



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:	JOINT FINANCE COMMITTEE AND HUMAN RESOURCES COMMITTEE
Date/Time:	Tuesday, April 8, 2025, at 5:15 PM
Location:	City Hall (407 Grant Street) - Council Chambers
Finance Members:	Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney
HR Members:	Becky McElhaney (C), Terry Kilian (VC), Gary Gisselman, Michael Martens, Vicki Tierney

FINANCE COMMITTEE AGENDA ITEMS

- 1 Minutes of the previous meeting (03/25/2025).
- 2 Discussion and possible action approving budget modification for 4th of July Fireworks.
- 3 Discussion and possible action approving reallocation of 2024C to fund a portion of DOT 69999-09-72 Stewart Avenue S 72nd Avenue to S 48th Avenue.
- 4 Discussion and possible approval of Reprogramming Community Development Revolving Loan Funds into the Acquisition fund to assist Adaptive Communities with the purchase of 607 Washington Street.
- 5 Discussion and possible action on alleged claim for recovery of unlawful tax – Green Acres at Greenwood Hills, LLC – 3029 Townline Road, 3115 Townline Road and private road at Green Acres.
- 6 Discussion and possible action approving the suspension of hourly parking fees in Ramp 3 (JC Penney's) during the Downtown Street Construction Project.

JOINT FINANCE AND HUMAN RESOURCES COMMITTEE AGENDA ITEMS

- 1 Discussion and possible action approving the creation of a shelter lead and shelter advocate positions, along with their respective job descriptions and corresponding pay scales and related budget modification.

Adjourn

Michael Martens, Chairperson

Becky McElhaney, 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 04/04/2025 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, March 25, 2025, at 5:15 p.m., Council Chambers

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

Finance Committee Members Excused: Vicki Tierney

Economic Development Committee Members: Carol Lukens (C), Chad Henke (VC), Gary Gisselman, Terry Kilian

Economic Development Committee Members Excused: Vicki Tierney

Others Present: Maryanne Groat, Anne Jacobson, Randy Fifrick

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

Minutes of the previous meeting (03/11/2025).

Motion by Gisselman, seconded by Henke, to approve. Motion carried 4-0.

Discussion and possible action approving accepted offers for the following parcels of Project ID 6999-00-16, West Wausau Avenue, Stevens Drive to North 10th Avenue: Parcel 2 (1313 – 1315 West Wausau Ave) – Temporary Limited Easement, Parcel 3 (1301 – 1303 West Wausau Ave & 1307 – 1309 West Wausau Ave) – Temporary Limited Easement, Parcel 4 (1219 – 1221 West Wausau Ave) – Temporary Limited Easement, Parcel 6 (1213 – 1215 West Wausau Ave) – Temporary Limited Easement, Parcel 7 (1207 – 1209 West Wausau Ave) – Temporary Limited Easement, Parcel 8 (1201 – 1203 West Wausau Ave) – Temporary Limited Easement, Parcel 9 (1130 West Bridge Street) – Temporary Limited Easement, Parcel 11 (1002 West Wausau Ave) – Temporary Limited Easement, Parcel 12 (828 North 10th Ave) – Temporary Limited Easement.

Motion by Gisselman, seconded by Henke, to approve. Motion carried 4-0.

Discussion and possible action approving Offering Price Report and accepted offer for the following parcel of Project ID 6999-00-16, West Wausau Avenue, Stevens Drive to North 10th Ave: Parcel 1 (1200 West Wausau Ave) – Temporary Limited Easement.

Motion by Henke, seconded by Gisselman, to approve. Motion carried 4-0.

Discussion and possible action on modifications to Revenue Policy.

Henke stated this policy had not been updated since 2013 and that it would be a good idea to update the policy.

Motion by Henke, seconded by Gisselman, to approve. Motion carried 4-0.

Discussion and possible action on approving Delegation of Authority to the Board of Public Works for settlement of civil, criminal, governmental, regulatory, administrative, or arbitration proceeding in an amount not to exceed \$75,000.

Motion by Gisselman, seconded by Henke, to approve. Motion carried 4-0.

Discussion and possible action on amending Wausau Municipal Code Section 3.16.050 Empowerment.

Motion by Henke, seconded by Gisselman, to approve. Motion carried 4-0.

JOINT AGENDA ITEM FOR CONSIDERATION WITH THE ECONOMIC DEVELOPMENT COMMITTEE

Noting the presence of a quorum Chairperson Lukens called the meeting to order at 5:27 p.m.

Discussion and possible action on Purchase and Development Agreement with 700 Grand Apartments, LLC for a 50 Unit Affordable Multi-Family Housing Project at 700, 804, 806, 810, 814, and 816 Grand Avenue.

Kilian questioned if the developer did it's due diligence on the property on environmental concerns. It was stated testing was conducted and thus far shows no sign of contamination. Kilian further questioned what would happen if the developer defaults and there are unresolved environmental issues. It was stated in the scenario the property would go back to the city with the city holding environmental liability.

Lukens stated the development offered housing for a wide range of income levels.

Gisselman questioned the funding source for this development. The funding sources were outlined. Gisselman stated concerns with traffic flow in the immediate area of the development.

McElhaney questioned why so much of the housing was in higher income levels. It was stated a balance was being sought to offset the funding of lower income housing within the development. McElhaney stated disappointment that there were not more lower income housing units within the development. It was further stated there were significant traffic concerns in the immediate area of the development.

Kilian stated many constituents had concerns with the location of the development in terms of traffic and stated opposition.

Henke stated the other options for redevelopment of this area were not suitable as commercial use or single-family homes at the same site would cause greater traffic concerns. It was further stated this was a good opportunity to develop on a very challenging site.

Martens stated that planning and traffic studies conducted have shown that the development would be the best use of the property to not impact traffic as much as another development.

Gisselman stated the city should be diligent to further manage both automobile and foot traffic in the area with respect to the adjacent park and maintaining traffic flow on the major roads connecting to the redevelopment.

Lukens stated concerns on the traffic flow being impacted by the development but stated the location of the development was great for low income housing in a location close to public transit and local non-profits for low income individuals. Lukens stated support.

Motion by Henke, seconded by Gisselman, to approve the development agreement for the Finance Committee. Motion carried 4-0.

Motion by Henke, seconded by Gisselman, to approve the development agreement for 700 Grand Avenue apartments for the Economic Development Committee. Motion carried 3-1, with Kilian opposed.

Adjourn

Motion by Henke, seconded by Gisselman, to adjourn the meeting of the Finance Committee. Motion carried.

Motion by Henke, seconded by Kilian, to adjourn the meeting of the Economic Development Committee. Motion carried. Meeting adjourned at 6:09 p.m.

For full meeting video on YouTube: <https://www.youtube.com/watch?v=VtDeZXZiP2Q>

Id:

Bucket: ApplicationSubmitted_TourismGrant

Created: 9/4/2024 2:03:34 PM

Updated: 9/4/2024 2:03:34 PM

City of Wausau Tourism Grant

Getting Started

City of Wausau

COMMISSION ROOM TAX TOURISM GRANT APPLICATION

Beginning January 1, 2017 the State Law mandates the City forward to a tourism commission any room tax revenue exceeding the amount the municipality may retain. The Commission must spend room tax revenue on tourism promotion and tourism development.

Tourism Promotion and Tourism Development is defined in the Wisconsin Statutes to mean any of the following that are significantly used by transient tourists and reasonably likely to generate paid overnight stays at more than one establishment in the municipality on which room tax is imposed:

- Marketing projects, including advertising buys, creation and distribution of printed or electronic promotional tourist materials, or efforts to recruit conventions, sporting events or motor coach groups.
- Transient tourist informational services.
- Tangible municipal development, including a convention center.

Transient tourist means any person residing for a continuous period of less than one month in a hotel, motel or other furnished accommodations.

The Commission is obligated to submit on an annual basis a detail report of its room tax expenditures to the Wisconsin Department of Revenue.

The Room Tax Tourism Grant program is designed to promote tourism related activity within the City of Wausau with specific emphasis on tourism that is reasonably likely to generate overnight stays in hotel facilities.

APPLICATION DEADLINES:

Applications are considered on a rolling cycle. The 2023 meeting schedule and application deadline is as follows:

- Applications submitted by midnight July 19 will be considered at the July 24th meeting.
- Applications submitted by midnight September 18 will be considered at the September 25th meeting.

ELIGIBLE PROJECTS AND USE OF FUNDS:

- Design, production and placement costs for marketing that targets visitors from outside the City of Wausau and its surrounding communities. This includes but is not limited to: brochures, fliers, posters, direct mail, registration materials, print ads, radio ads, television ads. Website enhancements that are reasonably likely to increase tourism and overnight hotel stay. Web and social media marketing that increase traffic of visitors from outside the City of Wausau and its surrounding communities.
- Purchase of marketing lists, search engine marketing ad words, google ad words.
- Offsite signage such as billboards targeting visitors that live outside the City and its surrounding communities.
- Fees must be payable to a third party vendor. In-kind fees are not eligible.

ELIGIBLE APPLICANTS:

- Not for Profit Organizations with an IRS determination.
- Not for Profit Organization is in good standing with the City.
- Event is located in or near the City of Wausau and offers verifiable economic benefits to the City of Wausau through increased room nights.
- The event or promotional opportunity should demonstrate economic impact as it relates to tourism and is reasonably likely to generate multiple hotel stays.
- Repeat grant applicants have filed timely post event reports.

GRANT RECOGNITION:

All awarded marketing projects must include the City of Wausau logo and where space allows, the following grant recognition: "Sponsored in part by the City of Wausau Room Tax."

GRANT LIMITS:

- Grants will be limited based upon funding.

ADDITIONAL INFORMATION:

- All grants will be evaluated on established criteria and ranked competitively by the Commission.
- The grant application will serve as a grant agreement and must be signed by an authorized official within the organization.
- The grant expires one year after awarded by the Room Tax Commission.
- Grantees should request funds via email request to finance@ci.wausau.wi.us
- The Room Tax Summary Compliance reporting should be submitted timely to finance@ci.wausau.wi.us

EVALUATION CRITERIA:

- Completeness and quality of the application. 10 points
- A well-developed marketing strategy that can reasonably be expected to generate multiple hotel stays. 30 points
- The event and application substantiate local economic impact from:
 - local visitors. 5 points
 - day trip visitors. 15 points
 - overnight visitors. 30 points
- The methodology proposed to survey attendees is well developed and will likely generate good quality information regarding event attendees and whether they are local or non-local. 10 points
- The event is unique, unduplicated and creative . 20 points
- Expected/historical event attendance:
 - 0-1,000 attendees annually. 5 points
 - 1,000-5,000 attendees annually. 10 points
 - 5,000+ attendees annually. 15 points
- Event located within the City of Wausau. 5 points

REVIEW AND AWARD PROCESS:

- Timely grant requests will be reviewed by staff for completeness.

- The Commission will review, score and rank proposals based upon the Evaluation Criteria.
- Staff will compile ranking for Commission consideration.
- Commission will review and make a final grant determination.
- Grant applicants will be informed of the grant determination.

Organization Info

Staff Notes

Name of Organization

| Wausau Events

Authorized Official First Name

| Alissandra

Authorized Official Last Name

| Aderholdt

Authorized Official Title

| Executive Director

Email Address

| execdir@wausauevents.org

Organization Website URL

| www.wausauevents.org

Street Address

| 316 Scott Street

City

| Wausau

State

| WI

Zip

| 54403

Daytime Telephone

| 7152979531

Grant Information

Staff Notes

Grant Request Amount

\$10,000.00

Total Project/Event Budget

\$52,500.00

Event Date(s) or Date Range

July 4th, 2025 (rain date July 5th)

Event Location

Wausau Airport

Projected Number of Attendees

10,000+

Have you applied or been awarded room tax or other public funding for this event?

Yes

Please describe:

Other municipalities contribute towards the fireworks cost.

Estimated Number of Hotel Stays from the Project/Event

30

Existing Event/Project

Project/Event Description

Please see attached document of the event's history.

Optional: Upload Project/Event Details

See uploaded files:

- '4th of July Event History.pdf' (id: 422dd09b-f13f-4feb-9f02-530dc1fec45f)

Marketing Plan

Staff Notes

Provide a detailed marketing plan or strategy. Complete the marketing budget below that lists each marketing piece, the location of the piece, approximate dates of views, cost, planned distribution of materials etc. Outline specifically how this plan is reasonably likely to generate overnight hotel stays. Additionally, highlight those marketing materials that are outside the City of Wausau and those that are over 90 miles away.

Marketing Plan Description

We are planning to use social media ads, along with our partnerships with WSAW and Midwest Communications to market this event.

Marketing Media Description

■ Social Media Ads

Locations covered by the media/ publication

■ Wausau, Northwoods, Stevens Point

Approximate dates

■ May, June & July

Expected Cost

■ 5,000

Grant Request

■ 5,000

Marketing Media Description

■ Fireworks Cost

Locations covered by the media/ publication

Approximate dates

Expected Cost

■ 30,000

Grant Request

■ 5,000

Additional information may be attached

■ No files uploaded.

Hotel Stays

Staff Notes

Detail how your organization/project/event will be reasonably likely to create overnight stays in the City of Wausau lodging facilities. Please explain your methodology for identifying multiple hotel stays generated by the event and surveying event goers.

■ This event will generate limited hotel stays based on our other events.

Repeat events are required to provide evidence of historic room nights.

Is your event/project reserving a block of rooms for this event in a City of Wausau hotel

■ Yes

Please provide number of rooms, number of nights and name of the hotel.

Wasuau Events secures rooms for the fireworks crew for the event.

Required Documents

Staff Notes

ORGANIZATION WIDE BUDGET

See uploaded files:

- '2025 Budget Overview.pdf' (id: 301b21a4-50f5-471f-8e74-57a1a87b7808)

PROJECT OR EVENT BUDGET

See uploaded files:

- '4thBudget2025.pdf' (id: d82bf6ac-5426-47be-846f-b92a67677970)

RECENT YEAREND FINANCIAL STATEMENTS

No files uploaded.

IRS DETERMINATION

See uploaded files:

- '2024 WE W9.pdf' (id: d3b96a81-8fe2-4428-b59c-f24ae9f0f6ef)

BOARD OF DIRECTORS

See uploaded files:

- '2024 Board of Directors List.pdf' (id: 264e78a1-d726-4b79-a45d-fe52c5447ceb)

Submit

I understand the restrictions placed on the expenditure of room tax funds governed by the Room Tax Commission and certify that the requested funds will be used for the purposes described in this application or approved by the Commission. I understand that the use of funds is subject to review and a post event reporting is required. Grant recipients will be considered ineligible for future grants until post event reporting is filed. This application will serve as a grant agreement and award as noted below.

Applicant Full Name

Alissandra Aderholdt

Applicant Title

Executive Director

Approval Of Application

Begin User

| execdir@wausauevents.org

Begin Date

| 9/4/2024 1:56:57 PM

Submitted User

| execdir@wausauevents.org

Submitted Date

| 9/4/2024 2:03:34 PM

Original Completed Application

| No file uploaded.

The undersigned has examined the application for Community Development Block Grant Rehabilitation Loan described herein, including supporting data, and finds that the application meets the requirements of the Community Development Block Grant Rehabilitation Program, as amended, and satisfies the rules and regulations issued by the City of Wausau, Wisconsin, pertaining to the Community Development Block Grant Loan Program.

Staff Notes

Approved By

| None

Approved Date

Completed Approved Application

| No file uploaded.

Declined By

| None

Declined Date

Declined Reason

Portfol_RelationshipManager

Portfol Contact Number

Portfol Client Number

Portfol Project Number



4th of July Event History & Overview:

In 2023, The City of Wausau – Mayor’s Office asked for support from surrounding communities to help put on the area’s fireworks show. Attendees were not allowed into the airport for viewing, and the fireworks were not large enough to be seen in surrounding communities. This led to concerns from surrounding municipalities and the public who planned to view the show with their families.

In 2024, Wausau Events took over the area’s 4th of July Fireworks show – a separate 501c-3 Non-Profit Organization from the City of Wausau. There were no planned fireworks for 2024 in the local area, and this show was the only local show within 20 miles. Wausau Events asked for support from local municipalities to cover the cost of the fireworks (\$25,000) and received funding from Rib Mountain, Wausau and Rothschild. Wausau Events also received a sponsorship from Festival Foods to help cover the fireworks & event logistical expenses.

For the 2025 event, Wausau Events is planning to expand the event by allowing attendees into the grounds at the Wausau Airport (free of charge), and having food trucks, a beer tent and live music available. In addition, the fireworks costs for 2025 will be increased from previous events due to shooting larger shells than year’s past and expanding on the show being offered. There are also additional event expenses that will be incurred due to allowing attendees into the grounds for viewing, such as: trash removal, portable toilets and tents.

Wausau Events is requesting support from you to make this event happen in 2025. It has been a “joint-municipality” event since the start, and the goal is to keep it that way into the future. This creates a free event for all attendees, that can be seen from over 7 surrounding communities, including: Weston, Wausau, Kronenwetter, Rib Mountain, Schofield, Rothschild and Ringle.

4TH OF JULY BUDGET

	2021	2024 BUDGET	2024 ACTUAL	2025 BUDGET
EXPENSES	\$ 7,917.97	\$ 30,000.00	\$ 30,023.00	\$ 52,500.00
ENTERTAINMENT	1900	25000	25000	30,000
OTHER ENTERTAINMENT	1450		NA	2,000
GARBAGE AND RECYCLING	-	1,000	200	1,500
SECURITY	-	500	1,005	1,400
TENT RENTAL	1,230		-	800
TOILET RENTAL	1,250	1,440	1,440	600
EQUIPMENT RENTAL			590	700
BEER PAYMENT	725		NA	7,000
SODA PAYMENT			NA	2,000
PRINTING			59	200
ADVERTISING		1,500	600	5,000
LICENSES & PERMITS	-	560	100	300
SUPPLIES	1,363		1,029	1,000

REVENUES	20,994	30,000	31,865	\$ 52,500.00
SPONSORSHIPS	18,465	20,000	15,000	15,000
GRANTS		10,000	15,000	25,000
VENDOR FEES	625		-	2,500
TICKET SALES	575		-	
BEER SALES	1,329		-	9,500
OTHER EVENT INCOME			1,865	500

NET PROFIT/LOSS	\$ 13,076.03	\$ -	\$ 1,842.00	\$ -
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ROOM TAX COMMISSION

Date and Time: Monday, October 28, 2024, at 4:00 p.m., Maple Room

Members Present: Michael Martens (C), Tim VanDeYacht (VC), Lisa Rasmussen, Chad Henke, Lindsey Lewitzke

Others Present: MaryAnne Groat, Alissandra Aderholdt, Peter Valiska

Noting the presence of a quorum Chairperson Martens called the meeting to order at 4:00 p.m.

Minutes of the previous meeting (08/26/2024).

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

Discussion and Possible Action regarding Tourism Grant request applications.

The Brewfest application was discussed. Rasmussen stated there are not many events that occur in the winter and stated support for the allocation. VanDeYacht questioned the allocation of advertising. It was stated the advertising is budgeted with a Winterfest event marketed together as a winter weekend event. VanDeYacht questioned the sustainability of the event. It was stated the event venue space allowed for more expansion of attendees.

Motion by Rasmussen, seconded by Lewitzke, to approve the \$3,000. Motion carried 5-0.

The 4th of July application was discussed. Rasmussen stated excitement for the expansion of offerings for the event which is the only fireworks display on the 4th of July in the metro area. Martens stated there was not another event within a 25-mile radius. VanDeYacht stated this was more of a quality-of-life event verses a tourist event and questioned if the financing could come from another city funding source. It was stated funds are being requested by other municipalities from their room tax allocations and that the Finance Committee could allocate funds towards the event from the city's retained portion as had been in the past. Rasmussen stated there was uncertainty in allocating funds from the retained portion as it is a finite amount of money. Rasmussen further stated there is a new spending climate in play that means the commission cannot assume the event will be funded elsewhere. VanDeYacht stated concerns of the reimbursement from room tax funds coming back to the city. VanDeYacht suggested adding to this event to increase the tourism viability. Rasmussen stated this could create a value for that event to expand if seeded properly and stated support for funding it for now until it is more well-rounded. Martens stated support for the marketing expenses. VanDeYacht suggested funding this at \$5,000 to take care the marketing. Henke questioned if the city did not fund the fireworks portion, could the commission reevaluate to fund that through the Central Wisconsin Visitors Bureau. It was stated this could be considered along with the funding from other municipalities. Martens stated this could be an opportunity to explore different funding paths.

Motion by VanDeYacht, seconded by Lewitzke, to approve \$5,000 for the marketing portion. Motion carried 5-0.

The Wings Over Wausau application was discussed. Rasmussen stated airshows have a significant following giving the opportunity for more people to discover the city. VanDeYacht stated the hotel market saw an increase in business during the events.

Motion by Rasmussen, seconded by Henke, to approve \$20,000. Motion carried 5-0.

Adjourn

Motion by Lewitzke, seconded by Henke, to adjourn the meeting. Motion carried. Meeting adjourned at 4:35 p.m.

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving 2025 Budget Modifications – 4th of July Fireworks Display.

Committee Action: Approved

Fiscal Impact: \$5,000

File Number: 24-1109 D

Date Introduced: April 29, 2025

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☒ No ☐	Budget Source: City's Share of Room Tax
	One-time Costs:	Yes ☒ No ☐	Amount: \$5,000
	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, Wausau Events agreed to operate the 4th of July community area event in 2024 and future years; and

WHEREAS, the Room Tax Commission approved funding \$5,000 for marketing leaving \$5,000 of their request unfunded; and

WHEREAS, your Finance Committee reviewed and approved their room tax funding request of \$5,000; and

WHEREAS, the Finance Committee recommends the following 2025 budget modification to reflect this contribution to the Wausau Events 4th of July event.

*Fund	*Cost Center	Spend Category	Program	Debit Amount
251 Room Tax Fund	56781 Tourism and Promotion	57230 Financial Assistance to Other Organizations	CTY_0104 July 4th Celebration	\$5,000.00

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

Approved:

Doug Diny, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving the allocation of \$600,000 of 2024C proceeds to fund the water portion of DOT 69999-09-72 Stewart Avenue S 72nd Avenue to S 48th Avenue

Committee Action: Approved

Fiscal Impact: \$

File Number: 24-1109 D

Date Introduced: April 29, 2025

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☒ No ☐	Budget Source: proceeds reallocate 2024C
	One-time Costs:	Yes ☒ No ☐	Amount: \$600,000
	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: \$600,000
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

WHEREAS, the 2024 budget included the DOT 69999-09-72 Stewart Avenue S 72nd Avenue to S 48th Avenue, and

WHEREAS, the project funding included general obligation promissory note 2024C TID 10 for the street project and Clean Water Fund Loan for the sewer portion, and

WHEREAS, the water portion of the project of \$600,000 was unfunded; and

WHEREAS, your Finance Committee considered and recommends the allocation of \$600,000 of 2024C debt proceeds from the 440 Capital Projects Fund to 410 Tax Increment District Number Ten Fund,

NOW, THEREFORE BE IT RESOLVED, that the proper city officials allocate \$600,000 of 2024C debt proceeds from the 440 Capital Projects Fund to 410 Tax Increment District Ten Fund, and the future debt principal and interest payments related to this allocation will be financed by Tax Increment District Ten Fund.

*Fund	*Cost Center	Revenue Category	Spend Category	Project	Debit Amount	Credit Amount
403 Tax Increment District Three	53745 Water Capital Projects		58230 Streets/curb/gutter - local	2023 Mall Street Grid Project	\$0.00	\$25,000.00
403 Tax Increment District Three	53628 Wastewater Capital Projects		58230 Streets/curb/gutter - local	2023 Mall Street Grid Project	\$0.00	\$121,586.80
403 Tax Increment District Three	57336 Storm Water Capital Projects		58230 Streets/curb/gutter - local	2023 Mall Street Grid Project	\$65,035.60	\$0.00
403 Tax Increment District Three	57331 Street Curb Gutter Local Capital Projects		58230 Streets/curb/gutter - local	2023 Mall Street Grid Project	\$0.00	\$200,000.00
403 Tax Increment District Three	57331 Street Curb Gutter Local Capital Projects		52150 Architectural, Engineering and Planning Services	2023 Mall Street Grid Project	\$0.00	\$200,000.00
403 Tax Increment District Three	53628 Wastewater Capital Projects		58230 Streets/curb/gutter - local	2025 Fulton St. 1st and 2nd Street	\$692,955.00	\$0.00
403 Tax Increment District Three	53745 Water Capital Projects		58230 Streets/curb/gutter - local	2025 Fulton St. 1st and 2nd Street	\$776,600.00	\$0.00
403 Tax Increment District Three	57331 Street Curb Gutter Local Capital Projects		58230 Streets/curb/gutter - local	2025 Fulton St. 1st and 2nd Street	\$114,303.00	\$0.00
403 Tax Increment District Three	57336 Storm Water Capital Projects		58230 Streets/curb/gutter - local	2025 Fulton St. 1st and 2nd Street	\$94,455.00	\$0.00
403 Tax Increment District Three	56752 Financing	49120 Proceeds from Notes			\$0.00	\$1,196,761.80

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

Approved:

Doug Diny, Mayor

	Road	Storm	Water	Sanitary
<i>Part I - Fulton Street and N. 1st Street</i>				
As Bid Cost	\$ 1,034,944.00	\$ 252,165.00	\$ 633,310.00	\$ 335,605.00
Budget	\$ 950,000.00	\$ 185,000.00	\$ 640,000.00	\$ 390,000.00
Over/Under Budget	\$ (84,944.00)	\$ (67,165.00)	\$ 6,690.00	\$ 54,395.00
<i>Part II - N. 2nd Street</i>				
As Bid Cost	\$ 229,359.00	\$ 127,290.00	\$ 143,290.00	\$ 357,350.00
Budget	\$ 200,000.00	\$ 100,000.00	\$ 200,000.00	\$ 200,000.00
Over/Under Budget	\$ (29,359.00)	\$ (27,290.00)	\$ 56,710.00	\$ (157,350.00)
DOWNTOWN MALL REDEVELOPMENT				
	Road	Storm	Water	Sanitary
As Bid Cost Const.	\$ 3,264,596.11	\$ 215,035.60	\$ 23,454.76	\$ 178,413.20
Construction Mgmt	\$ 250,000.00	\$ -	\$ -	\$ -
Budget	\$ 4,200,000.00	\$ 250,000.00	\$ 50,000.00	\$ 300,000.00
Over/Under Budget	\$ 685,403.89	\$ 34,964.40	\$ 26,545.24	\$ 121,586.80
Total Over/Under Budget	\$ 571,100.89	\$ (59,490.60)	\$ 89,945.24	\$ 18,631.80



MEMO

TO: Finance Committee members

FROM: Tammy Stratz, Community Development Manager

RE: Reprogramming of Community Development Block Grant funding

DATE: August 30, 2024

Throughout the years, the City has been able to assist non-profit organizations with Community Development Block Grant (CDBG) funds towards the acquisition of a building as long as the agency's clientele meets HUD requirements. Some of those agencies included Community Partners Campus, the Neighbors Place, Boys and Girls Club, Women's Community, and Bridge Community Clinic. In all cases, they received CDBG funding in the form of a forgivable loan that as long as the agency continues to own the property and keep the agency open to their current clientele, the loan is typically forgiven over a 15-year period. Adaptive Communities has approached Community Development requesting this type of assistance with the acquisition of a building. (See attached letter.)

Over the past few years, Community Development Block Grant funds have been set aside specifically for the acquisition of buildings. Older funds have been reprogrammed into that Acquisition Activity. To date there is just over \$248,000 in that activity. However, those funds have been committed towards the development of two single family home builds – one with Habitat for Humanity and one on a city-owned lot.

Currently there is just over \$210,000 uncommitted funds in the Housing Rehabilitation Revolving Loan Fund (as of 2/28/25). In addition, there is just over \$80,000 in 2023 and 2024 funding for Housing Rehabilitation along with another \$50,000 tentatively set aside in the proposed 2025 funding. This totals \$130,000 in new funds for a grand total of \$330,000. Reprogramming \$100,000 would not affect the ability to assist those homeowners on the waiting list – currently there are seven households. The most recent was just taken off after being on it for seven months.

Also, please remember, staff is constantly fighting the timeliness test for spending CDBG funding in a "timely" manner. This year will be no different as we are anticipating not receiving our 2025 allocation until late summer/early fall. This would only give us a couple of months (if that many) to get a large portion out the door. The less we have in the revolving loan fund, the easier it is to pass that timeliness test.

The Citizens Advisory Committee held a public meeting on Thursday, August 29, 2024, to receive public comment(s) on the proposed reprogramming of these funds into the Acquisition fund. During the public hearing, Adaptive was able to discuss their proposal. In addition, a city alder came to make positive comments about the agency and recommended approving the reprogramming request. We are now bringing this request to you.

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

Thank you.

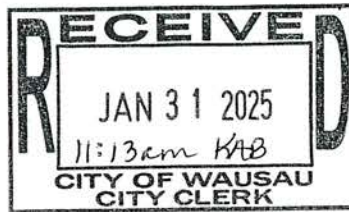
2/26/2025

Adaptive Communities is a social activity center for adults with special needs. A social activity center for adults with special needs is a place where individuals with various abilities can participate in structured and unstructured activities that promote social interaction, skill development, and overall well-being. Our center is designed to support adults with intellectual, developmental, or physical disabilities in a safe and inclusive environment. Currently we have outgrown our facility and are in the process of moving to a significantly larger building, which we will own. We will work on daily living skills, community involvement, establishing friendships, recreational therapy, kitchen skills and over all enhancing quality of life. The focus of our project is to continue to grow to accommodate more individuals, expand our services and make our center feel like home to all. Our move in date is May 30, 2025.

The two directors previously worked in the Wausau School District and noticed a need/ desire for a community club for the middle to higher functioning special needs graduating adults in the area. Discussing this idea with graduating students and parents, Adaptive Communities was formed. With daily schedules including working on independent living skills, a large group activity and a community outing, we can impact and teach many individuals throughout the course of the day. Over the past 7 years, Adaptive has expanded and grown. The center has added on a recreational therapist to help our members with fine motor skills and working on their physical help, hired on a service coordinator to help members work on and achieve individual goals and purchased a vehicle to transport members to even more locations to broaden their horizons. There are many individuals in the community who have limited work hours, and Adaptive has filled a gap in their lives. By creating this center, members can work on independence to which they carry out in other aspects of their day-to-day schedules.

The funds will be used towards our expansion in our new building. The new building, located in downtown Wausau will add 6,000 square feet of activity space onto what we have now, more bathrooms and opportunities for our members to continue to grow, learn and improve lives. Key milestones will include: the completion of our kitchen for kitchen skills, kitchen safety and cooking classes. New cafeteria style tables for lunches and family style dinners to help with socialization. A significant downpayment for the building, as the lease to own ends December 2025, this will allow us to own a facility and make changes best suited for our members. Improvements we will also do in the facility include updating electrical, bathroom improvements, parking lot improvements to allow for outdoor activities within the Recreational Therapy Program and purchasing another 12-person van to allow more members to participate in out of area activities. Moving the facility closer to the downtown area, adding on more space allows the facility to accommodate more members and be more accessible by being close to the bus depot, to eliminate the stress of having to transfer busses. Business/ organizations we have reached out to assist in our project include: Community Development, MCDEVCO, Custom

Fabricating and Repair, Kobe Windows and Doors, Pied Piper Electric, along with various volunteers through our long-term care providers. Our move in date to the new facility will be May 30, 2025, and the end of our lease to own process will be December 2025. We would like to have all our anticipated projects completed by December 2025 when we would officially take over the building. We are requesting \$120,000.00 to help fund this project and our expansion for our members.



cc: Attorney, Mayor

Ruder Ware, L.L.C.
500 North First Street, Suite 8000
P.O. Box 8050
Wausau, WI 54402-8050

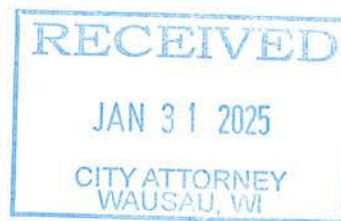
Tel 715.845.4336
Fax 715.845.2718
ejohnson@ruderware.com
www.ruderware.com



January 31, 2025

VIA HAND DELIVERY

City of Wausau
c/o Kaitlyn Bernarde
407 Grant Street
Wausau, WI 54403



COPY

Re: Notice of Claim

Dear City of Wausau:

On behalf of my clients, Green Acres at Greenwood Hills, LLC and Vistas at Greenwood Hills Condominium Association, Inc. (collectively "Green Acres"), this document serves as: (1) Notice of Circumstances of Claim and Notice of Claim under Wis. Stat. § 893.80 and (3) Claim of Unlawful Tax under Wis. Stat §§ 74.33 and 74.35.

**— Notice of Circumstances of Claim and Notice of Claim
(Wis. Stat. § 893.80)**

Green Acres restates and incorporates by reference the Notice of Circumstances Giving Rise to Claim and Notice of Claim dated January 30, 2024 enclosed herewith as Exhibit 1 which was previously served on the City. The instant notice consisting of this letter pertains to Green Acres' ongoing claim and damages incurred subsequent to the issuance of the enclosed January 30, 2024 notice. These damages include, but are not limited to, 2024 real estate taxes in the amount of \$10,048.46 (paid under protest), maintenance, snow removal and other related costs associated with the Roads (defined in Exhibit 1), and other damages currently being sought in the ongoing litigation between the parties concerning the subject matter of this notice, *Green Acres v. City of Wausau*, Marathon County Case No. 24-CV-40 ("Lawsuit"). Furthermore, this notice is intended to cover any similar or related damages that may be incurred by Green Acres in the future while the Lawsuit remains pending. Green Acres reserves the right to amend this notice if necessary to include additional damages as they arise and to seek full compensation for all losses sustained as a result of the City's actions as alleged in Exhibit 1 and in the Lawsuit.

January 31, 2025
Page 2

Claim of Unlawful Tax (Wis. Stat. §§ 74.33, 74.35)

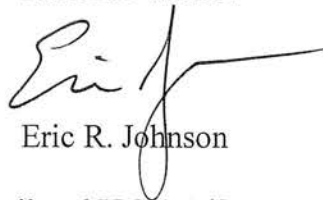
Green Acres restates and incorporates by reference the Notice of Claim for Recovery of Unlawful Taxes dated January 30, 2024 enclosed herewith as Exhibit 2 which was previously served on the City. The instant claim consisting of this letter pertains to Green Acres' ongoing claim and damages incurred subsequent to the issuance of the enclosed January 30, 2024 claim. These damages include, but are not limited to, 2024 real estate taxes in the amount of \$10,048.46 (paid under protest per the enclosed Exhibit 3), which are being sought among other damages in the pending Lawsuit between the parties. This claim is intended to cover any similar or related damages that may be incurred by Green Acres in the future while the Lawsuit remains pending. Green Acres reserves the right to amend this claim if necessary to include additional damages as they arise and to seek full compensation for all losses sustained as a result of the City's actions as alleged in Exhibit 1 and Exhibit 2 hereto and in the Lawsuit.

Amendment of Prior Notices and Claims

Since the pending Lawsuit relates to the issues addressed in this letter, the notices and claims herein may be treated as amending any previously issued notices and claims by Green Acres, to the extent necessary.

Very truly yours,

RUDER WARE



Eric R. Johnson

Enclosures

cc w/ encl: Daniel Varline, Esq. (via email and U.S. Mail)
Green Acres (via email)



Ruder Ware, L.L.S.C.
130 N Adams Street
Green Bay, WI 54301

Tel 920.435.9393
Fax 920.435.8866
jsundell@ruderware.com
www.ruderware.com



January 30, 2024

VIA PERSONAL DELIVERY

City of Wausau, State of Wisconsin
Attn: Kaitlyn Bernarde
407 Grant Street
Wausau, WI 54403

Notice of Circumstances Giving Rise to Claim and Notice of Claim

PLEASE TAKE NOTICE that Green Acres at Greenwood Hills, LLC, a Wisconsin limited liability company having an address of 1809 Green Vistas Dr, Wausau, WI 54403 (the “**Green Acres**”), by its attorneys, Ruder Ware, L.L.S.C. (the “**Firm**”), hereby gives formal notice of the circumstances that give rise to claims against the City of Wausau (the “**City**”) and further gives notice of those claims pursuant to Wis. Stat. § 893.80.

Notwithstanding this notice, Green Acres maintains that such notice is not required under Wisconsin Law because the City has already received actual notice of Green Acres’ claim against the City and the City has had ample opportunity to investigate the underlying cause of this claim, as outlined below, and that Green Acres is issuing this notice as a mere courtesy to the City.

Background

1. **Introduction.** This claim involves the dedication of the front entrance and private roads built as part of a condominium development around Greenwood Hills Country Club (the “**Development**”). The entrance and roads were expressly dedicated in 2010. But in December 2022 the City changed its mind, alleging that the entrance and roads were still private. The City then began issuing property tax bills to Green Acres. Green Acres previously filed a Notice of Claim related to the 2021 and 2022 tax bills and is submitting this Notice of Claim concerning the 2023 tax bill. Exhibit A, the Tax Bills.

2. **June 21, 2020 Request to Dedicate Roads.** The relevant facts began in 2010. Following conversations with the City, Green Acres sent a letter to the City on June 21, 2010 formally requesting that the entrance and roads become public. Exhibit B, the Request Letter.



January 30, 2024
Page 2

Respectively, the front entrance and roads are currently listed under Parcel ID Numbers 291-2808-052-0142 and 291-2808-052-0144 (collectively, the “Roads”).

3. **July 8, 2010 Committee Meeting and Unanimous Approval of Dedication.** On July 8, 2010, the city’s Capital Improvements and Street Maintenance Committee (the “Committee”) held a meeting to discuss “the possibility of conversion from private to public streets and street lighting at The Vistas at Greenwood Hills Development.” Exhibit C, the Meeting Minutes. Following deliberations, the Committee voted 5-0 to accept the Roads as public. *Id.*

4. **August 10, 2010 Resolution Approving Dedication.** On August 10, 2010, the Committee issued a resolution signed by the City’s then-mayor unanimously “approving converting from private to public streets and street lighting at The Vistas at Greenwood Hills Development.” Exhibit D, the Approval Resolution.

5. **September 28, 2010 Letter Accepting Dedication.** On September 28, 2010, the City issued a letter to Green Acres confirming that the city “has accepted the streets as public right-of-way” and “will be responsible for all aspects of the street, including maintenance, repair, construction and snow plowing.” Exhibit E, the Acceptance Letter. The acceptance letter also requested certain amendments be made to the developer’s agreement.

6. **November 2013 Partial Releases of Mortgage.** In November 2013, the City sent several letters to parties holding mortgages encumbering the Roads. These letters acknowledge that the Roads were “city-owned property” and, accordingly, sought their release from the mortgages. Exhibit F, Partial Releases of Mortgage.

7. **A Dozen Years of Treating the Roads as Public.** From September 2010 through December 2022, the City acted as if the Roads are public. For example, the City: (i) plowed and (when needed) sanded the Roads after snowfalls; (ii) repaired and leveled areas in the Road near manholes and pipes to eliminate damage by plow trucks arising from snow removal; (iii) swept the Roads twice per year—once in the fall to remove leaves and once in the spring to clean up sand built up over the winter; (iv) supplied street lightbulbs and repaired non-functioning street lights; (v) resealed the streets with an overlay of stone and oil; and (vi) installed direction street signs.

8. **December 2022 Course Reversal.** More than a dozen years after accepting (in writing and action) the Roads as a public right-of-way, the City reversed course in a December 20, 2022 letter. There, the City claimed that “To this day, the private roads remain privately



January 30, 2024
Page 3

owned roads.” Exhibit G, the Reversal Letter. Nowhere in the letter did the City explain the reasoning for the about face.

9. **Tax Bill for 2023.** In December 2023, the City issued 2023 tax bills for the Roads, totaling \$9,422.92. On December 31, 2023, Green Acres paid the 2023 tax bill under protest. Exhibit A, Tax Bills

Claim

In Wisconsin, roads become dedicated if the municipality has “worked” the road for at least 10 years. Wis. Stat. § 82.31(2)(a). “Worked” means “regularly maintaining a highway for public use, including hauling gravel, grading, clearing or plowing, and any other maintenance . . . on the road.” *Id.* § 82.01(11). Roads also become dedicated if (i) the private owner intended to dedicate the road; and (ii) the municipality accepts the dedication. *Galewski v. Noe*, 266 Wis. 7, 12 (1954).

Here, the Roads have been dedicated under both approaches, either of which is sufficient. First, the Roads were dedicated under Wis. Stat. § 82.31(2) because the City has “worked” the Road since September 2010. See Paragraph 7 (listing ways in which the City “worked” the Road for 13 years). And, second, the Road was dedicated under the common law because Green Acres intended to dedicate the Road, as set forth in the Request Letter; and the City accepted the dedication—as evidenced by the Acceptance Letter, the Partial Releases of Mortgage, and more than 12 years of the City working the Roads.

Even though the Roads are public and thus exempt from real property tax, the City sent Green Acres 2023 tax bills for the Roads totaling \$9,422.93. The City also indicated that it will pass through future Road costs (like maintenance and snow removal) to Green Acres. Attempting to collect these costs from Green Acres is wrong because it does not own the Roads and is not responsible for their repairs, maintenance, or upkeep.

Very truly yours,

RUDER WARE

Jordan C. Sundell

Enclosures

EXHIBIT 1
1.31.25

Green Acres at Greenwood Hills, LLC
1809 Green Vistas Drive
Wausau, Wisconsin, 54403
715-432-5258
jameswanserski@gmail.com

December 31, 2023

Emily Ley, Assistant Finance Director
City of Wausau
407 Grant Street
Wausau, WI 54403

Subject: Payment Under Protest-Parcel 291-2808-052-0142 and Parcel 291-2808-052-0144

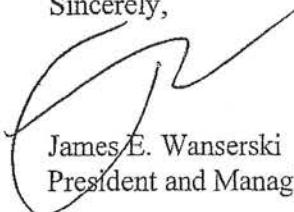
Please find enclosed a check for \$9,422.93 in payment for Parcel 291-2808-052-0142 and Parcel 291-2808-052-0144.

Please be advised that we are making this payment of \$9,422.93 to the City under protest. We do not believe that we owe this amount, but we are making the payment to avoid any late fees or penalties.

This payment does not constitute an admission of liability or a waiver of any rights. We expressly reserve all of our legal rights to dispute the amount owed, including any rights arising from or related to that Notice of Circumstances Giving Rise to Claim and Notice of Claim dated August 8, 2023 from us to the City.

Please acknowledge receipt of this payment and confirm that it is being accepted under protest.

Sincerely,



James E. Wanserski
President and Managing Member

Cc: Jordan Sundell via email @ Jsundell@ruderware.com

EXHIBIT A

EXHIBIT 1
1.31.25

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
CITY OF WAUSAU
MARATHON COUNTY

Bill No. 412126

IMPORTANT: Correspondence should refer to tax number
See reverse side for Important Information
Be sure this description covers your property. This description is for
property tax bill only and may not be a full legal description.

291-2808-052-0144

GREEN ACRES AT GREENWOOD HILLS LLC

VISTAS AT GREENWOOD HILLS SUBDIV - OUTLOT 1
2.4820 ACRES

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN: JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU 54403



Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credits)
324,500	48,000	372,500	83.41%	0.02393884
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A Star in This Box Means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit
389,000	57,500	446,500		728.21

Taxing Jurisdiction	2022	2023	2022	2023	% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
MARATHON COUNTY	2,119,478	2,389,677		1,790.47	
CITY OF WAUSAU	7,989,947	9,213,597		4,045.69	
DC EVEREST SCHOOL	2,932,305	3,111,343		2,582.89	
NORTHCENTRAL TECH	3,633,779	3,614,176		498.17	
Total	16,675,509	18,328,793	0.00	8,917.22	100.0%
		First Dollar Credit	0.00	66.73	100.0%
		Lottery & Gaming Credit	0.00	0.00	0.0%
		Net Property Tax		8,850.49	100.0%

Make Check Payable To:

CITY OF WAUSAU
PO BOX 78510
MILWAUKEE WI 53278-8510

Full Payment Due On or Before January 31, 2024

\$8,850.49

Or pay the following Installments

1/31/2024	2,950.49
4/30/2024	2,950.00
7/31/2024	2,950.00

Net Property Tax 8,850.49

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
DC EVEREST SCHOOL	\$549,867.67	1,292.33	2038

TOTAL DUE FOR FULL PAYMENT

JANUARY 31, 2024

\$8,850.49

Warning: If not paid by due dates, installment option is lost
and total tax is delinquent subject to interest and, if applicable,
penalty. Failure to pay on time. See reverse.

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN: JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU 54403

EXHIBIT 1
1.31.25

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
CITY OF WAUSAU
MARATHON COUNTY

Bill No. 398787

IMPORTANT: Correspondence should refer to tax number
See reverse side for Important Information
Be sure this description covers your property. This description is for
property tax bill only and may not be a full legal description.

291-2808-052-0142

GREEN ACRES AT GREENWOOD HILLS LLC
3115 TOWNLINE RD
SECOND ADDENDUM TO VISTAS AT GREENWOOD
HILLS CONDOMINIUM PLAT COMMON ELEMENT

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU WI 54403



Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio		Net Assessed Value Rate (Does NOT reflect Credits)	
	26,700	26,700	83.41%		0.02393884	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A Star in This Box Means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit	
	32,000	32,000			52.20	
Taxing Jurisdiction		2022	2023	2022	2023	% Tax Change
		Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
MARATHON COUNTY		2,119,478	2,389,677	0.00	128.34	
CITY OF WAUSAU		7,989,947	9,213,597	0.00	289.99	
DC EVEREST SCHOOL		2,932,305	3,111,343	0.00	185.13	
NORTHCENTRAL TECH		3,633,779	3,614,176	0.00	35.71	
Total		16,675,509	18,328,793	0.00	639.17	100.0%
			First Dollar Credit	0.00	66.73	100.0%
			Lottery & Gaming Credit	0.00	0.00	0.0%
			Net Property Tax	0.00	572.44	100.0%
Make Check Payable To:		Full Payment Due On or Before January 31, 2024		Net Property Tax		
CITY OF WAUSAU		\$572.44				
PO BOX 78510		Or pay the following Instalments				
MILWAUKEE WI 53278-8510		1/31/2024		192.44		
		4/30/2024		190.00		
		7/31/2024		190.00		

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
DC EVEREST SCHOOL	\$549,867.67	92.63	2038

TOTAL DUE FOR FULL PAYMENT

JANUARY 31, 2024

\$572.44

Warning: If not paid by due dates, installment option is lost
and total tax is delinquent subject to interest and, if applicable,
penalty. Failure to pay on time. See reverse.

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU WI 54403

EXHIBIT 1

1.31.25



June 21, 2010

Bradley J. Marquardt, P.E.
Director of Public Works
City of Wausau
407 Grant Street
Wausau, WI 54403

Subject: Conversion from Private to Public Streets and Street Lighting @ The Vistas at Greenwood Hills Development

Dear Brad,

Pursuant to our earlier conversations concerning the above-referenced matter, as the Managing Member and President of Green Acres at Greenwood Hills, LLC, the development company for the Vistas at Greenwood Hills Development, and as President of the Vistas at Greenwood Hills Neighborhood Association, Inc (Association), I hereby request the City of Wausau to accept and convert the private streets and street lighting within the Vistas Development to public streets and street lighting as soon as administratively possible.

As discussed, the genesis for this request was generated from existing residents/property owners of the Vistas Development. A number of residents/property owners had inquired if, as property owners, they received any property tax credit/reduction on their annual tax bill as a result of the Association incurring cost for maintaining private streets and street lighting. The answer to this question was "no" as per Nan Giese, City of Wausau Assessor, the State of Wisconsin statute does not allow the City of Wausau to reduce its tax assessment for cost savings the City of Wausau may enjoy as a result of the private streets and street lighting within the development. The cost savings for the City of Wausau is represented in the form of not having to plow, salt/sand and maintain the streets and from elimination of utility bills and maintenance cost associated with maintaining the street lighting.

In summary, the property owners see the request to convert from private to public as a matter of fairness. As property owners, they are paying the City of Wausau property tax on the full assessed value of their properties as if they were being served by public streets and street lighting. In addition, they are paying an Annual Assessment to the Association for utilities and the cost of services that are included in the property tax assessment from the City of Wausau.

EXHIBIT 1
1.31.25

Accordingly, I informed the residents/property owners within the Vistas Development of Nan Giese's expressed opinion in an Association letter dated January 4, 2010 (copy attached). Within that letter, I inquired if they, as property owners within the Vistas Development were in favor of transferring ownership of the streets and street lighting to the City of Wausau in exchange for reduced Association Annual Assessments. Per the attached signed questionnaires (copies enclosed) the property owners unanimously endorsed transferring ownership to the City of Wausau.

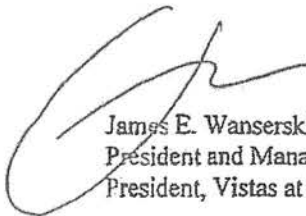
For your information, I have enclosed copies of the recent monthly utility bills for the street lighting. Please note that there are two utility bills, one for the front gate lighting which is wired for 115 volt and one for the remainder of the lighting which is wired for 240 volt.

Lastly, please be advised that the Association is very willing, if permitted, to maintain at its cost the planted islands within the development including planting and maintaining of annual flowers. Further, the Association acknowledges that snow removal and salting/sanding services to be provided by the City of Wausau most likely will not be as prompt following a snow fall as provided by the Association in the past due to scheduling and priorities set by the City of Wausau. The Association would plan, if permitted, to keep the roads passable at its expense until the City of Wausau snow plow crews were able to service the area.

Please consider the above request at your earliest convenience. I am available to meet with you at your convenience either at your office or at the Vistas Development site.

Thank you for your consideration concerning this matter.

Sincerely,



James E. Wanserski
President and Managing Member, Green Acres at Greenwood Hills, LLC
President, Vistas at Greenwood Hills Neighborhood Association, Inc.

EXHIBIT 1
1.31.25

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: July 8, 2010, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Gale, Barr, Gisselman, Havel, Rasmussen.

Also Present: Marquardt, Wesolowski, Lenz, Sydow.

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

Discussion of the possibility of conversion from private to public streets and street lighting at The Vistas at Greenwood Hills Development

Jim Wanserski stated he is President of The Vistas at Greenwood Hills development and President of The Vistas at Greenwood Hills Neighborhood Association that has placed this request before the committee. He had submitted a formal request to Marquardt that the committee has received and will answer any questions they may have.

Gale indicated one of the reasons the streets are private is because of the use of electric golf carts and if the streets become public, golf carts will no longer be allowed to operate on the street. Wanserski stated there are a number of City and County streets that have bicycle paths in high traffic areas for example, Highway N and Highway KK in Rib Mountain. This is not necessarily part of the request, but could entertain the possibility of having a lane. Gale stated it is in violation of a State law; however, he is unsure how fast the golf carts travel and referred Wanserski to the Parking and Traffic Committee who would have the final jurisdiction to make a change as that committee has recently reviewed smart cars. Gale confirmed this committee does not have the jurisdiction and that request will not get CISM approval. Wanserski stated he will follow up with that, but it is not a requirement of this request. The streets were built with an extra 8' to allow cart traffic.

Gale questioned the status of the streets and if they were built to the City specifications. Marquardt indicated a typical residential street has 8" base course and 3" of asphalt which these streets were built to. The streets were built in approximately 2006 and he would rate them a nine or ten on a scale of one to ten, with ten being the highest. Gale asked if the street lighting was installed to City standards. Sydow stated with a normal subdivision the developer would have been required to submit lighting plans that would be reviewed with Wisconsin Public Service. He would like the plans submitted along with the specifications on the light fixtures to make sure it is something the City would want to maintain.

Rasmussen is concerned because the road previously has been functioning as what amounts to be a private driveway with local traffic only. If ownership is transferred it becomes a City of Wausau street and could become a public thoroughfare. She questioned if there is any opposition in the subdivision to an influx of traffic. Wanserski indicated from day one the street has never been marked private and the public is welcome to drive through. It is a residential development and there is no through traffic to any commercial property.

EXHIBIT 1
1.31.25

CISM Committee
July 8, 2010 - Page 2

Gale wanted to be sure the members are aware that the streets would go into a plan for snow plowing where they might not get plowing done as soon as they may like. Calling their Alderperson is always an option; however, the street he lives on is one of the last streets on the west side to get plowed. The Department of Public Works would assess when and how they would plow the area, but he does not want a phone call if they are one of the last streets plowed. Wanserski indicated Marquardt brought that to his attention. This is a mixed development with R1 zoning on the golf course side and UDD zoning on the non-golf course side. The UDD area consists of single and two-unit condominiums. The condominium units are currently served by a plowing and lawn service. The main thing for them is to get their snow out of their driveways and onto the road. Occasionally there will be a heavy snow storm where it may be an issue and in those instances the snow plow service could get a path to have access to the main road. Wanserski further explained the neighborhood association still would like to maintain the boulevard and does not expect the City to pick up that responsibility.

Gale stated he has a concern as the City does not allow residents to put snow in the road. Wanserski responded the snow is snow blown rather than plowed and can be redirected. Barr stated he did not believe a private individual could plow a City street. Gale confirmed it is not legal and that is something that would have to be worked through. Barr also questioned if the entrance to the subdivision is wide enough so the City trucks would not have a problem getting in and out. Marquardt indicated the Department of Public Works took a look at that and did not see many issues with snow plowing.

Wesolowski stated one issue would be with the storm sewer and storm water in the area. If the City does take over the street it becomes part of our MS4. The development was with detention ponds, swales and ditches. The ditches would still be off the right-of-way and the land owner's responsibility; however, the City would need an agreement that the homeowner's association would still maintain the ponds and allow the water from the road to go there. Wanserski indicated this is not an issue and if the committee would review the records when the property was developed, they would see a number of easements were granted to the City of Wausau. They are willing to work with the committee to grant further easements.

Marquardt stated there is a developer's agreement already and an amendment could be made to that agreement through staff. This committee would need to approve to accept the streets and have staff work on the amendment with the developer. It would be treated as a regular subdivision.

Rasmussen moved to accept the streets contingent upon receipt of a revised developer's agreement that takes staff concerns into account involving the detention ponds, mailbox installation, snow plowing and island landscaping that exists and maintenance thereof. Barr seconded. Motion carried 5-0.

EXHIBIT 1
1.31.25

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

RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE	
Approving converting from private to public streets and street lighting at The Vistas at Greenwood Hills Development.	
Committee Action:	Approved 5-0
Fiscal Impact:	There is no immediate fiscal impact for taking the street over. There will be long term maintenance and future reconstruction costs associated with the streets. The cost for taking the street lighting over is approximately \$1900 per year.
File Number:	04-1115
Date Introduced:	August 10, 2010

WHEREAS, The Vistas at Greenwood Hills Development has requested the conversion of private streets and street lighting to City-owned streets and street lighting as the property owners are paying the City of Wausau property tax on the full assessed value of their properties as if they were being served by public streets and street lighting, and

WHEREAS, the streets were originally constructed to City of Wausau standards and are currently in good condition with little maintenance required, and

WHEREAS, the Vistas at Greenwood Hills Neighborhood Association understands that snow plowing and sanding/salting services to be provided by the City of Wausau will not be as prompt as provided by the Greenwood Hills Neighborhood Association due to priorities set by the City of Wausau, and

WHEREAS, the Vistas at Greenwood Hills Neighborhood Association currently maintains the planted islands within the development and agrees to continue to do so, and

WHEREAS, a developer's agreement currently exists and staff will work with the developer to make necessary amendments to the agreement regarding detention ponds, mailbox installation, snow plowing and island landscaping, and

WHEREAS, the Capital Improvements and Street Maintenance Committee reviewed the request at its meeting on July 8, 2010 and recommends the conversion of private streets and street lighting to City-owned streets and street lighting at the Vistas at Greenwood Hills Development and allow staff to work with the developer on a revised developer agreement; now therefore

BE IT RESOLVED the Common Council of the City of Wausau authorizes the conversion of private streets and street lighting to City-owned streets and street lighting at the Vistas at Greenwood Hills Development.

Approved:

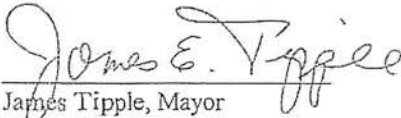

James Tipple, Mayor

EXHIBIT 1
1.31.25



Department of Public Works

Bradley J. Marquardt, P.E.
Director of Public Works & Utilities

September 28, 2010

Mr. James Wanserski
Green Acres at Greenwood Hills LLC
3102 Windflower Lane
Wausau, WI 54401

Dear Mr. Wanserski:

Following are the items I can think of that should be clarified in an addendum to the developer's agreement that was originally signed:

1. The City of Wausau, as approved by the Common Council on August 10, 2010, has accepted the streets as public right-of-way. In short, this means the City of Wausau will be responsible for all aspects of the street, including maintenance, repair, reconstruction and snow plowing. The right-of-way is based on the outside edge of the concrete edging.
2. The City of Wausau also accepted the existing street lighting system from Vistas at Greenwood Hills. In short, this means the City will maintain and replace anything associated with the street lights and will pay both electrical bills.
3. The existing ditches are outside of the right-of-way and will remain as private property. Property owners will be responsible for maintaining this area, including grass mowing and keeping the ditch area unobstructed for storm drainage. Culvert pipes across driveways remain the responsibility of the property owner.
4. The storm sewer pipes crossing the streets from ditch to ditch will be the responsibility of the City of Wausau, provided it is understood that the City of Wausau has the right to enter onto private property for the maintenance and/or replacement of these storm sewer pipes where they extend past the street.
5. Vistas at Greenwood Hills will be responsible for all planting material in the islands including planting, maintaining and removing.
6. Vistas at Greenwood Hills' property owners will install mailboxes such that they are not across from any islands/medians located within the street.
7. Due to the lack of a true curb and gutter, there is no true definition to the edge of the concrete border. This can be problematic with plowing snow until a snow bank is formed to help delineate the street edge. Because of this, the property owner will be responsible for any lawn restoration resulting from damage due to routine snow plowing.
8. All easements for sanitary sewer and water main dedicated with the plat shall remain intact. This is to ensure there is ample room in the future for any necessary maintenance or repair.
9. Vistas at Greenwood Hills will still be responsible for maintaining and repair of the stormwater detention ponds and appurtenances as outlined in the long term maintenance agreement already on file. This includes the stormwater main which discharges into the stormwater detention pond from Green Vistas Drive and any other storm sewer pipe which does not cross any street.

One question I have is if "Vistas at Greenwood Hills" is the correct name to use. Please contact me with any questions, changes or additions you may have. Once we have these worked out, I will work with our City Attorney to draft the agreement.

Thank you,

Bradley J. Marquardt, P.E.
Director of Public Works & Utilities

ENGINEERING • CONSTRUCTION & MAINTENANCE • PLANNING • GIS • PARKING
CITY OF WAUSAU • CITY HALL • 407 GRANT STREET • WAUSAU, WI 54403-4783 • 715.261.6740 • FAX 715.261.6759 • TDD 715.261.6770
www.ci.wausau.wi.us

EXHIBIT E

EXHIBIT 1
1.31.25



*Mailed
12-5-13*

Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

November 19, 2013

Green Acres at Greenwood Hills, LLC
c/o Mr. James Wanserski
1809 Green Vistas Drive
Wausau WI 54403

Dear Mr. Wanserski:

Please find enclosed on behalf of your mortgagor, Kevin Matzke and Monica Matzke, an original Partial Release of Mortgage, which we ask that you sign before a notary and return to us in the envelope provided.

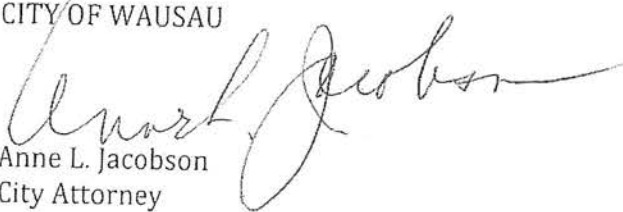
The Vistas at Greenwood Hills Development has requested the conversion of private streets to city-owned streets. This matter was approved by the Common Council in 2010, and we are now proceeding with the legal aspects of this action.

The purpose of the partial release is to partially release from your mortgage, that portion of the premises, described therein, that now encompasses city-owned property. A map showing the streets in question is also enclosed.

We will take care of the recording of the partial release. We appreciate your expedited cooperation in this matter. If you have any questions, please feel free to call our office.

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

ALJ:lp

Enclosures

EXHIBIT F

EXHIBIT 1
1.31.25

State Bar of Wisconsin Form 28-2003 PARTIAL RELEASE OF MORTGAGE	
Document Number	Document Name
The undersigned certifies that <u>Green Acres at Greenwood Hills, LLC, a Wisconsin Limited Liability Company</u> is the present owner of a Mortgage executed by <u>Kevin Matzke and Monica Matzke, husband and wife</u> to <u>Green Acres at Greenwood Hills, LLC, a Wisconsin Limited Liability Company</u> to secure payment of <u>\$83,500.00</u> , dated <u>September 28, 2005</u> , recorded on <u>October 5, 2005</u> , in the Office of the Register of Deeds for <u>Marathon</u> County, Wisconsin, in (Reel) (Vol.) of Records, at (Images) (Pages), is Document No. <u>1424851</u> , and has the right to release the same, and hereby releases from the lien of the above-described Mortgage the following described real estate located in said county ("Property") (if more space is needed, please attach addendum):	
See attached for legal description	
Recording Area Name and Return Address Office of the City Attorney 407 Grant Street Wausau WI 54403 Charge City of Wausau 291.2808.052.0910 Parcel Identification Number (PIN)	

The undersigned retains a lien on the balance of the real estate (not heretofore released) described in said Mortgage.

Dated 12-04-2013

James E. Wawerski (SEAL)
James E. Wawerski, Member

AUTHENTICATION
Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT
STATE OF WISCONSIN)
MARATHON COUNTY) ss.
Personally came before me on 12/4/2013
the above-named James E. Wawerski
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Anne L. Jacobson, City Attorney
City of Wausau, 407 Grant St., Wausau, WI 54403

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 4/22/2017)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
PARTIAL RELEASE OF MORTGAGE © 2003 STATE BAR OF WISCONSIN FORM NO. 28-2003
* Type name below signature.

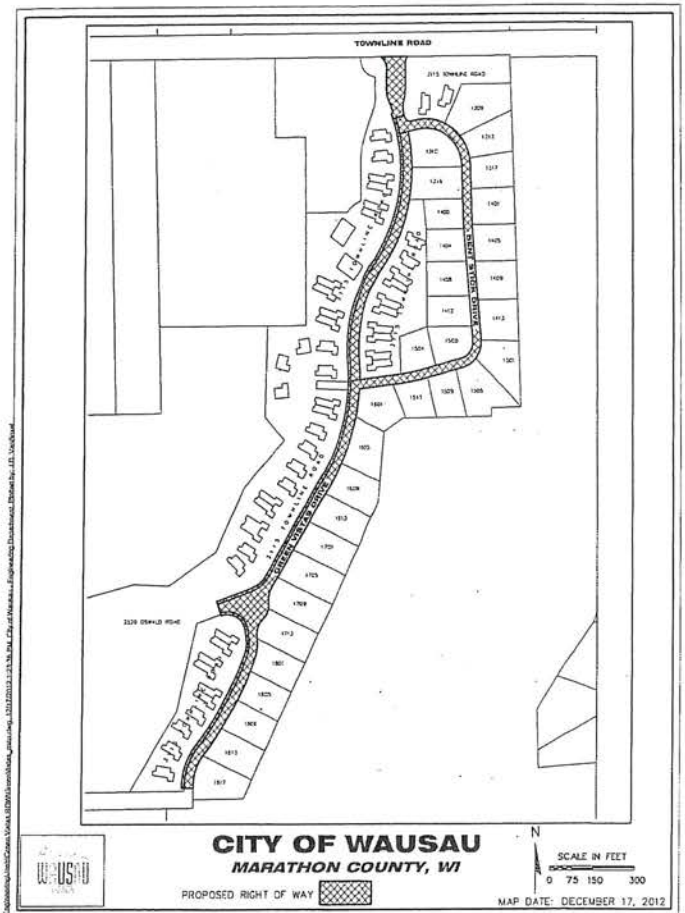


EXHIBIT 1
1.31.25



*Mailed
12-5-13*

Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

November 19, 2013

Wanserski Revocable Trust
c/o Mr. James Wanserski
1809 Green Vistas Drive
Wausau WI 54403

Dear Mr. Wanserski:

Please find enclosed on behalf of your mortgagor, Royalty Custom Homes, LLC, an original Partial Release of Mortgage, which we ask that you sign before a notary and return to us in the envelope provided.

The Vistas at Greenwood Hills Development has requested the conversion of private streets to city-owned streets. This matter was approved by the Common Council in 2010, and we are now proceeding with the legal aspects of this action.

The purpose of the partial release is to partially release from your mortgage, that portion of the premises, described therein, that now encompasses city-owned property. A map showing the streets in question is also enclosed.

We will take care of the recording of the partial release. We appreciate your expedited cooperation in this matter. If you have any questions, please feel free to call our office.

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

ALJ:lp

Enclosures

cc Royalty Custom Homes, LLC

EXHIBIT 1**1.31.25**State Bar of Wisconsin Form 28-2003
PARTIAL RELEASE OF MORTGAGE

Document Number

Document Name

The undersigned certifies that Wanserski Revocable Trust dated November 18, 2009
is the present owner of a Mortgage executed by Royalty Custom Homes, LLC
to Wanserski Revocable Trust dated November 18, 2009
to secure payment of \$ 45,000.00, dated November 1, 2012,
recorded on December 10, 2012, in the Office of the Register of Deeds
for Marathon County, Wisconsin, in (Reel) (Vol.) _____ of Records, at
(Images) (Pages) _____, as Document No. 1636785
, and has the right to release the same, and hereby releases from the lien of
the above-described Mortgage the following described real estate located in said
county ("Property") (if more space is needed, please attach addendum):

See attached for legal description

Recording Area

Name and Return Address

Office of the City Attorney
407 Grant Street
Wausau WI 54403

Charge City of Wausau

291.2808.052.0005

Parcel Identification Number (PIN)

The undersigned retains a lien on the balance of the real estate (not heretofore released) described in said Mortgage.

Dated 12-4-2013

(SEAL)

* Wanserski Trustee (SEAL)
* Wanserski Revocable Trust dated November 18, 2009**AUTHENTICATION**Signature(s) _____
authenticated on _____* TITLE: MEMBER STATE BAR OF WISCONSIN(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Anne L. Jacobson, City AttorneyCity of Wausau, 407 Grant St., Wausau, WI 54403**ACKNOWLEDGMENT**STATE OF WISCONSIN)
MARATHON) ss. COUNTY)Personally came before me on _____,
the above-named JAMES E. WANSERSKI,
Trustee
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.* Mark A. Tushkowsky
Notary Public, State of WisconsinMy Commission (is permanent) (expires: 4/22/2017)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
PARTIAL RELEASE OF MORTGAGE © 2003 STATE BAR OF WISCONSIN FORM NO. 28-2003

* Type name below signatures.

EXHIBIT 1
1.31.25



Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

November 19, 2013

Peoples State Bank
1905 Stewart Avenue
Wausau WI 54401

Dear Sir or Madam:

Please find enclosed on behalf of your mortgagor, Wanserski Revocable Trust Dated November 18, 2009, an original Partial Release of Mortgage, which we ask that you sign before a notary and return to us in the envelope provided.

The Vistas at Greenwood Hills Development has requested the conversion of private streets to city-owned streets. This matter was approved by the Common Council in 2010, and we are now proceeding with the legal aspects of this action.

The purpose of the partial release is to partially release from your mortgage, that portion of the premises, described therein, that now encompasses city-owned property. A map showing the streets in question is also enclosed.

We will take care of the recording of the partial release. We appreciate your expedited cooperation in this matter. If you have any questions, please feel free to call our office.

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

ALJ:lp

Enclosures

cc Wanserski Revocable Trust c/o Jim Wanserski

EXHIBIT 1
1.31.25

State Bar of Wisconsin Form 28-2003
PARTIAL RELEASE OF MORTGAGE

Document Number

Document Name

The undersigned certifies that Peoples State Bank
is the present owner of a Mortgage executed by Wanserski Revocable Trust Dated
November 18, 2009
to Peoples State Bank
to secure payment of \$ 275,000.00, dated March 4, 2013,
recorded on March 8, 2013, in the Office of the Register of Deeds
for Marathon County, Wisconsin, in (Reel) (Vol.) _____ of Records, at
(Images) (Pages) _____, as Document No. 1643542
, and has the right to release the same, and hereby releases from the lien of
the above-described Mortgage the following described real estate located in said
county ("Property") (if more space is needed, please attach addendum):

See attached for legal description

Recording Area

Name and Return Address

Office of the City Attorney
407 Grant Street
Wausau WI 54403

Charge City of Wausau

291.2808.052.0030

Parcel Identification Number (PIN)

The undersigned retains a lien on the balance of the real estate (not heretofore released) described in said Mortgage.

Dated _____.

_____(SEAL) _____(SEAL)
* * Peoples State Bank

AUTHENTICATION

Signature(s) _____
authenticated on _____

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Anne L. Jacobson, City Attorney
City of Wausau, 407 Grant St., Wausau, WI 54403

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
PARTIAL RELEASE OF MORTGAGE © 2003 STATE BAR OF WISCONSIN FORM NO. 28-2003
* Type name below signatures.

EXHIBIT 1
PLAT 1.31.25

Part of Vistas at Greenwood Hills, being part of the NE ¼ of the NW ¼, and part of the SE ¼ of the NW ¼, Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Outlot 1 (Private Road), said Vistas at Greenwood Hills;

CONDO PLAT

Part of Vistas at Greenwood Hills Condominium Plat, being part of the NE ¼ of the NW ¼, part of the SW ¼ of the NW ¼, and part of the SE ¼ of the NW ¼, Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

That portion shown as "Green Vistas Drive (Private Road)", being part of the Common Elements, said Vistas at Greenwood Hills Condominium Plat;

and also;

The Easterly 10 feet of the "26' Utility Easement" running adjacent to and Westerly of Green Vistas Drive, being part of the Common Elements, said Vistas at Greenwood Hills Condominium Plat;

and also;

Part of the Ingress Egress Common Elements, said Vistas at Greenwood Hills Condominium Plat, described as follows:

Commencing at the NE corner of said NE ¼ of the NW ¼; thence S01°28'07"E, along the East line of said NE ¼ of the NW ¼, 33.00 feet to the North line of said Vistas at Greenwood Hills Condominium Plat; thence N89°51'04"W, along said North line, 376.00 feet to the point of beginning;

Thence along the arc of a curve to the left having a chord bearing of S22°54'26"W and a chord distance of 22.71 feet and a radius of 30 feet; thence S00°40'00"W, 91.92 feet; thence along the arc of a curve to the right having a chord bearing of S07°17'20"W and a chord distance of 28.83 feet and a radius of 125 feet; thence S13°54'40"W, 11.11 feet; thence along the arc of a curve to the left having a chord bearing of S01°20'47"E and a chord distance of 50.00 feet and a radius of 95 feet, to the Easterly line of Outlot 1 (Private Road), Vistas at Greenwood Hills, said Section 5; thence S73°27'45"W, along the North line of said Outlot 1 (Private Road), 32.00 feet; thence S73°17'11"W, along the Southerly line of said Ingress Egress Common Elements, 10.00 feet; thence N16°59'59"W, 17.00 feet; thence along the arc of a curve to the left having a chord bearing of N26°06'45"E and a chord distance of 10.98 feet and a radius of 7.52 feet; thence N20°46'31"W, 39.42 feet; thence along the arc of a curve to the right having a chord bearing of N10°03'15"W and a chord distance of 37.21 feet and a radius of 100 feet; thence N00°40'00"E, 74.29 feet; thence along the arc of a curve to the left having a chord bearing of N26°11'03"W and a chord distance of 45.17 feet and a radius of 50.00 feet, to said North line of the Vistas at Greenwood Hills Condominium Plat; thence S89°51'04"E, along said North line, 95.00 feet to the point of beginning;

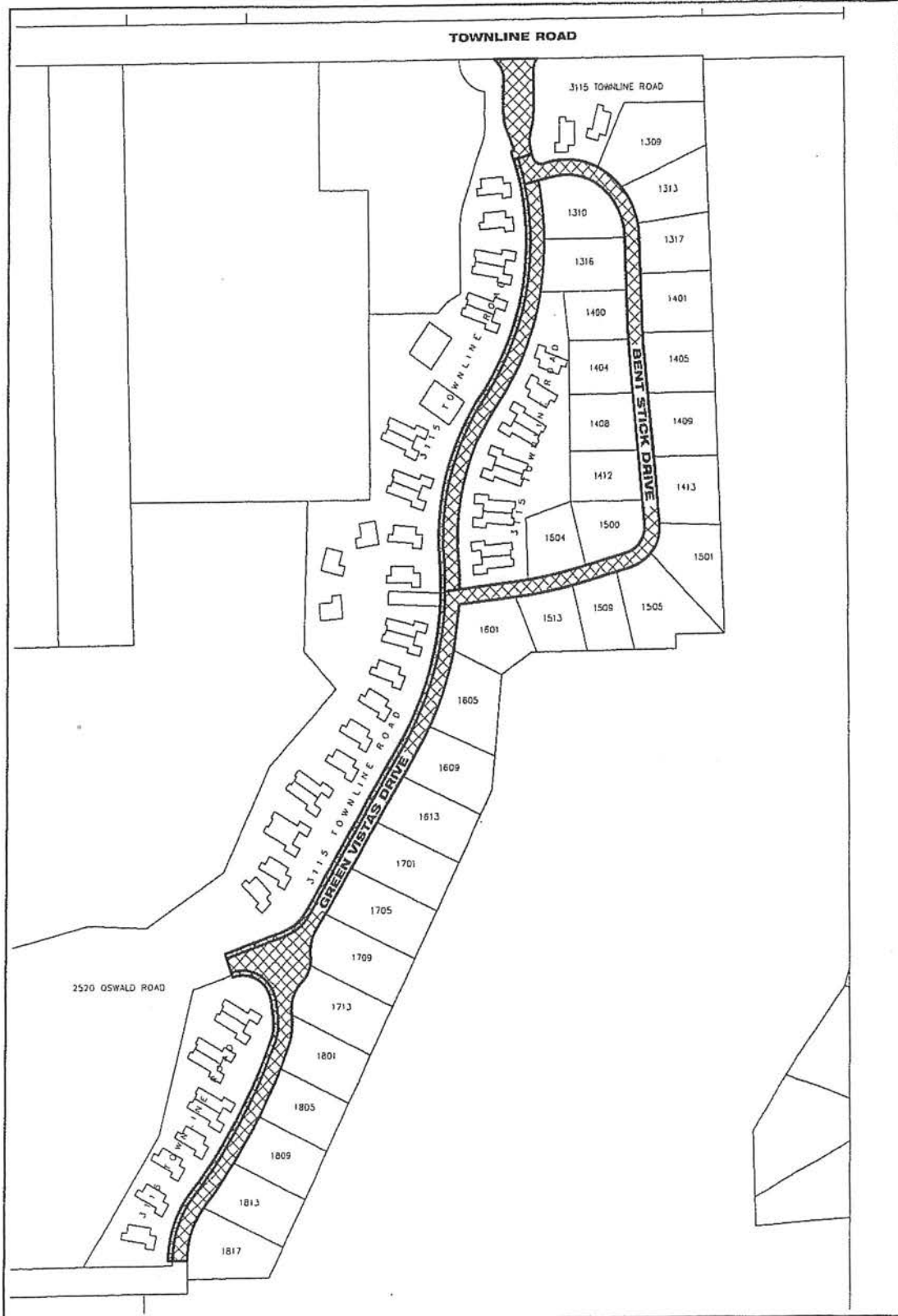
FUTURE CONDO AREA

Part of said SE ¼ of the NW ¼, Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the NW corner of Lot 27, Vistas at Greenwood Hills, said Section 5; thence N74°21'37"W, 128.11 feet to the Westerly line of Outlot 1 (Private Road), said Vistas at Greenwood Hills, the point of beginning;

Thence S70°42'34"W, along said Westerly line, 68.86 feet; thence N19°17'26"W, 10.00 feet; thence N70°42'34"E, 68.24 feet to the Westerly line of Vistas at Greenwood Hills Condominium Plat, said Section 5; thence S22°51'38"E, along said Westerly line, 10.02 feet to said Westerly line of Outlot 1 (Private Road), the point of beginning.

EXHIBIT 1
1.31.25



CITY OF WAUSAU
MARATHON COUNTY, WI

PROPOSED RIGHT OF WAY



SCALE IN FEET

0 75 150 300

MAP DATE: DECEMBER 17, 2012



EXHIBIT 1
1.31.25



Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

November 19, 2013

Peoples State Bank
1905 Stewart Avenue
Wausau WI 54401

Dear Sir or Madam:

Please find enclosed on behalf of your mortgagor, Green Acres at Greenwood Hills, LLC, an original Partial Release of Mortgage, which we ask that you sign before a notary and return to us in the envelope provided.

The Vistas at Greenwood Hills Development has requested the conversion of private streets to city-owned streets. This matter was approved by the Common Council in 2010, and we are now proceeding with the legal aspects of this action.

The purpose of the partial release is to partially release from your mortgage, that portion of the premises, described therein, that now encompasses city-owned property. A map showing the streets in question is also enclosed.

We will take care of the recording of the partial release. We appreciate your expedited cooperation in this matter. If you have any questions, please feel free to call our office.

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

ALJ:lp

Enclosures

cc Green Acres at Greenwood Hills, LLC

EXHIBIT 1**1.31.25****PARTIAL RELEASE OF MORTGAGE**

Document No.

Document Title

The undersigned certifies that Peoples State Bank is the present owner of a mortgage executed by Green Acres at Greenwood Hills, LLC, to Peoples State Bank, to secure payment not to exceed \$2,000,000.00, dated June 8, 2005, recorded on June 16, 2005, in the Office of the Register of Deeds for Marathon County, Wisconsin, as Document No. 1413012, and has the right to release the same, and hereby releases from the lien of the above described mortgage the following described real estate located in said county:

See attached for legal description

COPY

This space is reserved for recording data

Return to

Office of the City Attorney
City Hall - 407 Grant Street
Wausau, WI 54403

Charge City of Wausau

Parcel Identification Number/Tax Key Number

291.2808.052.0984

The undersigned retains a lien upon the balance of the real estate (not heretofore released) described in said mortgage.

Dated this _____ day of _____, 2013.

PEOPLES STATE BANK BY:

By: _____

By: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

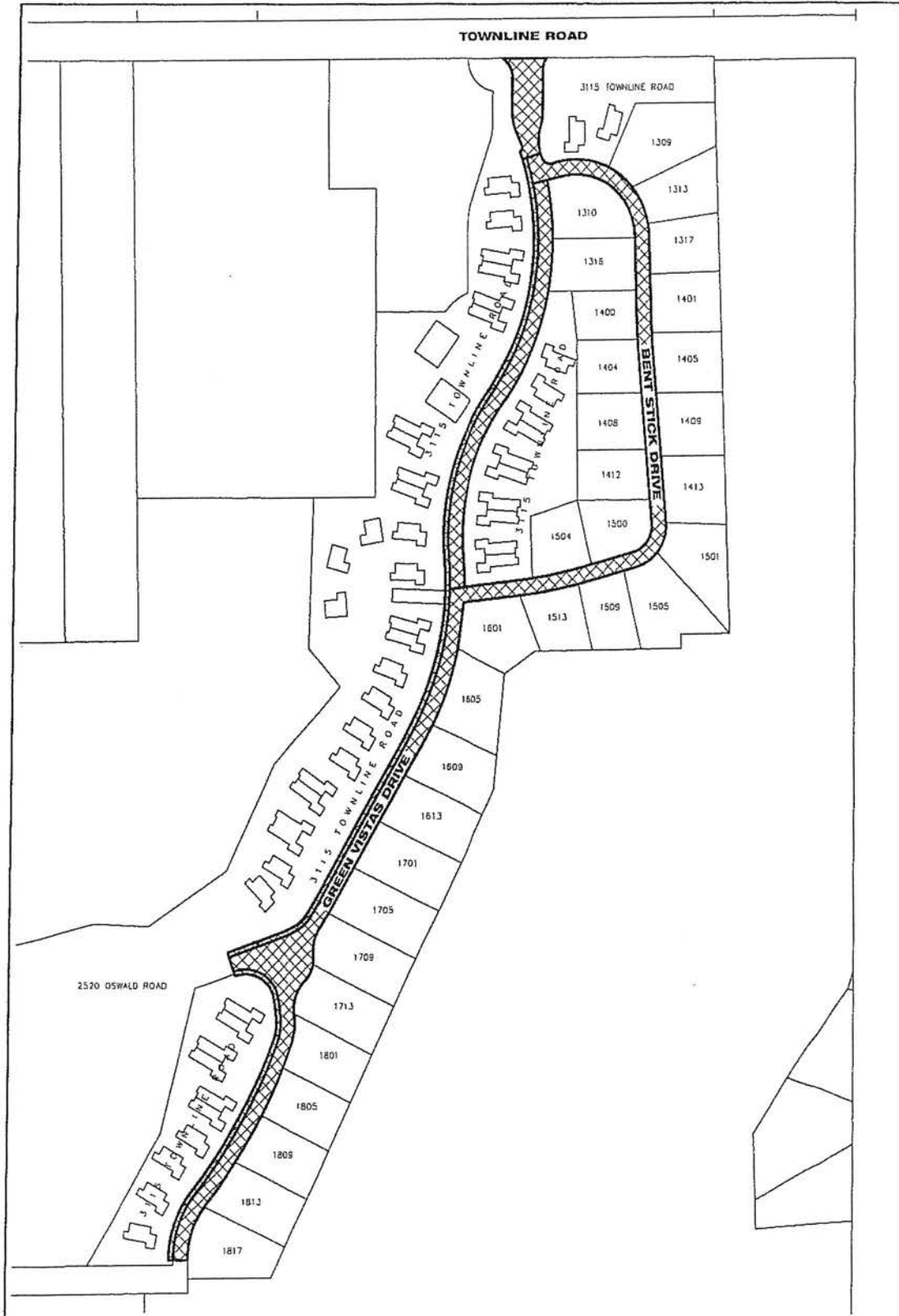
Personally came before me this _____ day of _____, 2013, the above-named _____ and _____ of Peoples State Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires _____

This instrument was drafted by Anne L. Jacobson, City Attorney
for the City of Wausau, 407 Grant Street, Wausau, WI 54403.

EXHIBIT 1
1.31.25



CITY OF WAUSAU
MARATHON COUNTY, WI

PROPOSED RIGHT OF WAY



SCALE IN FEET

0 75 150 300

MAP DATE: DECEMBER 17, 2012

EXHIBIT 1

1.31.25

Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

December 20, 2022

Mr. James Wanserski
1809 Green Vistas Drive
Wausau, WI 54403

RE: Vistas at Greenwood Hills Development, Inc.
Vistas at Greenwood Hills Condominium Association, Inc.

Dear Mr. Wanserski:

Recently, I was reminded that different issues have arisen with respect to Greenwood Hills over the years, and I want to recap those here, with a goal toward resolving and clarifying those outstanding issues.

First, as you know, we met personally with Atty. Paul Duerst here at City Hall on November 10, 2021, to review title to the private roads in your condominium plat, and have heard nothing further regarding this matter, except acknowledgment of a reminder on January 11, 2022. At that time, we also provided him a copy of a recent easement agreement for a portion of West Bent Stick Drive. To this day, the private roads remain privately owned roads.

I mentioned to you in an e-mail dated November 4, 2021, that the City had been plowing and maintaining the private roads for some time, and that we would seek for the condo association to convey the private roadway to the City, unencumbered, however that could be accomplished. To date, the City has been plowing that roadway, likely since the Common Council passed a Resolution on August 10, 2010, to authorize the conversion of private streets and street lighting to City-owned streets and street lighting at the Vistas at Greenwood Hills Development (attached). The City did not accept the private roadways as public right of way.

Staff met internally to review the terms of the original Agreement Between the City of Wausau, The Wausau Water Works, and the Owner of the Vistas at Greenwood Hills Subdivision, made May 12, 2005, and the Agreement Between the City of Wausau and Green Acres at Greenwood Hills, LLC, Amending and Clarifying Previous Agreements, made January 4, 2006, Easement Agreement between the City and Green Acres at Greenwood Hills, LLC, wherein "Green Acres" was to construct a pedestrian and bicycle path for the benefit of the public, and provided the City a permanent easement over the area. [Copies of all documents referenced are attached.]

EXHIBIT 1
1.31.25

I obtained a copy of a letter dated September 28, 2010, which is also attached, which was addressed to you, but did not appear to be copied to anyone internally. This letter followed the Resolution referenced above.

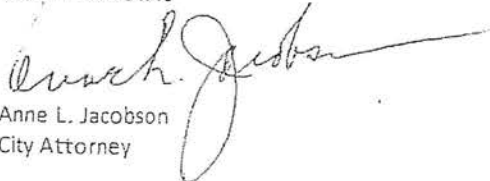
The following constitute the open issues the City will address (following loosely the numbering in the September 28, 2010 letter):

1. The existing private roadways remain privately owned, and effective January 1, 2023, the City will no longer plow private roadways at public expense. The owners will be responsible for maintenance, repair, and reconstruction. A separate parcel pin has been created for this area, and will be returned to the tax roll, effective January 1, 2023. (See attached map)
2. The existing street lighting remains private lighting, and effective January 1, 2023, the owner will resume responsibility for the utility (electric bills).
3. Drainage Issue – the City will not be installing or paying for a cross-culvert or ditching and installing an inlet at the intersection of Osswald Road in the spring of 2023 as a remedy to the issue caused by the filling of the ditches. The ditches remain private property and property owners will be responsible for maintaining this area, including grass mowing and keeping the ditch area unobstructed for storm drainage. Culvert pipes across driveways remain the responsibility of the property owner.
4. The gatehouse remains privately owned and will be returned to the tax roll.
5. The storm sewers remain privately owned, and the owners are responsible for the pipes crossing the private streets from ditch to ditch.
6. The City will continue to maintain the sewer main, the water main and water services to the curb stop. All easements dedicated with the plat shall remain intact.
7. The mailboxes are placed on private property. The City is not concerned with the placement of the mailboxes.
8. Owner will remain responsible for maintaining and repairing the stormwater detention ponds and appurtenances as outlined in any agreement on file.
9. Trail easements are needed by the City. Parts of the trail have been relocated and revisions are needed following relocation. There are several areas of the trail where it is physically located outside the recorded easement. Enclosed is a copy of the 2005 public pedestrian walkway easement; the CSM at North end of Vistas Condo showing the proposed trail location; and CSM at northeast corner of Osswald and Hawthorne showing existing trail outside of the easement description.

Please review the enclosed documents. If you feel clarification of the current development agreement is needed, please advise. Otherwise, we hope to conclude matching the trail easements to the existing trail in 2023. Thank you for your attention to these matters.

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

cc Mayor Katie Rosenberg
Public Works Director Eric Lindman
City Surveyor David Huempfer

Assessor Rick Rubow
City Engineer Allen Wesolowski
Parks Director Jamie Polley

EXHIBIT 1
1.31.25

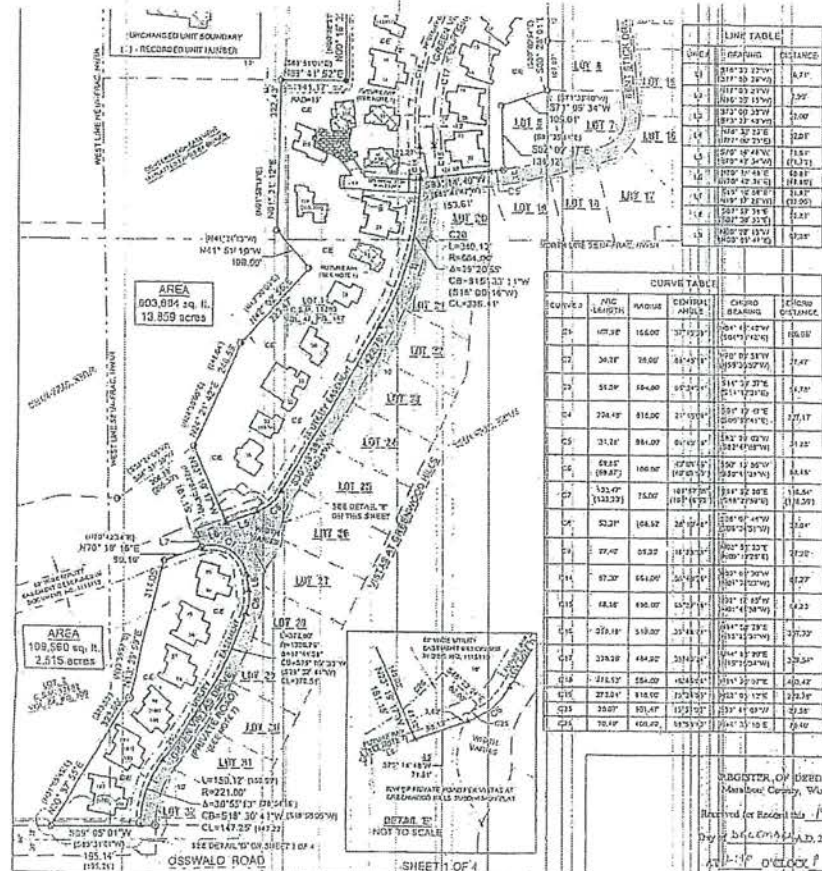


Exhibit 2
1.31.25



Ruder Ware, L.L.S.C.
130 N Adams Street
Green Bay, WI 54301

Tel 920.435.9393
Fax 920.435.8866
jsundell@ruderware.com
www.ruderware.com



January 30, 2024

VIA PERSONAL DELIVERY

City of Wausau, State of Wisconsin
Attn: Kaitlyn Bernarde
407 Grant Street
Wausau, WI 54403

Re: Notice of Claim for Recovery of Unlawful Taxes

Dear Mrs. Bernarde:

We represent Green Acres at Greenwood Hills, LLC, a Wisconsin limited liability company having an address of 1809 Green Vistas Dr, Wausau, WI 54403 (the “**Green Acres**”) concerning Parcels 291-2808-052-0142 and 291-2808-052-0144 (collectively, the “**Property**”).

The City of Wausau (the “**City**”) issued 2023 property tax bills totaling \$9,422.93 for the Property. See attached Exhibit A containing the tax bills and a cover letter protesting the tax.

These tax bills were made in error. The Property is owned by the City. See Exhibit B, a September 2010 letter from the City to Green Acres acknowledging the Property’s dedication. See also Exhibit C, November 2013 letters seeking partial mortgage releases for the Property because the Property had become “city-owned property.”

Sending Green Acres a tax bill is odd twice over. First, Green Acres does not own the Property, so it is not responsible for paying the Property’s real-estate tax bill. Second, the City owns the Property, so it is exempt from taxation. Thus, there should be no tax bill at all.

Pursuant to Section 74.33(1)(c), please refund Green Acres in the amount of \$9,422.93.

Very truly yours,

RUDER WARE

Jordan C. Sundell

Enclosures

Green Acres at Greenwood Hills, LLC
1809 Green Vistas Drive
Wausau, Wisconsin, 54403
715-432-5258
jameswanserski@gmail.com

December 31, 2023

Emily Ley, Assistant Finance Director
City of Wausau
407 Grant Street
Wausau, WI 54403

Subject: Payment Under Protest-Parcel 291-2808-052-0142 and Parcel 291-2808-052-0144

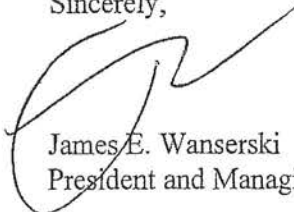
Please find enclosed a check for \$9,422.93 in payment for Parcel 291-2808-052-0142 and Parcel 291-2808-052-0144.

Please be advised that we are making this payment of \$9,422.93 to the City under protest. We do not believe that we owe this amount, but we are making the payment to avoid any late fees or penalties.

This payment does not constitute an admission of liability or a waiver of any rights. We expressly reserve all of our legal rights to dispute the amount owed, including any rights arising from or related to that Notice of Circumstances Giving Rise to Claim and Notice of Claim dated August 8, 2023 from us to the City.

Please acknowledge receipt of this payment and confirm that it is being accepted under protest.

Sincerely,



James E. Wanserski
President and Managing Member

Cc: Jordan Sundell via email @ Jsundell@ruderware.com

Exhibit 2
1.31.25

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
CITY OF WAUSAU
MARATHON COUNTY

Bill No. 412126

IMPORTANT: Correspondence should refer to tax number
See reverse side for Important Information
Be sure this description covers your property. This description is for
property tax bill only and may not be a full legal description.

291-2808-052-0144

GREEN ACRES AT GREENWOOD HILLS LLC

VISTAS AT GREENWOOD HILLS SUBDIV - OUTLOT 1
2.4820 ACRES

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN: JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU 54403



Assessed Value Land 324,500	Ass'd. Value Improvements 48,000	Total Assessed Value 372,500	Ave. Assmt. Ratio 83.41%		Net Assessed Value Rate (Does NOT reflect Credits) 0.02393884
Est. Fair Mkt. Land 389,000	Est. Fair Mkt. Improvements 57,500	Total Est. Fair Mkt. 446,500	A Star in This Box Means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit 728.21
Taxing Jurisdiction		2022	2023	2022	2023
		Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	% Tax Change
MARATHON COUNTY		2,119,478	2,389,677		1,790.47
CITY OF WAUSAU		7,989,947	9,213,597		4,045.69
DC EVEREST SCHOOL		2,932,305	3,111,343		2,582.89
NORTHCENTRAL TECH		3,633,779	3,614,176		498.17
Total		16,675,509	18,328,793	0.00	8,917.22
		First Dollar Credit		0.00	66.73
		Lottery & Gaming Credit		0.00	0.00
		Net Property Tax			8,850.49
Make Check Payable To:		Full Payment Due On or Before January 31, 2024		Net Property Tax	
CITY OF WAUSAU PO BOX 78510 MILWAUKEE WI 53278-8510		\$8,850.49		8,850.49	
		Or pay the following Installments			
		1/31/2024	2,950.49		
		4/30/2024	2,950.00		
		7/31/2024	2,950.00		

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
DC EVEREST SCHOOL	\$549,867.67	1,292.33	2038

TOTAL DUE FOR FULL PAYMENT

JANUARY 31, 2024

\$8,850.49

Warning: If not paid by due dates, installment option is lost
and total tax is delinquent subject to interest and, if applicable,
penalty. Failure to pay on time. See reverse.

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN: JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU 54403

Exhibit 2
1.31.25

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2023
CITY OF WAUSAU
MARATHON COUNTY

Bill No. 398787

IMPORTANT: Correspondence should refer to tax number
See reverse side for Important Information
Be sure this description covers your property. This description is for
property tax bill only and may not be a full legal description.

291-2808-052-0142

GREEN ACRES AT GREENWOOD HILLS LLC
3115 TOWNLINE RD
SECOND ADDENDUM TO VISTAS AT GREENWOOD
HILLS CONDOMINIUM PLAT COMMON ELEMENT

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU WI 54403



Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio		Net Assessed Value Rate (Does NOT reflect Credits)
	26,700	26,700	83.41%		0.02393884
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A Star in This Box Means Unpaid Prior Year Taxes		School taxes reduced by school levy tax credit
	32,000	32,000			52.20

Taxing Jurisdiction	2022	2023	2022	2023	% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
MARATHON COUNTY	2,119,478	2,389,677	0.00	128.34	
CITY OF WAUSAU	7,989,947	9,213,597	0.00	289.99	
DC EVEREST SCHOOL	2,932,305	3,111,343	0.00	185.13	
NORTHCENTRAL TECH	3,633,779	3,614,176	0.00	35.71	
Total	16,675,509	18,328,793	0.00	639.17	100.0%
		First Dollar Credit	0.00	66.73	100.0%
		Lottery & Gaming Credit	0.00	0.00	0.0%
		Net Property Tax	0.00	572.44	100.0%

Make Check Payable To: CITY OF WAUSAU PO BOX 78510 MILWAUKEE WI 53278-8510	Full Payment Due On or Before January 31, 2024		Net Property Tax 572.44
	\$572.44		
	Or pay the following Installments		
	1/31/2024	192.44	
	4/30/2024	190.00	
	7/31/2024	190.00	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases			
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
DC EVEREST SCHOOL	\$549,867.67	92.63	2038

TOTAL DUE	FOR FULL PAYMENT
JANUARY 31, 2024	
\$572.44	
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU WI 54403

Exhibit 2
1.31.25



Department of Public Works

Bradley J. Marquardt, P.E.
Director of Public Works & Utilities

September 28, 2010

Mr. James Wanserski
Green Acres at Greenwood Hills LLC
3102 Windflower Lane
Wausau, WI 54401

Dear Mr. Wanserski:

Following are the items I can think of that should be clarified in an addendum to the developer's agreement that was originally signed:

1. The City of Wausau, as approved by the Common Council on August 10, 2010, has accepted the streets as public right-of-way. In short, this means the City of Wausau will be responsible for all aspects of the street, including maintenance, repair, reconstruction and snow plowing. The right-of-way is based on the outside edge of the concrete edging.
2. The City of Wausau also accepted the existing street lighting system from Vistas at Greenwood Hills. In short, this means the City will maintain and replace anything associated with the street lights and will pay both electrical bills.
3. The existing ditches are outside of the right-of-way and will remain as private property. Property owners will be responsible for maintaining this area, including grass mowing and keeping the ditch area unobstructed for storm drainage. Culvert pipes across driveways remain the responsibility of the property owner.
4. The storm sewer pipes crossing the streets from ditch to ditch will be the responsibility of the City of Wausau, provided it is understood that the City of Wausau has the right to enter onto private property for the maintenance and/or replacement of these storm sewer pipes where they extend past the street.
5. Vistas at Greenwood Hills will be responsible for all planting material in the islands including planting, maintaining and removing.
6. Vistas at Greenwood Hills' property owners will install mailboxes such that they are not across from any islands/medians located within the street.
7. Due to the lack of a true curb and gutter, there is no true definition to the edge of the concrete border. This can be problematic with plowing snow until a snow bank is formed to help delineate the street edge. Because of this, the property owner will be responsible for any lawn restoration resulting from damage due to routine snow plowing.
8. All easements for sanitary sewer and water main dedicated with the plat shall remain intact. This is to ensure there is ample room in the future for any necessary maintenance or repair.
9. Vistas at Greenwood Hills will still be responsible for maintaining and repair of the stormwater detention ponds and appurtenances as outlined in the long term maintenance agreement already on file. This includes the stormwater main which discharges into the stormwater detention pond from Green Vistas Drive and any other storm sewer pipe which does not cross any street.

One question I have is if "Vistas at Greenwood Hills" is the correct name to use. Please contact me with any questions, changes or additions you may have. Once we have these worked out, I will work with our City Attorney to draft the agreement.

Thank you,

Bradley J. Marquardt, P.E.
Director of Public Works & Utilities

ENGINEERING • CONSTRUCTION & MAINTENANCE • PLANNING • GIS • PARKING
CITY OF WAUSAU • CITY HALL • 407 GRANT STREET • WAUSAU, WI 54403-4783 • 715.261.6740 • FAX 715.261.6759 • TDD 715.261.6770
www.ci.wausau.wi.us

EXHIBIT B

Exhibit 2
1.31.25



*Mailed
12-5-13*

Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

November 19, 2013

Green Acres at Greenwood Hills, LLC
c/o Mr. James Wanserski
1809 Green Vistas Drive
Wausau WI 54403

Dear Mr. Wanserski:

Please find enclosed on behalf of your mortgagor, Kevin Matzke and Monica Matzke, an original Partial Release of Mortgage, which we ask that you sign before a notary and return to us in the envelope provided.

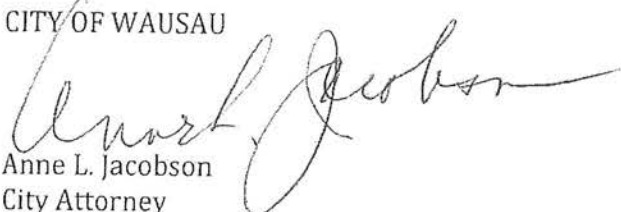
The Vistas at Greenwood Hills Development has requested the conversion of private streets to city-owned streets. This matter was approved by the Common Council in 2010, and we are now proceeding with the legal aspects of this action.

The purpose of the partial release is to partially release from your mortgage, that portion of the premises, described therein, that now encompasses city-owned property. A map showing the streets in question is also enclosed.

We will take care of the recording of the partial release. We appreciate your expedited cooperation in this matter. If you have any questions, please feel free to call our office.

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

ALJ:lp
Enclosures

EXHIBIT C

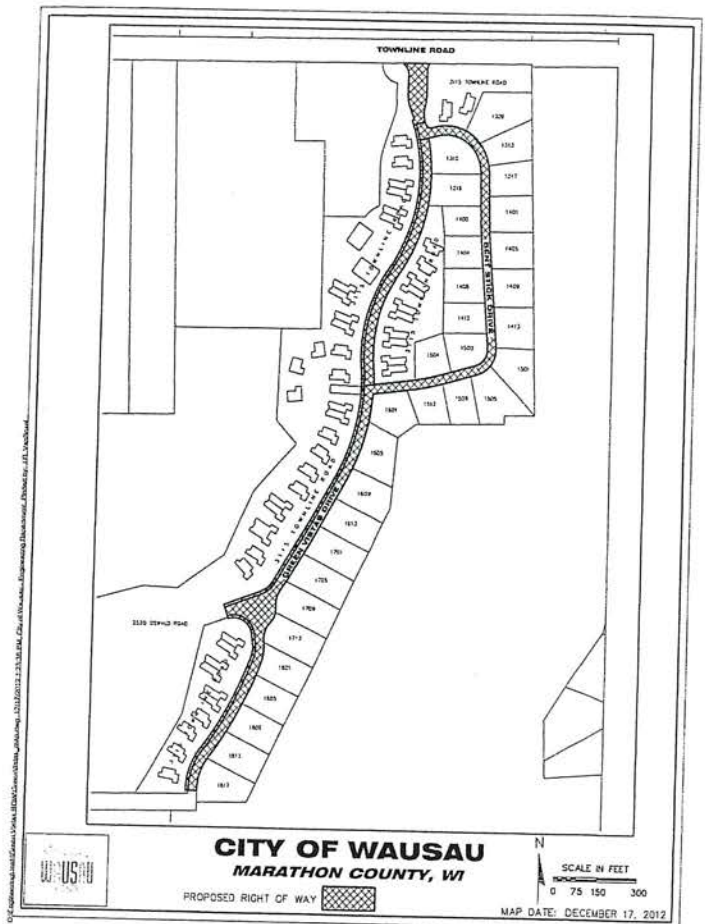
Exhibit 2
1.31.25

State Bar of Wisconsin Form 28-2003
PARTIAL RELEASE OF MORTGAGE

Document Number	Document Name
The undersigned certifies that <u>Green Acres at Greenwood Hills, LLC, a Wisconsin Limited Liability Company</u> is the present owner of a Mortgage executed by <u>Kevin Matzke and Monica Matzke, husband and wife</u> to <u>Green Acres at Greenwood Hills, LLC, a Wisconsin Limited Liability Company</u> to secure payment of \$ <u>\$3,500.00</u> , dated <u>September 28, 2005</u> , recorded on <u>October 5, 2005</u> , in the Office of the Register of Deeds for <u>Marathon</u> County, Wisconsin, in (Reel) (Vol.) of Records, at (Images) (Pages), as Document No. <u>1424851</u> , and has the right to release the same, and hereby releases from the lien of the above-described Mortgage the following described real estate located in said county ("Property") (if more space is needed, please attach addendum):	
See attached for legal description	
Recording Area Name and Return Address Office of the City Attorney 407 Grant Street Wausau WI 54403 Charge City of Wausau	
291.2838.012.0010 Parcel Identification Number (PIN)	

The undersigned retains a lien on the balance of the real estate (not heretofore released) described in said Mortgage.
Dated 12-04-2013

GREEN ACRES AT GREENWOOD HILLS, LLC (SEAL) <u>James E. Wanserski</u> (SEAL) James E. Wanserski, Member	
AUTHENTICATION Signature(s) _____ authenticated on _____	ACKNOWLEDGMENT STATE OF WISCONSIN } MARATHON COUNTY } ss. Personally came before me on <u>12/4/2013</u> the above-named <u>James E. Wanserski</u> to me known to be the person(s) who executed the foregoing instrument and acknowledged the same. <u>Mark A. Tschakowke</u> Notary Public, State of Wisconsin My Commission (is permanent) (expires: <u>1/22/2017</u>)
THIS INSTRUMENT DRAFTED BY: <u>Anne L. Jacobson, City Attorney</u> <u>City of Wausau, 407 Grant St., Wausau, WI 54403</u>	
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. PARTIAL RELEASE OF MORTGAGE © 2003 STATE BAR OF WISCONSIN FORM NO. 28-2003	





*Mailed
12-5-13*

Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

November 19, 2013

Wanserski Revocable Trust
c/o Mr. James Wanserski
1809 Green Vistas Drive
Wausau WI 54403

Dear Mr. Wanserski:

Please find enclosed on behalf of your mortgagor, Royalty Custom Homes, LLC, an original Partial Release of Mortgage, which we ask that you sign before a notary and return to us in the envelope provided.

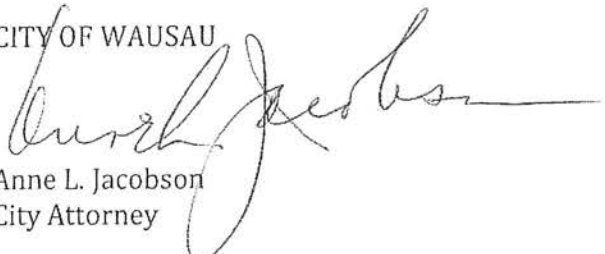
The Vistas at Greenwood Hills Development has requested the conversion of private streets to city-owned streets. This matter was approved by the Common Council in 2010, and we are now proceeding with the legal aspects of this action.

The purpose of the partial release is to partially release from your mortgage, that portion of the premises, described therein, that now encompasses city-owned property. A map showing the streets in question is also enclosed.

We will take care of the recording of the partial release. We appreciate your expedited cooperation in this matter. If you have any questions, please feel free to call our office.

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

ALJ:lp
Enclosures

Exhibit 2
1.31.25

State Bar of Wisconsin Form 28-2003
PARTIAL RELEASE OF MORTGAGE

Document Number

Document Name

The undersigned certifies that Wanserski Revocable Trust dated November 18, 2009

is the present owner of a Mortgage executed by Royalty Custom Homes, LLC

to Wanserski Revocable Trust dated November 18, 2009

to secure payment of \$ 45,000.00, dated November 1, 2012,
recorded on December 10, 2012, in the Office of the Register of Deeds
for Marathon County, Wisconsin, in (Reel) (Vol.) _____ of Records, at
(Images) (Pages) _____, as Document No. 1636785

and has the right to release the same, and hereby releases from the lien of
the above-described Mortgage the following described real estate located in said
county ("Property") (if more space is needed, please attach addendum):

See attached for legal description

Recording Area

Name and Return Address

Office of the City Attorney
407 Grant Street
Wausau WI 54403

Charge City of Wausau

291.2808.052.0005

Parcel Identification Number (PIN)

The undersigned retains a lien on the balance of the real estate (not heretofore released) described in said Mortgage.

Dated 12-4-2013

*

(SEAL)

Wanserski Trustee
* Wanserski Revocable Trust dated November 18, 2009

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Anne L. Jacobson, City Attorney

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

ACKNOWLEDGMENT

STATE OF WISCONSIN)
MARATHON COUNTY) ss.

Personally came before me on _____,
the above-named JAMES E. WANSERSKI,
Trustee
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Mack A. Tushkowsky
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 4/22/2017)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
PARTIAL RELEASE OF MORTGAGE © 2003 STATE BAR OF WISCONSIN FORM NO. 28-2003

* Type name below signatures.



Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

November 19, 2013

Peoples State Bank
1905 Stewart Avenue
Wausau WI 54401

Dear Sir or Madam:

Please find enclosed on behalf of your mortgagor, Wanserski Revocable Trust Dated November 18, 2009, an original Partial Release of Mortgage, which we ask that you sign before a notary and return to us in the envelope provided.

The Vistas at Greenwood Hills Development has requested the conversion of private streets to city-owned streets. This matter was approved by the Common Council in 2010, and we are now proceeding with the legal aspects of this action.

The purpose of the partial release is to partially release from your mortgage, that portion of the premises, described therein, that now encompasses city-owned property. A map showing the streets in question is also enclosed.

We will take care of the recording of the partial release. We appreciate your expedited cooperation in this matter. If you have any questions, please feel free to call our office.

Very truly yours,

CITY OF WAUSAU

Anne L. Jacobson
City Attorney

A handwritten signature in cursive script, appearing to read "Anne L. Jacobson", written over the typed name.

ALJ:lp

Enclosures

cc Wanserski Revocable Trust c/o Jim Wanserski

Exhibit 2
1.31.25

State Bar of Wisconsin Form 28-2003
PARTIAL RELEASE OF MORTGAGE

Document Number

Document Name

The undersigned certifies that Peoples State Bank

is the present owner of a Mortgage executed by Wanserski Revocable Trust Dated
November 18, 2009
to Peoples State Bank

to secure payment of \$ 275,000.00, dated March 4, 2013,
recorded on March 8, 2013, in the Office of the Register of Deeds
for Marathon County, Wisconsin, in (Reel) (Vol.) _____ of Records, at
(Images) (Pages) _____, as Document No. 1643542,
and has the right to release the same, and hereby releases from the lien of
the above-described Mortgage the following described real estate located in said
county ("Property") (if more space is needed, please attach addendum):

See attached for legal description

Recording Area

Name and Return Address

Office of the City Attorney
407 Grant Street
Wausau WI 54403

Charge City of Wausau

291.2808.052.0030

Parcel Identification Number (PIN)

The undersigned retains a lien on the balance of the real estate (not heretofore released) described in said Mortgage.

Dated _____.

(SEAL)

(SEAL)

* Peoples State Bank

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

authenticated on _____.

Personally came before me on _____,
the above-named _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Anne L. Jacobson, City Attorney
City of Wausau, 407 Grant St., Wausau, WI 54403

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
PARTIAL RELEASE OF MORTGAGE © 2003 STATE BAR OF WISCONSIN FORM NO. 28-2003

* Type name below signatures.

Exhibit 2
PLAT 1.31.25

Part of Vistas at Greenwood Hills, being part of the NE ¼ of the NW ¼, and part of the SE ¼ of the NW ¼, Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Outlot 1 (Private Road), said Vistas at Greenwood Hills;

CONDO PLAT

Part of Vistas at Greenwood Hills Condominium Plat, being part of the NE ¼ of the NW ¼, part of the SW ¼ of the NW ¼, and part of the SE ¼ of the NW ¼, Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

That portion shown as "Green Vistas Drive (Private Road)", being part of the Common Elements, said Vistas at Greenwood Hills Condominium Plat;

and also;

The Easterly 10 feet of the "26' Utility Easement" running adjacent to and Westerly of Green Vistas Drive, being part of the Common Elements, said Vistas at Greenwood Hills Condominium Plat;

and also;

Part of the Ingress Egress Common Elements, said Vistas at Greenwood Hills Condominium Plat, described as follows:

Commencing at the NE corner of said NE ¼ of the NW ¼; thence S01°28'07"E, along the East line of said NE ¼ of the NW ¼, 33.00 feet to the North line of said Vistas at Greenwood Hills Condominium Plat; thence N89°51'04"W, along said North line, 376.00 feet to the point of beginning;

Thence along the arc of a curve to the left having a chord bearing of S22°54'26"W and a chord distance of 22.71 feet and a radius of 30 feet; thence S00°40'00"W, 91.92 feet; thence along the arc of a curve to the right having a chord bearing of S07°17'20"W and a chord distance of 28.83 feet and a radius of 125 feet; thence S13°54'40"W, 11.11 feet; thence along the arc of a curve to the left having a chord bearing of S01°20'47"E and a chord distance of 50.00 feet and a radius of 95 feet, to the Easterly line of Outlot 1 (Private Road), Vistas at Greenwood Hills, said Section 5; thence S73°27'45"W, along the North line of said Outlot 1 (Private Road), 32.00 feet; thence S73°17'11"W, along the Southerly line of said Ingress Egress Common Elements, 10.00 feet; thence N16°59'59"W, 17.00 feet; thence along the arc of a curve to the left having a chord bearing of N26°06'45"E and a chord distance of 10.98 feet and a radius of 7.52 feet; thence N20°46'31"W, 39.42 feet; thence along the arc of a curve to the right having a chord bearing of N10°03'15"W and a chord distance of 37.21 feet and a radius of 100 feet; thence N00°40'00"E, 74.29 feet; thence along the arc of a curve to the left having a chord bearing of N26°11'03"W and a chord distance of 45.17 feet and a radius of 50.00 feet, to said North line of the Vistas at Greenwood Hills Condominium Plat; thence S89°51'04"E, along said North line, 95.00 feet to the point of beginning;

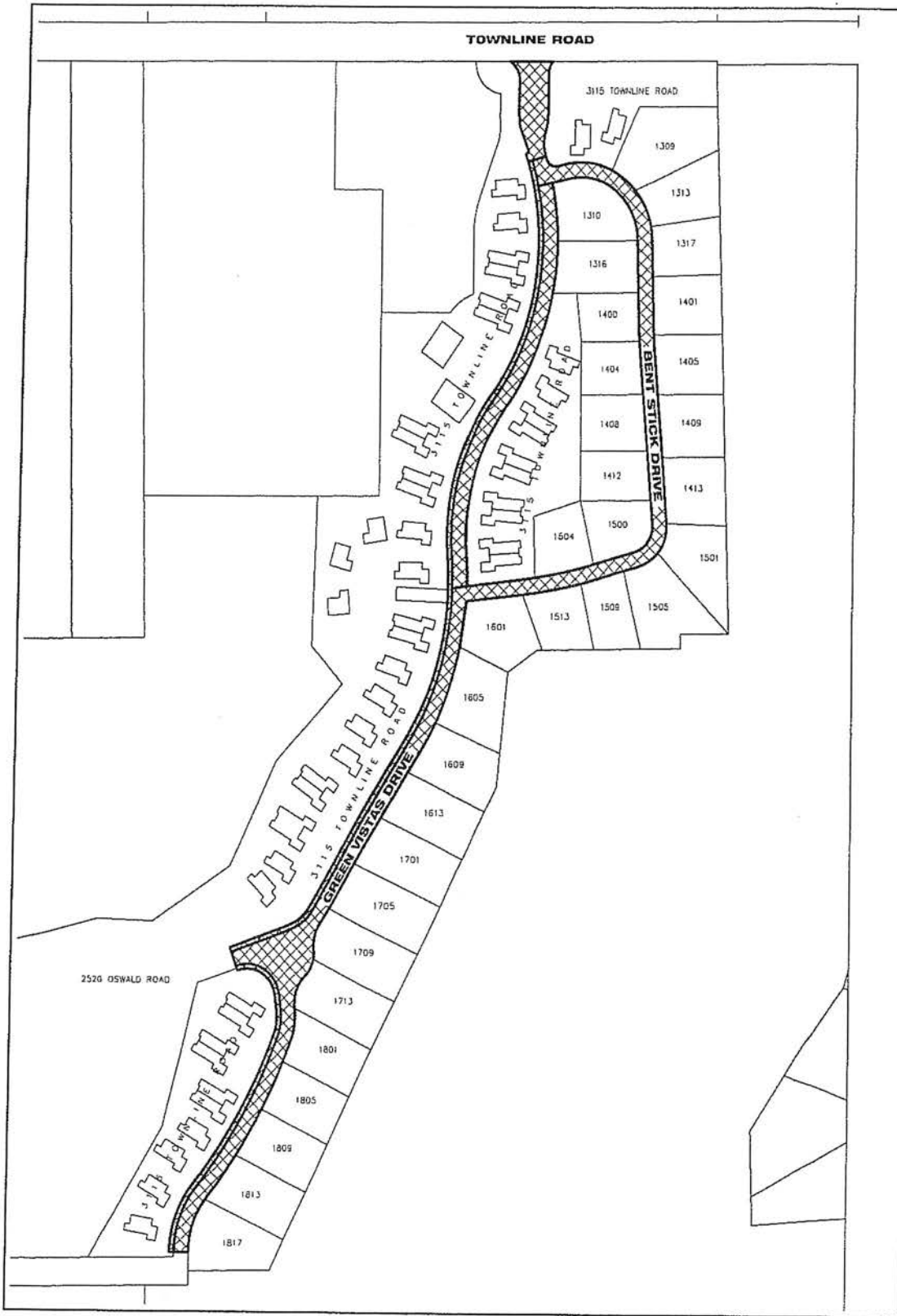
FUTURE CONDO AREA

Part of said SE ¼ of the NW ¼, Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the NW corner of Lot 27, Vistas at Greenwood Hills, said Section 5; thence N74°21'37"W, 128.11 feet to the Westerly line of Outlot 1 (Private Road), said Vistas at Greenwood Hills, the point of beginning;

Thence S70°42'34"W, along said Westerly line, 68.86 feet; thence N19°17'26"W, 10.00 feet; thence N70°42'34"E, 68.24 feet to the Westerly line of Vistas at Greenwood Hills Condominium Plat, said Section 5; thence S22°51'38"E, along said Westerly line, 10.02 feet to said Westerly line of Outlot 1 (Private Road), the point of beginning.

1.31.25



CITY OF WAUSAU
MARATHON COUNTY, WI

PROPOSED RIGHT OF WAY



SCALE IN FEET

0 75 150 300

MAP DATE: DECEMBER 17, 2012



Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

November 19, 2013

Peoples State Bank
1905 Stewart Avenue
Wausau WI 54401

Dear Sir or Madam:

Please find enclosed on behalf of your mortgagor, Green Acres at Greenwood Hills, LLC, an original Partial Release of Mortgage, which we ask that you sign before a notary and return to us in the envelope provided.

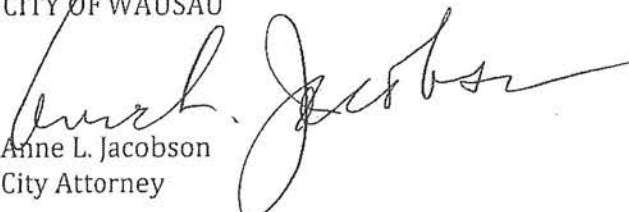
The Vistas at Greenwood Hills Development has requested the conversion of private streets to city-owned streets. This matter was approved by the Common Council in 2010, and we are now proceeding with the legal aspects of this action.

The purpose of the partial release is to partially release from your mortgage, that portion of the premises, described therein, that now encompasses city-owned property. A map showing the streets in question is also enclosed.

We will take care of the recording of the partial release. We appreciate your expedited cooperation in this matter. If you have any questions, please feel free to call our office.

Very truly yours,

CITY OF WAUSAU


Anne L. Jacobson
City Attorney

ALJ:lp

Enclosures

cc Green Acres at Greenwood Hills, LLC

Exhibit 2
1.31.25

Document No.

PARTIAL RELEASE OF MORTGAGE

Document Title

The undersigned certifies that Peoples State Bank is the present owner of a mortgage executed by Green Acres at Greenwood Hills, LLC, to Peoples State Bank, to secure payment not to exceed \$2,000,000.00, dated June 8, 2005, recorded on June 16, 2005, in the Office of the Register of Deeds for Marathon County, Wisconsin, as Document No. 1413012, and has the right to release the same, and hereby releases from the lien of the above described mortgage the following described real estate located in said county:

See attached for legal description

This space is reserved for recording data

Return to

Office of the City Attorney
City Hall – 407 Grant Street
Wausau, WI 54403

Charge City of Wausau

Parcel Identification Number/Tax Key Number

291.2808.052.0984

The undersigned retains a lien upon the balance of the real estate (not heretofore released) described in said mortgage.

Dated this _____ day of _____, 2013.

PEOPLES STATE BANK BY:

By: _____

By: _____

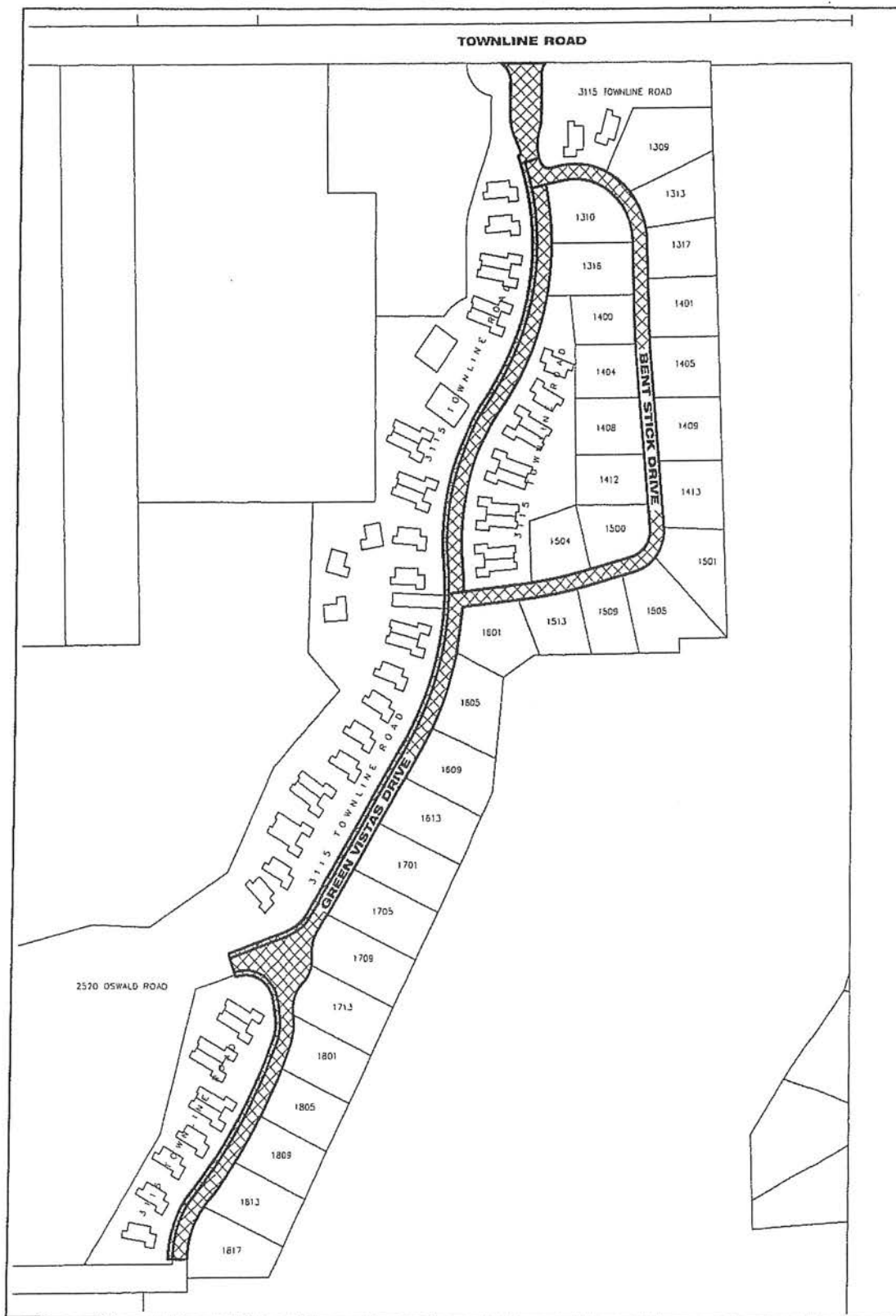
STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 2013, the above-named _____ and _____ of Peoples State Bank, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires _____

This instrument was drafted by Anne L. Jacobson, City Attorney
for the City of Wausau, 407 Grant Street, Wausau, WI 54403.

1.31.25



CITY OF WAUSAU
MARATHON COUNTY, WI

PROPOSED RIGHT OF WAY



N

SCALE IN FEET

0 75 150 300

MAP DATE: DECEMBER 17, 2012

Exhibit 3
1.31.25

Green Acres at Greenwood Hills, LLC
1809 Green Vistas Drive
Wausau, Wisconsin, 54403
715-432-5258
jameswanserski@gmail.com

December 26, 2024

Emily Ley, Assistant Finance Director
City of Wausau
407 Grant Street
Wausau, WI 54403

Subject: Payment Under Protest-Parcel 291-2808-052-0142 and Parcel 291-2808-052-0144

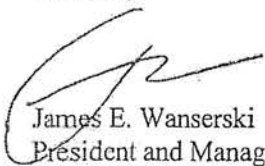
Please find enclosed a check for \$9,318.06 in payment for Parcel 291-2808-052-0142 and Parcel 291-2808-052-0144.

Please be advised that we are making this payment of \$9,318.06 to the City under protest. We do not believe that we owe this amount, but we are making the payment to avoid any late fees or penalties.

This payment does not constitute an admission of liability or a waiver of any rights. We expressly reserve all of our legal rights to dispute the amount owed, including any rights arising from or related to that Notice of Circumstances Giving Rise to Claim and Notice of Claim dated August 8, 2023 from us to the City.

Please acknowledge receipt of this payment and confirm that it is being accepted under protest.

Sincerely,



James E. Wanserski
President and Managing Member

Cc: Jordan Sundell via email @ Jsundell@ruderware.com

Exhibit 3
1.31.25

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
CITY OF WAUSAU
MARATHON COUNTY

Bill No. 438799

IMPORTANT: Correspondence should refer to tax number
See reverse side for Important Information
Be sure this description covers your property. This description is for
property tax bill only and may not be a full legal description.

GREEN ACRES AT GREENWOOD HILLS LLC
3115 TOWNLINE RD
SECOND ADDENDUM TO VISTAS AT GREENWOOD
HILLS CONDOMINIUM PLAT COMMON ELEMENT

291-2808-052-0142

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU WI 54403



Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credits)
	30,700	30,700	97.89%	0.01887351
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A Star in This Box Means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit
	31,400	31,400		48.47

Taxing Jurisdiction	2023	2024	2023	2024	% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
MARATHON COUNTY	2,389,677	2,513,658	128.34	115.65	-9.9%
CITY OF WAUSAU	9,213,597	9,374,836	289.99	267.42	-7.8%
DC EVEREST SCHOOL	3,111,343	3,321,536	185.13	162.53	-12.2%
NORTHCENTRAL TECH	3,614,176	3,735,065	35.71	33.81	-5.3%
Total	18,328,793	18,945,095	639.17	579.41	-9.3%
		First Dollar Credit	66.73	61.23	-8.2%
		Lottery & Gaming Credit	0.00	0.00	0.0%
		Net Property Tax	572.44	518.18	-9.5%

Make Check Payable To:	Full Payment Due On or Before January 31, 2025	Net Property Tax
CITY OF WAUSAU PO BOX 78510 MILWAUKEE WI 53278-8510	\$518.18	518.18
	Or pay the following installments	
	1/31/2025 174.18	
	4/30/2025 172.00	
	7/31/2025 172.00	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases			
Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
DC EVEREST SCHOOL	\$552,657.88	85.24	2038

TOTAL DUE	FOR FULL PAYMENT
JANUARY 31, 2025	
\$518.18	
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU WI 54403

Exhibit 3
1.31.25

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
CITY OF WAUSAU
MARATHON COUNTY

Bill No. 452099

IMPORTANT: Correspondence should refer to tax number
See reverse side for important information
Be sure this description covers your property. This description is for
property tax bill only and may not be a full legal description.

GREEN ACRES AT GREENWOOD HILLS LLC

291-2808-052-0144

VISTAS AT GREENWOOD HILLS SUBDIV - OUTLOT 1
2.4820 ACRES

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN: JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU 54403



Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credits)
378,600	90,900	469,500	97.89%	0.01887351
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	A Star In This Box Means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit
386,700	92,900	479,600		741.21

Taxing Jurisdiction	2023	2024	2023	2024	% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
MARATHON COUNTY	2,389,677	2,513,658	1,790.47	1,768.59	-1.2%
CITY OF WAUSAU	9,213,597	9,374,836	4,045.69	4,089.73	1.1%
DC EVEREST SCHOOL	3,111,343	3,321,536	2,582.89	2,485.72	-3.8%
NORTHCENTRAL TECH	3,614,176	3,735,065	498.17	517.07	3.8%
Total	18,328,793	18,945,095	8,917.22	8,861.11	-0.6%
		First Dollar Credit	66.73	61.23	-8.2%
		Lottery & Gaming Credit	0.00	0.00	0.0%
		Net Property Tax	8,850.49	8,799.88	-0.6%

Make Check Payable To:	Full Payment Due On or Before January 31, 2025	Net Property Tax
CITY OF WAUSAU PO BOX 78510 MILWAUKEE WI 53278-8510	\$8,799.88	8,799.88
	Or pay the following Installments	
	1/31/2025 2,933.88	
	4/30/2025 2,933.00	
	7/31/2025 2,933.00	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
DC EVEREST SCHOOL	\$552,657.88	1,303.55	2038

TOTAL DUE FOR FULL PAYMENT

JANUARY 31, 2025

\$8,799.88

Warning: If not paid by due dates, installment option is lost
and total tax is delinquent subject to interest and, if applicable,
penalty. Failure to pay on time. See reverse.

GREEN ACRES AT GREENWOOD HILLS LLC
ATTN: JAMES E WANSERSKI
1809 GREEN VISTAS DR
WAUSAU 54403

Exhibit 3
1.31.25

Vistas at Greenwood Hills Condominium Association, Inc
1809 Green Vistas Drive
Wausau, Wisconsin, 54403
715-432-5258
jameswanserski@gmail.com

December 26, 2024

Emily Ley, Assistant Finance Director
City of Wausau
407 Grant Street
Wausau, WI 54403

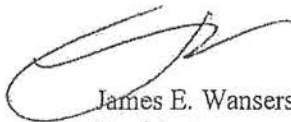
Subject: Payment Under Protest-Parcel 291-2808-052-0969

Please find enclosed a check for \$730.40 in payment for Parcel 291-2808-052-0969.
Please be advised that we are making this payment of \$730.40 to the City under protest.
We do not believe that we owe this amount, but we are making the payment to avoid any
late fees or penalties.

This payment does not constitute an admission of liability or a waiver of any rights. We
expressly reserve all of our legal rights to dispute the amount owed, including any rights
arising from or related to that Notice of Circumstances Giving Rise to Claim and Notice
of Claim dated August 8, 2023 from Green Acres at Greenwood Hills, LLC to the City.

Please acknowledge receipt of this payment and confirm that it is being accepted under
protest.

Sincerely,



James E. Wanserski
President

Cc: Jordan Sundell via email @ Jsundell@ruderware.com

Exhibit 3
1.31.25

REAL ESTATE

STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2024
CITY OF WAUSAU
MARATHON COUNTY

Bill No. 452036

IMPORTANT: Correspondence should refer to tax number
See reverse side for important information
Be sure this description covers your property. This description is for
property tax bill only and may not be a full legal description.

291-2808-052-0969

VISTAS AT GREENWOOD HILLS CONDOMINIUM
ASSOCIATION INC
3029 TOWNLINE RD
SEC 05-28-08 PT OF NE1/4 NW PRL 1/4 - OUTLOT 1
CSM (#19146) DOC #1852771
0.6790 ACRES

VISTAS AT GREENWOOD HILLS CONDOMINIUM AS
1809 GREEN VISTAS DR
WAUSAU WI 54403



Assessed Value Land 38,700	Ass'd. Value Improvements	Total Assessed Value 38,700	Ave. Assmt. Ratio 97.89%	Net Assessed Value Rate (Does NOT reflect Credits) 0.01887351
Est. Fair Mkt. Land 39,500	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 39,500	A Star in This Box Means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit 61.10

Taxing Jurisdiction	2023	2024	2023	2024	% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	Net Tax	Net Tax	
MARATHON COUNTY	2,389,677	2,513,658	71.14	145.78	104.9%
CITY OF WAUSAU	9,213,597	9,374,836	160.74	337.11	109.7%
DC EVEREST SCHOOL	3,111,343	3,321,536	102.63	204.89	99.6%
NORTHCENTRAL TECH	3,614,176	3,735,065	19.79	42.62	115.4%
Total	18,328,793	18,945,095	354.30	730.40	106.2%
		First Dollar Credit	0.00	0.00	0.0%
		Lottery & Gaming Credit	0.00	0.00	0.0%
		Net Property Tax	354.30	730.40	106.2%

Make Check Payable To: CITY OF WAUSAU PO BOX 78510 MILWAUKEE WI 53278-8510	Full Payment Due On or Before January 31, 2025	Net Property Tax 730.40
	\$730.40	
	Or pay the following installments	
	1/31/2025 244.40 4/30/2025 243.00 7/31/2025 243.00	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases			
Taxing Jurisdiction DC EVEREST SCHOOL	Total Additional Taxes \$552,657.88	Total Additional Taxes Applied To Property 107.45	Year Increase Ends 2038

TOTAL DUE	FOR FULL PAYMENT
JANUARY 31, 2025	
\$730.40	
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

VISTAS AT GREENWOOD HILLS CONDOMINIUM AS
1809 GREEN VISTAS DR
WAUSAU WI 54403

Claim for Recovery of Unlawful Tax (74.35)

REAL ESTATE PARCEL 291-2808-052-0142, 291-2808-052-0144 and 291-2808-052-0969

3029 TOWNLINE ROAD, 3115 TOWNLINE ROAD

AND

PRIVATE ROAD AT GREEN ACRES

GREEN ACRES AT GREENWOOD HILLS LLC

1. In December 2022, the Assessment Department was made aware of property that was not owned by the city through an internal staff meeting at which the terms of the original Agreement between the City of Wausau, Wausau Water Works, and Greenwood Hills Subdivision, made May 12, 2005, were reviewed. It was discovered that property was not conveyed to and accepted by the City of Wausau. Making the gate house on parcel (2808-052-0142) and the private roads on parcel (2808-052-0144) taxable and not legally owned by the city.
2. On January 18, 2023, a county lister created out lot parcel 2808-052-0144 for the private roads of Bent Stick Dr and part of Green Vistas Dr for the 2023 assessment roll. The gate house was assessed to the common element parcel 2808-052-0142 for the Green Acres condominium parcel.
3. On April 19, 2023, all Notice of Changed Assessments were mailed indicating an assessment for Green Acres at Greenwood Hills LLC. In addition Omitted Change in Assessment Notices were mailed for the assessment years of 2021 and 2022.
4. On January 30, 2024, a 2023 Claim for Recovery of Unlawful Tax was filed with the City Clerk, Kaitlyn Bernarde. Requesting a refund of \$9,422.93, stating Green Acres does not own the two parcels and is not responsible for paying property taxes, claiming the property is owned by the city.
5. On May 3, 2024, all Notice of Changed Assessments were mailed for the 2024 City wide revaluation indicating an assessment change for Green Acres at Greenwood Hills LLC as follows.

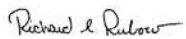
	<u>2024 Assessment (052-0142)</u>	<u>2024 Assessment (052-0144)</u>
Land	\$0	\$378,600
Improvement	<u>\$30,700</u>	<u>\$ 90,900</u>
Total	\$ 30,700	\$ 469,500

6. On January 31, 2025, a 2024 Claim for Recovery of Unlawful Tax was filed with the City Clerk, Kaitlyn Bernarde. Requesting a refund of \$10,048.46 in taxes paid under protest, stating Green Acres does not own the property and is not responsible for paying property taxes, claiming the property is owned by the city.
7. The claim amount does not equal the total of the 2024 taxes levied to the two parcels above. The total taxes for these two parcels are \$9,318.06.
8. Parcel 291-2808-052-0969 is a new addition to the claim with a 2024 tax amount \$730.40. Together all three parcels equal the requested refund amount by the claimant.
9. Parcel 291-2808-052-0969 was a vacant parcel of .679 acres classed as residential for the 2024 assessment roll.
10. Property was acquired by warranty deed doc #1892250 on 12/21/2023. This parcel became part of the condominium plat after the statutory lien date of 1/1/2024 with the recording of a new condominium plat under document #1892713 on 1/4/2024.

11. Wisconsin State Statute 70.10 – Assessments, when made and exemptions. The assessor shall assess all taxable property as of the close of January 1 of each year.
12. Wisconsin State Statute 70.109 - Presumption of Taxability declares, "Exemptions under this chapter shall be strictly construed in every instance with a presumption that the property in question is taxable, and the burden of proof is on the person who claims the exemption."

Due to the current ongoing litigation between the parties. The assessor recommends the Claim for Recovery of Unlawful Tax to be disallowed, for failure to prove their claim, that the property assessed is exempt from taxation or was conveyed to the City of Wausau and/or that the City of Wausau holds title.

Respectfully Submitted,



Rick Rubow - City Assessor
City of Wausau

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
01-04-2024 at 8:10 AM
DEAN J. STRATZ, REGISTER OF DEEDS
DOC#: **1892713**
Pages: 5

Digitally applied endorsement stamp
Please keep attached to original document

Plat Name:

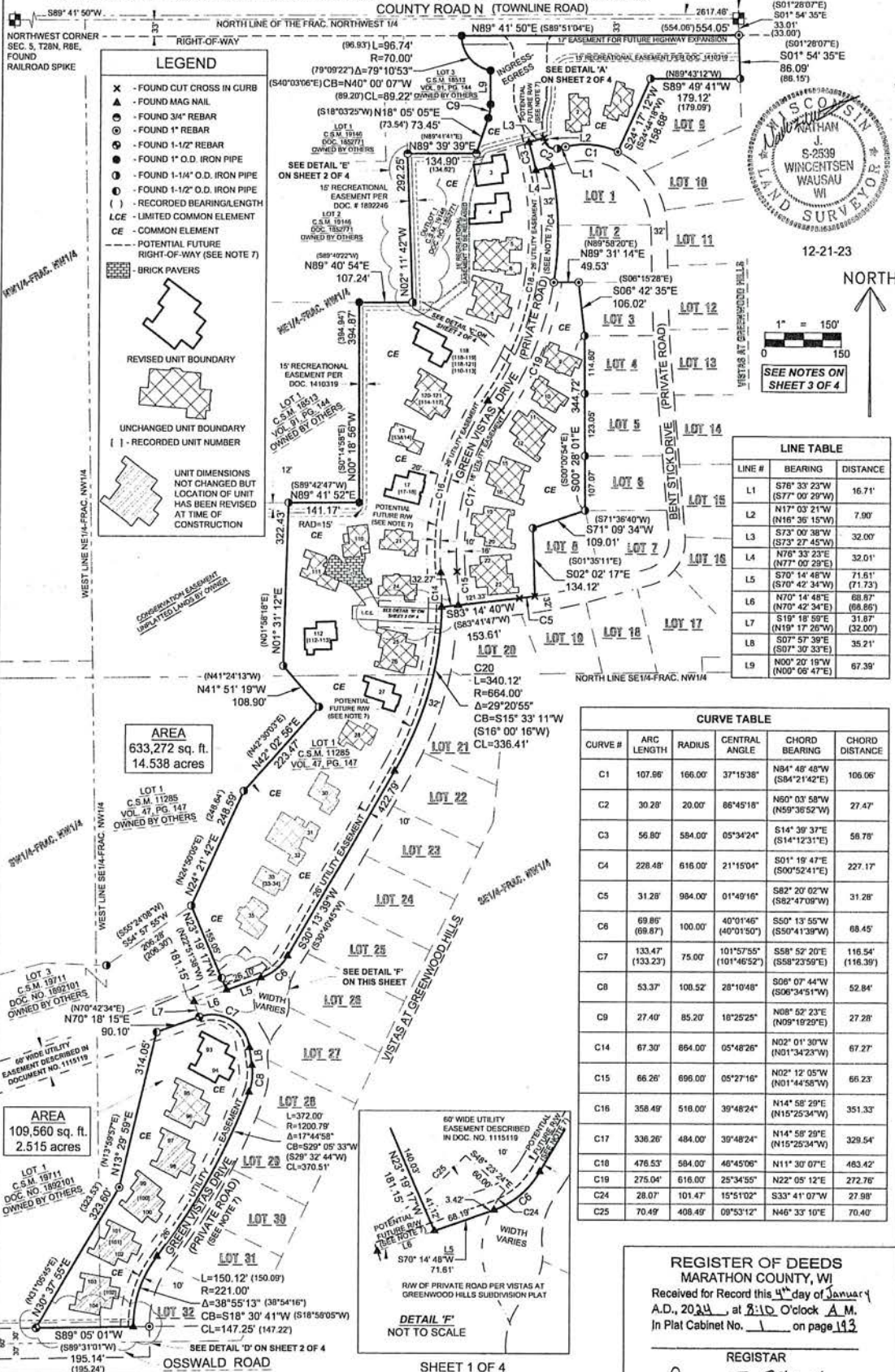
THIRD ADDENDUM TO VISTAS AT GREENWOOD HILLS
CONDOMINIUM PLAT

THIRD ADDENDUM TO VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAT

ALL OF VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAT SECOND ADDENDUM RECORDED AS DOCUMENT NO. 1772016 BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 11285 RECORDED IN VOLUME 47 OF CERTIFIED SURVEY MAPS ON PAGE 147 AS DOCUMENT NO. 1208953 AND OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 19148 RECORDED AS DOCUMENT NO. 1852771 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, A PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

CENTERLINE OF COUNTY RD N IS 8.25' NORTH OF SECTION LINE PER RAW PLAT S012(6)

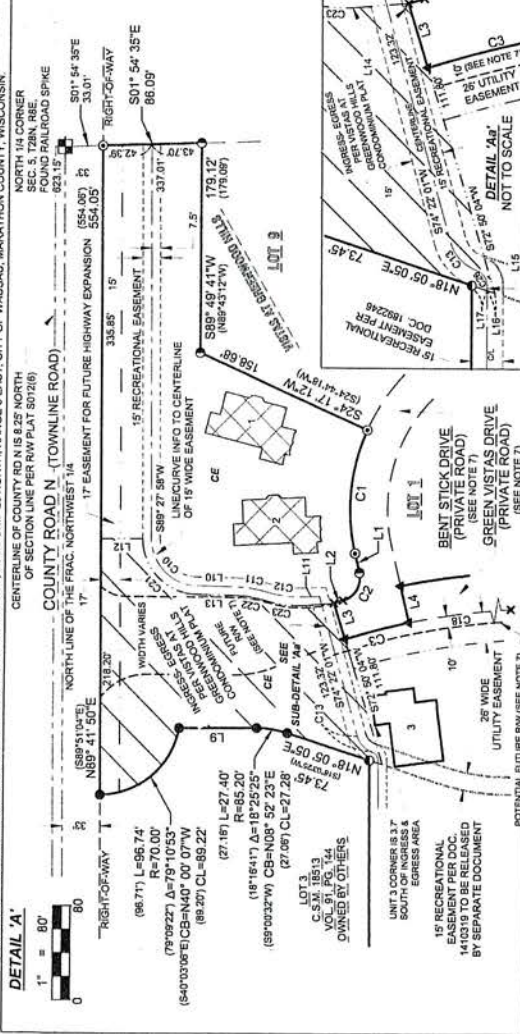
NORTH 1/4 CORNER
SEC. 5, T28N, R8E,
FOUND
RAILROAD SPIKE



THIRD ADDENDUM TO

VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAT

ALL OF VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAT SECOND ADDENDUM AS DOCUMENT NO. 1772018 BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 11285 RECORDED IN VOLUME 47 OF CERTIFIED SURVEY MAPS ON PAGE 147 AS DOCUMENT NO. 12084 BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 19146 RECORDED AS DOCUMENT NO. 1852771 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, A PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

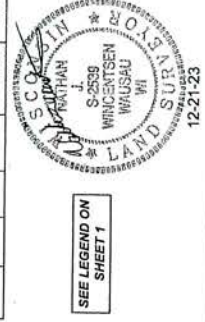


LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S79°33'23"W	16.71'	L10	S01°23'20"W	35.43'
L2	N17°02'21"W	7.80'	L11	S01°33'42"E	14.55'
L3	S72°02'28"W	32.00'	L12	S00°18'10"E	38.24'
L4	N77°33'23"E	32.01'	L13	S01°23'20"W	35.43'
			L14	N01°52'28"E	25.76'
			L15	S04°21'39"E	26.91'

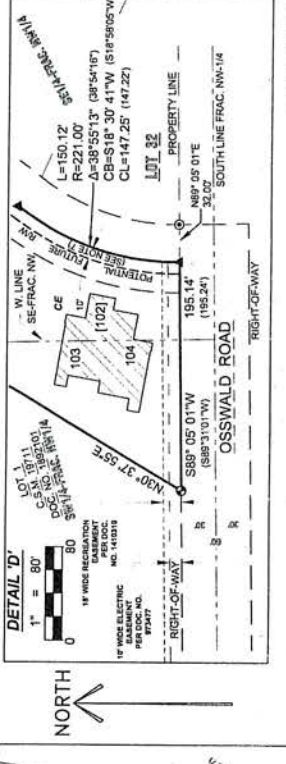


CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CURVE BEARING	CURVE DISTANCE
C1	107.96'	180.00'	37°15'38"	N81°48'48"W (S84°21'42"E)	108.06'
C2	32.28'	20.00'	89°45'18"	N60°03'59"W (S59°56'25"W)	27.47'
C3	56.80'	564.00'	05°34'48"	S14°39'37"E (S14°12'31"E)	56.76'
C10	91.48'	40.00'	89°45'18"	S45°22'39"W	56.81'
C11	28.47'	100.00'	15°03'52"	S08°58'14"W	28.35'
C12	31.81'	100.00'	18°06'44"	S07°28'44"W	31.48'
C13	19.42'	20.00'	55°36'35"	S49°33'49"W	18.66'
C16	478.53'	48°45'09"	N11°30'07"E		483.42'
C18a	84.49'	54.00'	09°17'20"	N07°34'00"E	84.41'
C18b	20.77'	54.00'	02°02'14"	N05°34'13"E	20.76'
C18c	371.27'	36°25'32"	N05°29'20"E		365.65'
C20	340.12'	515°33'11"W	S15°33'11"W (S15°02'18"W)		336.41'
C20a	300.38'	29°30'35"	N16°55'21"E (S17°22'27"W)		305.82'
C20b	28.02'	864.00'	02°14'59"	N07°24'33"E (S02°51'45"W)	28.02'
C20c	3.74'	0°19'20"	N01°02'24"E (S01°25'20"W)		3.74'
C21	73.02'	47.50'	89°45'18"	S45°22'39"W (S45°02'24"W)	68.04'
C22	24.48'	92.50'	15°03'52"	S08°58'14"W (S07°28'44"W)	24.41'
C23	33.98'	107.50'	18°06'44"	S07°28'44"W (S07°15'50"W)	33.94'
C26	8.28'	7.50'	70°54'42"	S44°12'39"W	6.72'

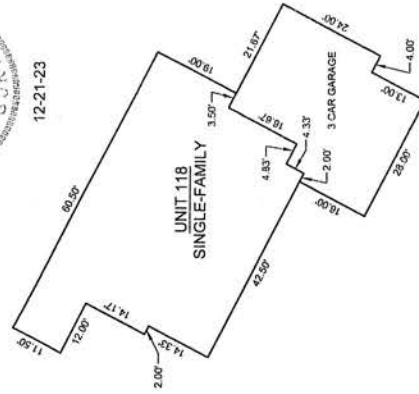
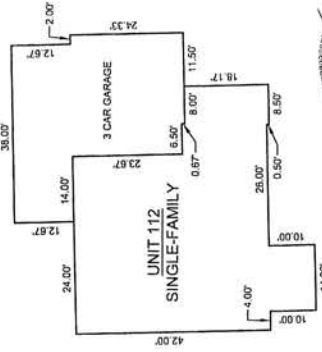
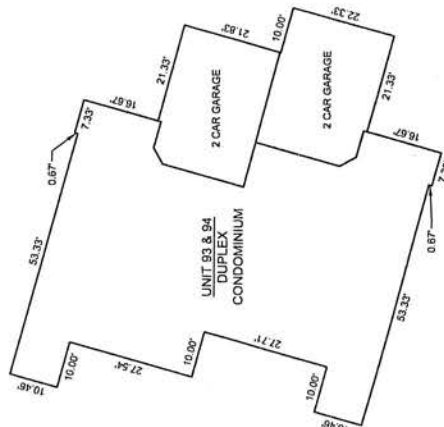
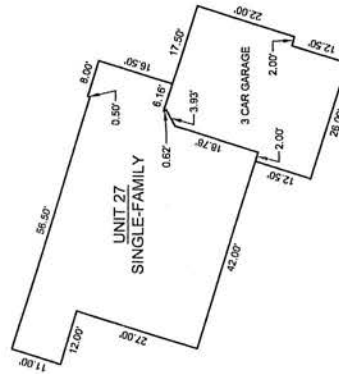
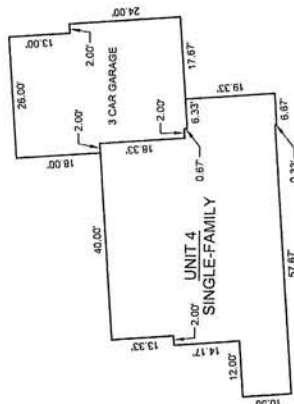


SEE LEGEND ON SHEET 1



THIRD ADDENDUM TO

ALL OF VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAY SECOND ADDENDUM RECORDED AS DOCUMENT NO. 1772016 BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 11295 RECORDED IN VOLUME 47 OF CERTIFIED SURVEYS MAPS ON PAGE 147 AS DOCUMENT NO. 1208653 AND OF OUTLOT 1 OF MARATHON COUNTY CERTIFIED SURVEY MAP NO. 18146 RECORDED AS DOCUMENT NO. 1562771 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, A PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



UNIT DRAWINGS-REVISED AND NEW
-BUILDING DIMENSIONS ARE APPROXIMATE AND MAY
CHANGE AT THE TIME OF CONSTRUCTION
SEE ARTICLE 3.2 OF 3RD ADDENDUM AND RESTATED
DECLARATION FOR CLARIFICATION OF UNIT CHANGES

NOTES:
1.) BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 89°41'50" WEST.
2.) THE INTENT OF THIS ADDENDUM IS TO:
• ADD OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 19145 WITHIN THE CONDOMINIUM BOUNDARY

3. REVISD RECREATION EASEMENT LOCATION ALONG OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 19-146.
3. SEE VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAT, FIRST AND SECOND ADDENDUM TO VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAT FOR THE 16', 12' AND 8' EASEMENTS SHOWING ALONG THE PRIVATE ROADS ARE TO BE USED FOR SNOW STORAGE IN ADDITION TO THEIR USE FOR SEWER, WATER, ELECTRIC, GAS, AND SURFACE WATER TRANSMISSION. THE 26' EASEMENT HAS AN ADDITIONAL USE FOR A COOL CATCH PAVEMENT.
4. THE 16', 12' AND 8' EASEMENTS SHOWING ALONG THE PRIVATE ROADS ARE TO BE USED FOR SNOW STORAGE IN ADDITION TO THEIR USE FOR SEWER, WATER, ELECTRIC, GAS, AND SURFACE WATER TRANSMISSION. THE 26' EASEMENT HAS AN ADDITIONAL USE FOR A COOL CATCH PAVEMENT.
5. ALL DRIVEWAY APRONS, PATIOS OR DECKS AND AIR CONDITIONERS ARE LIMITED CONDOMINIUM ELEMENTS FOR THE CONDOMINIUM PLAT.
6. GREEN VISTAS DRIVE AND BENT STICK DRIVE ARE CURRENTLY PRIVATE ROADS TO BE PUBLIC AND CONVERSATIONS TO CONVERT THE ROADS FROM PRIVATE ARE ONGOING.
7. GREEN VISTAS DRIVE AND BENT STICK DRIVE ARE CURRENTLY PRIVATE ROADS TO BE PUBLIC AND CONVERSATIONS TO CONVERT THE ROADS FROM PRIVATE ARE ONGOING.
8. GREEN VISTAS DRIVE AND BENT STICK DRIVE ARE CURRENTLY PRIVATE ROADS TO BE PUBLIC AND CONVERSATIONS TO CONVERT THE ROADS FROM PRIVATE ARE ONGOING.
9. GREEN VISTAS DRIVE AND BENT STICK DRIVE ARE CURRENTLY PRIVATE ROADS TO BE PUBLIC AND CONVERSATIONS TO CONVERT THE ROADS FROM PRIVATE ARE ONGOING.
10. TO CONVERT THE ROADS FROM PRIVATE TO PUBLIC AND CONVERSATIONS TO CONVERT THE ROADS FROM PRIVATE TO PUBLIC ARE ONGOING.

THIRD ADDENDUM TO VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAT

ALL OF VISTAS AT GREENWOOD HILLS CONDOMINIUM PLAT SECOND ADDENDUM RECORDED AS DOCUMENT NO. 1772016 BEING PART OF LOT 1 OF
CERTIFIED SURVEY MAP NO. 11285 RECORDED IN VOLUME 47 OF CERTIFIED SURVEY MAPS ON PAGE 147 AS DOCUMENT NO. 1206853 AND OF
OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 19146 RECORDED AS DOCUMENT NO. 1852771 LOCATED IN PART OF THE NORTHEAST 1/4 OF THE
FRACTIONAL NORTHWEST 1/4, A PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4, AND A PART OF THE SOUTHEAST 1/4 OF THE
FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify that in full compliance with the provisions of Chapter 703 of the Wisconsin Statutes, I have surveyed and mapped the following described lands:

All of Vistas at Greenwood Hills Condominium Plat Second Addendum recorded as Document No. 1772016 being part of Lot 1 of Certified Survey Map No. 11285 recorded in Volume 47 of Certified Survey Maps on page 147 as Document No. 1206853 and of Outlot 1 of Certified Survey Map No. 19146 recorded as Document No. 1852771 located in part of the Northeast 1/4 of the Fractional Northwest 1/4, a part of the Southwest 1/4 of the Fractional Northwest 1/4, and a part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin more particularly described as follows:

Commencing at the North 1/4 corner of said Section 5; Thence South 01°54'35" East, 30.01 feet to the South right of way line of County Road N, the Northeast corner of said Vistas at Greenwood Hills Condominium Plat and the point of beginning; Thence continuing South 01°54'35" East along the East line of said Vistas at Greenwood Hills Condominium Plat, 86.09 feet to the Northeast corner of Lot 9 of Vistas at Greenwood Hills Subdivision Plat recorded as Document No. 1410313; Thence South 89°49'41" West along the North line of said Lot 9, 178.12 feet to the Northwest corner of said Lot 9; Thence South 24°17'12" West along the West line of said Lot 9, 158.88 feet to the North line of Bent Stick Drive, a private road, and the beginning of a non-tangential curve to the left; Thence along said North line, 107.96 feet along the arc of said curve, said curve having a radius of 166.00 feet, a central angle of 37°16'38" and a chord that bears North 84°48'48" West for a distance of 106.06 feet; Thence South 78°33'23" West along said North line, 16.71 feet to the beginning of a non-tangential curve to the right; Thence along said North line, 30.28 feet along the arc of said curve, said curve having a radius of 20.00 feet, a central angle of 88°45'18" and a chord that bears North 60°03'58" West for a distance of 27.47 feet; Thence North 17°03'21" West along said North line, 7.90 feet; Thence South 73°00'36" West along said North line, 32.00 feet to the West line of Bent Stick Drive, a private road, and the beginning of a non-tangential curve to the right; Thence along said West line, 56.80 feet along the arc of said curve, said curve having a radius of 584.00 feet, a central angle of 05°34'24" and a chord that bears South 14°38'37" East for a distance of 56.78 feet to the South line of said Bent Stick Drive, a private road; Thence North 76°33'23" East along said South line, 32.01 feet to the East line of Green Vistas Drive, a private road, and the beginning of a non-tangential curve to the right; Thence along said East line, 228.48 feet along the arc of said curve, said curve having a radius of 616.00 feet, a central angle of 21°15'04" and a chord that bears South 01°19'47" East for a distance of 227.17 feet to the Southwest corner of Lot 2 of said Vistas at Greenwood Hills Subdivision Plat; Thence North 89°31'14" East along the South line of said Lot 2, 49.53 feet to the Northwest corner of Lot 3 of said Vistas at Greenwood Hills Subdivision Plat; Thence South 06°42'35" East along the West line of said Lot 3, 106.02 feet to the Southwest corner of said Lot 3; Thence South 00°28'01" East along the West line of Lot 4, 5 and 6 of said Vistas at Greenwood Hills Subdivision Plat, 344.72 feet to the Southwest corner of said Lot 6; Thence South 71°09'34" West along the North line of Lot 6 of said Vistas at Greenwood Hills Subdivision Plat, 108.01 feet to the Northwest corner of said Lot 6; Thence South 02°02'17" East along the West line of said Lot 6, 134.12 feet to the West line of said Bent Stick Drive, a private road, and the beginning of a non-tangential curve to the right; Thence along said West line, 31.28 feet along the arc of said curve, said curve having a radius of 684.00 feet, a central angle of 01°49'16" and a chord that bears South 82°20'02" West for a distance of 31.28 feet; Thence South 83°14'40" West along said West line, 153.61 feet to the West line of said Green Vistas Drive, a private road, and the beginning of a non-tangential curve to the right; Thence along said West line, 340.12 feet along the arc of said curve, said curve having a radius of 684.00 feet, a central angle of 28°20'52" and a chord that bears South 15°33'11" West for a distance of 338.41 feet; Thence South 30°13'39" West along said West line, 422.79 feet to the beginning of a non-tangential curve to the right; Thence along said West line, 69.86 feet along the arc of said curve, said curve having a radius of 100.00 feet, a central angle of 40°01'46" and a chord that bears South 50°13'55" West for a distance of 68.45 feet; Thence South 70°14'48" West along said West line, 71.61 feet to the East line of Lot 2 of Certified Survey Map No. 17602 recorded in Volume 84 of Certified Survey Maps on page 159; Thence continuing South 70°14'48" West along said East line of Lot 2, 68.87 feet; Thence South 19°18'59" East along said East line, 31.87 feet to the West line of said Green Vistas Drive, a private road, and the beginning of a non-tangential curve to the right; Thence along said West line, 133.47 feet along the arc of said curve, said curve having a radius of 75.00 feet, a central angle of 101°57'55" and a chord that bears South 58°52'20" East for a distance of 116.54 feet; Thence South 07°37'20" East along said West line, 35.21 feet to the beginning of a non-tangential curve to the right; Thence along said West line, 53.37 feet along the arc of said curve, said curve having a radius of 108.52 feet, a central angle of 28°10'48" and a chord that bears South 06°07'44" West for a distance of 52.84 feet to the beginning of a non-tangential curve to the right; Thence along said West line, 372.00 feet along the arc of said curve, said curve having a radius of 1200.79 feet, a central angle of 17°44'58" and a chord that bears South 29°05'23" West for a distance of 370.51 feet to the beginning of a non-tangential curve to the left; Thence along said West line, 150.12 feet along the arc of said curve, said curve having a radius of 221.00 feet, a central angle of 38°50'13" and a chord that bears South 18°36'41" West for a distance of 147.25 feet to the North right of way line of Oswald Road; Thence South 89°05'01" West along said North right of way line, 195.14 feet to the Southeast corner of said Lot 1 of Certified Survey Map No. 189201; Thence North 30°37'55" East along said East line of said Lot 1, 323.60 feet; Thence North 13°28'59" East along said East line, 314.05 feet; Thence North 70°16'15" East along said East line, 90.10 feet to said West line of Green Vistas Drive, a private road; Thence North 19°18'59" West along said West line, 31.87 feet; Thence North 70°14'48" East along said West line, 68.87 feet to said East line of Lot 3 of Certified Survey Map No. 18711; Thence North 23°18'19" West along said East line, 181.15 feet to the Northeast corner of said Lot 3; Thence North 24°21'42" East, 248.59 feet; Thence North 42°02'58" East, 223.47 feet; Thence North 41°51'19" West, 108.90 feet; Thence North 01°31'12" East, 322.43 feet to the South line of Lot 1 of Certified Survey Map No. 18513 recorded in Volume 91 of Certified Survey Maps on page 144; Thence North 89°41'52" East along the South line of said Lot 1, 141.17 feet to the Southeast corner of said Lot 1; Thence North 00°18'58" West along the East line of said Lot 1, 394.87 feet to the South line of Lot 2 of said Certified Survey Map No. 19146 recorded as Document No. 1852271; Thence North 89°40'54" East along the South line of said Lot 2, 107.24 feet to the West line of Outlot 1 of said Certified Survey Map No. 19146; Thence North 02°11'42" West along said West line, 292.28 feet to the South line of Lot 3 of Certified Survey Map No. 18513 recorded in Volume 91 of Certified Survey Maps on page 144 as Document No. 1794524; Thence North 89°39'39" East along said South line, 134.90 feet to the East line of said Lot 3; Thence North 18°06'05" East along said East line, 73.45 feet to the beginning of a non-tangential curve to the left; Thence along said East line, 27.40 feet along the arc of said curve, said curve having a radius of 85.20 feet, a central angle of 18°25'25" and a chord that bears North 08°52'23" East for a distance of 27.28 feet; Thence North 00°20'19" West along said East line, 67.39 feet to the beginning of a non-tangential curve to the right; Thence along said East line, 96.74 feet along the arc of said curve, said curve having a radius of 70.00 feet, a central angle of 79°10'53" and a chord that bears North 40°00'07" West for a distance of 89.22 feet to the South right of way line of County Road N; Thence North 89°41'50" East along said South right of way line, 554.05 feet to the point of beginning.

That the above described parcel of land contains 742,832 square feet or 17.053 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 15' wide Recreational Easement per Document No. 1410319, a 15' wide Recreational Easement per Document No. 1882245, a 16' wide and 26' wide Utility Easement per Vistas at Greenwood Hills Condominium Plat, a 12' wide Utility Easement per First Addendum to Vistas at Greenwood Hills Condominium Plat, a 20' wide Sewer and Water Easement per Document No. 1892247, 1892248, and 1892249, a 60' wide Utility Easement per Document No. 1115119 and a 10' wide Electric Easement per Document No. 973477.

This plat is a correct survey of Third Addendum to Vistas at Greenwood Hills Condominium Plat as proposed on the date hereof, and the identification and location of each unit, common elements and the limited common elements can be determined from this plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and the units contained in the plat and the approximate dimensions and floor areas thereof.

Dated this 21st day of December, 2023

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

CITY OF WAUSAU APPROVAL CERTIFICATE

I, William Hebert, Zoning Administrator, being duly appointed by the Common Council of the City of Wausau, do hereby certify that the Third Addendum to Vistas at Greenwood Hills Condominium Plat has been reviewed and there are no objections to the recording of this Plat in the Office of the Register of Deeds.

Dated this 28th day of December 2023

Green Acres at Greenwood Hills LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the state of Wisconsin, owner, does hereby certify that said Green Acres at Greenwood Hills LLC, caused the land described on this condominium plat to be surveyed, mapped and amend Vistas at Greenwood Hills Condominium Plat and First and Second Addendum to Vistas at Greenwood Hills Condominium Plat as represented on this condominium plat.

In witness whereof the said Green Acres at Greenwood Hills LLC, a Wisconsin Corporation has caused these presents to be signed by its member listed below at Wausau, Wisconsin.

Member James Wanserski
This 29th day of December, 2023

STATE OF WISCONSIN)
SS
COUNTY OF MARATHON)

Personally came before me this 29th day of December, 2023, the above named James Wanserski, member of Green Acres at Greenwood Hills LLC, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such member as the deed of said Green Acres at Greenwood Hills LLC, by its authority.

(Notary Seal) _____, Notary Public

Schofield, Wisconsin

My commission expires 5/24/25

Vistas at Greenwood Hills Condominium Association LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the state of Wisconsin, owner, does hereby certify that said Green Acres at Greenwood Hills LLC, caused the land described on this condominium plat to be surveyed, mapped and amend Vistas at Greenwood Hills Condominium Plat and First and Second Addendum to Vistas at Greenwood Hills Condominium Plat as represented on this condominium plat.

In witness whereof the said Green Acres at Greenwood Hills LLC, a Wisconsin Corporation has caused these presents to be signed by its member listed below at Wausau, Wisconsin.

President James Wanserski
This 29th day of December, 2023

STATE OF WISCONSIN)
SS
COUNTY OF MARATHON)

Personally came before me this 29th day of December, 2023, the above named James Wanserski, President of Vistas at Greenwood Hills Condominium Association, LLC, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such President as the deed of said Vistas at Greenwood Hills Condominium Association LLC, by its authority.

(Notary Seal) _____, Notary Public

Schofield, Wisconsin

My commission expires 5/24/25

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving the Suspension of Hourly Parking Fees in Ramp 3 (JC Penney's) During the Downtown Street Construction Project.

Committee Action: Pending

Fiscal Impact: None

File Number: 25-0419

Date Introduced: April 8, 2025

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, the reconstruction of Washington Street from 1st Street to 5th Street, 3rd Street from Washington Street to Jackson Street, and Jackson Street from 3rd Street to 5th Street will commence mid-April 2025; and

WHEREAS, construction will temporarily eliminate convenient parking during the project; and

WHEREAS, street construction can decrease shopper and visitor foot traffic and result in financial hardship for downtown businesses; and

WHEREAS, the River District is developing a marketing campaign to encourage trips downtown during the construction and has requested the suspension of hourly parking fees in Ramp 3 (JC Penney's) to offset the shopper construction inconvenience; and

WHEREAS, the Finance Committee considered the financial impact of the suspension and recommends eliminating the hourly parking fees during the construction project.

NOW THEREFORE BE RESOLVED city staff are directed to suspend the hourly parking fees in Ramp 3 (JC Penney's) during the downtown construction project and staff will restate the hourly fees when the project is considered complete.

Approved:

Doug Diny, Mayor

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

**JOINT RESOLUTION OF THE HUMAN RESOURCES
AND FINANCE COMMITTEE**

Approving the Creation of a Shelter Lead and Shelter Advocate Positions, Along with Their Respective Job Descriptions and Corresponding Pay Scales and Related Budget Modification.

Committee Action: Human Resources: Pending
Finance: Pending

Fiscal Impact: \$130,190

File Number: 25-0420

Date Introduced: April 8, 2025

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☐ No ☒	
	Included in Budget:	Yes ☐ No ☒	Budget Source: ARPA
	One-time Costs:	Yes ☒ No ☐	Amount: \$130,190 (estimate) Marathon County Pays 50%
	Recurring Costs:	Yes ☐ No ☒	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☐	Amount:
	Grant Financed:	Yes ☐ No ☐	Amount:
	Debt Financed:	Yes ☐ No ☐	Amount Annual Retirement
	TID Financed:	Yes ☐ No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

WHEREAS, the City of Wausau allocated ARPA funds to the Wausau Police Department to secure year-round (365 days) emergency shelter and related services for the unhoused population; and

WHEREAS, the Common Council on 12/30/2024 authorized the execution of an interagency agreement whereby the Police Department agreed on behalf of the City of Wausau and the Mayor's office to execute contracts and issue purchase orders to further the goal of serving the unhoused population and reducing the number of unhoused in Wausau; and

WHEREAS, in March 2025, the City issued a Request for Proposals (RFP) for the operation of year-round shelter services and received one proposal, which did not include emergency shelter operations; and

WHEREAS, beginning May 1, 2025, no emergency shelter services will be available in Wausau; and

WHEREAS, the Wausau Police Department has developed a temporary plan to operate emergency shelter services from May 1, 2025, through December 31, 2025; and

WHEREAS, an appropriate facility has been identified and secured for use as an emergency

shelter; and

WHEREAS, the establishment and operation of this shelter will provide necessary time for the City to release a new RFP and identify a qualified non-governmental service provider; and

WHEREAS, the shelter operations plan includes daily staffing consisting of 8 hours by a "Shelter Lead" and 16 hours by "Shelter Advocates"; and

WHEREAS, both the Shelter Lead and Shelter Advocate positions will be classified as Limited Term Employees (LTEs) with restricted annual hours; and

WHEREAS, these positions and the program are intended to sunset on December 31, 2025; and

WHEREAS, the Human Resources Department has developed pay scales for the Shelter Lead and Shelter Advocate positions; and

WHEREAS, since the interagency agreement executed December 31, 2024 did not include the hiring of city staff an alternate funding source is required for the city's share of these positions; and

WHEREAS, staff recommend allocating 2025 ARPA investment earnings or fund balance to finance the city's share of these positions; and

WHEREAS, the Human Resources Committee has reviewed and recommends approval of the attached job descriptions and corresponding pay scales for both positions; and

WHEREAS, the Finance Committee has reviewed and recommends the budget modification to allocate ARPA investment earnings to finance the city's share of these positions; and

*Fund	*Cost Center	Revenue Category	Spend Category	Amount Change	Memo
290 Other Special × Purpose and Gifts Fund	× 52113 Police Special Programs		× 51111 Salaries and Wages	130,190.00	Personnel costs shelter lead and shelter advocate
290 Other Special × Purpose and Gifts Fund	× 52113 Police Special Programs	47360 Human Services Other Local Governments		-65,095.00	County Contribution
290 Other Special × Purpose and Gifts Fund	× 52113 Police Special Programs	× 48110 Interest Income		-65,095.00	ARPA investment income

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the creation of the Shelter Lead and Shelter Advocate positions, along with their respective job descriptions and corresponding pay scales as attached.

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

Approved:

Doug Diny, Mayor



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

Memorandum

From: Police Department

To: City of Wausau Common Council

Date: April 8th, 2025

Re: Budget Modification and Authorization of Shelter Positions

Dear Council Members,

As you are aware, the Wausau Police Department has been actively working to support our community's most vulnerable population through the establishment of shelter services. After issuing a Request for Proposals (RFP) to secure a 365-day shelter provider, we received only one submission—unfortunately, this proposal did not align with the required scope of services and could not be considered.

Faced with the reality that no shelter services would be available in Wausau and Marathon County after May 1st, 2025, the Police Department has taken the initiative to explore and now prepare to implement a short-term, emergency shelter operation. This is not a permanent solution, but a necessary interim step to ensure that essential services are not disrupted. Our shelter model will provide services during the evening and night hours. We are already planning for the transition to a long-term provider by year's end, and have received interest from two organizations in response to a forthcoming second RFP.

We have identified a venue to provide shelter services and are actively working to address any concerns prior to signing a lease.

To support this interim model, we are respectfully requesting your approval for a budget modification that will allow the creation of two Limited Term Employee (LTE) positions: a Shelter Lead (proposed at \$22/hour) and a Shelter Advocate (\$20/hour). These roles are critical to safely and effectively managing day-to-day shelter operations, which will be supplemented heavily by community volunteers. Our staffing model utilizes three employees per day totaling 24 hours of staff time.

The total monthly operational cost is estimated at \$21,500, with \$16,274 allocated toward wages. Per our agreement, expenses will be split evenly between the City of Wausau and Marathon County. Due to federal ARPA restrictions, we cannot use ARPA funds to cover these new LTE positions directly; however, the City may utilize ARPA investment income, as confirmed with Finance Director Groat. This

Matthew Barnes
Chief

Todd Baeten
Deputy Chief

Benjamin Graham
Detective Captain

Melinda Pauls
Patrol Captain

Nathan Cihlar
Administrative Captain



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

allows for the necessary funding while preserving flexibility for \$65,000 in ARPA allocations originally designated for homelessness response.

We acknowledge the short timeline and the significant ask, and we deeply appreciate your consideration under these urgent circumstances. I am confident in our department's ability to manage this effort responsibly and collaboratively, and I am grateful for the cross-departmental and community support already being mobilized.

We will be prepared to provide further details and answer any questions during the Council and Committee meetings this evening, April 8, 2025. Thank you for your thoughtful review of this request and for your continued partnership as we work to serve all members of our community.

Respectfully,

Chief Matthew Barnes

Wausau Police Department

Matthew Barnes
Chief

Todd Baeten
Deputy Chief

Benjamin Graham
Detective Captain

Melinda Pauls
Patrol Captain

Nathan Cihlar
Administrative Captain



JOB DESCRIPTION

Shelter Advocate

Job Title:	Shelter Advocate	Reports To:	Shelter Lead
Department:	Police	FLSA Status:	Non Exempt
Division:	Administrative Bureau	EEO Code:	4-Protective Services
Salary Grade:	PT - LTE	Occupational Code:	
Employee Group:		Training Category:	
Created:	April 2025	Last Revision:	

This description is not an announcement of a position opening. To view current openings please visit wausau.gov. The following statements are intended to describe, in broad terms, the general functions and responsibility levels characteristic of positions assigned to this classification. They should not be viewed as an exhaustive list of the specific duties and prerequisites applicable to individual positions that have been so classified.

Purpose of the Position

The purpose of this Limited-Term Employment position is to provide essential support and services within a shelter facility serving unhoused individuals. This position is engaged in providing a safe, clean, and supportive shelter environment. Responsibilities include client interaction, record keeping, facility maintenance, and assisting clients with access to resources.

Essential Duties and Responsibilities

1. Client Support:

- Maintain a positive and respectful demeanor with shelter clients
- Facilitate a safe and respectful environment for all clients
- Engage in crisis intervention and de-escalation in calm and effective manner
- Active listening of clients' concerns and needs, documenting relevant information
- Ensure clients adhere to shelter rules and policies, promoting a safe and orderly environment

2. Intake and Resource Coordination:

- Conduct intake assessments to gather information about clients' needs and circumstances
- Assess clients' capacity to engage in and connect with appropriate resources
- Assist clients with resource access, including healthcare, employment, housing, education
- Make referrals to relevant agencies and programs
- Advocate for residents' needs and rights

3. Shelter Operations:

- Maintain a clean, organized, and safe shelter environment
- Ensure compliance with shelter policies and procedures
- Monitor and report on resident behavior and any incidents that may occur
- Work with clients to maintain the grounds, cleaning schedules, and other chores as needed
- Monitor and report any safety or security concerns

4. Record Keeping:

- Maintain accurate records of clients, including intake information, and incident reports
- Assist with data collection

Additional Duties and Responsibilities

- Updates the Shelter Lead and Community Outreach Specialist regularly on status of clients and assigned tasks.
- Perform other duties as assigned by supervisor

Education and Experience Requirements

Candidates must be a United States Citizen and at least eighteen (18) years old. A high school diploma or equivalent is required. Experience working with vulnerable populations is a plus.

Knowledge, Skills and Abilities

- Ability to communicate effectively orally and in writing with citizens, co-workers, supervisors, and others.
- Ability to operate equipment and machinery requiring simple but continuous adjustments, such as computer and telephone.
- Skills to effectively operate computer systems for a variety of tasks.
- Ability to engage in crisis intervention and de-escalation skills.
- Ability to coordinate eyes, hands, feet and limbs in performing semi-skilled movements such as self-defense, operation of a motor vehicle, data entry and assembling.
- Ability to sit, stand, walk, use hands and fingers to handle or feel objects, tools, or controls; reach with hands and arms; climb or balance; stoop, kneel, or crouch.
- Ability to recognize and identify similarities or differences between characteristics of colors, forms, sounds, tastes, odors and textures associated with job-related objects, materials and tasks.
- Ability to use discretion effectively to determine a proper course of action consistent with a problem-solving approach to interacting with others.

Physical and Working Environment

The work occurs in a shelter facility serving unhoused individuals and includes working irregular hours during evenings and weekends as required. Light work with frequent standing and walking, ability to lift and carry objects weighing up to 40 pounds.

Acknowledgement

All requirements of the described position are subject to change over time. The employee may be required to perform other duties as requested by the City.

Signature of Department Director: _____ Date: _____

I acknowledge that this job description is neither an employment contract nor a legal document. I have received, read, and understand the expectations for the successful performance of this job.

Printed Name: _____ Signature: _____ Date: _____

The City of Wausau is an Equal Opportunity Employer. In compliance with the American with Disabilities Act, the City will provide reasonable accommodations to qualified individuals and encourages both prospective and current employees to discuss potential accommodations with the employer.



JOB DESCRIPTION

Shelter Lead

Job Title:	Shelter Lead	Reports To:	Community Outreach Specialist
Department:	Police	FLSA Status:	Non Exempt
Division:	Administrative Bureau	EEO Code:	4-Protective Services
Salary Grade:	PT - LTE	Occupational Code:	
Employee Group:		Training Category:	
Created:	April 2025	Last Revision:	

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Purpose of the Position

The purpose of this Limited-Term Employment position is to provide leadership and essential services within a shelter facility serving unhoused individuals. The position ensures a trauma-informed, clean and supportive shelter environment for clients, staff and volunteers. Responsibilities include client interaction, record-keeping, facility maintenance, supervising shelter operations, ensuring client safety and well-being, managing staff and volunteers, assisting with administrative tasks and reporting and coordinating with other organizations to provide comprehensive service.

Essential Duties and Responsibilities

1. Supervision and Support:

- Supervise and support shelter staff and volunteers, providing guidance and training as needed
- Address volunteer concerns and issues in a timely and professional manner
- Maintain a positive and supportive work environment
- Communicates and problem-solves effectively with clients, volunteers and other stakeholders

2. Client Support:

- Maintain a positive and respectful demeanor with shelter clients
- Facilitate a safe and respectful environment for all clients
- Engage in crisis intervention and de-escalation in calm and effective manner
- Active listening of clients' concerns and needs, documenting relevant information
- Ensure clients adhere to shelter rules and policies, promoting a safe and orderly environment

3. Intake and Resource Coordination:

- Conduct intake assessments to gather information about clients' needs and circumstances
- Assess clients' capacity to engage in and connect with appropriate resources

- Assist clients with resource access, including healthcare, employment, housing, education
- Make referrals to relevant agencies and programs
- Advocate for residents' needs and rights

4. Shelter Operations:

- Maintain a clean, organized, and safe shelter environment
- Ensure compliance with shelter policies and procedures
- Monitor and report on resident behavior and any incidents that may occur
- Work with clients to maintain the grounds, cleaning schedules, and other chores as needed
- Monitor and address any safety or security concerns
- Maintain inventory of shelter supplies

5. Record Keeping:

- Maintain accurate records of clients, including intake information, and incident reports
- Maintain accurate records of volunteers
- Document interactions and progress made by residents
- Assist with data collection

Additional Duties and Responsibilities

- Perform other duties as assigned by supervisor

Education and Experience Requirements

Candidates must be a United States Citizen and at least eighteen (18) years old. A high school diploma or equivalent is required. Applicants must possess and maintain an acceptable driving record and a valid Wisconsin driver's license. Social work experience or experience otherwise working with vulnerable populations is preferred.

Knowledge, Skills and Abilities

- Ability to coordinate staff and tasks (well-organized and effective time management).
- Ability to communicate effectively orally and in writing with citizens, co-workers, supervisors, and others.
- Ability to operate equipment and machinery requiring simple but continuous adjustments, such as computer and telephone.
- Skills to effectively operate computer systems for a variety of tasks.
- Ability to engage in crisis intervention and de-escalation skills.
- Ability to coordinate eyes, hands, feet and limbs in performing semi-skilled movements such as self-defense, operation of a motor vehicle, data entry and assembling.
- Ability to sit, stand, walk, use hands and fingers to handle or feel objects, tools, or controls; reach with hands and arms; climb or balance; stoop, kneel, or crouch.
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