



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

## OFFICIAL NOTICE AND AGENDA

*of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.*

<b>Meeting:</b>	<b>Joint Meeting of the Economic Development and Finance Committee</b>
<b>Date/Time:</b>	<b>Tuesday, October 7, 2025, at 5:30 PM</b>
<b>Location:</b>	<b>City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers</b>
<b>ED Members:</b>	Carol Lukens (C), Chad Henke (VC), Terry Kilian, Tom Neal and Victoria Tierney
<b>Finance Members:</b>	Michael Martens (C), Victoria Tierney (VC), Becky McElhane, Sarah Watson and Chad Henke

### JOINT ECONOMIC DEVELOPMENT COMMITTEE AND FINANCE COMMITTEE AGENDA ITEMS

- 1) Public Comment
- 2) Presentation and discussion for redevelopment of Riverside Place (11 Scott St) in the City of Wausau by 11 Scott Street LLC
- 3) Discussion and possible action on term sheet for redevelopment of Riverside Place (11 Scott St) by 11 Scott Street LLC  
**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 negotiating a term sheet for development project for Riverside Place (11 Scott St) by 11 Scott Street LLC  
**RECONVENE** into Open Session, if necessary, to take action on Closed Session items
- 4) Adjournment of Finance Committee

### ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEMS

- 1) Approval of Minutes from September 2, 2025 Meeting
- 2) Discussion and possible action on N 2nd St Request for Information
- 3) Discussion and possible action on the Property Redevelopment Policy aka Property Disposition Policy
- 4) Discussion and possible action on approving the city's next Poet Laureate
- 5) Update on history and environmental clean up of city-owned at 1300 Cleveland Ave
- 6) Discussion and possible action on past development proposals and UniverCity project concepts at city-owned 1300 Cleveland Ave property
- 7) Update on Thomas St infill project
- 8) Adjournment

**Carol Lukens, Chairperson**

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

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Members of the public may view the meeting live or after the fact on the City of Wausau's YouTube Channel: <https://tinyurl.com/WausauCityCouncil> or live on Cable TV, Channel 981. Any person who wishes to make a public comment but is unable to or does not wish to appear in person may direct their comment via email to the City Clerk: [Kaitlyn.Bernarde@wausauwi.gov](mailto:Kaitlyn.Bernarde@wausauwi.gov) or Interim Development Director: [Randy.Fifrick@wausauwi.gov](mailto:Randy.Fifrick@wausauwi.gov) with "EDC Public Comment" in the subject line by the start of the meeting. All public comments received, either by email or in person, will be limited to items on the agenda only. Messages related to agenda items received prior to the start of the meeting will be provided to the Committee Chair.

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**This Notice was Posted at City Hall and Emailed to Local Media Outlets on 10/01/2025**

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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 to participate in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or email [ADAServices@wausauwi.gov](mailto:ADAServices@wausauwi.gov) to discuss your accessibility needs. We ask that your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours beforehand, the City of Wausau will make a good faith effort to accommodate your request.

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# MINUTES

## Economic Development Committee Meeting

**Date / Time:** Tuesday, September 2, 2025, at 5:30 P.M. | **Meeting called to order by** Lukens at 5:30 P.M.

### In Attendance

**Members Present:** Carol Lukens, Chad Henke, Tom Neal, Terry Kilian, Victoria Tierney  
**Staff Present:** Randy Fifrlick, Tammy Stratz, Atty. Anne Jacobson, Mayor Diny, Michelle Van Krey, Shannon Graff  
**Others Present:** Becky Hebda (citizen), Gizo Ujarmeli (developer), Troy Engman (citizen – Wyatt St),

*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 1 – Public Comment

Public Comment – Becky Hebda, business owner 1602 N 2<sup>nd</sup> St. Wausau raised concerns about the N 2nd Street RFI.

### Agenda Item 2 – Approval of Minutes from August 5, 2025 Meetings

Henke moved to approve, seconded by Tierny. **Motion carries 5-0.**

### Agenda Item 3 Discussion and possible action on N 2nd St RFI responses (Fifrlick)

Kilian asked for clarification on the possible street closure and asked for that to be clarified for residents before moving forward. After talking with the city assessor, Kilian doesn't support the low purchase price that was offered. Kilian also wants to see more affordable units in this plan and noted that the ask for the amount city investment is unclear. Ultimately, without more information and clarification, she cannot support the project at this time.

Tierny echoed Kilian's comments and would also like to see more clarification on the project including parking, road closure and city involvement.

Henke asked developer, Gizo, to speak.

Gizo shared that this is a very preliminary proposal and knows the proposal needs to be developed much more. Said he would hire people to draft a design if he moves forward in this process and is open to discussing the purchase price.

Neal asked about parking allowance. Fifrlick said general rule is 1.5 cars per unit. Neal asked for clarification from Gizo on what type of parking he planned. Gizo indicated it would be ground level, possibly on the first floor of the units. Neal commented he is interested in the proposal but there is a lot of revamping that is needed.

Kilian and Tierny would like to see a more refined application prior to taking action.

Neal wants to know detailed information of any partners involved in the project

Fifrlick noted to the committee that the development process is tiered and this project is at the very beginning where the developer has proposed their idea.

Motion by Killian, second by Tierney to table item 3 indefinitely until staff is able to work with the developer to refine proposal .

**Motion carries 5-0**

### Agenda Item 4 – Discussion and possible action on the Property Redevelopment Policy aka Property Disposition Policy (Fifrlick)

Staff presented the draft policy and changes.

Kilian asked if the policy has been reviewed by city attorney. Attorney Jacobson responded that she hadn't reviewed it. Kilian noted this is critical. Kilian requested an addition of "properties that have been purchased for the purpose of redevelopment" be added to the policy for revision by the ED committee. Kilian questioned why the section regarding advertising and how long it must be listed for before accepting the highest bid on a first come first serve was removed. Fifrlick stated that is could be added back in under the residential property section. Kilian would like to see a single location/website where all city properties

are listed for sale so that it is easy for the public to find the information. She asked if staff could check with realtor.com to see if there is an account type that the department could use to post properties on realtor.com.

Kilian asked for clarification under the "Acquisition" section on who is deeming that a property is better suited and who is referring what committee it comes back. She believes it may conflict with city ordinance and would like the city attorney to review the document to make sure it doesn't conflict with city ordinances.

Committee directed staff to refine policy and work with city attorney to review the document.

***No formal action taken.***

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#### **Agenda Item 5 – Discussion and possible action on sale of 208 – 214 Wyatt Street to Troy Engman (Stratz)**

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Stratz highlighted the proposal received which is available in the packet. Stratz mentioned concerns about the size of the garage and that the applicant will need to go to the Building Advisory Board to get it approved. The applicant is aware of the environmental aspects of the property and is not requesting any city assistance.

Kilian asked about it the lots being advertised as 3 separate lots. Ffirkick noted properties were combined when purchased and had not been advertised as separate lots. Kilian asked about environmental concerns and wants clarification from the DNR that the applicant will assume the liability of the remediation. Kilian wants to see a purchase price of \$19k and cannot agree to a lower purchase price so will not be able to move this forward at this offer and without a letter from the DNR stating the city will no longer be liable for the remediation.

Henke noted that he's heard the committee comment about giving incentives to big developers only and not helping everyone. He said this is an opportunity to help everyone and show that the council is just as supportive of the little guy as they are of big developers.

Tierny and Kilian requested more negotiation on the purchase price as they cannot support the current offer.

Motion by Neal, second by Henke to move the proposal contingent on a professional rendering provided to the Council and a letter from the DNR stating that the liability will be passed to the new owner.

***Motion carried 3-2 with Kilian and Tierny dissenting***

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#### **Agenda Item 6 – Adjournment**

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*Henke motioned to adjourn, seconded by Neal. Motion Carried 5-0.*

**Meeting Adjourned at 6:28 PM**

#### **CITY OF WAUSAU, YouTube MEETING LINKS**

*ALL City of Wausau Meetings can be viewed at:*

➤ <https://www.youtube.com/live/8Whv0tZuVy4?si=JFprERG2AHVAYsUe>

*The ED meeting from 09/02/25 can be viewed at: <https://www.youtube.com/live/8Whv0tZuVy4?si=-sgYKcezDSb6K8uP>*



## MEMO

TO: Economic Development Committee

FROM: Randy Fifrick, Development Director

DATE: October 7, 2025

RE: N 2<sup>nd</sup> St Request For Interest (RFI) - Responses

At the July committee meeting, the RFI document was approved and then made public to solicit responses. The RFI was posted on the City website and information was sent to local, regional, and statewide developers, planners, and individuals in the construction industry. Staff did respond to inquiries in the open period which ended on August 15<sup>th</sup>.

In total, one response was received from local developer Gizo Ujarmeli. After discussing the response along with Mr. Ujarmeli at the September meeting, the Economic Development Committee directed Staff to work with Mr. Ujarmeli to refine the proposal before bringing it back to the committee for consideration. On September 8<sup>th</sup>, Mr. Ujarmeli informed me after careful consideration they've decided not to move forward with the project at this time.

That leaves the City with no potential development responses to consider. Staff is seeking direction on how the Committee would like Staff to move forward. Two options have been discussed. The first option is to reissue the RFI and try to find additional development partners with a defined deadline for interested developers to submit by. The second option would be to list the RFI on our website and leave the "deadline" as open ended to allow the Committee to consider proposals as they come in.

Also, please remember that since Community Development Block Grant (CDBG) funds were used to acquire the property and demolish the buildings, there is a requirement that the approved development must provide a benefit to income-qualified individuals. This benefit could take the form of residential units that are sold or rented to income-qualified households, or potential new jobs are made available to income-qualified individuals.

Importantly, the entire project does not need to meet this requirement—only a portion. This is because CDBG funds were used for just one of the parcels within the larger development area. More importantly, CDBG funds do require the project to move forward in a timely manner. Land banking is not allowed and grantees must document how they are attempting to move a redevelopment forward.





Office of the Mayor  
Doug Diny

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

July 7, 2025

Dear Interested Parties,

The City of Wausau is excited to announce the release of a Request for Interest (RFI) for the development of the N 2nd Street area. We invite developers who are eager to contribute to the enhancement of our community to participate in this opportunity.

The N 2nd Street area represents a prime location for infill development. With currently vacant land awaiting its potential, the City seeks innovative proposals from developers interested in collaborating on this venture. While detailed site plans are not required at this stage, we encourage participants to share their vision for the property and their proposed development concepts.

The City's vision for the area emphasizes the historic residential development and welcomes proposals that incorporate commercial components. We seek proposals that align with our community's growth objectives while enhancing the overall quality of life for our residents.

Successful proposals should:

- Be creative in its use and add value to the neighborhood and surrounding businesses.
- Propose a use that complements the existing uses and maximizes property tax value of the land to City.

Event	Date
1. Request for Interest Released	July 7, 2025
2. Proposals Due	August 15, 2025
3. Initial Review of Proposals (Economic Development Committee)	September 2, 2025

Questions and/or additional information on this RFI and tours of the property are available upon request Please contact:

Andrew Lynch  
Economic Development Manager  
715-261-6686  
andrew.lynch@wausauwi.gov

Sincerely,

Doug Diny, Mayor



# North 2ndSt Request For Interest July 2025





City of Wausau

North 2<sup>nd</sup> St

Request for Interest

The City of Wausau is seeking parties interested in redeveloping the North 2<sup>nd</sup> St area. This project is the next step in the transition of an area with easy access to the downtown, riverfront, and a bridge across the Wisconsin River.

## Introduction & Background

The City of Wausau, Wisconsin seeks development partners for eight currently separate parcels of City-owned land within walking distance of the Wisconsin River, Riverlife area, and the historic and award-winning downtown. For over a decade, the City has assembled these properties within this key area north of the downtown for redevelopment.

Previous City investment in the area includes redevelopment of former industrial properties into the apartment buildings Trolley Quarter Flats, and Atrium Lofts. Reconstruction of 3<sup>rd</sup> Street and construction of the modern townhouses has further bolstered the area. This location provides easy access to Highway 51 and the west side of the Wisconsin River via Bridge Street. Bridge Street is a state connecting highway and one of three bridges across the river. The nearby Riverlife area continues to build on a successful reclamation and redevelopment of Wausau's urban waterfront, with the City investing millions of dollars in new infrastructure and extensive public amenities including the River's Edge Trail system, nearly 200 parking spaces, new landscaping, a concession stand and the signature Riverlife Park playground along the riverfront.

The city welcomes collaborative dialogue with developers and builders to answer questions and provide guidance for successful redevelopment. Desirable proposals should:

- Be creative in land use and add value to the neighborhood and surrounding businesses.
- Propose a use that complements the existing area uses and maximizes property tax value of the land to City.
- Meets the Design Guidelines in the zoning ordinance, highlights the natural amenities and historic neighborhood, and fulfills the unique nature of the site.

## Market Demand

A [Wausau Metropolitan Area Housing Study](#) completed by North Central Wisconsin Regional Planning Commission (NCWRPC) in 2022 shows a significant demand for more housing units in Wausau. The study projects the need for 525 additional units by 2025 and an additional 1,191 units needed by 2040.

Census data indicates that there is a shortage of housing for low and high-income earners in the region, straining the supply of middle-income housing. These price ranges would be under \$500 to rent or under \$125,000 to purchase, and over \$1,250 per month and over \$400,000 to purchase. This includes both owner and renter occupied housing units.

## City Participation

The property is located in [Tax Increment District #3](#) which has an expenditure deadline of 2027. As part of the proposal the Developer must identify if they are requesting City participation in the project. If city participation or funding is requested, the proposer will need to complete an Application for City Assistance once a project plan has been developed.

The City's development and incentive strategy particularly encourages the diversification of housing typology and rents, deployment of alternative energy technology, achievement of high energy efficiency standards, and/or the use of Property Assessed Clean Energy (PACE) tools; the priority hiring of local contractors and subcontractors; and workforce agreements with the local Building Trades Council.

## Zoning

The properties are currently zoned residential. The city is willing to work with the Developer to find the most appropriate zoning type. Previous City plans for the site envisioned a medium-density residential or mixed-use development with the commercial portion at the ground-level. The Wausau East Riverfront Brownfield Master plan has a vision for the area; however, this plan was completed in 2015. Given market shifts in housing need and type, more options should be considered. For example, stand-alone commercial on Bridge Street with residential on the south side would also be considered. Public input has indicated support for commercial or mixed-use options. The City wants to see this new development complement and enhance the neighborhood.

## Site Design

The eight parcels in this proposal are the extent of the project area. The City is interested in vacating the one block stretch of 2<sup>nd</sup> St. or reducing the street width. An approximately 30-foot wide utility easement would need to be maintained as well as bicycle and pedestrian access to Bridge Street.

Parcel addresses:

(1501, 1502, 1505, 1508, 1509, 1510, 1514 **N 2<sup>nd</sup> St** and 201 **E Bridge St**)

Parcels total approximately 1.13 acres.

## Environmental

There are no known environmental concerns. The parcels were residential in use until purchased by the City.

## Design Standards

The City zoning ordinance provides design guidance through the [Exterior Building Design Standards](#) chapter and the [Performance Standards](#) chapter. Although the project area is not in a designated historic district, it was a desire of the public input to have a development reflect the historic nature of the neighborhood.

Design standards must consider emergency services access and provide adequate room to safely maneuver vehicles such as fire trucks.

Please review the attached site map for existing utility and easement locations. All parking for the new development needs to be contained on-site.

Additional parking for use by neighborhood businesses may need to be included in the development.

## Public Input

Two public input opportunities were held seeking response to the draft of this document. An in-person public input session was held on June 16, 2025 and an input opportunity was made available via the City website. Feedback has been integrated into this document and listed below.

- Inclusion of a commercial space, not strictly residential.
- Housing priced at market rate or a mix of incomes.
- Maintain some level of access on 2<sup>nd</sup> Street.
- Include parking for 3<sup>rd</sup> St businesses.
- Appearance that complements the historic neighborhood
- Development may be multiple separate buildings or one building.

For a complete listing of the responses, inquire with the Economic Development Manager.

## Proposal Preparation

Any costs incurred in the development of the Response to this Request for Interest are borne by the Developer. The City of Wausau is not responsible for any costs incurred by the Developer in formulating a response, or any other costs incurred such as mailing expenses. Information and attachments provided as part of the RFI are provided to help the developer in understanding the site. All information should be verified by the developer.

## Evaluation Criteria

The Economic Development Committee and internal staff evaluation shall consider proposals based on the quality of response, proposed use, appropriateness for the neighborhood, and projected investment. To be selected, a proposer must be able to comply with general city land purchase requirements and any other applicable laws and requirements.

Weighting of criteria is used by the City as a tool in selecting the best proposal. The City may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the responsiveness of the Developer. Background checks and references will also be considered.

The following elements will be the primary considerations in evaluating all submitted responses and in the selection of a Developer (out of a total of 100):

<b><i>Proposal is creative in its use and adds value to the neighborhood and surrounding businesses.</i></b>	25 Points
<b><i>Proposal maximizes the use of the site and provides significant taxable value to the City.</i></b>	25 Points
<b><i>Developer possesses diverse resources, a successful track record, and strong financial backing for the project.</i></b>	20 Points
<b><i>Proposal complements established neighborhood, the overall vision for the area, and reflects public input.</i></b>	20 Points
<b><i>Proposal offers a reasonable purchase price to the City and limits the public assistance request.</i></b>	10 Points

**The response that is deemed to be the most advantageous for the City and region will be given the highest consideration.**

**The City reserves the right to:**

- Reject any or all offers and discontinue this RFI process without obligation or liability.
- Accept or sell land based on initial offers received, without discussions or requests for best and final offers.
- Negotiate the nature and scope of the project before final Committee and Council approval.
- Select a single development.
- Work with developers to cooperatively develop the area.
- Accept no proposal or bid properties again in the future.

## Supporting Documents

The city has undertaken various plans that may help inform future planning efforts of this area.

[Comprehensive Plan](#)

[Strategic Plan](#)

[Wausau Metropolitan Area Regional Housing Assessment](#)

[East Riverfront Brownfield Plan](#)

## Deliverables

### Format and Required Information

**The submitted proposals should include each of the following sections:**

1. Interested developer name, address, telephone, and email.
2. Summary of your interest in the property.
3. A concept plan for the property. The plan does not need to be engineered but should provide a potential layout and uses.

4. Proposed use of the area with photos or illustration of examples.
5. Proposed purchase price offered.
6. Estimated construction value and approximate construction timeline.
7. Other successful urban redevelopment project examples with location information, timelines, and construction costs for projects completed by the developer.
8. Any request for city participation. (If city participation or funding is requested, the proposer will need to complete an Application for City Assistance, which can be found online at: <https://cloud.bmisw.com/cityofwausau/Tif> after a site development plan has been agreed to.)
9. Maximum of 15 pages.
10. **Proposals are due to the Economic Development Manager by August 15, 2025 at 11:59pm.**

**City of Wausau  
407 Grant St  
Wausau, WI 54403**

**Andrew Lynch, Economic Development Manager  
[Andrew.lynch@wausauwi.gov](mailto:Andrew.lynch@wausauwi.gov)  
715-261-6686**

# ArcGIS Web Map

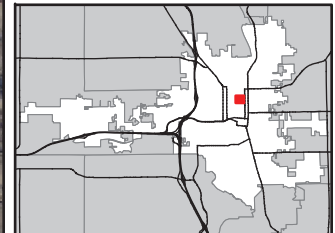
City of Wausau / DPW

Date: 6/26/2025

0 0.01 0.02



- Railroad
- Local Roads
- Address Point
- Parcel
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



#### NOTES:

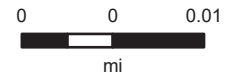
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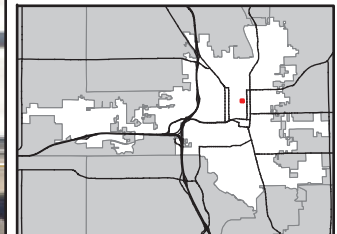
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City of Wausau / DPW

Date: 6/26/2025

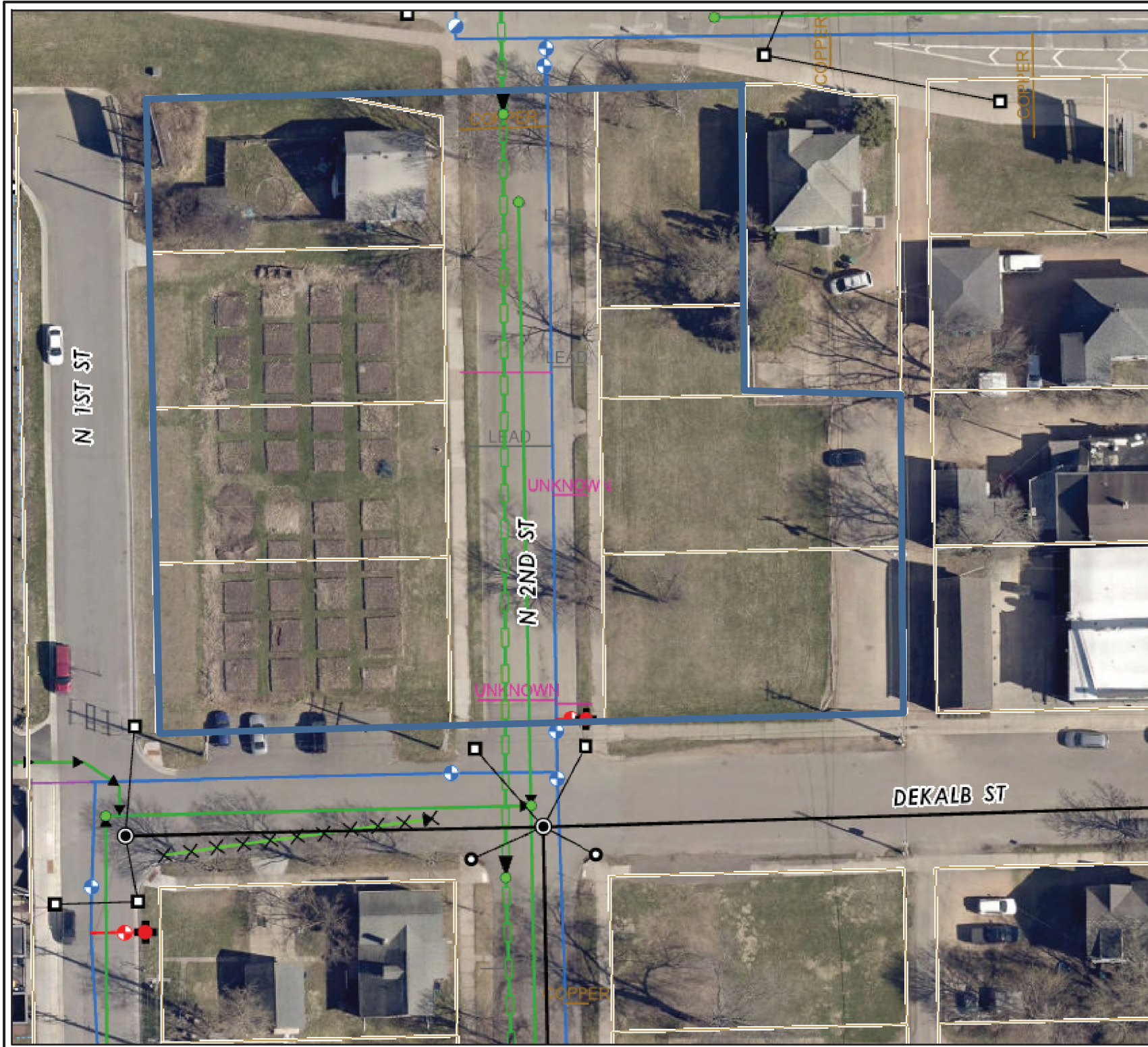


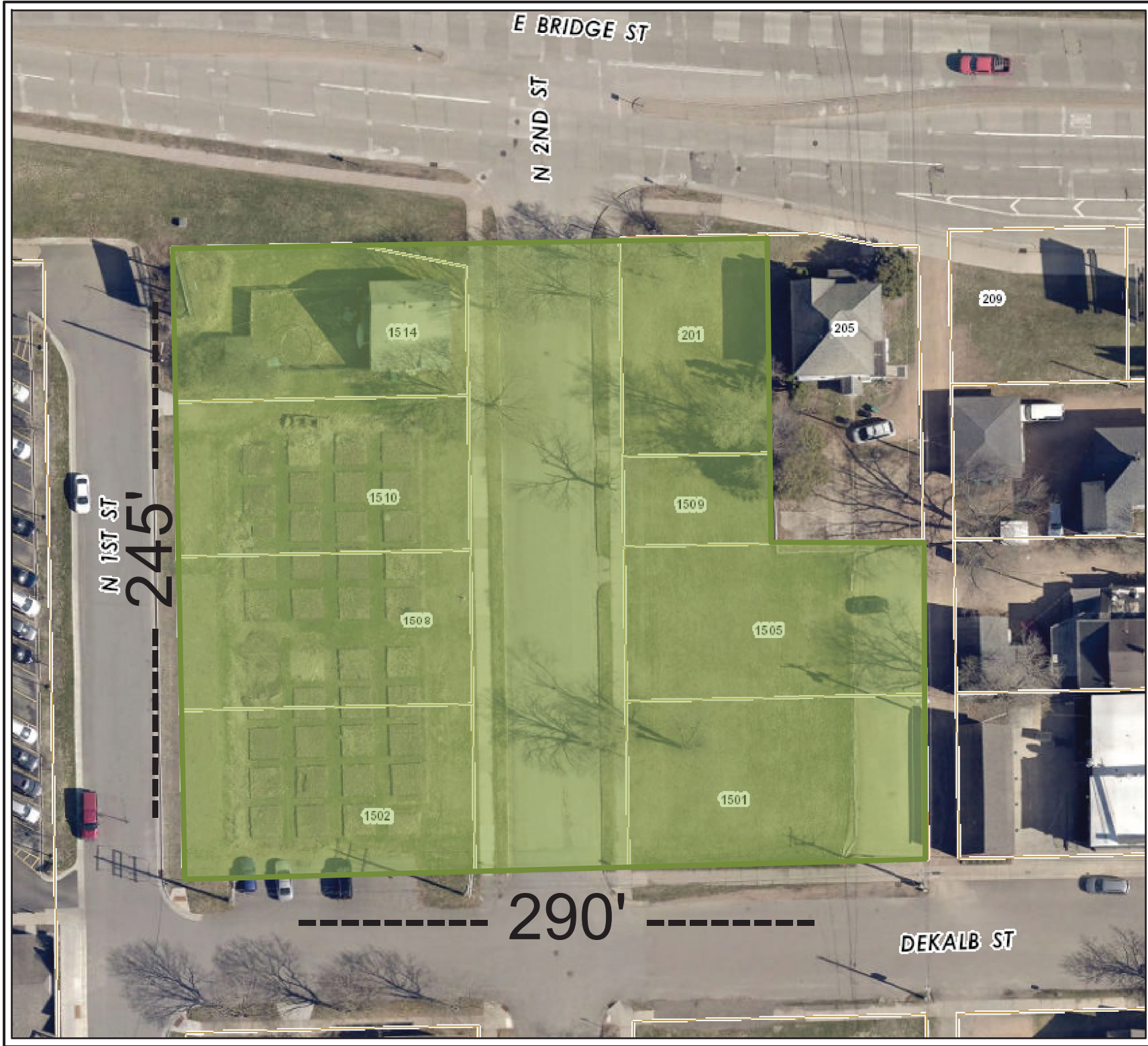
	Local Roads		Base Zone
	Parcel		Copper
	Collector		Lead
	InletLead		Other
	Open Drainage		Unknown
	Catch Basin		Hydrant Lead
	Inlet Box		Control, Hydrant Valve
	Manhole		Control, Gate Valve
	Collector (Abandoned)		Control, Butterfly Valve
	Sanitary Districts		Hydrant (Public)
	Collector		Red: Band_1
	Interceptor		Green: Band_2
	Manhole		Blue: Band_3



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# Site Dimensions

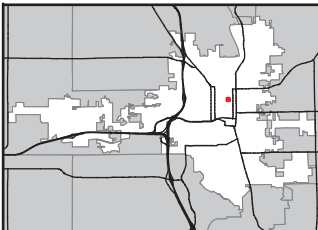
City of Wausau / DPW

Date: 6/26/2025

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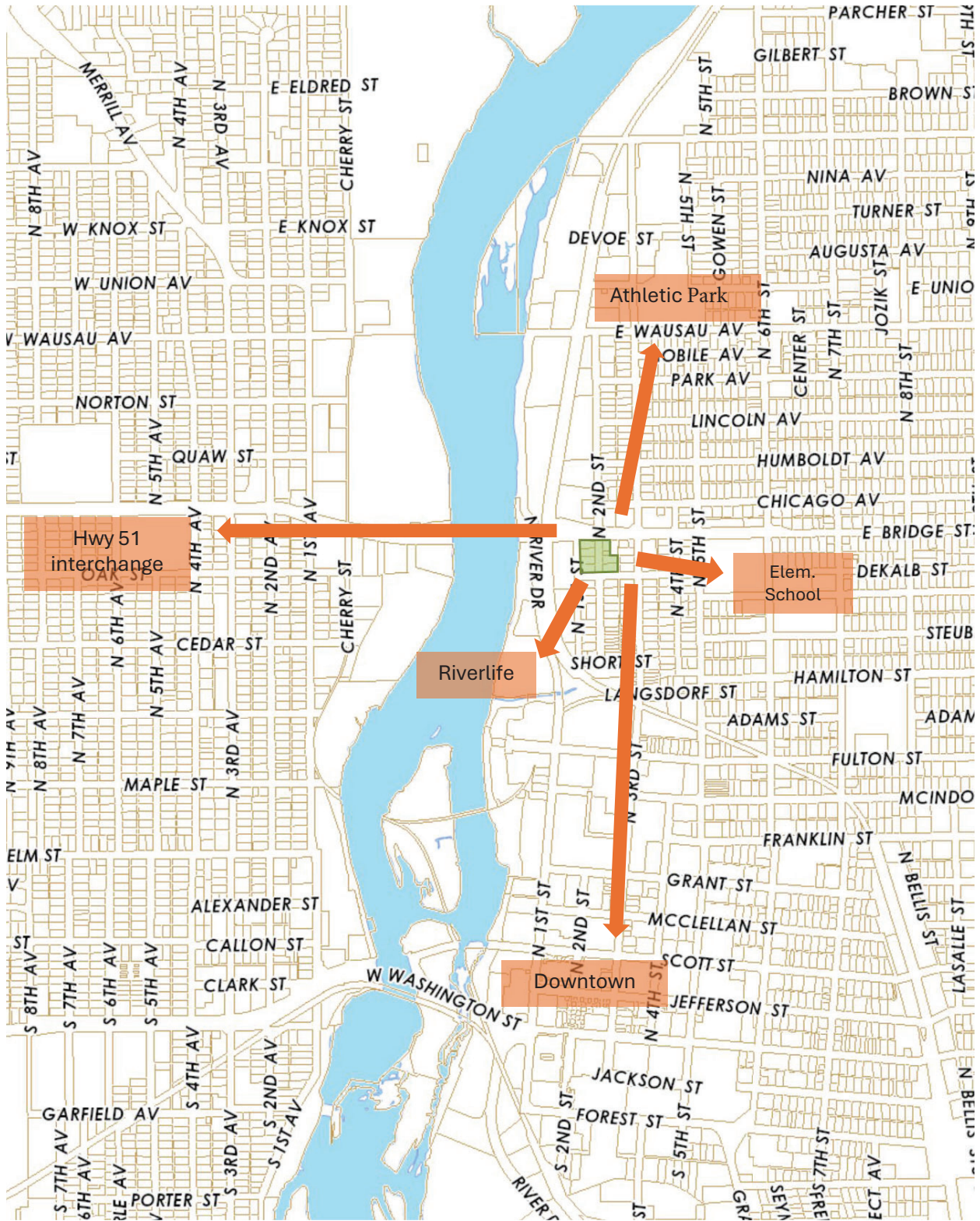
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# N 2<sup>nd</sup> St Development





## MEMO

TO: Economic Development Committee

FROM: Randy Fifrick, Development Director

DATE: October 7, 2025

RE: Property Redevelopment Policy aka Property Disposition Policy

Staff has worked to revise the Property Disposition Program to provide clarity and clear expectations for the purchase and sale of property by the City for redevelopment. The revised Property Redevelopment Program with changes in red indicating changes Staff made following the discussion.

Staff has also been investigating ways to market our properties in addition to utilizing our website and signage on the property. We have not added anything to the policy at this time, but are still working to see what additional options are available.



# 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 ECONOMIC DEVELOPMENT COMMITTEE**

Approval of the City of Wausau’s Property Disposition Program for Redevelopment Purposes Policy.

Committee Action: 5-0

Fiscal Impact: None

**File Number:** 24-0316

**Date Introduced:** March 26, 2024

**FISCAL IMPACT SUMMARY**

<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <span style="float: right;"><i>Annual Retirement</i></span>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

**RESOLUTION**

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

**WHEREAS**, that 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, by clarifying that:

- Properties that have been identified for purchase from the private sector for residential or commercial redevelopment will be considered by the Economic Development Committee; whereas, properties identified for acquisition for redevelopment purposes for public, city-owned facilities or rights of way, will be considered by the Infrastructure and Facilities Committee
- The Economic Development Committee will follow a Request for Proposal (“RFP”) process in offering to sell larger developable properties acquired for commercial or residential redevelopment
- Vacant, unbuildable lots may be sold outright to adjoining property owners, value to be set by the City Assessor, without following the procedure for sale of city-owned lots outlined in Wausau Municipal Code 3.12.010; and

**WHEREAS**, your Economic Development Committee recommended approval of the changes to this policy at its March 7, 2024 meeting.

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

Approved:

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Katie Rosenberg, 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.

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

<b>RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE</b>	
Approving Creation and Implementation of the Wausau Poet Laureate Program	
Committee Action:	Approved 5-0
Fiscal Impact:	\$400 (\$200 per year for a two-year term)
File Number:	20-1011
Date Introduced:	October 13, 2020

<b>FISCAL IMPACT SUMMARY</b>			
<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <span style="float: right;"><i>Annual Retirement</i></span>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

**RESOLUTION**

**WHEREAS**, Wausau Municipal Ordinance 2.60.080 was enacted, creating the Wausau Arts Commission, for the purpose of advising the Common Council on the planning, programming, procurement, installation, operations and maintenance of public visual art projects and artworks; and

**WHEREAS**, one of its duties is to advise municipal efforts, through the Economic Development Committee, to engage artists and creative workers and the community in a broad range of civic initiatives; and

**WHEREAS**, at its September 11, 2020, meeting, it discussed a proposed Wausau Poet Laureate Program and recommends creating one for the purpose of celebrating and expanding upon poetry and literary arts in our community, in order to promote poetry as an art form, expand access to the literary arts, connect the community to poetry and promote poetry as a community voice that contributes to a sense of place; and

**WHEREAS**, your Wausau Arts Commission will select a three member panel which will evaluate applicant submissions according to stated criteria, and will select one Poet Laureate and one alternate, to serve a two-year term, for which the Poet Laureate will be paid \$200 per year, for sharing 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

**WHEREAS**, your Wausau Arts Commission will recommend to Council, through the Economic Development Committee, nominations for Poet Laureate and an alternate, for acceptance or rejection by the Common Council.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Wausau that a Wausau Poet Laureate Program is hereby established and shall be administered by the Wausau Arts Commission as described herein and according to the attached program guidelines.

Approved:

A handwritten signature in black ink, appearing to read "Katie Rosenberg", written over a horizontal line. The signature is highly stylized and cursive, with a large loop at the end.

Katie Rosenberg, Mayor

## **ECONOMIC DEVELOPMENT COMMITTEE**

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Date and Time: Tuesday, October 6, 2020 at 5:15 p.m., Council Chambers

Committee Members Present: Tom Neal (c), Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Katie Rosenberg, Sean Fitzgerald, Deb Ryan, Dawn Herbst, Ann Werth and Michelle Van Krey.

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

The Economic Development Committee meeting was called to order by Neal at 5:15 p.m.

### **Agenda Item #6 Discussion and possible action on creation and implementation of Wausau Poet Laureate Program.**

Mayor Rosenberg presented the resolution for creating and implementing a Poet Laureate program in Wausau. This program was modeled off a similar program in Tacoma, WA and will allow a panel created by the Wausau Arts Commission to accept applications and select a Poet Laureate to serve a two year term. The Poet Laureate will be paid \$200 a year for sharing four poems per year with the community.

*Motion by Watson, second by Kilian to approve the resolution. Motion passed 5-0.*

## WAUSAU ARTS COMMISSION

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Time and Date: Friday, September 11, 2020 at 1:00 p.m. in the Maple Room of Wausau City Hall  
Members Present: Linda Prehn, David Hummer, Kathy Foley, Tom Fleming, Sean Wright, Sarah Watson  
Members Absent: Mara Mullen-Reinhardt  
Others 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.

### Welcome and Introductions

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Prehn called the meeting to order at approximately 2:00 p.m. Fleming, Hummer, and Watson attended the meeting via Webex.

### Discussion and Possible Action on Poet Laureate Program for Wausau

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Lenz said there is a summary in the packet that outlines what the program is, and why it's a good idea. He said that the Mayor wanted to involve the Arts Commission in the selection process of the poet; a new person would be selected every two years. He said the Mayor wants to make the announcement of the program at the Central Wisconsin Book Festival in a couple of weeks; she wanted to get the committee's thoughts and possible recommendation.

Foley said it is a great idea. She said that different arts touch and come under the same umbrella. She thought the Mayor's office was a good place for this to come out of. She said that the state poet laureate has done programs at the museum and has been in the community. She also said there is an active local poetry group.

Lenz said the commitment from this group would be to act as a liaison to the Council, and for one person to be on the selection jury. Foley suggested appointing Linda Ware who served on the state poet laureate commission. Prehn agreed, and asked if anyone on the commission would like to serve on the jury, to which no one volunteered. The commission agreed that Ware would be their top choice.

Foley motioned to approve the Poet Laureate Program as presented. Prehn seconded, and the motion carried 6-0.

## Wausau Poet Laureate Program

Historically, a Poet Laureate is appointed by a government to compose or recite poems for special occasions. Poet Laureates also conduct workshops and readings, activities, and events. The City wishes to pursue a Poet Laureate program in order to:

- Promote poetry as an art form
- Expand access to the literary arts
- Connect the community to poetry
- Promote poetry as a community voice that contributes to a sense of place

**Purpose:** To celebrate and expand upon poetry and literary arts in our community.

**Authority:** Policy of the Wausau Arts Commission, Wausau Economic Development Committee, and the Wausau City Council.

**Policy:** The Wausau Arts Commission is responsible for providing Poet Laureate recommendations to the Wausau City Council. The Wausau Arts Commission, using an inclusive jury process, will evaluate the applicants according to stated criteria.

### Selection Process

- A 3-member jury, selected by the Arts Commission and composed of one Arts Commission member (or designee), one representative of the literary poetry community, and one member of the City's Community Development Staff shall be convened to review the poet laureate submissions.
- Applicants must be Wausau residents over 16 years of age.
- Submissions require a resume and samples of work, from published and self-published volumes and/or video recorded readings and performances.
- Each Poet Laureate shall serve a term of two years
- The selected Poet Laureate will share 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.
- The jury recommends to the full Arts Commission one Poet Laureate and an alternate. The Commission's recommendation will be communicated to the City Council for formal acceptance or rejection.
- For their term of service in the community, each Poet Laureate will receive a stipend of \$200 per year, \$400 total.

### Selection Criteria

The jury will review each application for aesthetic quality, community involvement, and capacity for public engagement in the literary arts, all equally weighted.

#### *Aesthetic Quality*

- Do the written or recorded work samples exhibit strong aesthetic merit?
- Are the works consistently strong? Does the applicant produce poetry on a regular basis?

#### *Community Involvement*

- Does the applicant demonstrate a history of involvement and activity within the literary arts?

#### *Potential for Engagement*

- Does the proposal support the poet's ability to engage Wausau's citizens in meaningful ways to further the literary arts in our community?

#### **Administration**

- Each selected Poet Laureate will enter into an agreement with the City.
- Each Poet Laureate will manage their own schedule, be the point of contact for all programming inquiries from the public, arrange details for their programs and coordinate press releases with the City's staff.
- If a poetry reading at an official City occasion is one item on the agreed scope of work, the City reserves the right to review the proposed poem(s) beforehand (either their own or the work of another poet(s)), and accept or decline the reading. If the reading is declined, the Poet Laureate will replace the event in their schedule.
- Each Poet Laureate will help to facilitate and transition the successor Poet Laureate.
- The City reserves the right to cancel or discontinue the Poet Laureate term of service at any time, with or without cause and with or without notice to the poet or public.



**CALL FOR ARTISTS**  
**Request for Proposals (RFP)**  
**City of Wausau Poet Laureate (2025-2027)**

**INTRODUCTION**

The city of Wausau (City) is seeking applications from interested and qualified artists to provide literary art services for the Wausau Poet Laureate Program. The Artist selected through this competitive RFP process would become Wausau's third Poet Laureate.

Funding for the Poet Laureate is provided by the City. The City's Arts Commission will administer the process of Artist selection and oversee the Artist during the two-year Poet Laureate term.

This RFP describes the project, the required scope of services, the Artist selection process, and the information to be included in the Proposal (i.e., application). Failure to submit information in accordance with this RFP's requirements and procedures may be cause for disqualification.

**PROJECT DESCRIPTION AND SCOPE**

The selected Artist will become the City's official Poet Laureate, serving as an ambassador and advocate for poetry, spoken word and the literary arts. The Poet Laureate is expected to produce quality original works inspired by and in response to local conditions, as well as facilitate appreciation of the art form through public readings and engagement.

The goals of the City's Poet Laureate Program are to:

- Promote poetry as an art form
- Expand access to the literary arts
- Connect the community to poetry
- Promote poetry as a voice that contributes to a sense of place

The Poet Laureate is expected to represent Wausau and the literary arts through activities related to poetry and spoken word; create and present original works at selected City events, which may include readings at Common Council meetings and

City events; and participate in the annual Central Wisconsin Book Festival at the Marathon County Public Library.

Writers are encouraged to talk with city leaders, planners and the mayor's office, as well as local organizations, about possible venues or events for presenting their original poetry and/or giving readings from others' published poetry. Projects could take the form of reading poems at City Council meetings or kicking off events like Concerts on the Square or the Whitewater Release or could celebrate the first local sign of a robin in spring or "back to school" in fall. Preference is for some in-person readings, though plans for involving even more of the community could lead to creation of poem films (for example) to be shared on social media or other publications in traditional local media--or poems in chalk during Chalk Fest. Creativity is encouraged, and ideas could be shared in the applicant's cover letter.

The position will last two years from the time of contract execution. The selected Artist is expected to collaborate periodically with City staff, including the Mayor, and the Arts Commission. A new Poet Laureate will be selected through a competitive RFP at the end of the full term.

## **BUDGET**

To honor the poet laureate's achievements and defray expenses incurred in presenting poetry at City-sponsored events, the City of Wausau will award the poet laureate a stipend of \$400.00 (\$200.00 per year of the two-year term). The Poet Laureate is encouraged to accept honoraria or remuneration from other organizations hosting events that include the poet laureate or events in which the poet laureate presents poetry.

## **ELIGIBILITY**

Applicants must live or work in Wausau, or otherwise be able to make a case in their cover letter for their strong connections to Wausau and ability to be here in person for at least some occasions during their tenure as poet laureate.

Applicants must be over 16 years of age. No preference will be given to race, color, religion, national origin, gender, military status, sexual orientation, marital status, or physical or mental disability. Individuals with conflicts of interest are not eligible.

## **SELECTION PROCESS**

A jury of three to four members, approved by the city's Arts Commission, shall be convened to review the Poet Laureate applications. The selection jury will recommend to the full Arts Commission a Poet Laureate. The Commission's

recommendation will be communicated to the Common Council for formal acceptance or rejection.

**TIMELINE**

EVENT	DATE*
Release Request for Proposals (RFP)	August 18
Application Deadline	September 5
Review of Applications by Jury and Arts Commission	September 15
Final Approval of Poet Laureate (by Common Council)	September 23
Agreement Executed with Final Scope	October 1

\*Dates are tentative and subject to change

**SUBMITTAL REQUIREMENTS**

Contents of the application shall include a cover letter and samples of past work.

The cover letter shall include full contact information and contain information for the jury that may not be conveyed through the work samples. In addition, the cover letter should:

- 1.) Outline the applicant's vision and plan for their work in this role,
- 2.) Convey relevant background experiences,
- 3.) Discuss work history, connections to Wausau, or other information to help support the application.

A maximum of five (5) original poems and/or videos of original performed spoken word may be included. All written materials shall be submitted in .pdf format and limited to nine (9) pages total. Any videos to be used as work samples shall be accessible to the review committee via web link(s).

**Proposals are due by 4:00 p.m. (CST), Friday, September 5, 2025.  
Please email the proposal to Brad Lenz, City Planner at:  
brad.lenz@wausauwi.gov.**

**CRITERIA**

The jury will review each application for aesthetic quality, community involvement, and capacity for public engagement in the literary arts, all weighted approximately equal.

### *Aesthetic Quality*

- Do the written or recorded work samples exhibit strong aesthetic merit?
- Are the works consistently strong? Does the applicant produce poetry on a regular basis?

### *Community Involvement*

- Does the applicant demonstrate a history of involvement and activity within the literary arts?

### *Potential for Engagement*

- Does the proposal support the poet's ability to engage Wausau's citizens in meaningful ways to further the literary arts in our community?

## **ADMINISTRATION**

The selected Poet Laureate will enter into an agreement with the City. The Poet Laureate will manage their own schedule, be the point of contact for all programming inquiries from the public, arrange details for their programs and coordinate press releases with the City's staff.

If a poetry reading at an official City occasion is one item on the agreed scope of work, the City reserves the right to review the proposed poem(s) beforehand (either their own or the work of another poet(s)).

The Poet Laureate will help to facilitate and transition the successor Poet Laureate. The City reserves the right to cancel or discontinue the Poet Laureate term of service at any time, with or without cause and with or without notice to the poet or public.

## **ADDITIONAL TERMS AND CONDITIONS**

All statements of qualifications received will be evaluated by a jury selected by the Arts Commission. Once a finalist or group of finalists is selected, answers to specific questions may be requested orally or in writing.

Selection will be based on the overall strength of each application, and the evaluation is not restricted to considerations of any single factor.

The City reserves the right to accept or reject any or all applications or portions thereof without stated cause. In the selection of a finalist, the City by its proper officials shall attempt to negotiate and reach a final agreement with the finalist. If the City, for any reason, is unable to reach a final agreement with this finalist;

the City then reserves the right to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal. The City may also elect to reject all proposals and re-issue a new RFQ.

The City is not bound to accept the proposal with the lowest cost but may accept the proposal that demonstrates the best abilities and qualifications to meet the needs of the City. The City reserves the right to waive any formalities, defects, or irregularities, in any application, response, and/or submittal where the acceptance, rejection, or waiving of such is in the best interests of the City. The City reserves the right to disqualify any application, before or after opening, upon evidence of collusion, intent to defraud, or any other illegal practice on the part of the applicant.

Any current licensure or non-discrimination claims against you/your organization and those having occurred in the past five years, especially any resulting in claims or legal judgments against you must be disclosed in the proposal.

**SIGNATURE BLOCK**

Please return this page with your application or duplicate the information in your cover letter.

The undersigned hereby certifies:

- ( ) familiarization with all terms, conditions, and specifications herein stated,
- ( ) artist/organization is qualified to perform work and services as proposed,
- ( ) that the application submitted is valid until \_\_\_\_\_ (date).

\_\_\_\_\_  
Name

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

## WAUSAU ARTS COMMISSION

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Time and Date: Monday, September 15, 2025 at 4:00 p.m. in the Maple Room of Wausau City Hall  
Members Present: Tom Fleming, Sarah Watson, Keith Montgomery, Shannon Pueschner, Alora Koval  
Members Not Present: Mara Mullen, Sean Wright  
Others Present: Brad Lenz, Doug Diny

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

### **Welcome and Introductions**

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Lenz called the meeting to order at approximately 4:05 p.m. and introductions were made.

### **Approve minutes of October 15, 2024 meeting**

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Motion by Montgomery, second by Watson to approve the minutes. Motion was approved unanimously, 5-0.

### **Discussion and possible action on recommending the city's next Poet Laureate**

Lenz reviewed the RFP and resolution which created the Poet Laureate program and the process of selecting an applicant. The City received two applications which the subcommittee reviewed and unanimously selected Mai Kao Hang as their recommendation with Barry Liss being recommended as the alternate.

Montgomery made a motion to recommend Mai Kao Hang as the Poet Laureate to the Economic Development committee. Fleming seconded. Motion carried unanimously, 5-0.

### **Discussion and possible action on approving new sculpture in RiverLife**

Lenz reviewed the sculpture proposal. The sculpture will be paid for by the Walter Alexander Foundation and they are requesting that the City maintain the sculpture, relocate landscaping from the site and run electricity to the site. Lenz clarified that cleaning of the bronze sculpture would be one of the maintenance items required. Currently the Parks Department cleans the bronze sculptures in Wausau but may consider an outside vendor if the number of sculptures continue to increase.

The commission noted that they hoped that there will be a more realistic look to the water and logs as well as suggested the human figure is historically accurate. Staff will pass along the commission's comments to the foundation.

Fleming made a motion to approve sculpture. Montgomery seconded. Motion carried unanimously, 5-0.

### **Next meeting date**

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Future meeting date to be determined.

### **Adjournment**

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Motion to adjourn made by Fleming; seconded by Watson. The meeting adjourned at 4:39 p.m.

**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 black ink, appearing to read 'MKH', written in a cursive style.

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.*

Barry Liss  
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9/5/2025

Regarding: Poet Laureate of Wausau Application

Dear Members of the Selection Committee,

Please accept my application for the poet laureate position of Wausau for the 2025-2027 time period. I was a professor in the UW system (17 years at UWMC and 7 years at UWM-Waukesha) for the past 24 years. I hold a doctorate in communication from CU Boulder. I am beginning my first year as a Steam-Cue teacher at Antigo Middle School. Steam is stem plus the arts and cue is essentially cultural studies for younger students. I very much enjoy poetry and have published several poems in various periodicals. If I was chosen, my goal would be to support and foreground the role of the arts (especially the literary arts) in Wausau. I think too I would eschew political issues and focus on what a wonderful and beautiful natural environment we call home and write poems about our area. I will include as a pdf 8 poems I recently published in the journal *Etc. A Review of General Semantics*. I have read the position information and would abide by all stipulations included therein.

Sincerely,

Barry Liss

Barry Liss



## **EIGHT POEMS**

BARRY LISS

### **1. Noetic Shift**

Dr. Postman have you heard  
The noetic shift has just occurred  
People have no wish to read  
In grey, shallow fields they roam  
On philistine kitsch they feed  
As toxic stew forms the loam  
Bloats in coats cannot surmise  
The moral path of the wise  
Ineptitude's rather odd effect  
Beauty claims but little respect  
Molloch's madness gains in traction  
For minds bound without abstraction  
Democracy festers grim and sterile  
Legality grows brute and feral  
Prison, war, disease and famine  
Pious while adoring Mammon

### **2. A Paean to the Muse**

The muse grants a wondrous rhyme  
That whispers through the angst of time  
A verse to rise above the din  
Shall temper greed and restrain sin  
Immersion in Minerva's bath

## **EIGHT POEMS**

Levels pride and banishes wrath  
For we, vain ashes of glutton dust  
Forlorn bodies of insatiable lust  
Her poem emboldens splendor's key  
A path to loving generosity  
She invokes a healthful, humble mirth  
Attentive to fidelity's worth  
Granting purpose to works and days  
For beauty, we pause and offer praise

### **3. Don't**

Don't live among your ill regrets  
And don't neglect to pay your debts  
Don't forget to call on friends  
Or worry about the current trends  
Don't sleep through the morning sun  
And don't be cocky when you've won  
Don't give in to anxious fear  
Allowing hate to commandeer  
Don't minimize the strength of art  
To open up a shuttered heart  
Don't ignore your inner voice  
Pretending you don't have a choice  
To claim your path and to abide  
In what you do or don't decide

### **4. The Path of Narrow**

Loving souls exploit the marrow  
Of moments between death and birth  
Straddling on the path of narrow  
Surfing evanescent worth  
Fools offer time and praise  
Conforming to the move that pays  
Children run first by crawling  
Conquering pain and fear of falling  
A dauntless act without forestalling  
Reveals the mystery of your calling

**5. Feedback Loop**

Carbon dioxide feedback loop  
 Throw some methane in the soup  
 Technology's Faustian eye  
 Habitats gone awry  
 Collapse ushers in dismay  
 Progress fueled on yesterday  
 We didn't know but now we do  
 CH4 and CO2

**6. Taste**

Contemplate your taste,  
 On what can it be based?  
 Discriminating good from bad  
 Some divide, while others add  
 Blue, no green, salt and sweet  
 Vegetables or cuts of meat  
 All claim their own dominion  
 To forge their odd unique opinion  
 Of who and what, why and how  
 The things we claim or disallow  
 Constitutes personality  
 And institutes originality  
 Straight lines and askew  
 On time or overdue  
 Tastes our souls imbue  
 Yet none the same as you

**7. Dissent**

A handful of us knelt and cried  
 The day dissent decayed and died  
 Autopsy of the corpse revealed  
 All moral hierarchies had congealed  
 Who needs dissent? we all agree!  
 Or pity, pain, anxiety?  
 Gold, absent its holy rule, glittered  
 Justice covered cruel embittered  
 We scheduled the wake for noon

And on the funeral plot were strewn  
 The roses and the eulogies  
 Of dissent's most glorious apogees  
 Hannie Schaft and Lovejoy, the Mahatma, MLK  
 Mary Dyer, Bonhoeffer, Mandela, Tycho Brahe  
 Socrates, Jesus Christ, kids at Tiananmen Square  
 And many many more who share  
 Dissent immortalized as prayer  
 Awakened the mourner's eyes ignited  
 Newfound zeal found all fears blighted  
 The righteous path of shame's cessation  
 Awesome truth, sacred privation  
 We shuddered with a sweet elation  
 To heroically defend negation  
 Dissent she lives! She has arisen  
 To free us from our grisly prison!  
 A handful of us clapped and cheered  
 As ghoulish gargoyles gaped and jeered

**8. In Praise of Doggerel**

Unfurl the banner for the inaugural  
 Poem in praise of childish doggerel  
 Doggers are boats blunt in the stern  
 As all our mud pies long for return  
 To Elysian days of babyhood babble  
 Prior to moldy contentious brabble  
 Of grammar's petty rules, logic's absurd rites  
 Orthography and math ground musely flights  
 No, Apollo's gifts of aesthetic nuance  
 Whirl within perns of symbolic buoyance  
 Words must blaze upon the page  
 And seduce the intellect to engage  
 The other in dialogue heroic with drama  
 A sovereign remedy for grim psychic trauma  
 Those who fear the truth of doggerel rhyme  
 Barter with the gargoyle's philistine crime

**To:** Economic Development Committee  
**From:** Randy Fifrick, Development Director  
**Date:** October 7, 2025  
**Re:** Item 5 & Item 6 for 1300 Cleveland Ave



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In preparation for the October Committee Meeting, I was asked to prepare an item for discussion on 1300 Cleveland Ave. This property has a complex and robust history. This compilation is a result of a lot of hard work by our Public Works Director, Economic Development Manager, City Planner, Assistant City Planner, and Administrative Assistant. Based on the lengthy history of this parcel, please understand that we pulled together as much information as we could but do not consider this a complete document.

First is an update from Public Works Director Eric Lindman on the environmental clean up history and efforts:

1. In 2020, a Phase II Subsurface Assessment was conducted by GEI Consultants to determine if there were contaminants of concern requiring further investigation.
2. Based on the results of the Assessment the DNR issued to the City a Responsible Party Letter dated February 16, 2021 requesting the City to prepare a Site Investigation Work Plan (SIWP)
3. The City hired GEI Consultants to complete the SIWP and submitted to DNR on April 14, 2021 and was approved by the DNR
4. Subsurface investigation was conducted in 2021 and 2022, based on the results a Site Investigation Report (SIR) was completed and submitted to the DNR on February 23, 2022 and the DNR responded to the SIR with Conditional Approval on April 28, 2022
5. March of 2023 the DNR requested an additional round of PFAS groundwater sampling which was completed and confirmed PFAS exceeded the DHS proposed non-codified groundwater standard.
6. Sep 2023 DNR requested additional offsite PFAS groundwater sampling to try and find the extent of PFAS contamination.
7. Mar 2025 the additional offsite groundwater sampling was submitted to DNR for their review.
8. July 2025 DNR concurred with our finding that the SIR Conditional Approval was formally determined complete and the city should work to prepare a Remedial Action Options Report (RAOR).
9. The City is now working to gather information to prepare an RAOR and is in the process of preparing a presentation of some history and options for the City Council. This presentation is scheduled for the Nov 11, 2025 council meeting.

Next, I'm providing some history and information regarding past development efforts. You can click on the links to access the documents. These minutes also include some of the public comment received over the years.

1. [Packet](#) and [minutes](#) from 2/20/2020 include the RFP and discussion about the issuance of the RFP for 1300 Cleveland Ave.
2. [Packet](#) and [minutes](#) from 6/2/2020 include the proposals starting on page 18 of the packet.

3. [Minutes](#) from 7/7/2020 document that the RFP's are on hold until environmental concerns are worked out and it is stated by Alder Rasmussen that "when the committee releases an RFP they are not under any obligation to accept any of the proposals."
4. [Minutes](#) from 8/4/2020 direct staff to move forward with phase 2 testing.
5. [Supporting documents](#) from 2/23/21 COW meeting include letter from 3M reaffirming their interest in the property. This meeting had many public comments opposing 3M's acquisition of the property.
6. A public hearing was held on 3/16/2021 to consider a rezone on the property at 1300 Cleveland from MI to MRL-12. Information on the request including Staff memo's are included in the [packet](#).
7. Ordinance for the rezone was approved on 4/13/21 which rezoned the property from MI to MRL-12 which is multi-family residential. The Ordinance can be found in the meeting [packet](#).

Throughout this process, specifically the rezoning, there has been an emphasis to prioritize non-industrial land uses for 1300 Cleveland. Land use prioritization typically happens when we create our Future Land Use Map which is done every ten years with our Comprehensive Plan update. The Future Land Use Map from the 2017 can be found in the [City's 2017 Comprehensive Plan](#) (page 141 of 142 in the pdf). This will be reviewed next year with the creation of our 2027 Comprehensive Plan update as required by the State of Wisconsin.

Most Legacy Industrial designated land is located along major transportation routes and railroad corridors as is typical with industrial property. This is also true for Suburban Commercial and Industrial. Our City Center is our historic area, and Residential designations typically work their way out from the core of the city becoming less dense as you move away from the city center.

Next, in 2023 the City worked with UniverCity Alliance out of UW- Madison. UniverCity provides opportunities for students to work with units of local government on community-identified challenges. One of the [projects](#) students worked on was potential projects for 1300 Cleveland Ave in Wausau. There were 3 proposals from the Residential Property Development capstone course in the Fall of 2023 that included project summaries, community data, demographic data, and financials to support the project proposal.

1. Each Proposal was unique in building type and similar in targeted housing occupants. The summaries of each are below.
  - a. Proposal 1 - 65 Unit Apartment Complex
    - i. 63,100 sq ft / 3 story
    - ii. 55 Affordable, 10 Market
    - iii. 1-3 Bedroom
    - iv. 30-60% AMI Target
    - v. 5000 sq ft onsite public childcare/community center
    - vi. \$18M Capital Stack/Use
    - vii. Utilize Tax Credits, TIF, Equity, Mortgage
  - b. Proposal 2 - 25 3BR/3Bath Homes
    - i. 1390 sq ft each
    - ii. 4 @ 30% CMI, 6 @ 40% CMI, 7 @ 50% CMI, 8 @ 60% CMI

- iii. \$575-\$1300 Rent
- iv. 3000 sq ft community/daycare center
- v. 6000 sq ft commercial (grocery)
- vi. \$15M Construction
- vii. Utilize Housing Trust Fund, City Contribution (not TIF), Equity, Mortgage

c. Proposal 3 - 28 2BR Duplexes

- i. 1200 sq ft each
- ii. 60% CMI Rent @ \$1150/unit + Garage
- iii. Childcare Facility
- iv. \$13M Construction
- v. Debt Funding + TIF

2. Each Proposal claims to be based on current zoning of MRL-12. The current zoning of MRL-12 is intended for the creation of multi-family uses in small buildings at low densities (12 units per acre). If the property were subdivided a handful of smaller buildings could be constructed on individual lots. However, for a larger development, a Zoning Map Amendment to a higher density district would be required. A Group Day Care Center is permitted with a conditional use permit, but a mixed-use development would also require another zoning district. At present the zoning district doesn't allow for a mid-scale mixed use development. Ultimately, each proposal was targeting low-moderate income individuals to take advantage of grants and tax credits. However, it's important to add that these are ideas, and would require conditional use permits or to be part of a planned unit development as none fit well as is.
3. Keep in mind these are student projects, not development proposals.