *Pending*

Fiscal Impact: \$17,500

File Number: 24-1109R

Date Introduced: October 14, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: Environmental Fund Reserves</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$17,500</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount: Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the City of Wausau has worked cooperatively with the Wisconsin Department of Natural Resources (WDNR) to prepare a Site Investigation Workplan (SIWP) to identify contamination, characterize the ground water and complete a Site Investigation Report (SIR) for the WDNR documenting the site investigation results of the identified BRRTS site at 1300 Cleveland Avenue; and

WHEREAS, GEI Consultants (GEI) was hired, through competitive procurement, by the City in October 2020 to complete the site investigation work and other necessary work to move this site to closure with under the NR 700 process;

WHEREAS, GEI prepared and submitted the SIWP to the WDNR on April 14, 2021;

WHEREAS, GEI completed and submitted the SIR to the WDNR in February 2022;

WHEREAS, the WDNR in August 2022 requested groundwater sampling for PFAS;

WHEREAS, GEI completed PFAS sampling on December 20, 2022 and submitted the PFAS results to the WDNR on February 10, 2023;

WHEREAS, the WDNR on March 6, 2023 requested an additional round of groundwater sampling for PFAS;

WHEREAS, GEI completed the additional round of PFAS sampling as requested by the WDNR on April 24, 2023 and submitted the results to the WDNR on June 21, 2023;

WHEREAS, the WDNR on September 25, 2023 requested additional offsite PFAS testing;

WHEREAS, GEI prepared and presented the SIR and comprehensive investigation of the site to the City Council on December 19, 2023 and WDNR representative was also present to answer questions;

WHEREAS, GEI prepared and submitted a proposal on January 29, 2024 to complete additional off-site groundwater sampling for PFAS as requested by the WDNR;

WHEREAS, the WDNR concurred with the proposed locations of the additional groundwater sampling for PFAS;

WHEREAS, GEI completed the additional well installations and conducted two rounds of additional PFAS groundwater sampling in July through September 2024;

WHEREAS, GEI prepared and submitted an updated status report on the additional PFAS sampling to the WDNR on March 12, 2025;

WHEREAS, the WDNR on July 16, 2025 concurred with GEI and City findings that no further PFAS assessment is warranted and that the site investigation is complete and directed the City to begin preparation of a Remedial Action Options Report (RAOR);

WHEREAS, the City received an Amendment #5 proposal on August 21, 2025 from GEI to prepare remedial options with budget costs, present the remedial options to the City Council and prepare an RAOR for the WDNR for review and approval; and

WHEREAS, your Finance Committee, at their September 23, 2025 meeting, voted to approve the resolution adopting the budget modification for Amendment #5 from GEI for an estimated cost of \$17,500 as recommended below;

101 General Fund, 53102 Eng Section Cost Center, Spend Cat 52150 Arch Eng & Plan Service \$17,500
228 Env Cleanup Fund, 53681 Env Service Cost Center, Spend Cat 52192 Other Prof Services -\$17,500; and

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to modify the 2025 Budget as outlined above.

Approved:

Doug Diny, Mayor



Dept. of Public Works & Utilities

Eric Lindman, P.E.
Director of Public Works & Utilities

TO: Finance Committee & City Council

FROM: Eric Lindman, P.E.
Director of Public Works & Utilities

DATE: September 23, 2025

SUBJECT: Budget Modification – GEI Environmental Consultants

GEI Consultants has been the City's Environmental Consultant since 2020 completing the environmental testing and contamination identification for 1300 Cleveland Ave. The testing and identification process of the environmental clean-up process has been determined to be completed by the WDNR and the next steps are to prepare the Remediation Action Operation Report (RAOR) for the WDNR to review and approve.

The RAOR will establish the method/process the City is proposing to complete in order to receive closure on the site from the WDNR. Attached is the proposed costs for this next phase of the project and am asking for approval to move forward with GEI Consultants. The proposed costs include a presentation to the City Council to discuss options for the RAOR to get the site to closure and to generally answer questions. Based on the feedback from the council the RAOR will be prepared and submitted to the WDNR.

Below is a history of the contract costs with GEI Consultants for the project to date including this proposed amendment. Also included below are the total amounts invoiced to date for the work that has been completed.

GEI Environmental Consulting Services - 1300 Cleveland Ave

Contract	Scope of Work	Date	Amount
Original	Environmental Soil & Groundwater Testing	9/29/2020	34,700.00
Amendment 1	Prepare Site Investigation Workplan	2/3/2021	8,268.00
Amendment 2	Initial Site Investigation Services	7/15/2021	98,500.00
Amendment 3	Supplemental Site Investigation & EPA Grant	10/26/2022	33,800.00
Amendment 4	Supplemental Site Investigation - PFAS Assessment	4/29/2024	46,500.00
	Total Approved =		221,768.00
Amendment 5	Prepare Possible Remedial Actions and RAOR	4/29/2024	17,500.00
	Total Approved & Proposed =		239,268.00

**GEI Environmental Consulting Services -
1300 Cleveland Ave**

Date	Amount
11/17/2020	\$27,900.00
12/14/2020	\$6,062.63
1/21/2021	\$737.37
3/15/2021	\$5,075.91
4/21/2021	\$3,192.09
9/21/2021	\$45,427.98
10/20/2021	\$28,638.75
11/19/2021	\$10,446.25
12/23/2021	\$3,262.97
1/18/2022	\$894.00
2/14/2022	\$9,827.75
5/23/2022	\$2,161.04
11/22/2022	\$298.00
12/13/2022	\$1,821.00
1/20/2023	\$2,631.87
2/21/2023	\$775.00
3/23/2023	\$3,668.31
5/22/2023	\$2,191.94
6/23/2023	\$2,503.96
7/25/2023	\$2,362.75
10/20/2023	\$436.00
1/21/2024	\$3,884.88
2/16/2024	\$430.00
6/20/2024	\$1,566.00
7/16/2024	\$1,211.00
8/12/2024	\$2,960.05
9/12/2024	\$8,634.34
10/16/2024	\$5,150.75
12/16/2024	\$3,310.10
1/20/2025	\$5,788.65
3/19/2025	\$895.00
4/23/2025	\$3,513.00
8/11/2025	\$520.50
Total Invoiced =	\$198,179.84



Consulting
Engineers and
Scientists

August 21, 2025

Mr. Eric Lindman
Director of Public Works & Utilities
City of Wausau
407 Grant Street
Wausau, Wisconsin 54403

**Re: Proposal for Environmental Consulting Support
Wausau Business Incubator (Former)
1300 Cleveland Avenue, Wausau, WI 54403
WDNR BRRTS# 02-37-587081**

Dear Eric,

GEI Consultants, Inc. (GEI) has prepared this proposal to outline a scope, cost, and schedule for providing additional environmental consulting support to the City of Wausau (City or Client) for the Wausau Business Incubator (Former) site at 1300 Cleveland Avenue in the City of Wausau, Marathon County, Wisconsin (the "site"). The site is being investigated under the Wisconsin Department of Natural Resources' (WDNR's) Bureau for Remediation and Redevelopment Tracking System (BRRTS) No. 02-37-587081. GEI recently completed a supplemental assessment of groundwater quality at the site for per-and polyfluoroalkyl substances (PFAS) required by the Wisconsin Department of Natural Resources (WDNR). Following a review of the PFAS results, the WDNR concluded in an email correspondence from Ms. Jane Gray on July 16, 2025, that the site investigation required under Chapter NR 716, Wisconsin Administrative Code (WAC), is complete and the next action required to pursue regulatory case closure for the site is an evaluation of remedial action alternatives and preparation/submittal of a Remedial Action Options Report (RAOR) in accordance with Chapter NR 722, WAC.

We understand the City has requested a proposal for preparing and submitting a ROAR. However, before preparation of a ROAR, we understand the City has requested that GEI participate in an upcoming City Council meeting to provide an overview of actions completed and costs incurred for site investigation to date, and provide a preliminary, high-level, review of a few possible remedial action alternatives (and associated rough opinions of cost) that may support a non-industrial closure of the regulatory case in advance of site redevelopment. We understand that feedback from City Council members will be considered when selecting the remedial action alternatives that will be presented to the WDNR for consideration in the ROAR submittal.

Scope of Services

Task 1 – Preliminary Evaluation of Remedial Action Alternatives

GEI will review site data and complete a preliminary evaluation of up to four remedial action alternatives for the site. A rough opinion of probable cost for each selected alternative will be

generated. Based on our recent communications, the following baseline assumptions will be used for this preliminary evaluation:

- Remedial actions will be completed to pursue non-industrial closure of the regulatory case.
- Remedial actions will not result in significant changes to existing grades. If an engineered barrier is included as part of an alternative evaluated, an existing soil thickness equal to that of the engineered barrier will be excavated.
- Soil requiring excavation for installation of a soil barrier and/or to access and remove contaminant mass at greater depths will be characterized as a waste.
- Remedial actions will be completed before a site redevelopment plan is approved. Accordingly, consideration of potential cost benefits for integrating remedial actions with future redevelopment activity will not be considered, such as relying on a planned paved parking area as an engineered barrier or adjusting the locations for structures or buried utilities so they would be in less impacted portions of the site.
- Potential long-term operation and maintenance costs associated with evaluated alternatives (repairing pavement cracks, addressing areas of soil erosion, etc.) will not be considered.

Additional alternative-specific assumptions may be integrated into the evaluations completed for this task. Additionally, GEI may correspond with the WDNR Project Manager, Ms. Jane Gray, on what remedial actions would likely be considered acceptable by the WDNR to achieve the City's objectives of a non-industrial closure for the open regulatory case.

Task 2 – Attend City Council Meeting

GEI will prepare visual aids/exhibits for, and provide a brief presentation to City Council during an upcoming council meeting scheduled for September or October 2025. We anticipate our presentation being approximately 10 to 15 minutes long; including a high-level review of investigation activities completed and costs incurred to date, and an overview of the remedial action alternatives preliminarily evaluated and their rough associated costs; and culminating in a brief discussion among/between council members and GEI regarding which presented alternatives (or new alternatives) should be further evaluated and included in the RAOR submittal to the WDNR.

Task 3 – Prepare and Submit a RAOR

GEI will prepare a RAOR in general accordance with WDNR guidance and the requirements of Chapter NR 722, WAC. The ROAR will include a summary of the investigation activities completed and contaminants detected above regulatory standards at the site; statement regarding the objectives of the remedial actions, including the City's current preference for a non-industrial case closure; identification of remedial action alternatives likely to be technically feasible for the site based on the contaminants present, environmental media impacted, site characteristics, and stated objectives for the remedial actions; and an evaluation of selected, technically feasible remedial action alternatives based on several criteria, including long- and short-term effectiveness, implementability, restoration timeline, and economic feasibility. Additionally, the RAOR will include identification and evaluation of engineering controls and continuing obligations that may be appropriate for each alternative. As part of this task, GEI may again correspond with the WDNR on what remedial actions would likely be considered acceptable to achieve the City's objectives.

The draft RAOR will be submitted to the City for review, comment, and selection of the remedial action alternative to be identified as the preferred option in the final edition of the RAOR submitted to the WDNR. We anticipate the City will request a formal response from the WDNR on the RAOR submittal and as such, we have included the associated WDNR review fee in our proposal.

Task 4 – Project Administration & Management

During performance of these services, we anticipate multiple communications with you via email, telephone, and/or virtual meetings may be required to discuss project planning and implementation. We also anticipate that you may request that GEI participate in up to one virtual meeting between the City and WDNR to discuss the remedial approach. Accordingly, in addition to routine project administration and management efforts, we have included up to an additional 2 hours each for Mr. Mike DeBraske (Project Manager) and Mr. Roger Miller (Senior Hydrogeologist) for meetings and follow-up communications.

Project Schedule

We can initiate the services outlined in Task 1 promptly upon receiving formal notice to proceed (NTP) in the form of a signed contract or Purchase Order that references this proposal. We understand you have requested that GEI be prepared to participate in a council meeting currently scheduled for September 23, 2025. We anticipate being able satisfy that request, but appreciate the flexibility of scheduling our presentation in October 2025 instead, should any complications/delays be encountered during performance of these services, including with obtaining feedback from the WDNR on remedial alternatives that may be considered acceptable. We anticipate a draft RAOR being issued for your review within approximately 6 to 10 weeks following completion of Task 2.

Fee and Conditions of Service

We propose to complete these services on a time-and-materials basis in accordance with the terms and conditions previously negotiated between the City and GEI for Phase 2 and Site Investigation services, with the following exception: GEI labor rates for these services will be updated to reflect a current 2025 Fee Schedule. Based on the anticipated level of effort required to complete the services outlined above, we recommend establishing budgets as outlined below.

<u>Item</u>	<u>Estimated Fee</u>
Task 1 (Preliminary Evaluation)	\$ 3,600
Task 2 (Council Meeting/Presentation)	\$ 3,400
Task 3 (RAOR Preparation/Submittal)	\$ 8,700
Task 4 (Project Administration & Management)	<u>\$ 1,800</u>
Total:	\$ 17,500

The attached Table 1 and Fee Schedule outline our estimated effort, expenses, personnel categories, and associated rates associated with these services. It is understood that the expenses, personnel categories, hours, and cost subtotals for each task may vary depending on when we receive NTP and what staff is available at the time these services are completed. However, GEI will not exceed the total estimated fees for these services without first contacting you to explain the need, outline any additional costs, and obtain authorization.

If you have any questions regarding the scope of services, fee, or work schedule as presented herein, please contact us.

Sincerely,

GEI CONSULTANTS, INC.



Michael L. DeBraske, P.E.
Senior Engineer



Roger A. Miller, P.G., C.P.G.
Senior Hydrogeologist

Enclosures:

Table 1 – Cost Estimate (08/21/2025)
Fee Schedule

Accepted By:

CITY OF WAUSAU

Name of Authorized Representative

Title

Signature

Date

Table 1 - Cost Estimate
Environmental Consulting Support - RAOR (08/21/2025)
1300 Cleveland Avenue, Wausau, WI

TASK NO.	ACTIVITY DESCRIPTION	PERSONNEL				REIMBURSABLE EXPENSES						TOTAL
		PERSONNEL CATEGORY	HOURLY RATE	HOURS	COST	ITEM	Quant.	Unit Cost	Bare Cost	Percent Markup	Billed Cost	
1	Preliminary Evaluation	Senior Professional-Grade 7	\$ 200.00	16.00	\$ 3,200.00							
		Senior Consultant-Grade 8	\$ 216.00	2.00	\$ 432.00							
	SUBTOTAL				18.00	\$ 3,632.00			\$ -		\$ -	\$ 3,632.00
2	Council Meeting -Preparation of exhibits	Staff Professional-Grade 2	\$ 103.00	2.00	\$ 206.00	Company Vehicle	1	\$85.00	\$ 85.00		\$ 85.00	
		Senior Professional-Grade 7	\$ 200.00	8.00	\$ 1,600.00							
		Senior Consultant-Grade 8	\$ 216.00	2.00	\$ 432.00							
		Senior CADD Drafter and Designer	\$ 123.00	2.00	\$ 246.00							
	-Meeting	Senior Professional-Grade 7	\$ 200.00	4.00	\$ 800.00							
	SUBTOTAL				18.00	\$ 3,284.00			\$ 85.00		\$ 85.00	\$ 3,369.00
3	RAOR	Staff Professional-Grade 2	\$ 103.00	12.00	\$ 1,236.00	WDNR Fees	1	\$1,050.00	\$ 1,050.00	15%	\$ 157.50	
		Senior Professional-Grade 7	\$ 200.00	24.00	\$ 4,800.00							
		Senior Consultant-Grade 8	\$ 216.00	4.00	\$ 864.00							
		Senior CADD Drafter and Designer	\$ 123.00	8.00	\$ 984.00							
		Admin	\$ 103.00	6.00	\$ 618.00							
	SUBTOTAL				54.00	\$ 8,502.00			\$ 1,050.00		\$ 157.50	\$ 8,659.50
4	Project Administration & Management	Senior Professional-Grade 7	\$ 200.00	6.00	\$ 1,200.00							
		Senior Consultant-Grade 8	\$ 216.00	2.00	\$ 432.00							
		Admin	\$ 103.00	2.00	\$ 206.00							
	SUBTOTAL				10.00	\$ 1,838.00					\$ -	\$ 1,838.00
	Total				100.00	\$ 17,256.00					\$ 242.50	\$ 17,498.50

EXHIBIT B**FEE SCHEDULE AND PAYMENT TERMS****FEE SCHEDULE**

<u>Personnel Category</u>	<u>Hourly Billing Rate \$ per hour</u>
Staff Professional – Grade 1	\$ 88
Staff Professional – Grade 2	\$ 103
Project Professional – Grade 3	\$ 121
Project Professional – Grade 4	\$ 139
Senior Professional – Grade 5	\$ 151
Senior Professional – Grade 6	\$ 179
Senior Professional – Grade 7	\$ 200
Senior Consultant – Grade 8	\$ 216
Senior Consultant – Grade 9	\$ 249
Senior Principal – Grade 10	\$ 249

Senior Drafter / GIS	\$ 136
Drafter and Designer / GIS	\$ 123
Senior Field Professional	\$ 147
Field Professional	\$ 143
*Senior Technician	\$ 138
*Technician II	\$ 83
*Technician I	\$ 73
Word Processor, Administrative Staff	\$ 103
Office Aide	\$ 88

Rates will increase up to 5% annually, at GEI's option, for all contracts that extend into the next calendar year. Rates for Deposition and Testimony are increased 1.5 times.

- *The scope of work is based on a normal work week, Monday through Friday, eight (8) hours per day and work on Saturday. Overtime will be charged at 1.3 times the specified rate; Sunday and holiday hours will be charged at two times the personnel rate, with a minimum charge of eight (8) hours

OTHER PROJECT COSTS

Subconsultants, Subcontractors and Other Project Expenses - All costs for subconsultants, subcontractors and other project expenses will be billed at cost plus a 15% service charge. Examples of such expenses ordinarily charged to projects are subcontractors; subconsultants: chemical laboratory charges; rented or leased field and laboratory equipment; outside printing and reproduction; communications and mailing charges; reproduction expenses; shipping costs for samples and equipment; disposal of samples; rental vehicles; fares for travel on public carriers; special fees for insurance certificates, permits, licenses, etc.; fees for restoration of paving or land due to field exploration, etc.; state and local sales and use taxes and state taxes on GEI fees. The 15% service charge will not apply to GEI-owned equipment and vehicles or in-house reproduction expenses.

Field and Laboratory Equipment Billing Rates – GEI-owned field and laboratory equipment such as pumps, sampling equipment, monitoring instrumentation, field density equipment, portable gas chromatographs, etc. will be billed at a daily, weekly, or monthly rate, as needed for the project. Expendable supplies are billed at a unit rate.

Transportation and Subsistence - Automobile expenses for GEI or employee-owned cars will be charged at the rate per mile set by the Internal Revenue Service for tax purposes plus tolls and parking charges or at a day rate negotiated for each project. When required for a project, four-wheel drive vehicles owned by GEI or the employees will be billed at a daily rate appropriate for those vehicles. Per diem living costs for personnel on assignment away from their home office will be negotiated for each project.

PAYMENT TERMS

Invoices will be submitted monthly or upon completion of a specified scope of service, as described in the accompanying contract (proposal, project, or agreement document that is signed and dated by GEI and CLIENT).

Payment is due upon receipt of the invoice. Interest will accrue at the rate of 1% of the invoice amount per month, for amounts that remain unpaid more than 30 days after the invoice date. All payments will be made by either check or electronic transfer to the address specified by GEI and will include reference to GEI's invoice number.

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

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing to Enter into First Addendum, Service Agreement between the City of Wausau and Marathon County Health Department for Implementation of the Lead Hazard Reduction Capacity Building Grant through the Office of Lead Hazard Control and Healthy Homes through the U.S. Department of Housing and Urban Development.

Committee Action: *Pending*

Fiscal Impact: Beginning allocation of \$505,000

File Number: 25-0424

Date Introduced: October 14, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☒ No ☐	<i>Amount: \$505,000</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the City of Wausau has previously accepted the Lead Hazard Reduction Capacity Building grant through the Office of Lead Hazard Control and Healthy Homes through the U.S. Department of Housing and Urban Development (HUD) to assist with Lead Hazard Reduction activities in older homes located throughout the City of Wausau; and

WHEREAS, the City of Wausau was awarded \$1,984,999, in which part of the grant requirement is the ability to provide a Program Manager who must perform at least 75% of their time towards the implementation of this grant; and

WHEREAS, the Marathon County Health Department has the capacity and personnel to provide this required position; and

WHEREAS, the City desires to purchase services from Marathon County Health Department for HUD Lead Capacity Building Grant services; and

WHEREAS, on April 9, 2025, the Common Council of the City of Wausau has reviewed and approved the initial Service Agreement between the City of Wausau and Marathon County Health Department; and

WHEREAS, an addendum to the Service Agreement was presented to the City by the Health Department on September 4, 2025, which provided a better description of what services the County will provide and what services the City will provide; and

WHEREAS, the Common Council of the City of Wausau has reviewed and approved the First Addendum, Service Agreement between the City of Wausau and Marathon County Health Department.

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, that the proper City officials are hereby authorized to execute First Addendum, Service Agreement between the two entities as well as any necessary documents associated with this Agreement and subsequent reporting documents as needed for the Lead Hazard Reduction Capacity Building grant.

Approved:

Doug Diny, Mayor



TO: Finance Committee Members

FROM: Tammy Stratz, Community Development Manager

RE: First Addendum of Service Agreement between City of Wausau and Marathon County Health Department

DATE: October 6, 2025

On August 19, 2024, City Council members accepted the Lead Hazard Capacity Building grant through the Office of Lead Hazard Control and Health Homes through the U.S. Department of Housing and Urban Development. That grant period is October 15, 2024, through October 15, 2027.

As part of that grant application, the City and County Health Department entered into a Service Agreement which outlined some of the responsibilities of both entities. That initial Service Agreement was approved by Council on April 29, 2025. Attached is that initial agreement.

Since that time, the Development Department and Health Department have been working towards the goals of this grant; however, we have determined that several items were not discussed in the Service Agreement. Such items are as follows:

1. Missing additional staff that are/will be working on the grant.
2. Removing specific wage amounts being reimbursed per position – this is a 3-year grant and salaries increase/decrease according to budgets, vacancies, etc.
3. Allowing to be reimbursed for additional expenses that were not previously discussed in the original Service Agreement.

Attached are the original Service Agreement and the First Amendment between the City and County Health Department. For ease, the changes have been highlighted. The rest of the agreement stays the same.

If you have any questions or concerns before the meeting, please feel free to call me at 715-261-6682 or e-mail me at tammy.stratz@wausauwi.gov.

Thank you.



2025 HUD LEAD GRANT AGREEMENT

**BETWEEN
MARATHON COUNTY HEALTH DEPARTMENT
AND THE CITY OF WAUSAU**

City Address: City of Wausau
Doug Diny
Mayor
City of Wausau
407 Grant Street
Wausau, WI 54403

Marathon County Health Department: Amanda Ostrowski
Interim Health Officer
Marathon County Health Department
1000 Lakeview Drive
Wausau, WI 54403

THIS SERVICES AGREEMENT (the "Agreement"), is made and entered into, by and between the **City of Wausau** (the "CITY") and **Marathon County Health Department** ("MCHD"),

RECITALS

WHEREAS, the City of Wausau has received a Lead Hazard Reduction Capacity Building Grant through the US Department of Housing and Urban Development, Office of Lead Hazard Control and Healthy Homes in the amount of \$1,984,999 for the performance period of October 15, 2024, through October 15, 2027; and

WHEREAS, a part of the Lead Capacity Building Grant is the ability to provide a Program Manager who must perform at least 75% of their time towards the implementation of this grant; and

WHEREAS, Marathon County Health Department has the capacity and personnel to provide this required position; and

WHEREAS, CITY desires to purchase services from MCHD for HUD Lead Capacity Building Grant services; and

WHEREAS, MCHD is presently situated and capable of providing services to residents of Marathon County; and

WHEREAS, MCHD maintains a principal place of operation located at 1000 Lakeview Drive, Wausau, WI 54403; and

WHEREAS, this Agreement is made for the purpose of outlining the respective obligations of the parties related to the 2025 HUD Capacity Building Grant activities as outlined.

AGREEMENT

NOW, THEREFORE, in consideration of the above Recitals (which are acknowledged to be true and correct and are incorporated into this Agreement) and the promises and agreements hereinafter contained, and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by each party to this Agreement), it is agreed by the CITY and MCHD as follows:

1.0 TYPE OF SERVICES. MCHD agrees to provide the services detailed herein for HUD Lead Capacity Building Grant Services in response to a request by CITY for such services.

- Develop targeted marketing and outreach
- Build local Lead Hazard Control Partnerships
- Educate entities on the benefits of program participation and lead-based paint hazard regulations
- Coordinate and contract with local organizations that have relationships with the target populations to promote the work of this grant, including, but not limited to:
 - Contractor training and development
 - Promote access to Fair Housing Act Benefits
- Investigate opportunities to incorporate lead hazard control into existing programs
- Develop the mechanism or capacity for data sharing
- Conduct or facilitate lead hazard activities
- Facilitate purchase of equipment or supplies, as needed and with approval of the CITY
- Develop and implement procedures/guidelines governing program elements
- Ensure, through hiring, training, and development, internal organizational expertise
- Develop systems for sustaining a viable lead hazard control program after the completion of this grant cycle

2.0 COMPENSATION. CITY shall compensate MCHD for services detailed in this agreement as follows:

2.1 Compensation. Award will be given in monthly payments equal to the time spent for grant-related activities, as well as allowable expenses, not to exceed the total three -year expenditure of \$505,000 through the HUD Lead Capacity Building Grant along with a ten percent (10%) match. Actual rates of pay and benefits will vary throughout the life of the grant and will be billed accordingly for the following positions:

- Environmental Health and Safety Director

- Environmental Health Manager
- Environmental Health Sanitarian(s)
- Public Health Nurse(s)
- Health Officer
- Environmental Health Resources Coordinator
- Administrative Assistant(s)
- Health Educator(s)
- Cultural Liaison

Additional reimbursable expenses include:

- Printing
- Paid Media
- Travel
- Equipment
- Translation and Interpretation services

The City of Wausau is responsible for paying all agreed upon expenses incurred by MCHD as agreed to in this contract regardless of the City of Wausau's ability to be reimbursed by HUD.

2.2 Billing. MCHD will invoice the City of Wausau on a monthly basis for time spent on HUD project activities.

2.3 Compensation Amendment. CITY and MCHD may increase or decrease the allocation of \$505,000 (plus 10% match amount) as needed to address additional or fewer duties deemed necessary as the capacity grant progresses. Such increases or decreases must be submitted and approved to HUD prior to the amendment(s).

3.0 TERM OF AGREEMENT.

3.1 Term. Unless otherwise agreed in writing, the term of this agreement shall commence on January 1, 2025 and shall expire on October 15, 2027. The Agreement may also be terminated subject to termination provisions under Section 5.0. Expenditures by the MCHD for grant development and training that occurred prior to January 1, 2025 but not before October 15, 2024 may be included with the reimbursables as stated in Section 2.0.

3.2. Renewal Procedures. The Agreement can be renewed through mutual written agreement for additional 1-year terms.

4.0 EXECUTION AND PERFORMANCE OF SERVICES.

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changes to the HUD project 30 days of anticipated change, or at the earliest possible opportunity.

4.2 Records. MCHD agrees to keep records regarding personnel allocation, expenses related to HUD grant activities, and any other required HUD grant reporting documentation. Information regarding expenses and related records shall be furnished on request and kept in accordance with county records retention guidelines.

5.0 TERMINATION OF AGREEMENT.

5.1 Termination: No Cause. Either party may terminate the Agreement, for any reason, at any time upon 90 days written notice to the other party.

5.2 Termination: Grant Termination. If the HUD grant is terminated, the Agreement shall terminate after notification is received by both parties of such grant termination.

6.0 INSURANCE and INDEMNIFICATION.

6.1 Indemnification of CITY. MCHD and its subcontractors shall indemnify, hold harmless and defend CITY, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which CITY, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of MCHD furnishing the services or goods required to be provided under this Agreement, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of CITY, its agencies, boards, commissions, officers, employees or representatives. The obligations of MCHD and CITY under this paragraph shall survive the expiration or termination of this Agreement.

6.2. Indemnification of MCHD. CITY shall indemnify, hold harmless and defend MCHD, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which MCHD, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of CITY furnishing the services or goods required to be provided under this Agreement, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of MCHD, its agencies, boards, commissions, officers, employees or representatives. The obligations of MCHD and CITY under this paragraph shall survive the expiration or termination of this Agreement.

6.2 Insurance. CITY and MCHD, its officers, boards, commissions, shall obtain and at all times during the term of this Agreement keep in full force and effect comprehensive general liability and auto liability insurance policies (as well as professional malpractice or errors and omissions coverage, if the services being provided are professional services) issued by a company or

companies authorized to do business in the State of Wisconsin and licensed by the Wisconsin Insurance Department.

6.2.1 CITY shall be given ten (10) days advance notice of cancellation or nonrenewal of any insurance required under this Agreement. Upon execution of this Agreement, MCHD shall furnish CITY with a certificate of insurance.

6.2.2 In the event any action, suit or other proceeding is brought against CITY upon any matter herein indemnified against, CITY shall give reasonable notice thereof to MCHD and shall cooperate with MCHD in the defense of the action, suit or other proceeding.

7.0 NOTICE OF NONAFFILIATION.

MCHD may employ at various times outside contractors or promoters to assist it with all types and levels of products or services. MCHD agrees that it shall inform all outside contractors, promoters, and the public that the MCHD is not a legal employee, agent, or subdivision of CITY.

8.0 NOTICES.

8.1 Notices to the CITY. Except as more specifically provided by the terms of this Agreement, notice to the CITY shall be delivered via first class mail, return receipt requested, as follows:

Mayor Doug Diny
City of Wausau
407 Grant Street
Wausau, WI 54403

8.2 Notices to MCHD. Except as more specifically provided by the terms of this Agreement, notice to MCHD shall be delivered via first class mail, return receipt requested, as follows:

Amanda Ostrowski, Interim Health Officer
Marathon County Health Department
1000 Lakeview Drive
Wausau, WI 54403

9.0 MISCELLANEOUS.

9.1 Integrated Agreement. This document, together with any and all instruments, exhibits, schedules or addenda attached hereto or referenced herein, sets forth the complete understanding of the parties relating to the matters which are the subject hereof and supersede any and all prior or contemporaneous written or oral agreements, understandings and representations relating thereto.

9.2 Modifications. This Agreement may only be modified in writing in a form signed by the parties or any officers of such parties with authority to bind the party. No oral statements, representations, or course of conduct inconsistent with the provisions of this Agreement shall be effective or binding on any party regardless of any reliance thereon by the other.

9.3 Choice of Law and Venue. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin. In the event of any disagreement or controversy between the parties over this Agreement, the parties agree that the sole and exclusive venue for any legal proceedings related to it shall be in the Marathon County Circuit Court (State of Wisconsin).

9.4 Construction.

9.4.1 Construction against the Drafter. Provisions for which ambiguity is found shall not be strictly construed against any party by virtue of that party having drafted or prepared the same.

9.4.2 Captions. Captions or any section or paragraph of this Agreement are for the convenience of reference only and shall not define or limit the scope of any provisions contained therein.

9.4.3 Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner so as to be effective and valid under applicable law. However, if any provision is prohibited by or found to be invalid or unenforceable under applicable law or for any other reason or under particular circumstances the same shall not affect the validity or enforceability of such provision under any other circumstances or of the remaining provisions of the Agreement. Such provision shall be deemed automatically amended with the least changes necessary so as to be valid and enforceable and consistent with the intent of such provision as originally stated.

9.4.4 Tense. Use of the singular number shall include the plural and one gender shall include all others.

10.0 ASSIGNMENT.

Neither party shall assign nor transfer any interest or obligation under this Agreement without the prior written consent of the other.

11.0 THIRD-PARTY BENEFICIARIES.

This Agreement is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Agreement shall be construed to add to, supplement, amend, abridge or appeal existing duties, rights, benefits or privileges of any third-party or parties, including, without limitation, employees of either party and any other municipality located within the geographic limits of the CITY.

12.0 EXECUTION IN COUNTERPARTS.

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same agreement.

13.0 REPRESENTATION OF COMPREHENSION OF DOCUMENT.

In entering into this Agreement, the parties represent that they have relied upon the advice of their attorneys, who are the attorneys of their choice, concerning the legal consequences of this

Agreement. They further agree that the terms of this Agreement have been completely read and explained to them and they are fully understood and voluntarily accepted.

FOR CITY OF WAUSAU

DOUG DINY
Mayor

Date

FOR MARATHON COUNTY:

_____
LANCE LEONHARD
Marathon County Administrator

9.4.2025

Date

2025 HUD LEAD GRANT AGREEMENT

**BETWEEN
MARATHON COUNTY HEALTH DEPARTMENT
AND THE CITY OF WAUSAU**

City Address:	City of Wausau Doug Diny Mayor City of Wausau 407 Grant Street Wausau, WI 54403
Marathon County Health Department:	Amanda Ostrowski Interim Health Officer Marathon County Health Department 1000 Lakeview Drive Wausau, WI 54403

THIS SERVICES AGREEMENT (the "Agreement"), is made and entered into, by and between the **City of Wausau** (the "CITY") and **Marathon County Health Department** ("MCHD"),

RECITALS

WHEREAS, the City of Wausau has received a Lead Hazard Reduction Capacity Building Grant through the US Department of Housing and Urban Development, Office of Lead Hazard Control and Healthy Homes in the amount of \$1,984,999 for the performance period of October 15, 2024, through October 15, 2027; and

WHEREAS, a part of the Lead Capacity Building Grant is the ability to provide a Program Manager who must perform at least 75% of their time towards the implementation of this grant; and

WHEREAS, Marathon County Health Department has the capacity and personnel to provide this required position; and

WHEREAS, CITY desires to purchase services from MCHD for HUD Lead Capacity Building Grant services; and

WHEREAS, MCHD is presently situated and capable of providing services to residents of Marathon County; and

WHEREAS, MCHD maintains a principal place of operation located at 1000 Lakeview Drive, Wausau, WI 54403; and

WHEREAS, this Agreement is made for the purpose of outlining the respective obligations of the parties related to the 2025 HUD Capacity Building Grant activities as outlined.

AGREEMENT

NOW, THEREFORE, in consideration of the above Recitals (which are acknowledged to be true and correct and are incorporated into this Agreement) and the promises and agreements hereinafter contained, and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by each party to this Agreement), it is agreed by the CITY and MCHD as follows:

1.0 TYPE OF SERVICES. MCHD agrees to provide the services detailed herein for HUD Lead Capacity Building Grant Services in response to a request by CITY for such services.

- Develop targeted marketing and outreach
- Build local Lead Hazard Control Partnerships
- Educate entities on the benefits of program participation and lead-based paint hazard regulations
- Coordinate and contract with local organizations that have relationships with the target populations to promote the work of this grant, including, but not limited to:
 - Contractor training and development
 - Promote access to Fair Housing Act Benefits
- Investigate opportunities to incorporate lead hazard control into existing programs
- Develop the mechanism or capacity for data sharing
- Conduct or facilitate lead hazard activities
- Facilitate purchase of equipment or supplies, as needed and with approval of the CITY
- Develop and implement procedures/guidelines governing program elements
- Ensure, through hiring, training, and development, internal organizational expertise
- Develop systems for sustaining a viable lead hazard control program after the completion of this grant cycle

2.0 COMPENSATION. CITY shall compensate MCHD for services detailed in this agreement as follows:

2.1 Compensation. Award will be given in monthly payments equal to the time spent for grant-related activities not to exceed the total three -year expenditure of \$505,000 through the HUD Lead Capacity Building Grant along with a ten percent (10%) minimum of matched funding.

- Environmental Health and Safety Director \$46.51 per hour
- Environmental Health Manager \$37.80 per hour
- Environmental Health Sanitarians \$36.22 per hour

- Public Health Nurse \$32.40 per hour
- Health Officer \$49.36 per hour
- Environmental Health Resources Coordinator \$45.32 per hour
- Administrative Assistant \$21.58 per hour

2.2 Billing. MCHD will invoice the City of Wausau on a monthly basis for time spent on HUD project activities.

2.3 Compensation Amendment. CITY and MCHD may increase or decrease the allocation of \$505,000 (plus 10% match amount) as needed to address additional or fewer duties deemed necessary as the capacity grant progresses. Such increases or decreases must be submitted and approved to HUD prior to the amendment(s).

3.0 TERM OF AGREEMENT.

3.1 Term. Unless otherwise agreed in writing, the term of this agreement shall commence on January 1, 2025 and shall expire on October 15, 2027. The Agreement may also be terminated subject to termination provisions under Section 5.0. Expenditures by the MCHD for grant development and training that occurred prior to January 1, 2025 but not before October 15, 2024 may be included with the reimbursables as stated in Section 2.0.

3.2. Renewal Procedures. The Agreement can be renewed through mutual written agreement for additional 1-year terms.

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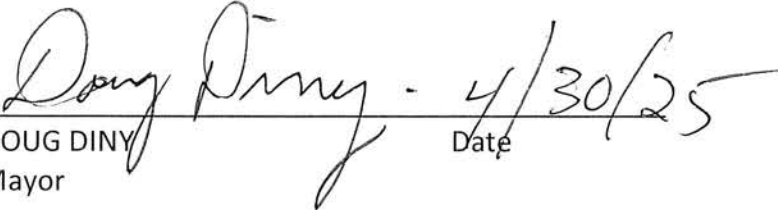
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FOR CITY OF WAUSAU

 - 4/30/25

DOUG DINY Date
Mayor

FOR MARATHON COUNTY:

 4/23/2025

LANCE LEONHARD Date
Marathon County Administrator

