



OFFICIAL NOTICE AND AGENDA

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

Meeting of the: **FINANCE COMMITTEE**
Date/Time: **February 11, 2025, at 5:30 PM**
Location: **City Hall (407 Grant Street) - Council Chambers**
Members: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney

FINANCE COMMITTEE AGENDA ITEMS

- 1 Minutes of the previous meeting (01/28/2025).
- 2 Discussion and possible action regarding budget modification for Airport Hangar door engineering.
- 3 Discussion and possible action to approve the Adjusted City of Wausau Part-Time, Temporary, and Seasonal Wage Rates.
- 4 Discussion and possible action approving the N 4th St, Franklin St and McIndoe parking improvements in the TID 3 amendment.
- 5 **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session relating to approval of purchasing and assembling of properties along the west riverfront for the relocation of the public works garage and pedestrian trail acquisition.
RECONVENE into open session to take action, if necessary, on Closed Session items.

Adjourn

Michael Martens, Chairperson

NOTICE: It is possible that a quorum of members of other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail kody.hart2@ci.wausau.wi.us with "Finance Committee Public Comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom 02/07/2025 at 4:30 PM.

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

FINANCE COMMITTEE

Date and Time: Tuesday, January 28, 2025, at 5:15 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney

Others Present: Maryanne Groat, Eric Lindman

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:15 p.m.

Minutes of the previous meeting (01/14/2025).

Motion by Gisselman, seconded by Henke, to approve. Motion carried 5-0

Discussion and possible action authorizing the issuance and sale of up to \$922,476 Sewer System Revenue Bonds, Series 2025, and providing for other details and covenants with respect thereto.

Motion by Gisselman, seconded by Henke, to approve. Motion carried 5-0.

Discussion and possible action on approval of the First Amendment to the Master Partnership Agreement between Community Infrastructure Partners, LLC Agreement.

McElhaney questioned the funds for this program in regard to the federal government freezing funds. It was stated the funds are available from the state of Wisconsin and able to be disbursed. It was further questioned where the funding would come from for this project. It was stated part is paid through grant and the balance is paid through by the state passed on to water users.

Tierney stated opposition to raising water rates by 5% to fund the balance of the cost of this project. It was stated there are a number of funding options for the utility to afford this within the capital funding plan outside of raising water rates.

Gisselman questioned the funding obligation for the city. Gisselman stated opposition citing greater debt obligations for which the city may not be able to afford.

Motion by Henke, seconded by Tierney, to approve. Motion carried 4-1, with Gisselman in opposition.

Discussion and possible action regarding Tax Increment District Number Three Project Plan Amendment.

McElhaney questioned the inclusion of the McIndoe Street Parking Project. It was stated this project was included in the 2025 Capital Improvement Project Budget which was approved by the Common Council.

Tierney stated there were some items that warranted approval and some items that did not. It was further stated that the parking project was not required as the parking needs are not realized and Tierney stated opposition for funding of the 2026 Lead Service Line Replacement Program through this mechanism.

Gisselman questioned the plan for funding various projects in regards to funding by bonding. It was stated using bonding for funding projects is challenging for the city.

Martens stated the lead replacement project should identify how many lines are available for replacement in each district to clarify the spending.

Motion by Henke, seconded by Tierney, to accept the plan amendment with the exception of the Parking McIndoe Street, 4th Street to Franklin Street and Lead Service Line Replacement projects. Motion carried 5-0.

Discussion and possible action regarding Tax Increment District Number Eight Project Plan Amendment.

Gisselman questioned if the purchase of the MBX West River Front property would come before the Common Council before that purchase is made. It was stated that is the normal process for all property purchases.

Motion by Henke, seconded by Tierney, to accept the plan amendment with the exception of the Lead Service Line Replacement projects. Motion carried 5-0.

Discussion and possible action regarding Tax Increment District Number Seven Project Plan Amendment.

Martens questioned when this TID would close if the Common Council made no decision. It was stated this would close without a decision this year and could be extended to donate to another district and be extended to fund affordable housing. Martens stated if the district did not continue to donate, the district receiving the donation would be in the red.

Tierney questioned the health of this district. It was stated this district is performing well but is donating to a district that is performing less well.

Henke questioned if the district was currently donating. It was stated that it was currently donating.

McElhaney stated a preference for closing districts and questioned how the city can close districts and continue to pay for underfunding districts. It was stated the underperforming districts will continue to be supported by the general fund and would have to continue to do so in the long term without a donation.

Martens stated donating for another year would make the underperforming district solvent and still allow for this district to close on time.

Motion by Henke, seconded by Gisselman, to extend the donation to TID 12 for one year and bring the item back. Motion carried 5-0.

CLOSED SESSION pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding discussion and possible action on Appraisal Review Report and Offering Price Report for Parcel 1, 1200 West Wausau Avenue, of Project ID 6999-00-16, West Wausau Avenue, Stevens Drive to North 10th Avenue.

Motion by Henke, seconded by Gisselman, to move into closed session.

Roll Call Vote - Yes: McElhaney, Gisselman, Tierney, Henke, Martens; No: None. Motion carried 5-0.

CONVENED into Closed Session.

Adjourn

Motion by Tierney, seconded by Henke, to adjourn the meeting. Motion carried. Meeting adjourned at 6:15 p.m.

For full meeting video on YouTube: <https://www.youtube.com/watch?v=j-Rm73BXAT4>

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: February 11, 2025

SUBJECT: Budget Modification - Airport Hangar Door #4 Engineering

The folding door to airplane hangar #4 is binding and creating loud banging noises when opening and closing. This is due to the frame of the building flexing as the door is operating. The door company made some adjustments to the door and it is now opening and closing normally. The door company said this is only a temporary fix and the frame/columns around the door need to be stabilized by adding some additional columns. Without this stabilization the door would continue to need adjustments periodically and there would be a significant risk of damage to the door.

We received a price to complete the inspection, engineer analysis and prepare bid specifications to bid out the work. The cost of the engineering is \$24,500. Requesting a budget modification to complete the engineering work.

Human Resource Committee Packet

February 10, 2025

Agenda Item			
Discussion and possible action approving increases to the City of Wausau Part-Time, Temporary, and Seasonal Wage Rates.			
Background			
2024 Seasonal Positions			
Position	# Approved	# Hired	# Applications
DPW Street Aide	8	3	22
DPW Motor Poll Aide	1	1	2
DPW Yard Waste Site Aide	2-3	3	8
Engineering Technician	2	0	5
PD – CSO	18	17	17
In past years other positions requested for were:			
DPW – Electrical Aide			
Maintenance Aide			
Wastewater Aide or Technician			
Water Aide			
On January 2, 2025, the Director of Public Works contacted me regarding the wages of the Part-Time, Temporary, and Seasonal wage rates. He voiced that his department was unable to fill all the seasonal positions. Unable to fill the positions incurs current staff to then fulfill the duties that would otherwise be performed by a seasonal employee. This shift in duties has caused more experienced employees to do jobs that a lesser cost person could perform.			
The Human Resources staff reached out to Public Access, and they had voiced back in 2024 the need for their Part-Time rates also to be increased to attract talented applicants.			
The Human Resources staff also reached out to the Police Department as they too had voiced that the Community Service Officer I positions were in need of a salary increase in comparison to other municipalities.			
The Human Resource Department then sent out several surveys to local municipalities to review and revise the current rates of the Part-Time, Temporary, and Seasonal Wage rate scale.			
Fiscal Impact			
Public Access \$1,300			
Police Department \$4,500			
Public Works \$10,150 (Based on 500 hours per 14 positions)			
(If all positions are filled.)			
Staff Recommendation			
Human Resources staff recommends increasing the Part-Time, Temporary, and Seasonal Wage rates to stay competitive with other municipalities.			
Staff contact: Anne Keenan (715-261-6632)			

Human Resource Committee Packet

February 10, 2025

CITY OF WAUSAU PART-TIME, TEMPORARY, AND SEASONAL WAGE RATES

Effective December 22, 2024

Adopted by Council

City of Wausau Handbook Section 4.01 – Employment Categories

Part-time: A part-time employee is an employee whose schedule consists of less than twenty hours per week. A part-time employee is not eligible for employment benefits from the City unless specifically identified in the City's policies or as required by law.

Seasonal or Temporary: Employees in the service of the City on a temporary basis for fewer than fifty-two (52) consecutive weeks per year. Such employees are compensated at an hourly rate and are not eligible for employee benefits. Such employees are also not eligible for Wisconsin Retirement benefits nor are contributions made by the City unless the employee exceeds the required hours in a 12 month rolling period which at that time the employee will be eligible for WRS benefits including any contributions required to be made by the City. Hours worked will be reviewed periodically to verify the accuracy of an employee's employment classification. If reclassification is necessary, the employee will be notified.

PART-TIME RATES

DEPARTMENT	SALARY GRADE	POSITION	HOURLY WAGE
PUBLIC ACCESS 9005 (730)	401	Production Assistant – 1 st Year	\$16.00 5.00 <u>14.61</u>
		Production Assistant – 2 nd Year	\$16.50 00 <u>15.46</u>
		Production Assistant – 3 rd Year	\$17.00 16.33
		Production Assistant – 4 th Year	\$18.00 17.19
PUBLIC ACCESS 9007 (740)	402	Production Specialist – 1 st Year	\$18.00 16.95
		Production Specialist – 2 nd Year	\$19.25 17.94
		Production Specialist – 3 rd Year	\$20.50 18.94
		Production Specialist – 4 th Year	\$21.75 19.93

TEMPORARY RATES

DEPARTMENT	SALARY GRADE	POSITION	HOURLY WAGE
ASSESSMENT 9010	403	Board of Review Member	\$96.62/day
FINANCE 9002	404	Election Chief Inspector	\$13.85
	406	Election Inspector	\$11.71
PUBLIC ACCESS 9005	405	Production Assistant	\$165.00 14.61

CITY OF WAUSAU PART-TIME, TEMPORARY, AND SEASONAL WAGE RATES

Effective December 22, 2024

Adopted by Council

SEASONAL RATES

DEPARTMENT	SALARY GRADE	POSITION	HOURLY WAGE
POLICE 9100 (710)	406	Community Services Officer – 1 st Year	\$14.50 13.21
		Community Services Officer – 2 nd Year	\$15.00 13.87
		Community Services Officer – 3 rd Year	\$15.50 14.57
		Community Services Officer – 4 th Year	\$16.00 15.29
POLICE 9100 (710)		Community Services Officer II – 1st Year	\$20.00
		Community Services Officer II – 2nd Year	\$20.70
		Community Services Officer II – 3rd Year	\$21.40
		Community Services Officer II – 4th Year	\$22.10
CITY WIDE 9060 (200)	407	Seasonal Aide – 1 st Year	\$16.00 14.55
		Seasonal Aide – 2 nd Year	\$16.50 15.42
		Seasonal Aide – 3 rd Year	\$17.00 16.26
		Seasonal Aide – 4 th Year	\$17.50 17.11
CITY WIDE 9070 (210)	408	Seasonal Technician – 1st Year	\$17.50 16.00
		Seasonal Technician – 2nd Year	\$18.50 17.60
		Seasonal Technician – 3rd Year	\$20.00 19.19
		Seasonal Technician – 4th Year	\$21.50 20.80
DPW – GIS 9018 (240)	409	GIS Intern – 1 st Year	\$18.50 17.59
		GIS Intern – 2 nd Year	\$20.00 19.33
		GIS Intern – 3 rd Year	\$21.50 21.09
		GIS Intern – 4 th Year	\$23.00 22.86

Part-time and Seasonal rates are adjusted annually as employee salary mid-points are adjusted.
Temporary rates remain fixed until adjustments are proposed and adopted by Council.

Clothing for Seasonal Employees

DPW	1 – Hi-Viz shirt for street crew 1 - Cotton shirt for inside/office Steel toe allowance of 50% up to \$125 \$50 clothing allowance in place of providing pants
Sewer	3 – Cotton Water Works shirts 2 – Hi-Viz Water Works Shirts Steel toe allowance of 50% up to \$125
Water	5- Hi Viz shirts Uniform pants Steel toe allowance of 50% up to \$125
CSO	2 – Uniforms shirts 1- Pants that zip for shorts 1 - baseball cap 1- ballistic vest and duty belt

CITY OF WAUSAU PART-TIME, TEMPORARY, AND SEASONAL WAGE RATES

Effective December 22, 2024

Adopted by Council

	End of employment they give everything back but pants
Public Access	2 – uniform shirts



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: February 11, 2025

SUBJECT: TID 3 Amendment – Parking Improvements 4th St, Franklin St & McIndoe St

City staff is working on the necessary amendments to the Tax Increment Districts (TID's) for the projects that were reviewed and approved by the City Council in the 2025 budget. One of the projects is the parking improvements along N 4th St, McIndoe St and Franklin St; the areas adjacent to and near the Woodson YMCA. Attached are documents from previous Committee/Council meetings discussing this project, approving the project and accepting the necessary land for the project to be completed. The project will increase downtown parking year-round and will be beneficial for visitors to downtown to have additional on-street parking on the north side of downtown.

The YMCA is expanding “The Landing” and they had purchased the 404 Franklin St property. Their original concept was to raze the building on this property and establish a private parking lot. The YMCA came forward to amend the General Development Plan for this property to complete this work and the Plan Commission denied the amendment and requested engineering/planning to work with the YMCA on other options. On-street parking was the most beneficial option as the additional parking would be open city wide and add additional parking to the downtown area.

The YMCA has proposed to contribute \$119,000 toward this project, which is 50% of the estimated cost. Typically, we do not get private donations to make improvements on city owned infrastructure so this is very beneficial to the city budget.

Attached are previous meeting minutes and documentation where this project was discussed and approved to move forward with the budget.

February 21, 2024 – Plan Commission

- Denied amending the General Development Plan at 404 Franklin St to allow for a parking lot.
- The YMCA proposed a parking lot at this location to help accommodate their anticipated parking needs for the landing expansion. Once denied staff began working with the YMCA on other possible options and considerations.

May 9, 2024 – Infrastructure & Facilities Committee

- I&F approved the installation of the angled parking
- I&F approved the dedication of ROW from 404 Franklin St

May 21, 2024 Plan Commission

- Plan approved the dedication of ROW from 404 Franklin St

June 11, 2024 City Council

- Council approved ROW dedication from 404 Franklin St for the additional parking

November 12, 2024 City Council

- Council approved the 2025 budget for parking improvements in TID 3

As projects such as these move through the approval process and then into the budget the projects are considered approved once the City Council approves them in the budget. This has been the practice for infrastructure and most other projects. As an example, the 5-year street reconstruction plan developed and updated each year by the engineering division is presented and approved by the I&F Committee, once this plan is approved by the I&F Committee it moves into the budget and the streets for the following year are approved by the council in the city budget. This proposed parking project took the same path for approval and now the project is designed and is scheduled to be bid this spring. The last step is to amend the TID's to allow the work that was approved in the budget by the City Council.

Staff is requesting the N 4th St, Franklin St and McIndoe St parking improvements to be placed in the TID 3 Amendment.

Some projects that are approved in the budget require additional approvals while other projects do not. As an example, the purchase of property may be approved in the budget but the process to purchase property must be approved by the council even if the purchase is within the budget. Street projects, due to special assessments, require public hearings and approval by the council to "Let Bids". Other projects move forward as they are approved in the budget.



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Wednesday, February 21, 2024 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Mayor Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the meeting minutes for the **December 19, 2023** and **January 16, 2024** meetings.
2. Discussion and possible action on a conditional use at 2812 N 6th St to allow a mobile service support structure in a Institutional Zoning District. [Vertical Bridge]
3. **PUBLIC HEARING: 404 Franklin Street, Discussion on amending the general development plan, GDP, for the YMCA: The Landing to allow for an off site parking lot. [REI Engineering]**
4. **Discussion and possible action on amending the general development plan, GDP, for the YMCA: The Landing to allow for an off site parking lot.**
5. **PUBLIC HEARING:** Discussion on rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from a SR-3, Single Family Residential - 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan to allow a multi-family development. [Kolbe & Kolbe]
6. Discussion and possible action for rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from a SR-3, Single Family Residential - 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan to allow a multi-family development.
7. Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document.
8. Discussion and possible action on Preliminary Plat for Green Tree Meadows.
9. Next meeting date.
10. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail samantha.kulig@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 02/16/2024 @ 12:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (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 even the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Vertical Bridge, REI Engineering, YMCA, Kolbe & Kolbe, Vistas at Greenwood Hills, Green Tree Meadows.

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, February 21, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann, Dawn Herbst.

Staff Present: Brad Lenz, William Hebert, Brian Stahl, Tara Alfonso, Andrew Lynch, Samantha Kulig.

Others Present: Bryan Bailey, Tom Radenz, Jeffrey Stubbe, Lou Larson, Christine Martens, Pat Wools, Tom Killian, Dennis O'Flyng, Daivd LeMay, Carol Lukens, James Force, William Bertram, Patrick Peterson, Deann Schumann, Gary Gisselman, David Burke, Mike Tomsyck.

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

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

Approve the meeting minutes for December 19, 2023, and January 16, 2024, meetings.

Motion/second by Bohlken/Herbst to approve meeting minutes for December 19, 2023, and January 16, 2024. Motion approved 7-0.

Discussion and possible action on a conditional use at 2812 N 6th St to allow a mobile service support structure in an Institutional Zoning District [Vertical Bridge]

Andrew Lynch stated that no substantial evidence against the conditional use was presented at the last meeting and that it meets staff standards. Lynch stated staff recommended for the approval of the conditional use.

Motion/second by Bornemann/Brueggeman to approve conditional use. Motion approved 7-0.

PUBLIC HEARING: 404 Franklin Street, Discussion on amending the general development plan, GDP, for the YMCA: The Landing to allow an off-site parking lot. [REI Engineering]

Brad Lenz explained that approximately 19 letters with various opinions supporting and against the off-site parking lot came in after the packet was posted and sent to members and the public. Some of the individuals that were supportive were speaking of The Landing expansion instead of the building on the parcel, 404 Franklin St.

Petitioner, Bryan Bailey, CEO of the Woodson YMCA, provided data of the increase in 55 and older members signing up for the Landing: from 1,600 55 and older members in 2019 increased to 5,700 members today. Bailey also stated his team surveyed groups. The results were generally positive for the Landing, but there was a negative reception about parking. Bailey stated there solution to that is to utilize the lot on 404 Franklin St to be a parking for the Landing. Bailey continued to on that the car park will allow a new and separate entrance for the Landing and allow the members to also utilize the parking from the nearby Church that the YMCA operates. Bailey provided a video of their proposed plan for expanding the Landing.

Tom Radenz, additional petitioner, and engineer from REI Engineering provides parking statistics. Radenz explained that the YMCA owns and operates 217 parking stalls. However, there are certain streets - like 1st, 5th, and 6th St – and within the 18-block area where parking is not allowed. There are also other residents, businesses, governments, and churches who use these parking stalls. Of the 217 parking stalls that YMCA owns, 45 are leased from the Church on the east side of YMCA building. There is 347 street parking in an 18-block radius. Through this proposal, there will 52 stalls that the Landing members could potentially use and that includes the 29 stalls that would come from 404 Franklin St.

Mayor Rosenberg opened the public hearing.

Jeffrey Stubbe, Executive Director of the Davis Foundation, stated that he is funding this project. Stubbe had requested parking for this project with the YMCA. Stubbe did not ask for this specific parking, but there is not an abundance of parking, and this is the best alternative. Stubbe stated that funding for The Landing is contingent upon additional parking.

Lou Larson, resident of 904 21st Pl and Alderperson of District 10, is in support of the parking lot. Larson stated the building is not registered as historical property and lost its historical value when the homes were torn down 1955. Larson had reminded the member that no money public is funding this project. Larson also stated that there will be a designated crossing area from the car park to the Landing and stated this is safer because 29 less people will park on the street. Larson believes this change is good for the community and that, sometimes, government should get out of the way and let good things happen in the community.

Christine Martens, resident of 1228 Arthur St, asked to deny the request to amend the GDP regarding 404 Franklin Street. On behalf of the friends of Wausau Historical Landmarks, the building is a Georgian revival colonial style building. It is a newer building than the surrounding historical homes, but it exceeds the 50-year requirement to becoming a locally landmark building. It is also noted in the Wisconsin Historical Society database as a historical building. Martens had suggested other alternative solutions to add additional parking and had mentioned alternative solutions mentioned in the packet. Martens also noted that currently the lot already has 10 parking spaces, and with this proposed plan, only 19 parking spaces are truly being added.

Pat Wools, resident of Mosinee, WI, and a member of the Landing since last year had stated that he chooses to drive from Mosinee to this specific venue as opposed to going to the YMCA in Weston. Wools supports the expansion of the Landing. He stated he loves the facility and the wonderful people.

Tom Kilian, resident of 133 E Thomas St and Alderperson of District 3, appreciates the work that is being done at the YMCA. However, Kilian had received considerable concerns from surrounding residents and businesses. Kilian is against this proposal and agrees with the concerns addressed by residents and businesses in his district and the staff report in the packet.

Dennis O'Flyng is a resident of 414 Franklin St, also known as the Hurley House, living there for over 45 years and is also a member the Landing. O'Flyng stated that his wife and he are in support of expanding the Landing, but not in support of adding a parking lot. O'Flyng had mentioned other suggestions, expanding the parking lot. He also suggested that the city should buy 404 Franklin St and possibly make it a visitor center since the property currently does not fit the needs of the YMCA who currently owns it. O'Flyng also mentioned that this proposal posed a problem with the proposed fence encroaching on their yard as well.

David LeMay, resident of 1401 Harlyn Ave stated that he would rather drive to the Landing than go to the YMCA closer to his home. He is in support of the amending the GDP for 404 Franklin St.

Carol Lukens, resident of 1725 Ethel St and alderperson of District 1. Lukens stated she is not in favor of the amendment and has heard from constituents that they are not in favor. Lukens also stated that researching that increasing cities are removing more flat-surfaced parking lots. Lukens reiterated that this parking lot will not be good for climate resilience. Lukens asked if there are other alternatives to be considered for the parking lot. Lukens had read off a letter from one of her constituents against the amendment.

James Force, resident of 515 Franklin St, had questioned if parking lot B and C that are designated for 55 and older has any supervision now. Based on discussion, Force presumed that currently there is no supervision. Therefore, Force stated that this proposed car park will probably not be exclusive to the Landing since there is not any supervision being done with the current car park that the YMCA owns now. Force stated that the argument doesn't hold that this will be parking solely for the Landing.

William Bertram, resident of 2207 Mont View Blvd and a board member of the Wausau Historical Society, stated that the Executive Director and Board president from the Wausau Historical Society endorsed this project. He noted that it will help provide more parking closer to the Leigh Yawkey Museum.

Patrick Peterson, resident of 524 Franklin St, stated that he is opposed to changing 404 Franklin St to a parking lot. He

stated that he is concerned about the current lack of safety on 4th & 5th Street, thus is opposed to having another additional parking lot posing more risk to people and drivers.

Deann Schumann, resident of 516 Franklin St, stated is opposed to the parking lot. Schumann explained the historical value of the building on 404 Franklin St. Schumann explained that this is not long-term solution and reminded them that a parking ramp was suggested back when the YMCA was amending the GDP. Schuman continued to explain other negatives to having a parking added.

Gary Gisselman, resident of 319 Park Ave and alderperson of District 5, agreed with the staff recommendations of not approving the amendment. Gisselman is concerned that this might negatively impact the neighborhood itself. Gisselman stated that it may not be registered as a historical home, but it is a part Andrew Warren historic district and of the historical culture map.

Petitioner Bailey wanted to mention that there is no property value currently on the property as the YMCA is a non-profit, and this parking will indeed make it a much safer situation.

Dave Burke, resident of 520 Franklin St, stated that he is not entirely sure how 29 parking stalls will accommodate the increasing number of 5600 members. Burke has work experience in the construction business, and with his personal experience, has never come across a renovated home to be razed.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on amending the general development plan, GDP, for the YMCA: The Landing to allow an off-site parking lot. [REI Engineering]

Lenz answered Lukens question that in city planning, surface parking for downtown areas is not recommended and the staff update provides a different way to treat parking. Lenz stated that there are other options for parking. This agenda item discusses amending the GDP for the off-site parking, not for the expansion of the Landing. From a zoning and planning perspective, Staff does not recommend amending the GDP to allow the off-site parking lot.

Bornemann stated that he understands the impact that YMCA has for our community as he is also a member of YMCA. However, Bornemann agreed with Lenz on recognizing the points of criteria for the parcel in question. Bornemann also agreed that the Landing itself is not the parcel that is addressed in this amendment request. Bornemann stated he is hesitant to approve since staff does not recommend the amendment for the parking lot.

Watson asked petitioner had the recommendations that staff suggested been investigated.

The petitioner, Bailey, investigated years back when they first started the project for the Landing. Bailey mentioned parking ramps are expensive and frowned upon by the senior residents. He also stated that when they first started the Landing project 10 years ago, the building was up for discussion to be razed and to also shut down the traffic on Forest St. However, businesses community pushed back with shutting down the street, so there was a compromise of the city offering the parking lot by the First Presbyterian church.

Motion/second by Bornemann/Bohlken to approve amending the GDP. Lindman abstained his vote due to being a board member of the YMCA. Motion denied 0-6, and 1 abstention.

PUBLIC HEARING: Discussion on rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from an SR-3, Single Family Residential – 3, TF-10, Two-Flat Residential – 10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan, GDP, to allow a multi-family development. [Kolbe & Kolbe]

Lenz stated that Kolbe and Kolbe are hoping to redevelop property across from their main plant. The addresses under discussion are currently owned by Kolbe and Kolbe. Currently, these properties are a variety of zoning districts and land uses. The idea is to consolidate for a multi-family development with several constructed buildings. Staff received the PUD application and the details proposed on application, and it generally meets the criteria. This discussion is only for rezoning

and GDP approval. Lenz stated that staff recommends approving the rezoning and the GDP, with more details to follow in the specific implementation plan.

Petitioner and vice-president of finance of Koble and Kolbe, Mike Tomsyck, stated that there is a shortage of housing in the Wausau area. There are a lot of low-income housing and market-value housing proposed and developed in the Wausau area, but Wausau does not have much cost-effective housing for people that make \$15.00-\$25.00 per hour. Tomsyck stated this lack of housing impacts the employers to recruit and bring people into the area. Today, Kolbe and Kolbe have some of their employees already driving 40 minutes away, but other people cannot drive that or cannot afford the housing in Wausau. The general development plan has a mix of 1, 2, and 3-unit apartments, parking, and garages as well. The development also will have a community building. The vision of the community building is laundry, common space, weight room, kitchen/dining area. Kolbe & Kolbe has surveyed their employees. Their employees' number one concern was affordable housing. Kolbe and Kolbe also had a neighborhood meeting with homes nearby in mid-December and received a positive reception to the proposed plans.

Mayor Rosenberg opened the public hearing.

Alderman, Lou Larson, 904 S 21st Place: Larson has meet with the petitioners and attended the neighborhood meeting that Kolbe and Kolbe provided. Larson attested that the neighborhood meeting had a positive reception towards the proposal of this plan. Larson also stated that there is no city money involved. Larson is in support of this rezoning and GDP approval.

Mayor Rosenberg closed the public hearing.

Discussion and possible action rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from an SR-3, Single Family Residential – 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan, GDP, to allow a multi-family development. [Kolbe & Kolbe]

Bruggeman commended the petitioner for the work and collaboration done prior to holding a public hearing with the Plan Commission. Bruggeman appreciates how well thought-out and prepared the petitioners were.

Bohlken reiterated that he also commends the work done by Kolbe & Kolbe.

Watson thanks the petitioner as being a business taking the lead in developing housing for the area.

Bornemann asked the petitioner if this is primarily for employees at Kolbe & Kolbe. Tomsyck clarified that to get the rates down this cannot be done with only employees.

Herbst also agreed that Kolbe & Kolbe is doing great work in this proposal.

Motion/second by Brueggemann/Bornemann to approve the rezoning and the GDP. Motion approved 7-0.

Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document.

Lenz stated that preliminary plats have gone through Plan Commission and Common Council meetings previously. The City of Wausau's Engineering, Public Works, and Planning division are comfortable with the land division shown on the final plat. The developer agreement will soon be finalized. Staff recommend approval of final plat.

Motion/second by Brueggeman/Bornemann to approve final plat. Motion approved 7-0.

Discussion and possible action on Preliminary Plat for Green Tree Meadows.

Lenz stated this is a potential new subdivision east of 72nd Avenue. The plat has approximately 148 parcels. A developer is hoping to build single-family homes. Lenz stated that they are continuing discussion with developer and staff. Lenz stated that staff generally approves of the preliminary plat as shown on the packet.

Motion/second by Herbst/Brueggeman to approve preliminary plat. Motion approved 7-0.

Next Meeting Date

Next meeting date will be at 5:00 p.m. on Tuesday, March 19, 2024.

Adjournment

Motion/second by Watson/Herbst. Motion approved unanimously 7-0, and the meeting adjourned at 6:22 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, March 19, 2024.



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:
Date/Time:
Location:
Members:

INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU

Thursday, May 9, 2024 at 5:15 p.m.

City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS

Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

AGENDA ITEMS FOR CONSIDERATION

1. Elect Chairperson and Vice Chairperson for the 2024-2026 term of the Infrastructure and Facilities Committee.
2. Establish regular meeting date and time for the 2024-2026 term of the Infrastructure and Facilities Committee.
3. Approval of minutes of the April 11, 2024 meeting.
4. Discussion and possible action on installation of angled parking stalls on McIndoe Street between 3rd Street and 4th Street, on 4th Street between Grant Street and McIndoe Street, and on Franklin Street between 4th Street and 5th Street.
5. Discussion and possible action on easement for a skywalk across 3rd Street at YMCA.
6. Discussion and possible action on access easement at 1937-1939 Milwaukee Ave for the Northwestern Lift Station.
7. Discussion and possible action on easement with WPS at 144 West Washington Street.
8. Discussion and possible action on streets for asphalt overlay utilizing ARPA funding.
9. Discussion and possible action on reconstruction of 2nd Street from Short Street to Dekalb Street.
10. Discussion and possible action on reconstruction alternatives for 28th Avenue from Westhill Drive to West Wausau Avenue.
11. 2025 proposed facility capital projects.
12. Adoption of the Safe Routes To School Plan as prepared by North Central Wisconsin Regional Planning Commission.

Adjournment

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@ci.wausau.wi.us with "Infrastructure & Facilities public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, if agendaized, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 05/02/24 @ 4:30 p.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

It is possible that members of and possibly a quorum of the Common Council and/or members of and possibly a quorum of other committees of the Common Council of the City of Wausau may be in attendance at this meeting to gather information. No action will be taken by any such groups at this meeting other than the committee specifically referred to in this notice.

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.

Distribution List: City Website, Media, Committee Members, Mayor, Council Members, Assessor, Attorney, City Clerk, Community Development, Engineering, Finance, Inspections, Park Dept., Planning, Public Works, County Planning, Police Department, Wausau School District, Becher Hoppe Associates, REI, Judy Bayba, Scholfield Group, Clark Dietz, Inc., Brown and Caldwell



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:

Date/Time:

Location:

Members:

INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU

Thursday, May 9, 2024 at 5:15 p.m.

City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS

Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

ADDENDUM

13. Discussion and possible action on approval of revised Green Tree Meadows Preliminary Plat.
14. Discussion and possible action on approval of dedication of right-of-way at 404 Franklin Street.

Adjournment

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@ci.wausau.wi.us with "Infrastructure & Facilities public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, if agendized, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 05/08/24 @ 8:00 a.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

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The Landing Expansion Project – Additional On-Street Parking

Tree Protection, Removal & Replacement

Summarization of Tree Impact

Angle Parking along 4th Street, in front of Yawkey Park:

2 Boulevard trees requiring removal: 21" Linden & 13" Norway Maple, both in very good condition. 1 Yawkey Park tree requiring removal: 35" Sugar Maple (fair to poor condition).

3 Trees in Yawkey Park and 1 boulevard tree will be significantly impacted by construction. These trees are to be retained and assessed for condition during the next 5 years.

Angle Parking on 4th Street & Franklin Street at 404 Franklin Street:

1 Tree on 4th Street requires removal: 25" Linden (fair condition). Additionally, there are 2 stumps in the boulevard from trees that were killed with herbicide in 2023.

1 Tree on 4th Street, 3" Swamp White Oak and 1 tree on Franklin Street, 2" Jefferson Elm require to be moved.

Angle Parking along McIndoe Street:

5 Trees require removal: 16" Norway maple (poor condition), 15" Norway maple (fair condition), 12" Norway maple (good condition), 11" Norway maple (very good condition), 6" Norway maple (very good condition).

1 Tree can be relocated, 2" Regal Prince oak.

In total, 12 trees require removal from the sites to attain the installation space for the additional angle parking stalls. The oak trees that can be transplanted, can only be moved in the spring as oaks do not transplant acceptably in the fall. Should the project require the movement of the oaks at any time other than spring, they will require destructive removal.

Tree Protection Requirements

Trees located in and near the construction zone shall be protected per Section 5.0 of the adopted City of Wausau Tree Planting & Preservation Specifications Manual. Damage to root systems of remaining trees shall be kept to a minimum, be as close to the required construction area as possible, and exposed roots shall be cut, not ripped from the trees. There shall be no equipment operation or materials stored on/in the Tree Protection Zones.

Tree Replacement

The City requires a 1 to 1 replacement: for each (1) tree removed, one (1) new tree shall be planted. Additionally, trees failing/dying due to construction within 3 years of completion of the work shall be replaced by the contracting party at the same 1 to 1 ratio. Replacements shall be in or as close to the project area as feasible to reestablish lost tree canopy. Replacements may be planted on the



Wausau & Marathon County
**Parks, Recreation
& Forestry**

private property at 404 Franklin Street or payment may be made to the Parks Department to plant in City rights-of-way and Yawkey Park. The Parks Department will accept payment in lieu of private planting at the standard \$400.00 per tree per the approved 2024 Facilities and Program Fees schedule and not enforce the CTLA tree valuation fees. All trees to be planted shall be approved by the City Forester prior to planting, including trees planted on private property.

Respectfully,

John Kahon III
Wausau City Forester
Board Certified Master Arborist OH-0972B



DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C020
PLOTTED: APR 24, 2024 - 9:22AM PLOTTED BY: NATHANP



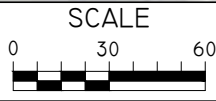
PARKING TABLE		
	EXISTING	PROPOSED
MCINDOE STREET	0	14
4TH STREET	10	23
FRANKLIN STREET	0	9
PARKING LOT	8 (ASSUMED)	5
TOTAL	18	51

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

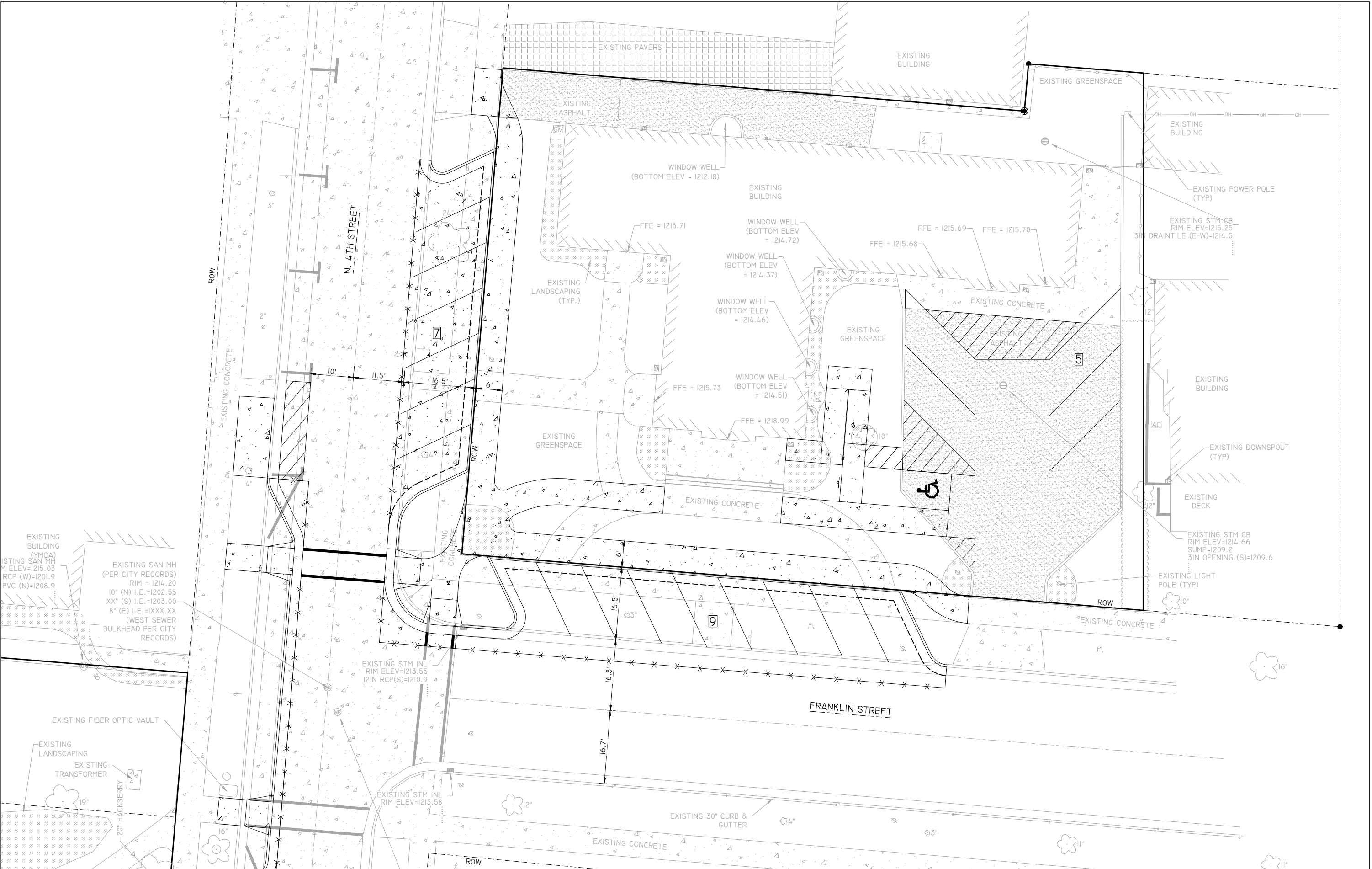


DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - OVERALL
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C020

DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C021
PLOTTED: APR 24, 2024 - 9:22AM PLOTTED BY: NATHANP



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4080 N. 20TH AVENUE
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**REI**

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SCALE
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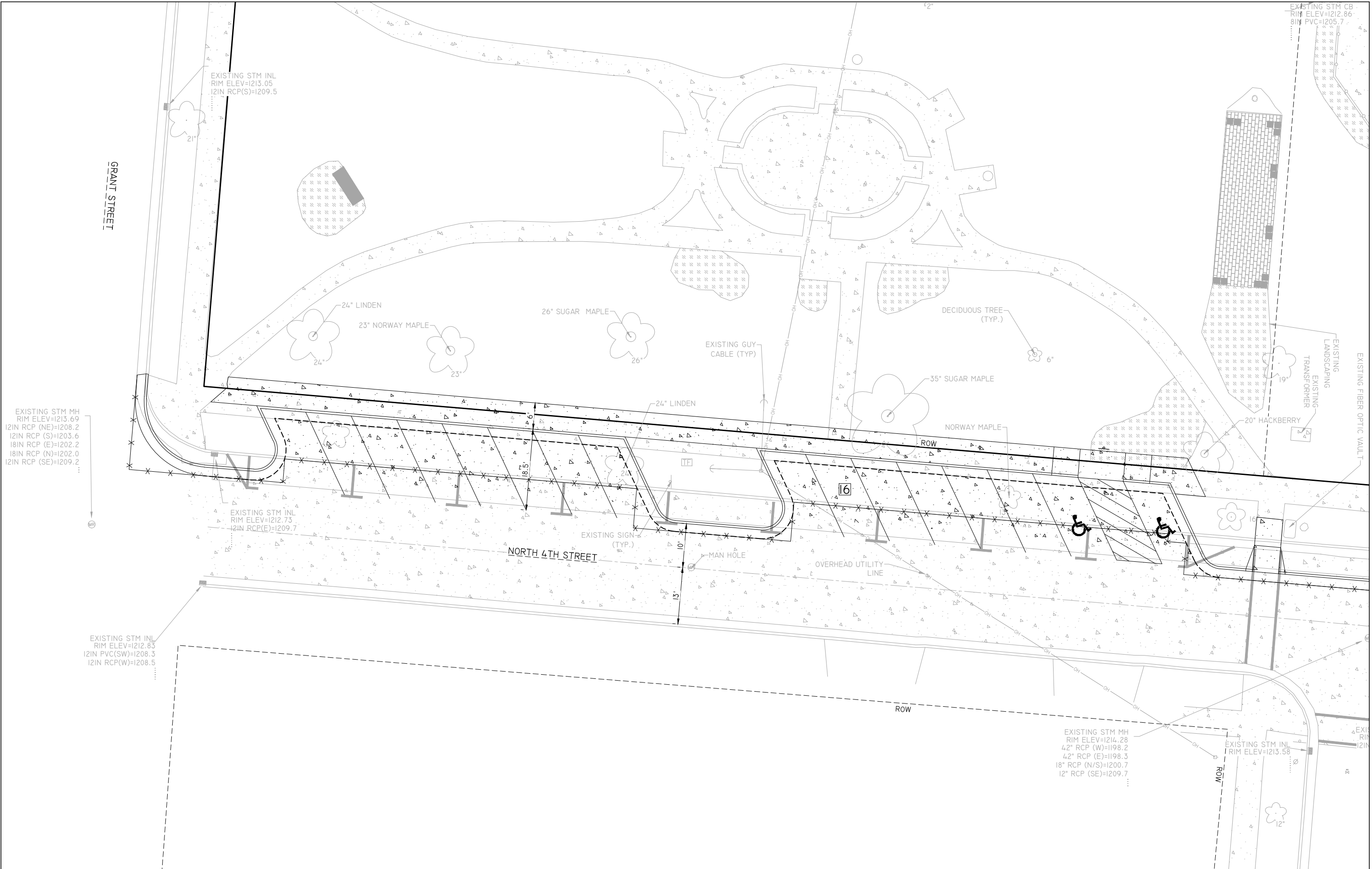
DATE	REVISION	BY	CHKD

SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - FRANKLIN ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

**REI**
REI No. 11230
SHEET C021

DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C022
PLOTTED: APR 24, 2024 - 9:23AM PLOTTED BY: NATHANP

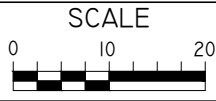


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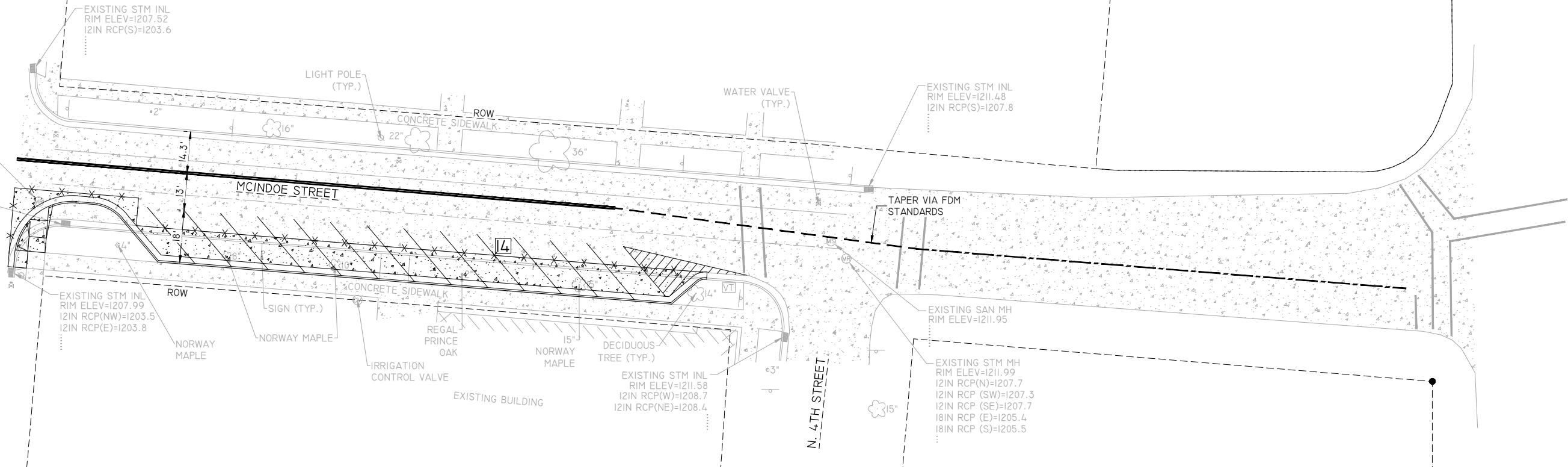


DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - N. 4TH ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C022

DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C023
PLOTTED: APR 24, 2024 - 9:23AM PLOTTED BY: NATHANP

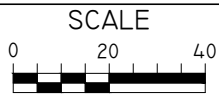


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				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - MCINDOE ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C023

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: May 9, 2024, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

Also Present: Mayor Diny, Eric Lindman, Allen Wesolowski, Tara Alfonso, Jill Kurtzhals, Brad Lenz, Andrew Lynch, Dustin Kraege, Chad Abbiehl, Leo Gau, Lori Wunsch

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

Noting the presence of a quorum, at approximately 5:15 p.m. Clerk Bernarde called the meeting to order.

Elect Chairperson and Vice Chairperson for the 2024-2026 term of the Infrastructure and Facilities Committee

Neal nominated Larson to return as Chair; however, Larson declined. Larson nominated Henke for Chair. Neal moved to close the nominations, seconded by Martens. Henke was elected as Chair by a vote of 5-0.

Bernarde turned the meeting over to Chair Henke who asked for nominations for Vice Chair. Neal nominated Martens. Henke nominated Larson. There were no other nominations and the nominations were closed. Larson was elected as Vice Chair by a vote of 4-1.

Establish regular meeting date and time for the 2024-2026 term of the Infrastructure and Facilities Committee

Henke stated this committee has typically met on the second Thursday at 5:15 pm. Henke asked if there would be any conflicts with moving the meeting time to 4:00 pm; however, this would conflict with Watson. Neal moved to continue with the same meeting date and time. Larson seconded and the motion passed 5-0.

Approve minutes of the April 11, 2024 meeting

Larson moved to accept the minutes of the previous meeting. Neal seconded and the motion passed 5-0.

Discussion and possible action on installation of angled parking stalls on McIndoe Street between 3rd Street and 4th Street, on 4th Street between Grant Street and McIndoe Street, and on Franklin Street between 4th Street and 5th Street

Bryan Bailey, CEO of Woodson YMCA, explained The Landing Activity Center has had tremendous growth over the four years it has been open. The parking request has to do with proximity parking for a project that will expand The Landing about 12,000 square feet with a new entrance off of 4th Street. They had proposed a different plan, but further talked with city staff and came up with options that he feels are better than the original plan. This would provide close proximity parking for an approximate \$5 million expansion project for The Landing.

Larson feels this is a vital part of revitalizing downtown. The YMCA needs this for expansion. Larson spoke with the person in charge of the trust for this and if this parking does not happen, the expansion will not happen.

Neal moved to accept the proposed parking stalls. Seconded by Larson.

Neal loves trees and hates to see so many gone because of this, but he does see this as a necessary thing to do. He hopes during construction they find ways to do some beautification associated with the project. Martens echoed Neal's comments regarding the trees. He is glad to see there is a proactive tree plan as he does not like to see trees unnecessarily removed. The trees that will be removed are in a variety of conditions that they plan to replace one to one, which he is glad to see. He is happy they are working towards protecting the trees in Yawkey Park. His biggest concern is the traffic flow on 4th Street. There seem to be some bump outs at the intersection of Franklin and 4th. He questioned if those were intended to be traffic calming devices.

Tom Radenz, REI Engineering, explained this is similar to the 3rd Street pedestrian crossing. The goal is to make safe crossings and traffic calming. They also plan to utilize the 404 Franklin Street building for a variety of uses, so there will be traffic at the 4th and Franklin intersection, which was a cause for the bump out.

Henke was first a little concerned about the stalls in front of Yawkey Park, but he felt better after reading the letter that explained the health of the trees and how they plan to replace.

There being a motion and a second, motion to accept the proposed parking stalls passed 5-0.

Discussion and possible action on approval of dedication of right-of-way at 404 Franklin Street

This item was taken out of agenda order.

Wesolowski explained that the installation of angled parking would take away the existing sidewalk. The dedication of right-of-way would allow a public sidewalk in the right-of-way. Henke asked if this would make the right-of-way wider. Wesolowski confirmed and added it is approximately 6.2' to provide room for angled parking and keep the sidewalk. Otherwise, the sidewalk would be on private property, which we would not want.

Larson moved to approve. Seconded by Neal and the motion passed 5-0.

Discussion and possible action on easement for a skywalk across 3rd Street at YMCA

Chuck Ghidorzi serves on the architectural team. A skywalk becomes important for parking in the future. This will tie into the new entrance off 4th Street to the 3rd level of the new expansion. In the future it becomes critical in terms of creating enough parking for both The Landing and the YMCA. It will be nice and very functional and he looks forward to presenting the plan in the future.

Lindman stated this would eliminate pedestrian conflicts with traffic across 3rd Street. It will allow safe access into The Landing and the YMCA. This is a good option for the future and ties both sides of the street in. Henke asked if this would be solely for The Landing or if it would also provide access to the YMCA. Ghidorzi said right now they are looking at The Landing. They will look at other plans relating to the YMCA in the future. Henke encourages this as he has crossed 3rd Street enough times and would use the skywalk to get into the YMCA.

Larson moved to accept and approve. Seconded by Neal and the motion passed 5-0.

Discussion and possible action on access easement at 1937-1939 Milwaukee Ave for the Northwestern Lift Station

Lindman explained that there is an existing permanent easement for access to the lift station. A full upgrade of the lift station was completed this year. Previously they shared a driveway with the resident by easement. During the upgrade, the driveway was widened for a dedicated access so we are not in conflict. The easement stays the same other than the Utility has its own driveway and will maintain it.

Neal asked if there was any improvements or remediation needed to the resident's property. Lindman stated we made improvements on the approach as part of the project.

Martens moved to approve. Seconded by Larson and the motion passed 5-0.

Discussion and possible action on easement with WPS at 144 West Washington Street

The library is upgrading their electrical service and in order to do so, WPS would like to come across the City-owned parking lot to the west of the library. Henke asked if there were any other upgrades done recently. Wesolowski believes the HVAC is being upgraded but he is not familiar with all their planned upgrades. He does not see issues with the easement. If anything is disturbed, WPS will repair/replace.

Neal moved to approve as presented. Seconded by Larson and the motion passed 5-0.

Discussion and possible action on streets for asphalt overlay utilizing ARPA funding

Larson noted that the packet said this committee decided not to include Pine Ridge Boulevard and Sherman Street; the committee did not decide against Sherman Street. He asked why Sherman Street is proposed only between 17th and 8th and not the whole stretch from 3rd to 17th. Wesolowski stated that Sherman Street from 8th to 17th is still recommended for overlay. The chip seal is flaking off and plows are knocking out the chip seal in areas. It is proposed to mill off the top of the asphalt and chip seal from 8th to 17th, which is the worst section of Sherman Street. There are lead service laterals on the other portion, which is why we stopped at 8th. It was understood from the last meeting to remove Pine Ridge Boulevard from the list. He feels with the combination of bidding the majority of work out and possibly having DPW pave one of the streets, we can get the rest of the streets completed for \$500,000. He tried to pick streets that are rated 2 to 3 with very little or no lead service laterals. There are other streets that are just as bad or worse, but the majority of the streets that are bad have lead service laterals. Henke noted that the staff report does recommend eliminating Pine Ridge Boulevard and Sherman Street. Wesolowski clarified that eliminating Sherman Street was a typo. Without the \$320,000 cost for Pine Ridge Boulevard, he feels the remainder of the streets can be done.

Larson moved to accept the list of streets for asphalt overlay utilizing ARPA minus Pine Ridge Boulevard. Seconded by Neal and the motion passed 5-0.

Discussion and possible action on reconstruction of 2nd Street from Short Street to Dekalb Street

Per the Finance Department, there may be funding available in TID 3 to reconstruct a small section of street. Short Street is almost completed. 1st Street was done 4 to 5 years ago. Completing 2nd Street between Short Street and Dekalb would button up the area. If funding is available, staff would like to reconstruct 2nd Street in 2025.

Henke asked if there are lead laterals. Wesolowski confirmed and indicated the road is also in very poor shape. Staff was waiting for the area to be developed. Habitat for Humanity will be putting up a house on 2nd and the lot on the corner of Dekalb and 2nd is proposed to be developed. Development in the block will then be completed. There was a thought of the last block between Dekalb and Bridge Street; however, those are empty lots that may get developed or be part of a larger development. He feels it makes sense to wait on the last block.

Larson moved to move forward with the reconstruction of 2nd Street from Short Street to Dekalb Street if funding is available from TID 3 in 2025. Martens seconded and the motion passed 5-0.

Discussion and possible action on reconstruction alternatives for 28th Avenue from Westhill Drive to West Wausau Avenue

This project is in year 2026 of the 5-year plan. To get design started, we need to start looking at alternatives. Wesolowski explained that the reconstruction of 28th Avenue has been on the list for a long time as the County had intended to reconstruct it. They had purchased right-of-way but have since decided not to reconstruct. The Village of Maine does not wish to reconstruct their portion. The roadway has a daily average of 1,700 cars, which is one of the reasons the County backed off. In comparison, Bridge Street averages 16,000 a day. Wesolowski looked at other hills and Townline Road averages 2,700 a day with Franklin averaging 3,800 a day.

One option is to reconstruct 28th Ave as is. This presents great challenges with the grade, ditches, and rock. The existing grade is 19% to 20% at the top of the hill, which is very steep. Henke asked if there were other streets with a similar grade. While Wesolowski did not know the exact grade of Townline or Franklin, those hills are not as steep or as long.

The second option would be to place a cul-de-sac and dead end 28th Avenue. A cul-de-sac could be placed at Mary Ann Lane or at Maple Creek Drive and send traffic up Madonna. We could look at purchasing property to flatten the curve onto Madonna. The grades of Madonna are good and the road was recently paved. Another

advantage to using Madonna is that all of the road is in the City of Wausau.

The third option would use Maple Creek Drive. The disadvantage is Maple Creek gets steep with a 16% grade. While this is not as bad of a grade as 28th Ave, it is still not good. Another disadvantage is it would send traffic onto a town road and there may be opposition from the town and residents.

The fourth option is what the County had planned to build and bought the right-of-way. Traffic would be moved over to 30th Ave. It is the most expensive option and flattens the road. Wesolowski feels this option made sense back when the Village of Maine planned to continue 28th Ave. With this option there would be a T at West Wausau Avenue. We would be spending a lot of money to bring people to a T and he is not sure if people would use it or find an alternative route.

Neal believes a public information meeting is a good idea. He's not familiar with the lay of the land or the number of affected residents. He asked if there is developable land in the area. Wesolowski indicated the hospital owns a chunk of the land. If we take the road up Madonna or Maple Creek, it could still serve the parcel. The parcel could be served off of the cul-de-sac or the road could be extended later if there is a need. If the fourth option is not chosen, there is a lot of right-of-way that could be vacated and possibly sold to develop.

Neal moved to direct staff to engage in outreach to residents and stakeholders that might be affected by any of the options to gather information and look at possible anticipated problems before thinking too hard about choosing an option. Seconded by Watson.

Larson feels the road should not be traveled on and suggested closing it. It is not safe for motorcycles, bicycles, or cars. He asked if there are drainage problems on the hill and if we could do an overlay on the hill. He believes a cul-de-sac should be installed now and the road should not be traveled on. He received a call from a resident who did not have a problem with a cul-de-sac. He feels this cannot wait another 2 years. Wesolowski agreed that the road is in rough shape. There is drainage down the ditches on each side. An overlay would just be a band aid.

Abbiehl stated there were 1 to 2 water breaks last year, which really affects the road. Drain tile was installed on one side a couple years ago, but the water just came out somewhere else causing heaving in the wintertime. DPW patches as much as they can. The hill is really steep for an overlay. Abbiehl stated it has been shut down in the wintertime. Larson feels if it has been shut down for DPW trucks, it should be shut down for all traffic.

Martens agrees that it is an unsafe road. He is concerned with a cul-de-sac and diverting traffic onto other streets that are not intended to carry the load. He is in favor of some type of community engagement on addressing the issue of either cul-de-sac now or viable options to fix in the future. Wesolowski feels something has to be done in a permanent state to reconstruct this. Regarding diversion of traffic, 32nd Avenue from Hilltop to West Wausau is a good roadway. Westwood Drive carries 1,700 cars and could handle the amount of traffic that Bridge Street has. Martens asked if 32nd Ave is a city street. Per Wesolowski, there is a small section, about a half block, in the town.

Larson offered an amendment to the motion to cul-de-sac the road for now and get public engagement on future plans to see if they want to continue with the road. After discussion on concerns of this related to the agenda wording, Larson withdrew his amendment; however, he wants the closing of 28th Avenue brought back.

Regarding community outreach, Neal does not feel it has to be a wide-spread campaign. He suggested looking at property owners and stakeholders along the road. Wesolowski can start a public outreach campaign, but it may not happen before the next meeting. Lindman said staff can get some communication out and put it back on the agenda, but we may not have all the public outreach. Neal said to concentrate on the parties that are immediately impacted.

Watson suggested providing a press release that closing of the road will be discussed at the next meeting and then complete public outreach for feedback on the options. Henke suggested having a public input session or public hearing on the next agenda. Wesolowski can hold a public input session and display the options or hold an open house session prior to the next meeting. Closing the road for safety is one thing, but closing for long term is

another issue. He suggested getting public input, try to maintain the road the rest of the summer, and look at closing the road before winter.

Larson feels we have been kicking the can long enough. Something needs to be done before someone gets hurt. Wesolowski suggested putting closing the road on the agenda for the next meeting and staff will work on completing public outreach for final design.

There being a motion and a second, motion passed 5-0.

2025 proposed facility capital projects

This committee previously talked about seeing projects that would be proposed for 2025 before they are presented to the CIP Committee for ranking. Lindman provided the projects that will be proposed and stated there may be 1 to 2 more.

Larson feels it is odd to put garage doors on a facility that hopefully we will not be using much longer. Per Lindman, DPW plans to continue to use those buildings. Wesolowski added that 4 garage doors were replaced at DPW and this is continuing that effort.

Adoption of the Safe Routes to School Plan as prepared by North Central Wisconsin Regional Planning Commission

The Safe Routes to School Plan as presented by Fred Heider of North Central Wisconsin Regional Planning Commission can be viewed at <https://www.youtube.com/watch?v=dH8iYfM9Lxs>.

After the presentation, Lynch stated how impressed he was with the amount of information Heider gathered for this. This is in cooperation with the school district, so there are some elements that are more in tune with what the school district will do. Successful Safe Routes to School Plans find a champion in each school to drive the efforts. As we look to redo streets or apply for grants, we will look to this plan.

Martens said it is good to see this plan come to fruition as he vaguely remembers starting to talk about it in 2018. He likes that this is one of the items that will be taken into consideration when looking at street reconstruction projects. Even though this targets kids walking to school, good pedestrian and bike routes positively impact all of the community.

Henke asked if adopting the plan holds the City to completing the recommendations or upgrades. Heider indicated it is a guide; the City is not bound to do any of the recommendations.

Martens moved to adopt the Safe Routes to School Plan. Seconded by Neal and the motion passed 5-0.

Discussion and possible action on approval of revised Green Tree Meadows Preliminary Plat

This committee and Council approved the original Green Tree Meadows Preliminary Plat. There was one concern with the preliminary plat where there were 4 long lots off 72nd Avenue, each with driveways onto 72nd Avenue. The City has agreed to sell land to Green Tree which allows enough room for the developer to put a road in with one entry onto 72nd Avenue. There is another minor change to straighten Cherrywood Drive. Minor changes can be made from the preliminary plat to the final plat. The City Surveyor felt that since land was being added to the plat, the preliminary plat should be revised.

Neal moved to accept the revised preliminary plat. Seconded by Larson and the motion passed 5-0.

Adjourn

Neal moved to adjourn the meeting. Martens seconded and the motion carried 5-0. Meeting adjourned at approximately 6:45 p.m.

*** 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.

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

Meeting of the:

Date/Time:

Location:

Members:

PLAN COMMISSION OF THE CITY OF WAUSAU

Tuesday, May 21, 2024 at 5:00 pm.

City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS

Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the meeting minutes for the March 19, 2024.
2. **PUBLIC HEARING:** 1011 N 5th St, Discussion on rezoning 1011 N 5th St from a MRL-12, Multi-family Residential-12 Zoning District to a NMU, Neighborhood Mixed Use. [The Hagar House]
3. Discussion and possible action on rezoning 1011 N 5th St from a MRL-12, Multi-family Residential-12 Zoning District to a NMU, Neighborhood Mixed Use. [The Hagar House]
4. Discussion and possible action on approving the Specific Implementation Plan for 402 and 406 N 28th Ave. [Walkabout Orthotics]
5. Discussion and possible action on approving the Specific Implementation Plan for 415 S 1st Ave. [Gorman]
6. Discussion and possible action on the revised Preliminary Plat for Green Tree Meadows.
7. Discussion and possible action on dedication of right-of-way at 404 Franklin Street.
8. Plan Updates:
Safe Routes to School Plan, and
North Riverfront Redevelopment Plan RFP
9. Next meeting date: Tuesday, June 18, 2024.
10. Adjournment

MAYOR DOUG DINY - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail samantha.kulig@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 05/09/2024 @ 3:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (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.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Polley, County Planning, The Hagar House, Walkabout Orthotics, and Gorman.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 21, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Doug Diny, Sarah Watson, Bruce Bohlken, Eric Lindman, and George Borneman.

Members Absent: Lou Larson and Andrew Brueggeman

Staff Present: Brad Lenz, Brian Stahl, and Samantha Kulig.

Others Present: Jessica Bretl, Sid Sorenson.

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

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

Approve meeting minutes of March 19, 2024 meeting.

Motion/second by Bornemann/Bohlken. Approved 5-0.

PUBLIC HEARING: 1011 N 5th St, Discussion on rezoning 1011 N 5th St from an MRL-12, Multi-family Residential-12 Zoning District to an NMU, Neighborhood Mixed Use. [The Hagar House]

Mayor Diny opened the public hearing.

Jessica Bretl, executive director and founder of the Hagar House. The Hagar House opened in recent years and has been doing well in their mission. They have acquired the property next to the Hagar House: 1011 N 5th St. On that property, there was an old building that was in disrepair. It was recently razed to eliminate safety concerns of the building. Now that it is cleared, Hagar House sees the potential use of the property as a great storage and office space. The Hagar house hopes to rezone it to NMU to utilize it more for commercial use but also keep its current state.

Mayor Diny closed the public hearing.

Discussion and possible action on rezoning 1011 N 5th St from an MRL-12, Multi-family Residential-12 Zoning District to an NMU, Neighborhood Mixed Use. [The Hagar House]

Brad Lenz stated that currently the property is MRL-12 and is not ideal due to being a small, odd-shaped lot near the railroad tracks. In the surrounding areas, most properties are zoned as Urban Mixed Use, Neighborhood Mixed Use, or Single-Family Residential. Staff recommends the approval of the rezoning to an NMU.

Motion/second by Bohlken/Bornemann to approve the rezoning of 1011 N 5th St from an MRL-12 to an NMU. Approved 5-0.

Discussion and possible action on approving the Specific Implementation Plan for 402 and 406 N 28th Ave. [Walkabout Orthotics]

Lenz stated that the property was previously rezoned to PUD. The general plan was approved for a parking lot. He said this is the specific implementation plan. The maximum parking standards don't apply since it is smaller than 25 spaces. The staff report recommends approval.

Motion/second by Bohlken/Brueggeman to approve the Specific Implementation Plan for 402 and 406 N 28th Ave. Approved 5-0.

Discussion and possible action on approving the Specific Implementation Plan for 415 S 1st Ave. [Gorman]

Lenz said this property is the former Westside Battery. He said the general plan was previously approved and amended for the apartment building; this is the specific implementation plan. He said the package of plans is complete, but it is noted that a lighting plan should be submitted for staff review. He also noted that the petitioners are seeking setback reductions, but in this case, the parcel is not adjacent to any developable parcels so there won't be any infringing on the neighbors. Lenz said that the other thing they are looking to flex is the parking. He said the lot across the street was approved with a conditional use for a parking lot – we are just waiting for a parking lot permit that would come in separately.

Bohlken said he is supportive of the project and is glad it is coming through.

Mayor Diny asked if the setbacks would require a variance. Lenz said that the PUD is a flexible zoning district, so by approving the plans it effectively acts as a variance without going through the actual variance process of a straight zoning district.

Motion/second by Bohlken/Bornemann to approve the Specific Implementation Plan for 415 S 1st Ave. Approved 5-0.

Discussion and possible action on the revised Preliminary Plat for Green Tree Meadows.

Lenz said that this is a revised preliminary plat – there was a preliminary plat that went through plan commission and city council. The difference is that the revised plat contains new land that was sold to the developers for additional residential lots. He highlighted the area at the southwest corner of the plat. He said it was approved by the Infrastructure and Facilities Committee and would go to city council for approval; a final plat would come back.

Bohlken asked how many lots there are. Lenz said that there are 145 buildable lots, plus out-lots. Bohlken asked how the street names were decided. Lenz wasn't sure but said that they would need to be approved by Emergency Management to make sure there were no duplicates or other issues. He said they may change on the final plat.

Bornemann asked if the existing infrastructure, water/sewer, is sufficient to handle the development – if there is a process to determine that. Lindman said that it is going through City Engineering, and water and sewer is involved.

Sid Sorensen said that he owns the land directly to the east. He was not informed of this development, even though he has visited Engineering. He is concerned about the road leading out the east side of the plat that would run into his property. He would prefer that it not be full access, but a sidewalk. He said a street straight through connecting to Birchwood would lead to speeding traffic down the hill towards the school. He suggested moving the street north so it isn't a straight shot through, but said he'd rather not see a street at all. He said he is supportive of more lots in the city.

Lenz showed an aerial photo where the streets are being proposed. He said the plat is just showing right-of-way and not actual street design, so there could be some traffic-management built into the design of the streets. He agreed that there should at least be bike and ped access due to the proximity to the school, and to the new trails in the Business Campus. He said the full street could be debated, but generally more access is better for safety and circulation.

Mayor Diny asked if this would go to Council. Lenz confirmed and said that a final plat would also come back.

Sorensen asked about gated access for emergency vehicles. Lenz said that a gate that he is aware of has had issues in the past. Stahl agreed, and said that the keys for the boxes need to be managed.

Bornemann asked about standards for streets/cul-de-sacs and number of units, since it seems it could be problematic for emergency access. Lenz said that the only standard he is aware of is the maximum length of cul-de-sacs, which is 500 feet. He said that technically there are only two cul-de-sacs being shown, but he agrees that access is important.

Mayor Diny asked about street names and if there would be a conflict if Arborvitae ran into Birchwood. Lenz thought that it could be in the future, depending on how Birchwood to the east is extended.

Motion/second by Watson/Bornemann to approve the revision on the Preliminary Plat for Green Tree Meadows. Approved 5-0.

Discussion and possible action on dedication of right-of-way at 404 Franklin Street.

Lenz said this comes from the I&F committee. The Y is looking to dedicate a six-foot strip of land along Franklin and 4th Streets. The sidewalks would bump out to the new right-of-way line and the grass terrace would be eliminated. Angled parking would be installed for the Landing expansion.

Lindman said he is abstaining from voting on this since he is on the YMCA Board.

Bornemann asked about alternatives to parking, particularly McIndoe which is wider since it used to be Highway 52.

Lenz said that it was looked at. What's not in this packet is the overall parking plan, which would include angled parking along McIndoe, where the terrace would also be eliminated. It would also include 4th Street north of Grant Street along the park. The same treatment would happen there. Lenz said that there are 40-some spaces being installed. Tom Radenz confirmed that it is 51 spaces total. Lenz said that the two blocks not being shown did not require right-of-way dedication, so are not included here – they were reviewed by the I&F committee.

Motion/second by Bohlken/Bornemann to approve dedication of right-of-way at 404 Franklin Street. Approved 4-0. 1 abstained vote.

Plan Updates: Safe Routes to School Plan, and North Riverfront Redevelopment Plan RFP

Lenz said that in the packet are a couple items for information. He said that a draft of the Safe Routes plan is available, and a presentation was made at the last I&F meeting. He said a grant was received from DOT a few years ago. The plan involved input from city stakeholders, the schools, and parents. It contains a variety of information and recommendations. The Council will be taking it up for adoption next week.

Lenz said that a draft RFP for planning the North Riverfront is in the packet. He said it is for a planning and engineering consultant to help fit the different pieces together and help with decision-making. It will go to Council before it is released.

Mayor Diny asked if it went through the Economic Development committee. Lenz confirmed and said the vote was split 2-2, but it will go to Common Council.

Next meeting date: Tuesday, June 18, 2024.

Next meeting will be Tuesday, June 18, 2024. Bohlken stated that he will not be able to attend this meeting.

Adjournment

Motion/second by Bohlken/Watson. Motion approved 5-0, and the meeting adjourned at 5:43 p.m.

Ruled
from consent

JOINT RESOLUTION OF THE INFRASTRUCTURE AND FACILITIES COMMITTEE AND PLAN COMMISSION

Accepting dedication of right-of-way at 404 Franklin Street.

Committee Action: CISM: Approved 5-0; Plan: Approved 4-0, 1 Abstention

Fiscal Impact: Dedicating this right-of-way will allow for the creation of angled parking stalls along Franklin Street and 4th Street and installation of new sidewalk.

File Number: 24-0603

Date Introduced: June 11, 2024

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, the Woodson YMCA Foundation Inc. is proposing the installation of angled parking stalls along Franklin Street and 4th Street at 404 Franklin Street; and

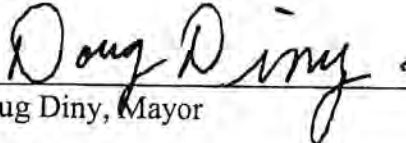
WHEREAS, installation of the proposed angled parking stalls would require the removal of the existing sidewalk; and

WHEREAS, in order to construct new sidewalk to maintain a public walk, the Woodson YMCA Foundation Inc. is proposing to dedicate the necessary right-of-way; and

WHEREAS, your Infrastructure and Facilities Committee reviewed the proposed dedication on May 9, 2024; and your Plan Commission reviewed the proposed dedication on May 21, 2024; and recommended approval;

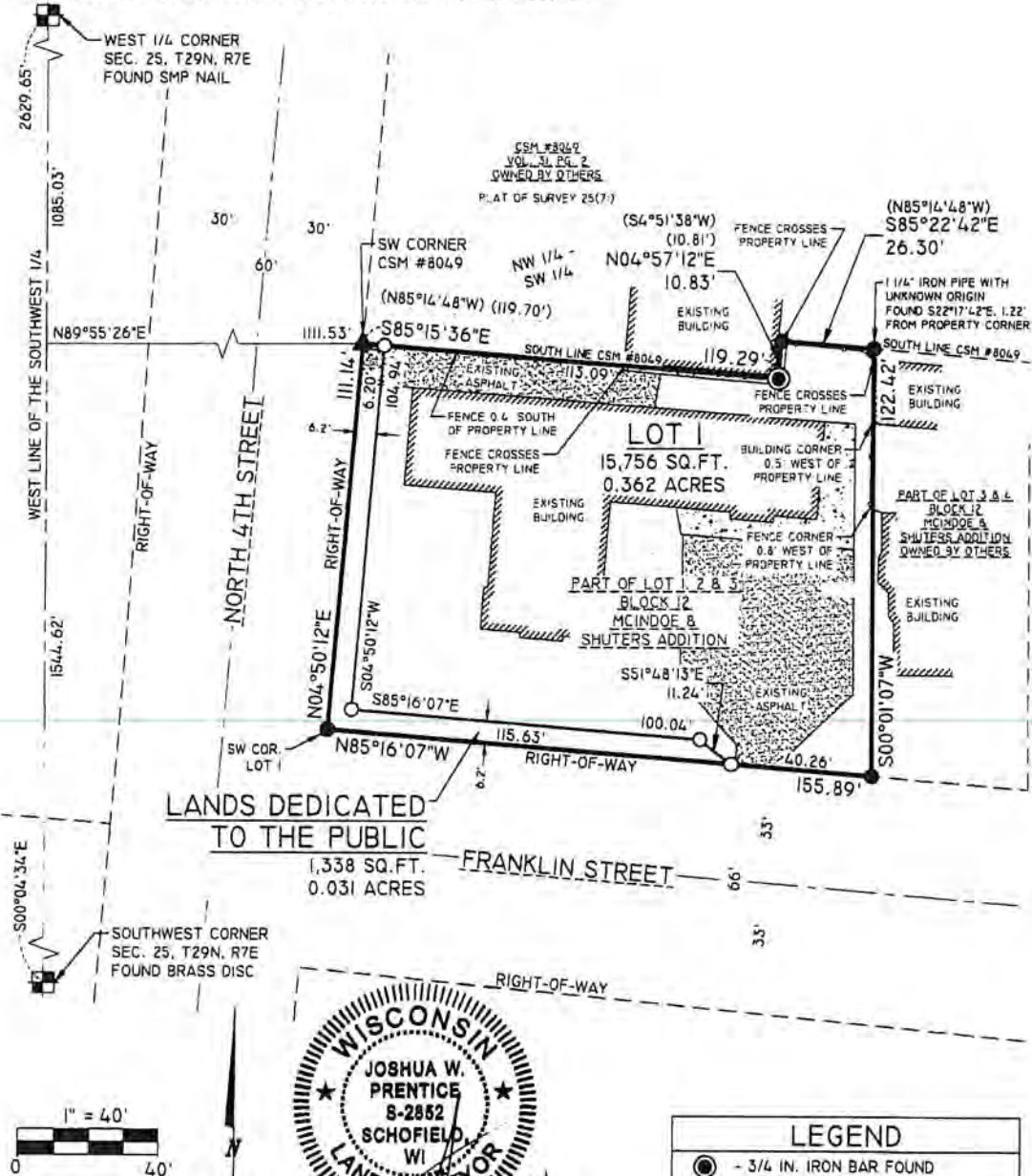
NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Wausau does accept the dedication of right-of-way as shown on the accompanying Certified Survey Map, and the City Clerk is hereby instructed to have this resolution recorded in the office of the Marathon County Register of Deeds.

Approved:


Doug Diny, Mayor

**REI**CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 878-9784**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.LANDOWNER: WOODSON YMCA FOUNDATION INC.PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.**NOTES:**

1. FIELD SURVEY WAS COMPLETED ON 04-08-2024.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°04'34" EAST.
3. RIGHTS-OF-WAY SHOWN ARE BASED ON SURVEYS OF RECORD.

**REI**CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 678-9784**MARATHON COUNTY CERTIFIED SURVEY MAP**

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IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.**SURVEYOR'S CERTIFICATE**I JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE &
SHUTERS ADDITION, RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°04'34" EAST, COINCIDENT WITH THE WEST
LINE OF SAID SOUTHWEST 1/4, 1085.03 FEET; THENCE NORTH 89°55'26" EAST, 1111.53 FEET TO THE SOUTHWEST CORNER OF
CERTIFIED SURVEY MAP NUMBER 8049, RECORDED IN VOLUME 31, ON PAGE 2, AS DOCUMENT NUMBER 1027775, FILED IN THE
MARATHON COUNTY REGISTER OF DEEDS OFFICE, THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET, AND THE POINT OF
BEGINNING; THENCE SOUTH 85°15'36" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER
8049, 119.29 FEET; THENCE NORTH 04°57'12" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER
8049, 10.83 FEET; THENCE SOUTH 85°22'42" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER
8049, 26.30 FEET; THENCE SOUTH 00°01'07" WEST, 122.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN STREET;
THENCE NORTH 85°16'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 155.89 FEET TO THE SOUTHWEST CORNER
OF SAID LOT 1 OF BLOCK 12 AND SAID EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET; THENCE NORTH 04°50'12" EAST,
COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 111.14 FEET TO SAID SOUTHWEST CORNER OF CERTIFIED SURVEY MAP
NUMBER 8049 AND THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 17,094 SQUARE FEET, 0.392 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF WOODSON YMCA FOUNDATION INC., OWNER OF SAID
PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN
ADMINISTRATIVE CODE A-7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE
DIVISION THEREOF MADE.DATED THIS 25TH DAY OF APRIL 2024REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF WAUSAU, WISCONSIN,
IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

DATE _____ SIGNED _____

**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
 RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

WOODSON YMCA FOUNDATION INC., A CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE
 STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND
 DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS
 REPRESENTED ON THIS CERTIFIED SURVEY MAP. IN WITNESS WHEREOF, THE SAID WOODSON YMCA
 FOUNDATION INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN BAILEY, ITS PRESIDENT, AND CHAD
 KANE, ITS SECRETARY,

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY
 OF _____, 20____. IN THE PRESENCE OF: WOODSON YMCA FOUNDATION INC.

 BRYAN BAILEY, PRESIDENT

 CHAD KANE, SECRETARY

STATE OF WISCONSIN)
 SS
 MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____. THE

ABOVE NAMED BRYAN BAILEY, PRESIDENT, AND CHAD KANE, SECRETARY, OF THE ABOVE NAMED
 CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND
 TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT
 THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY
 ITS AUTHORITY.

 NOTARY PUBLIC
 STATE OF WISCONSIN

MY COMMISSION EXPIRES _____



CERTIFICATION

I, Kody Hart, do hereby certify that I am the duly qualified and Deputy City Clerk of and for the City of Wausau, Marathon County, Wisconsin. Acting in that capacity, I do further certify that the accompanying final resolution is a true and correct copy of the Resolution of the Joint Resolution of the Infrastructure and Facilities Committee and Plan Commission Accepting dedication of right-of-way at 404 Franklin Street, adopted by the Common Council of the City of Wausau on the 11th day of June 2024.

Dated this 12th day of June, 2024

City of Wausau, Marathon County, Wisconsin.

Kody Hart
Deputy City Clerk
Wausau, Wisconsin

SEAL



MARATHON COUNTY CERTIFIED SURVEY MAP

LANDOWNER: WOODSON YMCA FOUNDATION INC.

DRAWING FILE: Q:\11200-11299\11230 - Ghidorzi - YMCA Additional Parking Field - 404 Franklin Street - Wausau\Drawing\Survey\11230 CSM.dwg

**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 678-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE &
SHUTERS ADDITION, RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°04'34" EAST, COINCIDENT WITH THE WEST
LINE OF SAID SOUTHWEST 1/4, 1085.03 FEET; THENCE NORTH 89°55'26" EAST, 111.53 FEET TO THE SOUTHWEST CORNER OF
CERTIFIED SURVEY MAP NUMBER 8049, RECORDED IN VOLUME 31, ON PAGE 2, AS DOCUMENT NUMBER 1027775, FILED IN THE
MARATHON COUNTY REGISTER OF DEEDS OFFICE, THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET, AND THE POINT OF
BEGINNING; THENCE SOUTH 85°15'36" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER
8049, 119.29 FEET; THENCE NORTH 04°57'12" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER
8049, 10.83 FEET; THENCE SOUTH 85°22'42" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER
8049, 26.30 FEET; THENCE SOUTH 00°01'07" WEST, 122.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN STREET;
THENCE NORTH 85°16'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 155.89 FEET TO THE SOUTHWEST CORNER
OF SAID LOT 1 OF BLOCK 12 AND SAID EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET; THENCE NORTH 04°50'12" EAST,
COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 111.14 FEET TO SAID SOUTHWEST CORNER OF CERTIFIED SURVEY MAP
NUMBER 8049 AND THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 17,094 SQUARE FEET, 0.392 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF WOODSON YMCA FOUNDATION INC., OWNER OF SAID
PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN
ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE
DIVISION THEREOF MADE.

DATED THIS 25TH DAY OF APRIL 2024

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF WAUSAU, WISCONSIN,
IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

DATE _____ SIGNED _____

**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 875-8784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.LANDOWNER: WOODSON YMCA FOUNDATION INC.

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CORPORATE OWNER'S CERTIFICATE OF DEDICATION

WOODSON YMCA FOUNDATION INC., A CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE
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 FOUNDATION INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN BAILEY, ITS PRESIDENT, AND CHAD
 KANE, ITS SECRETARY.

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY

OF _____, 20____, IN THE PRESENCE OF: WOODSON YMCA FOUNDATION INC.

_____, BRYAN BAILEY, PRESIDENT

_____, CHAD KANE, SECRETARY

STATE OF WISCONSIN)

SS

MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE

ABOVE NAMED BRYAN BAILEY, PRESIDENT, AND CHAD KANE, SECRETARY, OF THE ABOVE NAMED
 CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND
 TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT
 THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY
 ITS AUTHORITY.

_____, NOTARY PUBLIC

STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, June 11, 2024, in Council Chambers, beginning at 6:30 p.m.,
Mayor Doug Diny presiding.

Roll Call

06/11/2024

Roll Call indicated 11 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	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Proclamations

06/11/2024

The Mayor of the City of Wausau Proclaims:

Elder Abuse Awareness Day (June 15, 2024)

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

06/11/2024

1. Jim Force, 515 Franklin Street – spoke on accepting dedication of right-of-way at 404 Franklin Street.

Consent Agenda

06/11/2024

Without objection, items 24-0603 and 24-0606 were pulled from the agenda for consideration by the Mayor

Motion by Neal, seconded by Lukens, to adopt all the items on the Consent Agenda as follows:

24-0601 from the Common Council Approve Minutes of a previous meeting(s) (05/28/2024).

24-0604 Joint Resolution from the Infrastructure and Facilities Committee and Plan Commission Approving Revised Green Tree Meadows Preliminary Plat.

96-0422 Ordinance from the Public Health & Safety Committee Amending Section 5.52.090 – Records required and Section 5.52.120 – Receipt required (Pawnbrokers, Secondhand Article Dealers and Secondhand Jewelry Dealers) to include the remainder of the acceptable forms of ID from the Wisconsin State Statute 134.71(8).

24-0605 Resolution from the Economic Development Committee Approving Consent of Transfer and Waiver of Right of First Refusal for Property at 2105 N. 2nd Street (Thrive Properties, LLC).

24-0609 Resolution from the Parks and Recreation Committee Approving Contract with Travis Bellman Home and Trail for the 2024 Sylvan Hill Mountain Bike Park Flow Tech Downhill Mountain Bike Trail Addition.

24-0108 from the Public Health & Safety Committee Resolution Approving Various Licenses as Indicated.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

24-0603

06/11/2024

Motion by Rasmussen, seconded by Watson, to adopt the Joint Resolution from the Infrastructure and Facilities Committee and Plan Commission Accepting dedication of right-of-way at 404 Franklin Street.

Rasmussen stated this is an important component of the plan to expand services at the Landing at the Woodson YMCA to ensure that

active lifestyle activities for seniors exist and continues to be successful. This is the alternative to a previous plan to tear down a building for additional parking at a benefit to both the Landing and additional parking in the downtown area. Rasmussen stated support.

Gisselman stated the larger issue of Forest Street and parking is not what is being voted on but that the Parks and Recreation Committee should investigate the restructuring of the facilities at Yawkey Park in consideration of the plans being put forth. It was stated the neighborhood should be involved with this project in the form of a public forum. Gisselman stated support for this particular item.

Tierney stated concerns with green space being taken away from Yawkey Park as it all ties in together. It was stated that more public input was needed from the neighborhood impacted the most by the change. Tierney stated parks are a tremendous asset for the city and shared concerns on additional costs related to a larger cost to the overall project.

Larson stated support for the Landing and the people it serves, and further stated support for this as a win-win alternative with the neighborhood and the needs of the YMCA.

Kilian stated there are extenuating circumstances to recognize costs associated with this project. It was stated that consideration from the input of the neighborhood should be included.

<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	Gisselman, Gary	YES
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: 2

Abstain: 0

Not Voting: 0

Result: PASSED

24-0606

06/11/2024

Motion by Henke, seconded by Lukens, to adopt the Resolution from the Economic Development Committee Approving the Sale of 1717 Arlington Lane by the City of Wausau to Ghidorzi Investment I, LLC.

Kilian stated new information has come to light as a previous statement said the parcel is landlocked when an easement makes this not landlocked. Kilian questioned if, based on an analysis by the City Attorney, the proper procedure for selling this parcel was followed. It was stated that the proper procedure was followed and that the city has a contractual agreement with the developer.

Rasmussen stated there was a significant effort made for a partnership between the development and investment by the city. It was stated the goal was always to be one large buildable area a not to claim a strip for the city to do something different with.

Henke questioned the price of selling land in the business park. A concern was shared that not supporting this sale now will mean a loss of profit for selling this land in the future.

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

Yes Votes: 10

No Votes: 1

Abstain: 0

Not Voting: 0

Result: PASSED

The City also maintains a Central Capital Purchasing Fund to finance the replacement of a variety of equipment and small facility improvements. The City's investment in this new fund has increased annually to provide the funding necessary to replace obsolete equipment and small facilities replacements. The police departments allocation funds flock cameras, radios, video, and vests along with a minor provision for facilities. The CCITC allocation represents city PC, camera and phone replacement and network upgrades.

	Police	CCITC	Fire	General Govt	Engineering	Parks	Total
Equipment	14,000		55,000				69,000
Technology	350,636	167,000			30,000		547,636
Facilities	20,000			60,000		110,000	190,000
	384,636	167,000	55,000	60,000	30,000	110,000	806,636

TAX INCREMENT DISTRICT FUNDS

Tax Increment Districts Number 3, 6, 7, 8, 9, 10, 11 and 12 are accounted for as Capital Projects Funds. These districts are all still in the expenditure period of their life or retiring project related debt. A list of capital projects within the districts includes:

Tax Increment District Number Three

Remediation Costs	\$ 450,000
Water Plant Demolition	1,850,000
Rivers Edge Trail Development - Winton St to the North	250,000
1st St, River Dr McIndoe St to 300 N of Fulton	260,000
2nd Street, Short Street to Dekalb Street	300,000
Fulton Street N 1st Street to N 7th Street	875,000
Redevelopment Planning	100,000
Parking - McIndoe St, 4th St to Franklin St	238,000
Mall Street Extensions	4,450,000
Jefferson Ramp Improvements	600,000
Total	\$ 9,373,000

Tax Increment District Number Eight

Washington Street Retaining Wall	450,000
Washington Siphon Project	723,500
West Riverfront Land Acquisition	2,500,000
Concrete Repairs	350,000
Total	4,023,500

Tax Increment District Number Ten

Signage	50,000
Total	50,000

Tax Increment District Number Eleven

East/West Trail Connector Real Estate	100,000
East/West Trail Connector Construction	420,000
Signage	50,000
Total	570,000

TAX INCREMENT DISTRICT NUMBER THREE FUND

BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

TID 3 expenditure period ends September 2026. In addition to administration and debt service the budget includes the following projects:

2025 PROJECTS

Remediation Costs	\$	450,000
Water Plant Demolition		1,850,000
Rivers Edge Trail - Winton Street to the North		500,000
1st St, River Dr McIndoe St to 300 N of Fulton		260,000
2nd Street, Short Street to Dekalb Street		300,000
Fulton Street N 1st Street to N 7th Street		875,000
Redevelopment Planning		100,000
Parking - McIndoe St, 4th St to Franklin St		238,000
Mall Street Extensions		4,450,000
Jefferson Ramp Improvements		600,000
	\$	9,623,000

BUDGETARY HISTORY:

Year	Expenses	Increase (Decrease) From The Previous Year		Revenues	Increase (Decrease) From The Previous Year	
		Dollar	Percent		Dollar	Percent
2025	\$ 11,822,998	\$ 5,874,905	98.77%	\$ 11,322,532	\$ 4,689,605	70.70%
2024	5,948,093	4,052,695	213.82%	6,632,927	2,345,133	54.69%
2023	1,895,398	(1,117,537)	(37.09%)	4,287,794	920,838	27.35%
2022	3,012,935	206,791	7.37%	3,366,956	30,374	0.91%
2021	2,806,144	(4,318,500)	(60.61%)	3,336,582	(3,060,988)	(47.85%)
2020	7,124,644	(1,542,833)	(17.80%)	6,397,570	1,783,256	38.65%
2019	8,667,477	(4,511,277)	(34.23%)	4,614,314	459,054	11.05%
2018	13,178,754	(66,952)	(0.51%)	4,155,260	(6,318,339)	(60.33%)
2017	13,245,706	6,506,018	96.53%	10,473,599	3,630,448	53.05%
2016	6,739,688	(305,445)	(4.34%)	6,843,151	241,157	3.65%

TAX INCREMENT DISTRICT NUMBER THREE FUND

2025 PROJECTS

Remediation Costs	\$	450,000
Water Plant Demolition		1,850,000
Rivers Edge Trail Development - Winton St to the North		250,000
1st St, River Dr McIndoe St to 300 N of Fulton		260,000
2nd Street, Short Street to Dekalb Street		300,000
Fulton Street N 1st Street to N 7th Street		875,000
Redevelopment Planning		100,000
Parking - McIndoe St, 4th St to Franklin St		238,000
Mall Street Extensions		4,450,000
Jefferson Ramp Improvements		600,000
	\$	9,373,000

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

RESOLUTION OF THE FINANCE COMMITTEE

Adopting the 2025 City of Wausau Budget and General Property Tax to Support Same.

Committee Action: Approved 4-0

Fiscal Impact: Levy of \$37,413,040.44 including city share of tax increment (subject to state report rounding)

File Number: 24-1109

Date Introduced: November 12, 2024

WHEREAS, the City of Wausau's Finance Committee conducted multiple budget meetings to review the budget for the City of Wausau and evaluate project and services additions and deletions, and

WHEREAS, a summary of the proposed budget for the year 2025 has been posted on the City's web site, is available for review in the City Clerk's office and was published in the official newspaper on October 27, 2024 together with the notice of public hearing; and

WHEREAS, a public hearing was conducted at the November 12, 2024 Common Council meeting to obtain public input, and

WHEREAS, the operating levy of \$32,277,020 is the basis for the tax increment calculation established by law resulting in an increment of \$5,136,020.44 for a total tax of \$37,413,040.44; and

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, the 2025 budget, a summary of which is attached, is hereby adopted, and

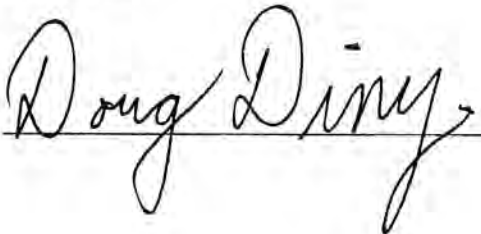
BE IT FURTHER RESOLVED, that this summary is supported by a line item detail budget which by this reference is made part of this resolution and represents the official city budget, and

BE IT FURTHER RESOLVED, that budget control is maintained pursuant to the City's budget policy for fund, program department and projects; and

BE IT FURTHER RESOLVED, there is hereby levied a tax of \$37,413,040.44 including Tax Increment upon all taxable property within the City of Wausau, as returned by the Assessor in the year 2024, for the uses and purposes as set forth in said budget; and the City Treasurer be and is hereby authorized and directed to spread the tax levy upon the current tax roll of the City of Wausau, and

BE IT FURTHER RESOLVED, the City Treasurer be and is hereby authorized and directed to spread the additionally certified State, County, and Schools tax levies upon the current tax roll of the City of Wausau as indicated in the tax levy certifications.

Approved:

 Doug Diny, Mayor

Lisa Parsch

From: Lisa Parsch
Sent: Monday, February 3, 2025 2:28 PM
To: Eric Lindman
Subject: RE: YMCA Angle Parking

Thanks Eric!

Lisa Parsch
Legal Assistant
City Attorney's Office
407 Grant Street
Wausau WI 54403

lisa.parsch@wausauwi.gov

From: Eric Lindman <Eric.Lindman@wausauwi.gov>
Sent: Monday, February 3, 2025 2:25 PM
To: Lisa Parsch <Lisa.Parsch@wausauwi.gov>
Subject: RE: YMCA Angle Parking

Yes, this is the project.

Eric Lindman, P.E.
Director of Public Works & Utilities
City of Wausau
407 Grant St.
Wausau, WI 54403-4783
P: 715-261-6745
C: 715-292-2606

From: Lisa Parsch <Lisa.Parsch@wausauwi.gov>
Sent: Monday, February 3, 2025 1:09 PM
To: Eric Lindman <Eric.Lindman@wausauwi.gov>
Subject: YMCA Angle Parking

Hi Eric,

I am working on a project for Anne regarding the proposed YMCA angle parking on 4th Street. I have attached a page from the 2025 proposed budget workbook. Is the reference to "parking-McIndoe St., 4th St. to Franklin St. for the angled parking project? Thanks.

Lisa Parsch
Legal Assistant
City Attorney's Office
407 Grant Street
Wausau WI 54403