



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the: **INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU**

Date/Time: **Thursday, October 9, 2025 at 5:15 p.m.**

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

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

AGENDA ITEMS FOR CONSIDERATION

1. Public comment on any items appearing on the agenda.
2. CONSENT AGENDA (Any item can be removed from the Consent Agenda at the request of a Committee member.)
 - A. Approval of minutes of the September 11, 2025 meeting.
 - B. Action on Stormwater Maintenance Agreement with 1000 McDonald Street LLC at 1000 McDonald Street and 1339 Curling Way.
3. Public Hearing regarding vacating and discontinuing a portion of the 28th Avenue Corridor Right-of-Way.
4. Discussion and possible action on vacating and discontinuing a portion of the 28th Avenue Corridor Right-of-Way.
5. Public Hearing regarding amending the Official City Map by removing lands - 28th Avenue Corridor Right-of-Way.
6. Discussion and possible action amending the Official City Map by removing lands - 28th Avenue Corridor Right-of-Way.
7. Discussion and possible action amending Section 10.20.030(b) by excluding portions of McClellan Street between North 5th Street and North 6th Street.
8. Discussion and possible action on preliminary resolution levying special assessments for 2026 Street Construction Projects.
9. Discussion and possible action on repealing the three 15-minute parking stalls on the south side of Washington Street between 2nd Street and 3rd Street.
10. Update on 2025 Street Reconstruction Projects.
11. Update on the proposed Fleet Maintenance Facility.

Adjournment

CHAD HENKE - Committee Chair

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

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 10/03/25 @ 9:30 a.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

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

INFRASTRUCTURE AND FACILITIES COMMITTEE

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

Members Present: Lou Larson, Michael Martens, Sarah Watson

Members Absent: Chad Henke, Tom Neal

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

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

Noting the presence of a quorum, at approximately 5:15 p.m. Vice Chair Larson called the meeting to order.

Public Comment on any items appearing on the agenda

No one appeared for public comment.

Approval of minutes of the August 14, 2025 meeting

Watson moved to approve the minutes of the previous meeting. Seconded by Martens and the motion passed 3-0.

Discussion and possible action on 15-minute parking spaces on Washington Street between 2nd Street and 3rd Street

Wesolowski explained that before Washington Street was reconstructed, angled parking was located on the south side of the road. A request came before this committee to add three 15-minute parking stalls. The committee directed to bring this item back after reconstruction was done. The road is scheduled to be open within the next 30 days. Wesolowski spoke with Mark Craig and the downtown would like to see 15-minute stalls put back in. Wesolowski does not feel that three spaces are needed and suggested placing one on the north side of the road and one on the south. He recommends the first stalls west of 3rd Street.

Watson moved to approve. Seconded by Martens.

Watson asked if this was in front of Jimmy John's and Wesolowski confirmed. After a brief discussion, Wesolowski suggested starting with two spots and if there is a need for more it could come back to committee. Martens believes there are two 15-minute spots on Jefferson west of 3rd Street and none east of 3rd Street, other than the taxi spot. He feels two spaces on Washington Street would be adequate for now.

There being a motion and a second, motion to approve passed 3-0.

Discussion and possible action on amending the Central Parking Business District

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

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

Discussion and possible action authorizing Downtown Snow/Ice Removal

This is brought forward every year. The actual cost would be billed out to property owners.

Watson moved to approve Downtown Snow/Ice Removal. Seconded by Martens and the motion passed 3-0.

Discussion and possible action on assessment rates for 2026 construction projects

This item is brought forward every year to determine the assessment rate. The current rate is \$55 per lineal foot of assessable footage. A 60-foot lot would have a \$3,300 assessment. The rate was raised about 2 years ago when it went up from \$42 per lineal foot to \$55. The replacement rate for a sewer lateral is \$500; installation of new sidewalk is assessed at 50% of the actual bid price; and drive approach replacement is assessed at 100%. Wesolowski does not recommend changing those rates. Originally, assessment rates were to capture 60% of the cost of the roadway. Wesolowski calculated costs for this year's Randolph and Cherry Street project. At \$55 per lineal foot, we capture about 36% of the roadway cost. If we want to recover 60%, we almost have to double the assessment rate.

Watson asked what other municipalities charge. Wesolowski said the rates vary by community, but he believes the majority do not assess. Under state statutes, we can assess a reasonable amount as long as it is fair.

Martens moved to approve the assessment rates for 2026 construction projects. Seconded by Waston.

Watson said the last increase went up about 23%. We are only recouping 36% with a goal of recouping 60%. She asked if it was possible to increase the rate a little to try to slowly recoup more. Lindman stated that at some point it was established that we would recover 60% of the cost. It is up to the committee if they want to keep the rate flat or increase it. Watson feels it would be nice to evaluate this in the future to see where we stand with other municipalities. The costs fall on the levy. If we assess a little more accurately to what the cost is, it would help save a little.

Martens would like to know more about our historic assessment rates, where the 60% came from, and what it would take to move us to a higher percentage of recouping the costs. He is in favor of studying this more to have a more equitable rate. However, for this year he is willing to keep the rates the same.

There being a motion and a second, motion to approve the assessment rates for 2026 construction projects passed 3-0.

Watson suggested talking about this before the item comes back so the committee can have a better idea of what they would like to change the rate to.

Discussion and possible action on STP Urban Application for 17th Avenue from Sherman Street to Stewart Avenue

Larson said this stretch of road is bad, but he does not understand why it stops at Sherman and does not go all the way to the bridge. Wesolowski explained that 17th Avenue from Sherman Street to the bridge was reconstructed more recently. The pavement is not in the greatest shape, but the curb and gutter is new and the storm sewer is new. That stretch would fall under an asphalt overlay project. STP Urban funds are not eligible for asphalt overlay. STP Urban funding is a competitive application. All communities within the MPO submit the projects they feel will score well. Just because we apply does not guarantee we get the funding.

Watson feels this is a good deal if we only have to pay 20% of the \$3 million it would take to reconstruct it.

Watson moved to approve. Seconded by Martens and the motion passed 3-0.

Discussion and possible action on TAP application for paved multi-use trail in the Wausau Business Campus from 84th Avenue to Innovation Way

Niksich stated that we have been working on building the trail network through the Business Campus. A section was just finished this year from Stewart to Packer Drive. We are under design for a section from 72nd Avenue to 84th Avenue that will be constructed next year. This section that we are proposing to apply for a TAP grant would finish out that stretch from 84th Avenue to Innovation Way. As this packet was being put together, staff did a deep analysis. It was found that some of the grades on the original proposed route recommended by the Bike and

Ped Committee would not meet the required grades to meet the funding. The route had to be changed, which added about a ½ mile. The original proposed route had grades from 11% to 18%, which are pretty steep and not safe for biking. Staff had a call with the DOT to discuss this project. Typically for TAP grants they do not like to see anything over \$1 million. By using the new route and the wetlands needing boardwalk, the project is well over \$2 million. It is not the best application for TAP grants, but since it was recommended by Bike and Ped, staff is bringing it forward to see if we should still apply for it. An alternative route would follow the utility corridor and make either a walking path or a gravel path, which is estimated at approximately \$300,000 to grade it out. It would not be a full-fledge multi-use trail, but rather something that could be used to get from 84th Ave to Innovation Way. Staff is looking for direction if they should apply for the grant. It is an 80-20 match but probably would not score as high.

Watson asked when the local match would have to be incorporated into our spending. Nicksich explained it is a reimbursement process. We would have to budget for the full amount and then get reimbursed once the trail is completed. Watson feels that it is hard not to apply for an 80-20 match, but it is a lot of money up front. Nicksich stated that in the scoring they will look at who will actually use the trail. The trail is not by a residential area, and it is a mile and a half long.

Larson feels it probably will not be well used. He would rather try getting a TAP grant for the circle from the old Eastbay to International Drive. He used to drive through that area on a daily basis and there were countless people walking in the street. Nicksich said a trail will be built next year from 84th Avenue to 72nd Avenue, cutting through just south of International Drive. A grant was received for this section.

Watson asked how much staff time it takes to fill out an application and if it would be a CIP project that is ranked. She has a feeling it would be a hard sell. Nicksich said it would be applied for this fall, and we would find out next year if the grant is received. We would start budgeting for it next year. There is usually a 2 to 3 year design period. The design is estimated at \$250,000 and would be budgeted for 2027 and 2028. 2029 and 2030 would be the brunt of the budget for construction. Watson is concerned if it takes a lot of staff time, it is unclear if we will receive the grant, and if we would be able to swallow the upfront cost. Larson added that if it is for a trail that is in the middle of nowhere and no one will use it, it does not seem like a wise use of taxpayer or grant money.

Martens asked if the property around the trail is developable. Nicksich explained the first half is mostly undevelopable due to wetlands and small properties. The large lot is developable. Planning staff did not feel a trail would impede development because it follows the property boundary. Martens asked if the cost of the trail would be a TID eligible expense and Nicksich confirmed. Martens sees the benefit of a trail connecting Innovation Way. If staff time is minimal in applying for the grant, Martens feels we should try. Nicksich indicated a lot of the leg work is already done; the rest of the application would not take too much staff time.

Martens moved to apply for the TAP application for the multiuse trail in the Wausau Business Campus. Seconded by Watson and the motion passed 3-0.

Discussion and possible action on Temporary Limited Easement with Northeastern Holdings LLC at 602 Jackson Street

Nicksich explained that pedestrian ramps will be reconstructed at the intersection of Jackson Street and 6th Street. We will have to complete some grading on this property to meet ADA requirements. This is a temporary easement for this work.

Watson moved to approve. Seconded by Martens and the motion passed 3-0.

Discussion and possible action on Temporary Limited Easement with Prosper Six LLC at 115 North 6th Street

This is similar to the last item. A little grading is needed off City property to meet ADA requirements.

Watson moved to approve. Seconded by Martens and the motion passed 3-0.

Update on 2025 Street Reconstruction Projects

Niksich stated that half of Cherry Street has been completed for a couple of months, and the contractor is working on the north half. The project is on schedule. Phase 2 is Randolph from Merrill Ave to 3rd Ave. This project has had delays. The contractor is planning on the final surface of asphalt on Saturday when school is out. The contractor will then focus on the rest of the project. The middle of next week they plan to bring in a second crew and they may potentially bring in an additional crew in three weeks to complete the project on time.

2nd Street is completed. Fulton Street from 5th Street to 1st Street is completed. Curb has been completed on Fulton from 5th Street to 6th Street and it is waiting for asphalt. Curb was done yesterday on 6th Street to 7th Street. They are working on sidewalks and driveways before moving on to asphalt. The project is expected to be completed in early October.

The project for the curb ramps at the intersection of 6th Street and Jackson Street will be awarded next week. The hope is for this project to be done by the middle of October.

The Slip Line Repair project is a point repair to repair service connections at about 30 locations. Most of this work will take place in the southeast section near Sturgeon Eddy with some work on the southwest side near the Wastewater Treatment Plant.

Larson asked about the project by the YMCA. Wesolowski explained that the curb, gutter, and sidewalk was finished today. All that remains is restoration and striping.

Regarding the Downtown Redevelopment Project, Jefferson Street should be open to two-way traffic the first week of October. 3rd Street and Jackson Street should be open by the end of October.

The Concrete Pavement Repair Project will begin Monday. The main streets include 3rd Avenue from Bridge Street to Thomas Street and 17th Ave from Bridge Street to Elm Street.

Adjourn

Watson moved to adjourn the meeting. Larson seconded and the motion carried 3-0. Meeting adjourned at approximately 5:50 p.m.

Agenda Item No.

2B

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES

COMMITTEE – October 9, 2025

AGENDA ITEM

Action on Stormwater Maintenance Agreement with 1000 McDonald Street LLC at 1000 McDonald Street and 1339 Curling Way

BACKGROUND

Revi Design is proposing improvements to their existing headquarters which include an expansion to the yard, a salt shed, access relocation and parking lot improvements. The improvements will occur on two lots located at 1000 McDonald Street and 1339 Curling Way. Stormwater Management requirements will be achieved utilizing vegetated swales and an infiltration basin to control stormwater volume and remove the solids from the site.

To ensure properly functioning post-development stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a biennial basis. The maintenance agreement is attached for your review.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: TJ Niksich 715-261-6748

AGREEMENT

Document No.

Document Title

AGREEMENT FOR THE MANAGEMENT AND MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this 18 day of September, 2025 by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and REV: Design,

a corporation organized under the laws of the State of Wisconsin, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, CITY has an interest in and an obligation for the development, management, and maintenance of stormwater facilities within the corporate limits of the City of Wausau, which interest and obligation is evidenced in CITY's stormwater management ordinance and in this agreement which is being entered into pursuant to that ordinance; and

WHEREAS, OWNER wishes to construct certain buildings on land in the City of Wausau, and as an inducement for CITY to grant to OWNER a permit to construct these improvements, OWNER wishes to enter into this agreement for the management and maintenance of a stormwater facility; and

Recording Area

Name and Return Address
City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN:

WHEREAS, the specific provision of the Wausau Municipal Code which provides for stormwater management is Chapter 15.56 of the Wausau Municipal Code, which code provides for the routine and extraordinary post construction maintenance of a stormwater management facility, and such a facility is being herein installed for the use and benefit of the development of OWNER's property, and this agreement will specifically provide for the management and maintenance of that stormwater facility.

NOW, THEREFORE, the parties hereto agree as follows:

1. That attached hereto, and incorporated herein by reference, is "Exhibit A," a map upon which there is located certain improvements and storm water facilities, which are the subject of this agreement.
2. OWNER specifically agrees to maintain the storm water facilities in accordance with the schedules and procedures set forth in "Exhibit B" attached hereto and incorporated herein by reference.
3. OWNER specifically grants CITY access to, from and across the property encompassed in "Exhibit A" in order to evaluate and inspect the pond and, in addition to the detention pond, any other stormwater facilities, which evaluation and inspection will, from time to time, be necessary in order to ascertain that the practices concerning management and maintenance are being followed pursuant to CITY's stormwater management ordinances; CITY shall maintain, as a public record, the results of all site inspections, and shall recommend any corrective actions required to bring the stormwater management practices into proper operating condition.
4. Upon notification to OWNER that maintenance deficiencies exist on property, any corrective actions shall be undertaken by OWNER within a time frame as set forth by CITY, which time frame will be reasonable; should OWNER not satisfactorily complete any directives of CITY, as identified in any inspection report or directive, within the time frame provided by CITY, then the parties agree that CITY shall complete any corrective actions and the cost of those actions, including any administrative charges, shall be paid in full by OWNER or, in lieu thereof, shall be placed as a special assessment on the tax rolls of all of the property described on "Exhibit A" pursuant to Wisconsin Statutes.

- 5. This agreement is being entered into pursuant to the provisions of Chapter 15.56 of the city ordinances of the City of Wausau, and the parties agree that OWNER will be bound by these provisions or any future amendments to these provisions or any separate provisions relating to stormwater management.
- 6. These covenants, agreements, and obligations provided for in this agreement shall travel with the land and be binding upon OWNER, its successors and assigns in perpetuity.

OWNER:

By: revi Design / Dave Sether

By: 

CITY OF WAUSAU:


By: _____
Doug Diny, Mayor

By: _____
Kaitlyn Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 18 day of September, 2025 the above-named Dave Sether and _____ of revi Design, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.




Notary Public, Wisconsin
My commission: April 23rd 2028

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20__, the above-named Doug Diny, Mayor, and Kaitlyn Bernarde, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission: _____

EXHIBIT B
Stormwater Management Facilities Maintenance Schedule & Procedures
For
Revi Yard Expansion
1000 McDonald Street
City of Wausau
Marathon County, WI

Property Legal Description:

Lot 2 of Certified Survey Map Number 19862, recorded as Document Number 1902370, Lot 3 of Certified Survey Map Number 16492, recorded in Volume 76, on Page 141, as Document Number 1639561, all filed in the Marathon County Register of Deeds Office; located in the Northeast 1/4 of the Fractional Northeast 1/4 of Section 1, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

Responsible Party: Revi Design

The Owner, their successors, and assigns, shall inspect and maintain the structural and non-structural measures that function to facilitate compliance with stormwater management regulations.

Maintenance Schedule and Procedures:

Maintenance inspections by the Owner shall take place at a minimum of twice per year, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

Maintenance and inspection shall be performed as follows:

- 1) **DEBRIS:** Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the infiltration pond, vegetated swales, and storm sewer on the site.
- 2) **STORM AND OUTLET STRUCTURES:** Remove accumulated sediment and/or debris from the storm culverts, pipes, and structures on the site.
- 3) **RIPRAP:** Inspect riprap and replace as may be needed to maintain integrity and a clean appearance of riprap.
- 4) **VEGETATED SWALES:** Maintain free-drainage within the vegetated swales on the site.
- 5) **MOWING:** Mow the side slopes, swales, and embankments to promote aesthetics and control weed growth and establishment of woody vegetation.
- 6) **INFILTRATION PONDS:** Following rainfall events, verify the ability for the infiltration pond to drain. If standing surface water is regularly present within the facilities following 48 hours of dry weather, the surface soils may need to be loosened or replaced to restore the infiltration rate. Re-seeding or replanting of vegetation may be needed following restoration.
- 7) **SNOW PLOWING:** Do not plow snow into the infiltration pond as this will cause premature failure of the device due to compaction and added sediment.

Agenda Item No.

3 & 4

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – October 9, 2025**

AGENDA ITEM

3 – Public Hearing regarding vacating and discontinuing a portion of the 28th Avenue Corridor Right-of-Way

4 – Discussion and possible action on vacating and discontinuing a portion of the 28th Avenue Corridor Right-of-Way

BACKGROUND

Marathon County has requested the City of Wausau vacate the lands once dedicated as right-of-way for the re-aligned 28th Avenue. A map is attached.

FISCAL IMPACT

If the right-of-way is vacated, Marathon County would take possession of the lands because they purchased the land. Marathon County has told Engineering they plan to sell the land. Marathon County selling the land would return it to the tax roll.

STAFF RECOMMENDATION

Staff recommends approval contingent upon public comment.

Staff contact: Allen Wesolowski 715-261-6762

VILLAGE
of MAINE

W WAUSAU AV

N 30TH AV

N 29TH AV

MARY ANN LN

N 28TH AV

340'

MAPLE CREEK DR

TOWN
of STETTIN



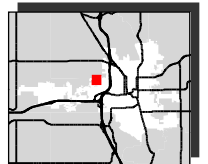
Map Date: July 16, 2025

City of Wausau
Marathon County Wisconsin

0 100 200
Feet

- Road Edge
- Existing Building Footprints
- Proposed Vacation

Map Location



Agenda Item No.

5 & 6

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – October 9, 2025**

AGENDA ITEM

5 – Public Hearing regarding amending the Official City Map by removing lands – 28th Avenue Corridor Right-of-Way

6 – Discussion and possible action amending the Official City Map by removing lands – 28th Avenue Corridor Right-of-Way

BACKGROUND

Marathon County notified the City and Maine they do not intend to build the 28th Avenue corridor. The City mapped this in 2005 in support of the County.

See attached map.

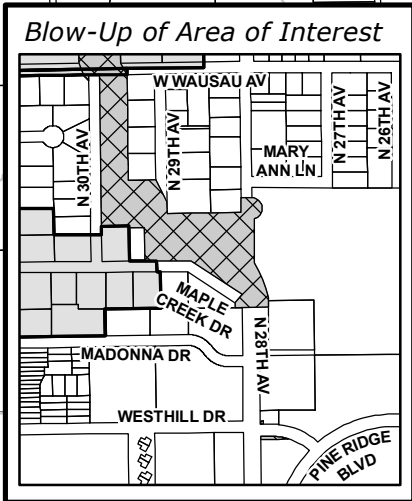
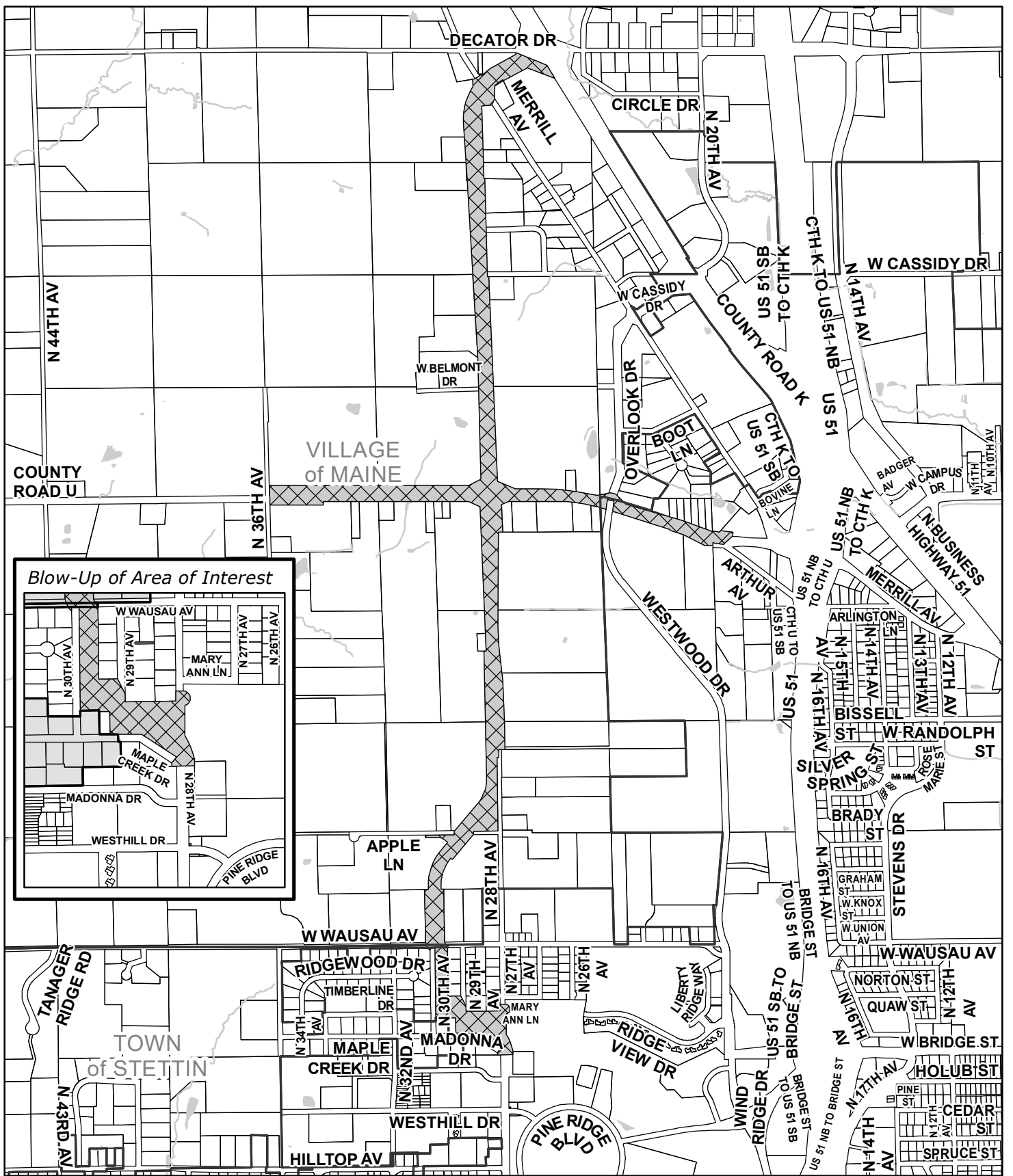
FISCAL IMPACT

None to the City.

STAFF RECOMMENDATION

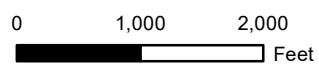
Staff recommends approval contingent upon public comment.

Staff contact: Allen Wesolowski 715-261-6762





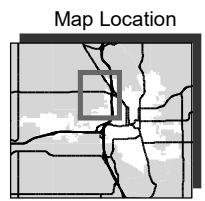
Map Date: September 11, 2025

City of Wausau
Marathon County Wisconsin



Legend

-  Official City Map (OCM)
-  Proposed OCM Removal



**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – October 9, 2025**

AGENDA ITEM

Discussion and possible action amending Section 10.20.030(b) by excluding portions of McClellan Street between North 5th Street and North 6th Street

BACKGROUND

The current ordinance reads:

(b) Between the hours of 2:30 a.m. and 6:00 a.m., no person shall park a vehicle in an area, including both sides of the streets and bounded on the north by McIndoe Street from its intersection with First and Sixth Streets; on the west by First Street from McIndoe Street to Forest Street; on the south by Forest Street from First Street to Sixth Street; and on the east by Sixth Street from Forest Street to McIndoe Street.

There has been a request to exempt the area on the map in front of the following addresses:

- 522 McClellan Street
- 525 McClellan Street
- 526 McClellan Street
- 529 McClellan Street
- 530 McClellan Street

See the attached map.

FISCAL IMPACT

Minimal.

STAFF RECOMMENDATION




Engineering staff has no objections.

Staff contact: Allen Wesolowski 715-261-6762

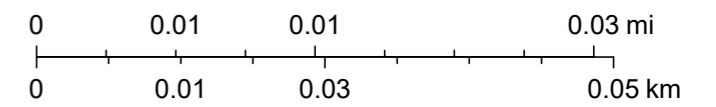
ArcGIS Web Map



10/1/2025, 3:26:50 PM

-  Parcel
-  Right Of Way
-  2025

1:924



**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – October 9, 2025**

AGENDA ITEM

Discussion and possible action on preliminary resolution levying special assessments for 2026 Street Construction Projects

BACKGROUND

The following streets are proposed for reconstruction in the 2026 budget:

Stark Street	(5 th Street – 12 th Street)
N. 8 th Avenue	(Spruce Street - Bridge Street)
S. 2 nd Street	(Forest Street - Division Street)
Division Street	(S. 2 nd Street – East limits)

FISCAL IMPACT

Streets have been included in the proposed 2026 budget.

STAFF RECOMMENDATION

Staff recommends approving the preliminary resolution levying special assessments for the 2026 street construction projects contingent upon budget approval. Public hearings would be scheduled in December or January.

Staff contact: Allen Wesolowski 715-261-6762

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

RESOLUTION OF THE CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE	
Preliminary Resolution Levying Special Assessments for 2026 Street Construction Projects	
Committee Action:	
Fiscal Impact:	None at this time. Construction would take place in 2026 and the special assessments would be levied in 2027.
File Number:	Date Introduced:

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

RESOLUTION

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

1. The Common Council hereby declares its intention to exercise its police power under Section 66.0703 of the Wisconsin Statutes and Section 3.24.020 of the Wausau Municipal Code to levy special assessments upon property for special benefits conferred upon such property by the improvement of the following streets under Street Construction projects to take place in 2026:

Stark Street from 5th Street to 12th Street
 North 8th Avenue from Spruce Street to Bridge Street
 2nd Street from Forest Street to Division Street
 Division Street from 2nd Street east to the dead end

2. The public improvement shall include the removal and replacement of bituminous concrete and/or Portland cement concrete pavement, curb and gutter, drive approaches; installation and/or replacement of sidewalk and sanitary sewer, water and storm sewer laterals where necessary.

3. The total amount assessed against the properties in the defined assessment district shall not exceed the total cost of the City's share of the improvements. The City Council determines that the improvements constitute an exercise of the police power and the assessment against each parcel shall be upon a reasonable basis. The final assessment bill will be sent to property owners upon substantial completion of the project.

4. Unless other installment plans are determined at the hereinafter stated public hearing, the assessment against any parcel shall be paid as follows:

Assessments under \$300: If payment is not made prior to November 1, 2027, the special assessment will be placed on the 2027 real estate tax bill and be due in full on or before January 31, 2028. There is no interest charged when paid in full. Assessments totaling less than \$300 must be paid in full and do not qualify for the five-year payment schedule.

Assessments totaling \$300 but less than \$20,000: If full payment is not made prior to November 1, 2027, assessments totaling \$300 but less than \$20,000 will automatically be placed on the five-year payment schedule on the 2027 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2027 real estate taxes **OR**
- B. Payment of the first one-fifth of the assessment with the 2027 real estate taxes without interest. The remaining balance is paid in equal installments on the next four real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% beginning February 1, 2028, on the unpaid balance. (The 2024 rate was 3.94%.) The remaining balance may be paid at any time with interest calculated through the month of payment.

Assessments over \$20,000: If payment is not made prior to November 1, 2027, assessments totaling \$20,000 or more will automatically be placed on the ten-year payment schedule on the 2027 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2027 real estate taxes **OR**
- B. Payment of the first one-tenth of the assessment with the 2027 real estate taxes without interest. The remaining balance is paid in equal installments on the next nine real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% beginning February 1, 2028, on the unpaid balance. (The 2024 rate was 3.94%.) The remaining balance may be paid at any time with interest calculated through the month of payment.

Real estate taxes may be paid in full or in three installments (January 31, April 30, July 31), however, the special assessments must be paid on or before January 31, 2028. No payments can be applied to real estate taxes if the special assessments are not paid. Section 74.12(11)(a), Wisconsin Statutes, specifically states if a treasurer receives a payment from a taxpayer which is not sufficient to pay all general property taxes, special assessments and special taxes due, the treasurer shall apply the payment to the

amounts due, including interest and penalties, in the following order: (1) personal property taxes; (2) delinquent utility charges; (3) special charges; (4) special assessments; (5) special taxes; (6) real property taxes.

5. The Engineering Department shall prepare a report which shall consist of the preliminary plans for the proposed work, an estimate of the cost of the work, a schedule of the proposed assessments for each parcel; a copy of the report shall be filed with the City Clerk for public inspection. In accordance with Section 66.0703(7)(a), Wisconsin Statutes, notice shall be given of a public hearing on the project; the hearing shall be held by the Board of Public Works in the Council Chambers of City Hall and will be scheduled early in late 2025 or early 2026.

6. The installation of said improvements shall be accomplished according to the provisions of Title 12 and Chapter 3.24 of the Wausau Municipal Code, where applicable.

Approved:

Doug Diny, Mayor

Agenda Item No.

9

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – October 9, 2025**

AGENDA ITEM

Discussion and possible action on repealing the three 15-minute parking stalls on the south side of Washington Street between 2nd Street and 3rd Street

BACKGROUND

This is a housekeeping item to repeal this since I&F voted to make one stall on each side of Washington Street 15-minute parking at the September meeting.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Engineering staff recommends approval.

Staff contact: Allen Wesolowski 715-261-6762

Agenda Item No.

10

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – October 9, 2025**

AGENDA ITEM

Update on 2025 Street Reconstruction Projects

BACKGROUND

Staff will provide an update at the meeting.

FISCAL IMPACT

N/A

STAFF RECOMMENDATION

Update item only.

Staff contact: Allen Wesolowski 715-261-6762

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – October 9, 2025**

AGENDA ITEM

Update on the proposed Fleet Maintenance Facility

BACKGROUND

- There are currently three properties that seem to be possible options currently for the fleet facility. All three properties are not city owned and will require costs for acquisition. The 3 locations are as follows:
- **Marathon Box property, 901 Cherry St** – this property along with the parking lot owned by others would be of adequate size. This property looks like it will remain in the hands of private ownership. The City Council approved the parcel on 1st Ave but not this parcel on Cherry St.
- **Expansion of the existing DPW site** – This was the initial option for a new fleet facility. At the present time it would require the acquisition of approximately 12 properties to acquire enough land to make this area a viable solution. Some owners are willing sellers, others stated they are not willing to consider selling and others we have been unable to contact. The acquisition of these properties would require professional services costs for proper acquisition, relocation costs and costs for property purchase.
- **Existing County Hwy Site; West Street** – Mayor and I had a meeting with the County, and the County has not made a determination yet of what they are going to do with this property. County owns a lot of property in the city that is now vacant or will become vacant so there may be opportunity for a larger discussion on working with the County and all of their properties as we move into 2026. The County does not have a Community Development Department within their organization so they will need assistance with managing these properties and the city could assist in some fashion if the council approves.
I have spoken with Transit about their plans for a new facility and they are going to be working on facility planning coming up in 2026. One of the options would be to partner with Transit to have both Fleet Facilities on one site and to share some of the facilities. This could be both the fuel island and truck/bus wash as well as some office spaces and inventory spaces.

FISCAL IMPACT

Staff time pursuing discussions on possible acquisitions to be brought back to the finance committee for potential fiscal impacts.

STAFF RECOMMENDATION

Committee discussion and questions on prioritizing locations for the fleet facility.

Staff contact: Eric Lindman 715-261-6745