



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Common Council
DATE/TIME: Tuesday, February 10, 2026 at 6:30 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Carol Lukens Lisa Rasmussen
Micheal Martens Sarah Watson
Terry Kilian Vicki Tierney
Tom Neal Lou Larson
Aaron Griner Chad Henke
Becky McElhaney

AMENDED

- 1 Call to order by the presiding officer.
- 2 Pledge of Allegiance, and Roll Call and Proclamations.
211 Day Proclamation
- 3 Consideration of the minutes of the preceding meeting, approval of the minutes if correct, and correction of mistakes if any.
January 27, 2026 Regular Common Council Minutes
- 4 Reading of the City of Wausau Public Comment Statement.
- 5 Comments and suggestions from preregistered citizens.
- 6 Consent agenda.
82-0526 Joint Resolution from Airport Committee and Parks & Recreation Committee Authorizing Execution of Lease for Radtke Point Park and Grace Park with the City of Schofield.
- 7 Ordinances and resolutions.
- 8 Suspend Rule 1(D) Transmission of Committee business to the Council and 6(B) Filing.
26-0203 Resolution from the Finance Committee Approving Airspace Obstruction Removal Agreement with Schofield Ridgeland Legacy LLC – 724 and 732 Ridgeland Avenue, Schofield.
26-0204 Resolution from the Finance Committee Approving Airspace Obstruction Removal Agreement with Zachary Lange – 811 Ridgeland Avenue, Schofield.
23-0309 Resolution from the Finance Committee Approving Sixth Amendment to Advanced Physical Therapy and Sports Medicine, S.C. On-Site Health Services Agreement.
26-0202 Confirming Appointments of the Mayor of the City of Wausau to the Business Improvement District Board.
19-0304 Resolution from the Finance Committee Approving Lease of the Riverlife Park Concession Building to Sawmill Mini Golf, LLC for the Operation of an Ice Cream Business.
- 9 Announcement from Mayor and Alderpersons.
- 10 Comments and suggestions from citizens present during Public Comment occurring both before and after the business meeting.
- 11 Adjournment.

Mayor Doug Diny, Chair

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

DATE: 02/06/2026
TIME: 1:00 PM
POSTED BY: Kody Hart



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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-

6622 or ADAServices@wausauwi.gov to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



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





Proclamation

- WHEREAS,** Wausau citizens find themselves needing periodic help to make ends meet, or find public health information, disaster assistance, mental health and substance use assistance so therefore, 211 Wisconsin, Inc. contracts with United Way of Marathon County as part of a statewide network of contact centers that maintain relationships with local agencies to help community members connect with community services and volunteer opportunities; and provides essential real-time data that highlights the needs and challenges that Wausau individuals and families are facing; and
- WHEREAS,** 211 provides a free, confidential service available 24 hours a day, seven days a week, in 180 languages, connecting individuals to resources and services in their local communities by phone, text, and on the web; and
- WHEREAS,** 211 is a single number to call, allowing simplicity for county and state emergency management at times when efficiency is critical; and
- WHEREAS,** 211 Marathon County has handled more than 4,600 requests in 2025, and provided 9,137 referrals and has continually demonstrated success at connecting residents with critical health and human services through an up-to-date and robust database system, managed by 211 Resource Managers, that provides access to over 20,000 services; and

THEREFORE, be it resolved that I, Doug Diny, Mayor of the City of Wausau, do hereby proclaim Tuesday, February 11, 2026, as

211 Day

in the City of Wausau, State of Wisconsin, and it shall be recognized by honoring those who work to serve our residents and keep our community safe.

Doug Diny
Mayor of Wausau
City of Wausau
February 2nd, 2026



OFFICIAL MINUTE PROCEEDINGS REGULAR MEETING

MEETING: Common Council
DATE/TIME: Tuesday, January 27, 2026 at 6:30 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Carol Lukens Lisa Rasmussen
Micheal Martens Sarah Watson
Terry Kilian Vicki Tierney
Tom Neal Lou Larson
Aaron Griner Chad Henke
Becky McElhaney

1 Call to order by the presiding officer.

Mayor Doug Diny presided.
The meeting was called to order at 06:30 PM.

Roll Call indicated 9 members present.
Members Present - Carol Lukens, Michael Martens, Terry Kilian, Tom Neal, Becky McElhaney, Lisa Rasmussen, Sarah Watson, Vicki Tierney, Lou Larson
Members Absent -
Members Excused - Aaron Griner, Chad Henke
Present 9, Absent 0, Excused 2

2 Pledge of Allegiance, and Roll Call and Proclamations.

Black History Month Proclamation
Transit Equity Day Proclamation
Community Risk Reduction Week Proclamation

3 Consideration of the minutes of the preceding meeting, approval of the minutes if correct, and correction of mistakes if any.

Motion by Alderperson Watson, seconded by Alderperson Lukens, to approve.
Yes 9, No 0, Abstained 0
MOTION PASSED.

January 13, 2026 Regular Common Council Minutes

4 Reading of the City of Wausau Public Comment Statement.

Clerk Bernarde read the public comment statement.

5 Comments and suggestions from preregistered citizens.

1. Jesse Kearns, 712 N. 13th Street - spoke on comments related to the Ethics Board appointment at the previous Common Council meeting.

6 Consent agenda.

Motion by Alderperson Watson, seconded by Alderperson Tierney, to approve.
Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson McElhaney, Alderperson Rasmussen, Alderperson Watson, Alderperson Tierney, Alderperson Larson
No - Alderperson Kilian
Abstained - None
Yes 8, No 1, Abstained 0
MOTION PASSED.

26-0110 Resolution from the Infrastructure & Facilities Committee Approving Easement with Wausau Hospitals Inc. for the Installation of Sidewalk at 333 Pine Ridge Boulevard.

20-0822 Resolution from the Finance Committee Approving Primary Towing Services Agreement with Joe Rader Towing LLC and Secondary Towing Services Agreement with Lightning Express Towing.

26-0115 Ordinance from the Infrastructure & Facilities Committee Amending Section 10.20.080(a) Designating No Parking on the South Side of Kickbusch Street from a Point 825 Feet to a Point 900 Feet East of the Center Line of S. 13th Street.

26-0111 Ordinance from the Infrastructure & Facilities Committee Amending Section 10.20.080(a) Designating No Parking on Both Sides of West Eldred Street from N. 3rd Avenue to N. 4th Avenue.

26-0112 Ordinance from the Infrastructure & Facilities Committee Amending Section 10.20.080(a) Designating No Parking on Both Sides of East Eldred Street from Cherry Street to N. 1st Avenue.

26-0113 Ordinance from the Infrastructure & Facilities Committee Amending Section 10.20.080(a) Designating No Parking on the South Side of Strowbridge Street from N. 2nd Avenue to N. 3rd Avenue.

26-0114 Ordinance from the Infrastructure & Facilities Committee Amending Section 10.20.080(a) Designating No Parking on the North Side of Greenfield Avenue from Fernwood Drive to Summit Drive.

24-0513 Resolution from the Finance Committee Approving Reprogramming of Returned \$25,000 of 2024 CDBG Allocation from Granite House Public Service Activity to Acquisition Activity.

89-0919 Resolution from the Public Health & Safety Committee Reducing the Number of Members of the Citizens Advisory Committee.

92-0922 Resolution from the Finance Committee Approving Second Amendment to Fixed Base Operation Agreement Regarding Lease Agreement between Wausau Flying Service, Inc. and Phillips 66 Company for Lease of a Jet A Refueler Truck.

26-0116 Resolution from the Infrastructure & Facilities Committee Approving Encroachment Easement with 201 Forest St, LLC for Ramp at 201 Forest Street.

7 Ordinances and resolutions.

8 Suspend Rule 12(A) Referral of resolutions.

Motion by Alderperson Watson, seconded by Alderperson Lukens, to Approve.

Yes - Alderperson Lukens, Alderperson Martens, Alderperson Kilian, Alderperson Neal, Alderperson McElhaney , Alderperson Rasmussen, Alderperson Watson, Alderperson Larson

No - Alderperson Tierney

Abstained - None

Yes 8, No 1, Abstained 0

MOTION PASSED.

11-0505 Resolution from the Common Council Designating May 03, 2026, as World Migratory Bird Day.

Motion by Alderperson Watson, seconded by Alderperson Rasmussen, to approve.

Yes 9, No 0, Abstained 0

MOTION PASSED.

9 Announcement from Mayor and Alderpersons.

1. Alderperson Tierney - Stated there was a Special Olympics fundraiser on 1/31/2026 at Day's Bowl-a-Dome.

2. Mayor Diny — Stated that the Community Development Department is holding a community engagement session for District 3 regarding 1300 Cleveland Ave on 1/29/2026 at 5:30 PM, at the Wastewater Treatment Plant Conference Center.
3. Alderperson Lukens — Encouraged alders to attend the community engagement session.
4. Alderperson Tierney— Stated that Indoors will hold an informational meeting on a tiny homes development by Northern Valley Workshop on 02/12/2026 at 6:00 PM, at the Wausau Fire Department Station #2.

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

11 Adjournment.

Motion by Alderperson Lukens, seconded by Alderperson Neal, to adjourn. Motion passed by voice vote. Meeting adjourned at 06:42 PM.

The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](https://www.youtube.com/@CityofWausauMeetings)



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wausauwi.gov



CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Joint Resolution from Airport Committee and Parks & Recreation Committee Authorizing Execution of Lease for Radtke Point Park and Grace Park with the City of Schofield.

Committee Action: Airport Committee Approved 4-0; Parks & Recreation Committee Approved 5-0

File Number: 82-0526

Date Introduced: February 10, 2026

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral:</i>	YES []	NO [X]		
	<i>Included in Budget:</i>	YES [X]	NO []	<i>Budget Source:</i>	
	<i>One-time Costs:</i>	YES []	NO [X]	<i>Amount:</i>	
	<i>Recurring Costs:</i>	YES [X]	NO []	<i>Amount:</i>	
SOURCE	<i>Fee Financed:</i>	YES []	NO []	<i>Amount:</i>	
	<i>Grant Financed:</i>	YES []	NO []	<i>Amount:</i>	
	<i>Debt Finance:</i>	YES []	NO []	<i>Amount:</i>	<i>Annual Retirement:</i>
	<i>TID Financed:</i>	YES []	NO []	<i>Amount:</i>	
	<i>TID Source:</i>	<i>Increment Revenue [] Debt [] Funds on Hand [] Interfund Loan []</i>			

RESOLUTION

WHEREAS, the City of Wausau is the owner of certain premises which are a part of the City of Wausau Downtown Airport ("Airport"); and

WHEREAS, these premises have been developed and maintained for park purposes and are named Radtke Point Park ("Radtke Park") and Grace Park ("Grace Park"); and

WHEREAS, these premises are not presently used by the Airport for airport purposes, and have not been in use for airport purposes since 1968 in the case of Radtke Point Park and 1982 in the case of Grace Park; and

WHEREAS, the premises immediately adjoin the municipal boundaries of the City of Schofield; and

WHEREAS, the City of Schofield has used the premises for city parks for its residents and desires to continue to do so; and

WHEREAS, the premises have been the subject of a lease between the City of Wausau and the City of Schofield which comply with State of Wisconsin Bureau of Aeronautics and Federal Aviation Administration regulations and guidelines for the non-aeronautical use of airport property; and

WHEREAS, the lease will expire on March 10, 2026 and it is necessary to renew it to keep the current use of the property in compliance with these regulations and guidelines; and

WHEREAS, the lease provides for a two (2) year term to commencing on March 10, 2026, subject to a ninety (90) day termination provision by either party and a rent in an annual amount equivalent to the annual

operations and maintenance costs of the premises to be paid by in kind operations and maintenance services performed by the City of Schofield, such services having been valued at \$4,775.00, and which will vary on an annual basis depending upon changing operational needs and costs; and

WHEREAS, your Airport Committee, at its January 22, 2026, meeting recommended that the lease, a copy of which is attached hereto and incorporated herein as “Exhibit 1” be approved; and

WHEREAS, your Parks and Recreation Committee, at its February 2, 2026, meeting recommended that the lease, a copy of which is attached hereto and incorporated herein as “Exhibit 1” be approved; and

WHEREAS, the City of Schofield will consider the attached lease at their Council meeting on February 10, 2026.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the two (2) year agreement for lease of Radtke Park and Grace Park, a copy of which is attached hereto and incorporated herein as “Exhibit 1.”

Approved:

Doug Diny, Mayor

**LEASE AGREEMENT
RADTKE POINT PARK/GRACE PARK**

THIS AGREEMENT OF LEASE, made this ____ day of _____ 2026 ("Lease"), between the City of Wausau, a municipal corporation, located in Marathon County, Wisconsin, hereinafter referred to as "LESSOR," and the City of Schofield, a municipal corporation, located in Marathon County, Wisconsin, hereinafter referred to as "LESSEE;"

RECITALS

WHEREAS, LESSOR and LESSEE enter into this Lease pursuant to the intergovernmental cooperation provisions of Wis. Stat. §66.0301; and

WHEREAS, LESSOR is the owner of certain premises further described on Exhibit A ("Premises") attached hereto and incorporated herein which is part of the Wausau Downtown Airport; and

WHEREAS, said Premises are presently not in use for airport purposes; and

WHEREAS, said Premises have been developed and maintained for park purposes since at least 1968 and 1982 respectively and have been named Radtke Point and Grace Park since their dedication as park land; and

WHEREAS, LESSOR desires to maintain and preserve these Premises for the future needs and development of the Wausau Downtown Airport; and

WHEREAS, the parties for the benefit of the residents of their respective community wish to more fully express their intent as to the maintenance, improvements, and responsibilities associated with said park land.

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, it is covenanted and agreed, between the parties as follows:

1. Term/Commencement. Subject to the termination provisions contained in paragraph 11 of this Lease, LESSOR hereby leases to LESSEE the "Premises," for a term of two (2) years. This Lease shall commence on March 10, 2026.
2. Fees. LESSEE shall be liable to LESSOR, for rent in an annual amount equivalent to the annual operations and maintenance costs of the Premises, such amount to be paid by in kind operations and maintenance services performed by LESSEE. Such services are valued at \$4,775.00 and will vary on an annual basis depending on changing operational needs and costs. It being the express intent of the parties that LESSEE shall not pay monies at any time to LESSOR for fees or rent during the term of the Lease.
3. Use. LESSEE shall use the Premises exclusively as a public park. LESSEE agrees to cooperate with LESSOR in coordinating scheduled uses of the Premises with LESSOR'S airport management activities to avoid or minimize disruption to the operations of the airport. LESSEE shall further permit LESSOR occasional use and

occupancy of the Premises, including the use and occupancy of the Premises for City of Wausau public events, LESSOR's airport management activities, and in the event of an emergency. LESSOR agrees to notify LESSEE of such airport management activities and associated requirements or its intention to use and occupy the Premises no less than 60 days in advance of the activity or use and occupancy except in the cases of aeronautical safety and security concerns in which case LESSOR shall give such notice as is practicable under the circumstances. In the case of actual use and occupancy of the Premises by LESSOR, LESSOR shall be responsible for the associated costs of such use and occupancy by LESSOR including repair of damage occurring as a result of its use and occupancy of the Premises.

4. Improvements. LESSEE shall not be allowed to make any improvements to the Premises without the prior written consent of the LESSOR, LESSEE shall be solely responsible for all expenses related to the construction and maintenance of the improvements and shall not engage in any use or development of the Premises which would conflict with normal airport operations or impede development or operation of airport maintenance access ways. LESSEE shall provide the LESSOR with 60 days advance written notice of its requested improvements, together with a statement of the costs of such improvements.

5. Restrictions on Use.

A. LESSEE expressly agrees to prevent any use of, or activities on the Premises which would interfere with or be a hazard to the flight of aircraft over the Premises, or to and from the airport, or interfere with air navigation and communication facilities presently or in the future serving the airport and specifically agrees not to permit the height of any structure, object of natural growth, or other obstruction to exceed height limits established in Title 49, Part 77 of the Code of Federal Regulations as shown on the map attached as Exhibit B, which is hereby incorporated herein by reference as if set forth at length. All costs of complying with said height limits shall be borne by LESSEE.

B. LESSEE shall not create any hazard which would interfere with the use of or the safety of air traffic at the Wausau Downtown Airport or which is contrary to the regulations of the Federal Aviation Administration, the laws and regulations of the State of Wisconsin, and/or ordinances of the City of Wausau.

C. All use, occupancy, maintenance and operation of the Premises by LESSEE and LESSOR shall be in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, -Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended; and pursuant to Section 30, Civil Rights (49 U.S.C. 1730) of the Airport and Airway Development Act Amendments of 1976, as well as all other applicable federal, state and local laws.

6. Maintenance. LESSEE shall protect, maintain and operate the Premises, including any improvements, in good condition and in accordance with all applicable federal, state and local laws, including but not limited to the provisions of the ordinances of the City of Wausau pertaining to the maintenance of any such Premises, at the sole cost of LESSEE. LESSOR will inspect the Premises with a representative of LESSEE each year to identify any possible maintenance issues.

With respect to Radtke Point Park, LESSEE shall take such steps as are reasonable and prudent to protect the shoreline of the Premises at Radtke Point Park from further soil erosion by users of such Premises.

7. Right of Entry. LESSOR shall have free access and the right of entry to the Premises at all reasonable times for the purpose of examining or investigating the condition thereof, in order to exercise any right or power reserved to LESSOR under the terms and provisions of this Lease.

8. Assignment. LESSEE shall not sell or assign this Lease or sublet the Premises or any part thereof. This non-assignment provision does not prohibit LESSEE from renting portions of the Premises on short-term basis (one day or less) to individuals for special events, i.e., weddings, family reunions, and etc.

9. RISK ALLOCATION.

A. Immunity. Both parties are governmental entities entitled to governmental immunity under law, including Section 893.80, Wis. Stats. Nothing contained herein shall waive the rights and defenses to which each party may be entitled under law, including all of the immunities, limitations, and defenses under Section 893.80, Wis. Stats or any subsequent amendments thereof.

B. Responsible for Own Actions. LESSOR and LESSEE shall bear the risk of its own actions, as it does with its day-to-day operations.

C. Employee Claims. The employees of LESSOR and LESSEE shall be covered by his or her employing municipality for purposes of worker's compensation, under ch. 102, Wisconsin Statutes, unemployment insurance, and benefits under ch. 40 Wisconsin Statutes. Both parties waive subrogation rights each may have against the other party for claim payments under ch. 102, Wisconsin Statutes.

D. Insurance. LESSOR and LESSEE shall each maintain an insurance policy or maintain a self-insurance program that covers activities that it may undertake by virtue of this Agreement.

E. Survival of Obligations. The obligations set forth in this paragraph shall survive the termination or expiration of this Agreement.

10. Indemnification and Release. LESSEE shall defend, indemnify and hold harmless LESSOR, its employees, agents, and elected and appointed officials from and against all liabilities, losses, judgments, actions, suits, obligations, debts, demands, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, of any kind or of any nature whatsoever which may be imposed, incurred, sustained or asserted against LESSOR, its employees, agents, and/or elected or appointed officials by reason of any injury or death to any person, or loss, damage, or destruction of any property or loss of use thereof, or otherwise arising as a result of the acts or omissions of LESSEE under this Lease.

LESSOR shall defend, indemnify and hold harmless LESSEE, its employees, agents, and elected and appointed officials from and against all liabilities, losses, judgments, actions, suits, obligations, debts, demands, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, of any kind or of any nature whatsoever which may be imposed, incurred, sustained or asserted against LESSEE, its employees, agents, and/or elected or appointed officials by reason of any injury or death to any person, or loss, damage, or destruction of any property or loss of use thereof, or otherwise arising as a result of the acts or omissions of LESSOR under this Lease.

LESSEE hereby releases LESSOR, its employees, agents, and elected and appointed officials from and against all liabilities, losses, judgments, actions, suits, obligations, debts, demands, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, which may arise as a result of the acts or omissions of LESSEE under this Lease.

LESSOR hereby releases the LESSEE, its employees, agents, and elected and appointed officials from and against all liabilities, losses, judgments, actions, suits, obligations, debts, demands, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, which may arise as a result of the acts or omissions of LESSOR under this Lease.

11. Termination of Lease. Either party shall have the right to terminate this Lease upon ninety (90) days written notice to the other party, which will allow LESSEE sufficient opportunity to remove any improvements it may have made, at any time during the term of this Lease and for any reason whatsoever, including but not limited to LESSOR's determination, at its sole discretion, that the Premises are required for airport purposes. Upon expiration of this period, any improvements not removed by LESSEE shall remain the property of the LESSOR without any cost to or further action by LESSOR. Upon such removal, LESSEE shall repair and restore the Premises to a safe and sightly condition. Any physical alterations or improvements to the land itself, such as landscaping, changes in topography or the like shall not be removed by LESSEE.

12. Grant Assurance and State Aid. LESSEE shall comply or take all steps necessary to enable LESSOR to comply with the requirements of current and future federal grant assurances and conditions of state aid.

13. Amendments. This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations, and other agreements of any kind. There are no representations or understandings of any kind not set forth herein. Any modification of or amendment to this Lease must be in writing and executed by both parties.

14. Notices. All notices required by this Lease shall be in writing and personally delivered or sent First Class Mail to LESSOR, in care of the City Clerk, City Hall, 407 Grant Street, Wausau, Wisconsin 54403, and to LESSEE in care of the City Clerk, City Hall, 200 Park Street, Schofield, Wisconsin 54476.

15. Survival. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with this Lease, as well as all continuing obligations, will survive termination or expiration of this Lease.

16. Severability. If any portion of this Lease shall become illegal, null or void or against public policy, for any reason, or shall be held to be invalid or unenforceable by any court of competent jurisdiction, the remaining portions of this Lease shall not be affected thereby and shall remain in full force and effect to the fullest extent permissible by law.

17. Waiver. The failure of either party to enforce any of the provisions of this Lease shall not be construed as a waiver of such provision or of the right of the party thereafter to enforce each and every such provision.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed on the date first above written.

CITY OF WAUSAU (LESSOR)

Witness

BY _____
Doug Diny, Mayor

Attest:

Witness

Kaitlyn A. Bernarde, City Clerk

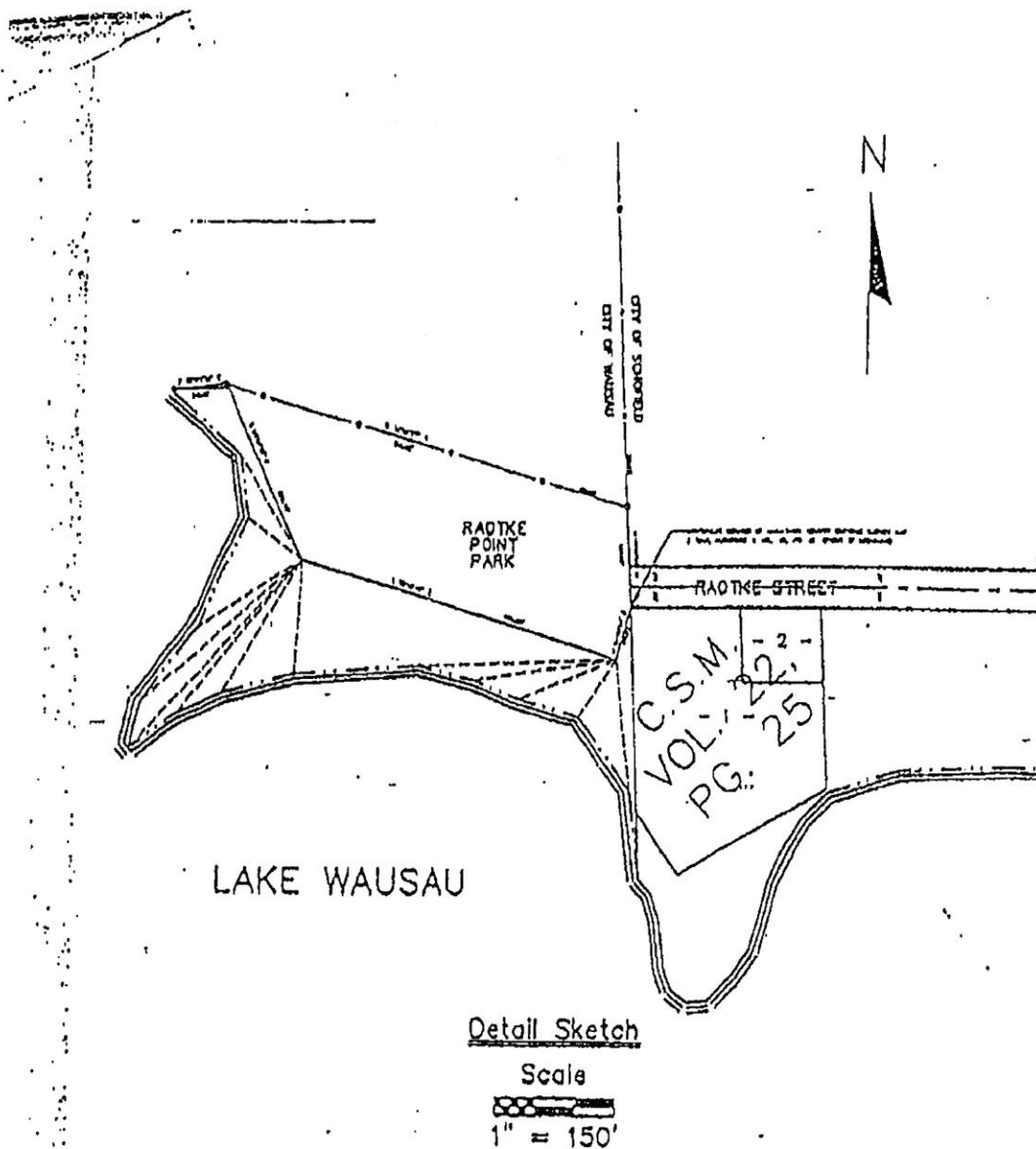
CITY OF SCHOFIELD (LESSEE)

Witness

BY _____
Kregg Hoehn, Mayor

Witness

Paula Brummond, City Clerk



Legal Description for Parcel of Land

A parcel of land located in Government Lot 2, Section 12, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Beginning at the Northwest corner of Marathon County Certified Map # 5947, recorded in Volume 22, of Marathon County Certified Maps on page 25; thence N 02° 56' 00" W along the East line of said Government Lot 2, 124.15 feet to a fence corner; thence N 73° 59' 07" W along a fence line 518.82 feet to a fence corner; thence S 83° 57' 54" W along the fence line 84.00 feet to the low water line of Lake Wausau; thence Southwesterly along the said low water line to its intersection with the East line of said Government Lot 2; thence N 02° 56' 00" W, 324 feet more or less to the point of beginning.

EXHIBIT A - RADTKE POINT PARK

47479

2025

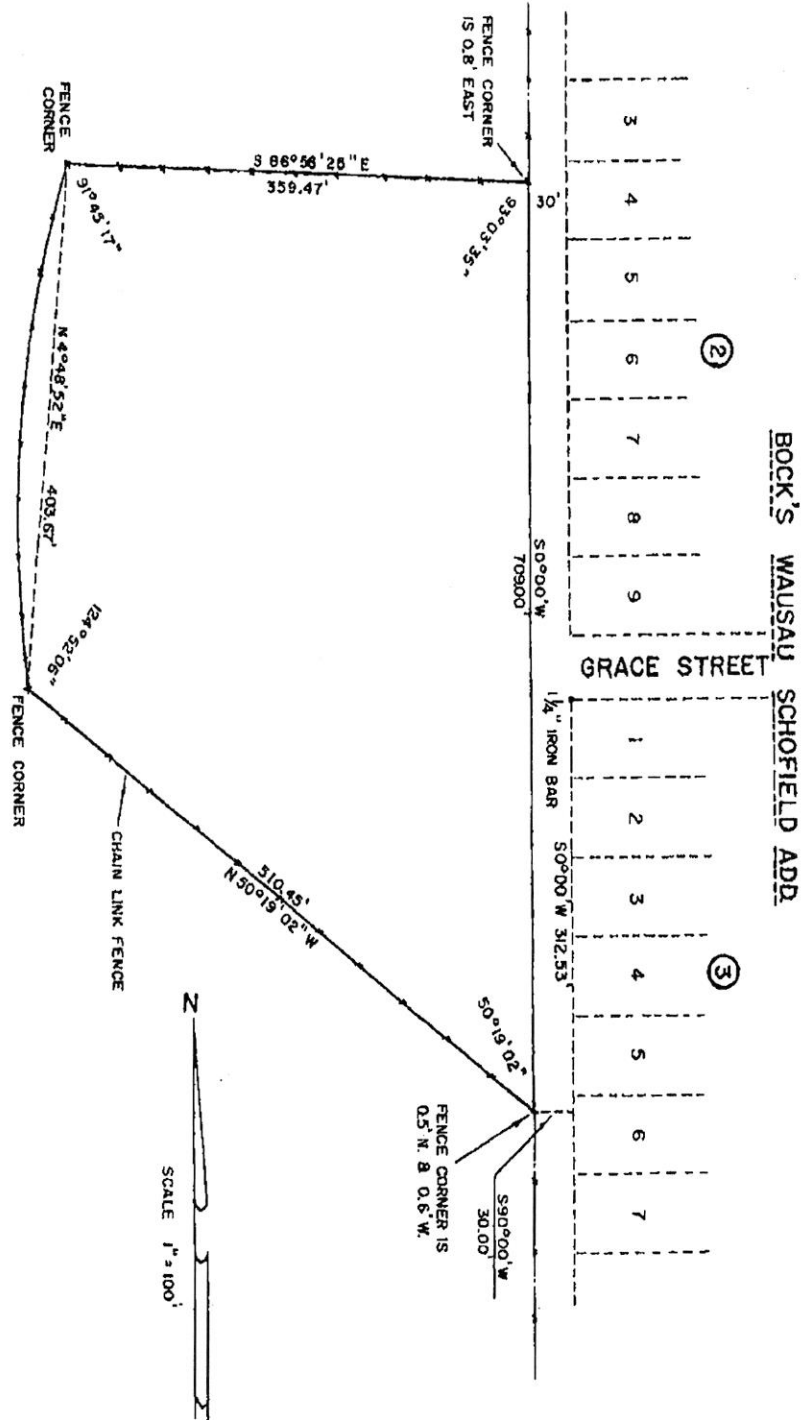


EXHIBIT A - GRACE PARK

3.00 ch
City Engineer

REGISTER'S OFFICE
Marathon County, Wis.
Received for Record this _____
day of _____ A.D. 19____
at _____ o'clock _____ M and recorded
in Vol. _____ of _____
on page _____
Robert J. Krumpholtz
Register

79 MAR 2 AM 11 04

79 MAR 2

CERTIFIED SURVEY MAP FOR CITY OF WAUSAU

I, Gordon Cary Bush, Surveyor, hereby certify: that I have surveyed and mapped a parcel of land located in Government Lot 2 and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 12, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Northwest corner of Block 3 of Bock's Wausau-Schofield Addition; thence S0°00'W along the West line of said Block 3, 312.53 feet; thence S90°00'W, 30.00 feet to the point of beginning; thence N50°19'02"W, 510.45 feet; thence along the arc of curve to the right, said curve having a radius 1054.32 feet, a central angle of 22°04'24", and a long chord of 403.67 feet which bears N4°48'52"E; thence S86°56'25"E, 359.47 feet to the East line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S0°00'W along the East line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and Government Lot 2, 709.00 feet to the point of beginning.

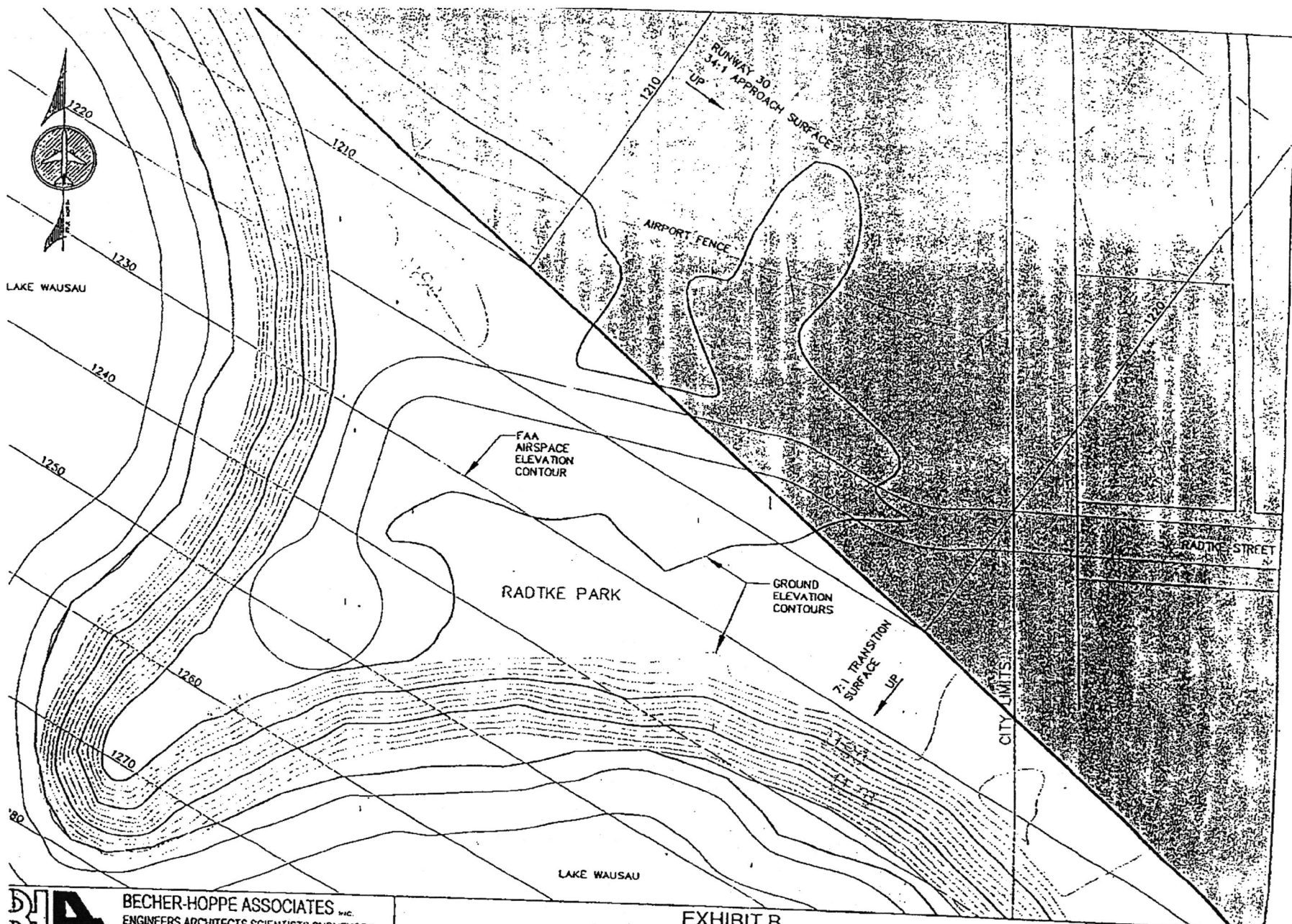
That such plat is a correct representation of all exterior boundaries of the land surveyed.

That I fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes.

Gordon Cary Bush, S778
Engineering Division
Department of Public Works
City of Wausau
March 1, 1979

G. Cary Bush





BHA BECHER-HOPPE ASSOCIATES INC.
 ENGINEERS ARCHITECTS SCIENTISTS SURVEYORS
 530 Fourth Street - P.O. Box 6000 - Wausau, WI - 54407-0600
 Tel 715-845-1600 Fax 715-845-1600 www.becherhoppe.com

EXHIBIT B
 RADTKE PARK HEIGHT LIMITS
 WAUSAU DOWNTOWN AIRPORT

PROJECT NO. 2005.041.34
 SCALE: 1"=80'
 DATE: 09/20



OFFICIAL MINUTES REGULAR MEETING

MEETING: Parks & Recreation Committee
DATE/TIME: Monday, February 2, 2026 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Lou Larson (C) Carol Luken (VC)
Lisa Rasmussen Sarah Watson
Tom Neal

Members Present: Lou Larson, Carol Lukens, Lisa Rasmussen, Tom Neal, Sarah Watson
Members Not Present:
Members Excused:
Present 5, Not Present 0, Excused 0

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:17 PM.

1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.

No Public Comment

2 Consideration of the minutes of the preceding meeting(s).

Regular Parks and Recreation Committee January 5, 2026 Minutes

Motion by Alderperson Neal, seconded by Alderperson Rasmussen, to Approve. Motion Passed 5-0.

Special Parks and Recreation Committee January 19, 2026 Minutes

Motion by Alderperson Neal, seconded by Alderperson Rasmussen, to Approve. Motion Passed 5-0.

3 Discussion and possible action.

a. Discussion and Possible Action Recommending a Vendor to Operate the Riverlife Concession Stand

Brief discussion was held about the proposals. Members of the Committee felt that the proposal from Mr. Alwin best fit the facility, park and vision for the concession stand. The Committee thanked both proposers for submitting proposals for the concession stand.

Motion by Alderperson Neal, seconded by Alderperson Rasmussen, to Approve the proposal submitted by Mr. Alwin. Motion Passed 5-0.

b. Discussion and Possible Action on Renewal of Radtke Point Park/Grace Park Lease Agreement

Motion by Alderperson Lukens, seconded by Alderperson Watson, to Approve renewal of Radtke Point/Grace Park lease agreements. Motion Passed 5-0.

4 Discussion.

- a. A. 2025 Year in Review**
B. 2026 Parks, Recreation & Forestry Annual Work Plan

Report placed on file.

5 Adjournment.

Motion by Alderperson Watson, seconded by Alderperson Lukens, to Adjourn. Motion carried.
Meeting adjourned at 05:27 PM.

Next Meeting is Monday, March 2, 2026 @ 5:15 PM.

The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](#)



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



CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Finance Committee Approving Airspace Obstruction Removal Agreement with Schofield Ridgeland Legacy LLC – 724 and 732 Ridgeland Avenue, Schofield.

Committee Action: *Pending*

File Number: 26-0203

Date Introduced: February 10, 2026

FISCAL IMPACT SUMMARY

	<i>Budget Neutral:</i>	YES ☐	NO ☒	Cost is unknown at this time and will be determined once a tree removal contractor is engaged.
COSTS	<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>
	<i>Fee Financed:</i>	YES ☐	NO ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	YES ☐	NO ☐	<i>Amount:</i>
SOURCE	<i>Debt Finance:</i>	YES ☐	NO ☐	<i>Amount:</i> <i>Annual Retirement:</i>
	<i>TID Financed:</i>	YES ☐	NO ☐	<i>Amount:</i>
	<i>TID Source:</i>	<i>Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the primary runway at the Wausau Municipal Airport will be repaved in the near future; and

WHEREAS, the Board of Aeronautics requires clean airspace for airplane landings; and

WHEREAS, the City has determined that the trees at 724 and 732 Ridgeland Avenue exceed the required airspace limits and trimming and/or removal of the trees will be necessary; and

WHEREAS, an Airspace Obstruction Removal Agreement will be necessary with the owner of 724 and 732 Ridgeland Avenue, Schofield Ridgeland Legacy LLC; and

WHEREAS, your Finance Committee, on February 10, 2026, discussed and recommended entering into the attached Airspace Obstruction Removal Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau does hereby approve the Airspace Obstruction Removal Agreement with Schofield Ridgeland Legacy LLC for tree trimming and/or removal and authorizes and directs the proper City officials to execute the Airspace Obstruction Removal Agreement.

Approved:

Doug Diny, Mayor

AIRSPACE OBSTRUCTION REMOVAL AGREEMENT

This Airspace Obstruction Removal Agreement ("**Agreement**") is entered into as of the ____ day of _____, 2026, by and between:

City of Wausau, a Wisconsin municipal corporation, with offices located at 407 Grant Street, Wausau, WI ("**City**"),

and

SCHOFIELD RIDGELAND LEGACY LLC, a limited liability company, with apartment buildings located at 724 and 732 Ridgeland Avenue, Schofield, WI ("**Owner**").

The City and Owner may be referred to individually as a "**Party**" and collectively as the "**Parties**."

1. RECITALS

WHEREAS, the City owns and operates the **Wausau Downtown Airport** ("**Airport**"), a public-use airport subject to applicable Federal Aviation Administration ("**FAA**") regulations and safety standards; and

WHEREAS, Owner owns or controls certain real property located near the Airport at 724 and 732 Ridgeland Avenue, Schofield, WI and

WHEREAS, certain existing vegetation on the Property penetrates the navigable airspace or safety areas associated with the Airport ("**Obstructions**"); and

WHEREAS, the Parties desire to establish their respective rights and responsibilities regarding the identification, removal, mitigation, and prevention of such Obstructions in order to protect the safety and continued operation of the Airport.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

2. PURPOSE

The purpose of this Agreement is to provide for the removal, mitigation, or prevention of Obstructions affecting the airspace of the Wausau Downtown Airport and to define the responsibilities of the City and the Owner with respect to such actions.

3. IDENTIFICATION OF OBSTRUCTIONS

3.1 The Obstructions subject to this Agreement include trees that penetrate FAA-defined imaginary surfaces or otherwise interfere with safe aircraft operations.

3.2 Obstructions may be identified through FAA studies, airport surveys, or inspections conducted or commissioned by the City.

4. RESPONSIBILITIES OF THE PARTIES

4.1 Responsibilities of the City of Wausau

The City shall have the following responsibilities, which may be modified or expanded as agreed by the Parties:

- a. Identify and document Obstructions affecting Airport airspace;
 - b. Provide notice to Owner of identified Obstructions subject to this Agreement;
 - c. Coordinate access to the Property, if necessary, subject to reasonable notice and Owner's consent;
 - d. Procure the services required to remove the Obstructions;
 - e. Procure the services required to install mutually agreeable replacement plantings;
 - e. Maintain records related to Obstruction removal performed under this Agreement.
-

4.2 Responsibilities of SCHOFIELD RIDGELAND LEGACY LLC

Owner shall have the following responsibilities, which may be modified or expanded as agreed by the Parties:

- a. Permit the removal of identified Obstructions on the Property, as shown in **Exhibit A**;
 - b. Refrain from allowing future vegetation on the Property that would create new Obstructions;
 - c. Provide reasonable access to the Property for purposes related to this Agreement, subject to mutually agreed conditions;
-

5. COSTS AND COMPENSATION

The City is responsible for costs associated with removal of the Obstructions, stumps, and debris; and for installation of mutually agreeable replacement plantings.

6. INDEMNIFICATION AND LIABILITY

6.1 Indemnification by SCHOFIELD RIDGELAND LEGACY LLC

To the fullest extent permitted by law, **SCHOFIELD RIDGELAND LEGACY LLC shall indemnify, defend, and hold harmless the City of Wausau, its elected officials, officers, employees, agents, and volunteers**, from and against any and all claims, demands, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from:

- a. Owner's acts or omissions in connection with this Agreement;
 - b. Owner's ownership, use, or condition of the Property;
 - c. The removal, trimming, or mitigation of Obstructions on the Property, except to the extent caused by the negligent or wrongful acts or omissions of the City.
-

6.2 Indemnification by the City of Wausau

To the fullest extent permitted by law, **the City of Wausau shall indemnify, defend, and hold harmless SCHOFIELD RIDGELAND LEGACY LLC, its members, managers, officers, employees, and agents**, from and against any and all claims, demands, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from:

- a. The City's negligent or wrongful acts or omissions in connection with this Agreement;
 - b. Activities conducted by the City or its contractors on the Property pursuant to this Agreement, except to the extent caused by the negligent or wrongful acts or omissions of the Owner.
-

6.3 Limitation of Liability

Nothing in this Agreement shall be construed as a waiver of any immunities, defenses, or limitations of liability available to either Party under Wisconsin law, including but not limited to **Wisconsin Statutes § 893.80** or other applicable provisions.

6.4 Survival

The obligations under this Section 6 shall **survive the termination or expiration** of this Agreement.

7. TERM AND TERMINATION

7.1 This Agreement shall become effective on the date first written above and shall remain in effect until the Parties' responsibilities are fulfilled, unless earlier terminated by mutual written agreement of the Parties or as otherwise provided herein.

7.2 Termination shall not relieve either Party of obligations accrued prior to termination.

8. MISCELLANEOUS

- a. **Governing Law:** This Agreement shall be governed by the laws of the State of Wisconsin.
 - b. **Amendments:** Any amendment must be in writing and signed by both Parties.
 - c. **Entire Agreement:** This document constitutes the entire agreement between the Parties regarding the subject matter herein.
 - d. **Severability:** If any provision is held invalid, the remaining provisions shall remain in full force and effect.
-

10. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF WAUSAU

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

SCHOFIELD RIDGELAND LEGACY LLC

By: _____

Name: _____

Title: _____

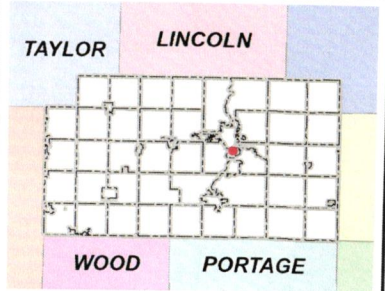
Date: _____



Land Information Mapping System



Remove all
vegetation greater
than 10' in height
from 724 and 732
Ridgeland Ave



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
- Red: Band_1
- Green: Band_2
- Blue: Band_3

50.00 0 50.00 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Finance Committee Approving Airspace Obstruction Removal Agreement with Zachary Lange – 811 Ridgeland Avenue, Schofield.

Committee Action: *Pending*

File Number: 26-0204

Date Introduced: February 10, 2026

FISCAL IMPACT SUMMARY

	<i>Budget Neutral:</i>	YES ☐	NO ☒	Cost is unknown at this time and will be determined once a tree removal contractor is engaged.
COSTS	<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>
	<i>Fee Financed:</i>	YES ☐	NO ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	YES ☐	NO ☐	<i>Amount:</i>
SOURCE	<i>Debt Finance:</i>	YES ☐	NO ☐	<i>Amount:</i> <i>Annual Retirement:</i>
	<i>TID Financed:</i>	YES ☐	NO ☐	<i>Amount:</i>
	<i>TID Source:</i>	<i>Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the primary runway at the Wausau Municipal Airport will be repaved in the near future; and

WHEREAS, the Board of Aeronautics requires clean airspace for airplane landings; and

WHEREAS, the City has determined that the trees at 811 Ridgeland Avenue exceed the required airspace limits and trimming and/or removal of the trees will be necessary; and

WHEREAS, an Airspace Obstruction Removal Agreement will be necessary with the owner of 811 Ridgeland Avenue, Zachary D. Lange; and

WHEREAS, your Finance Committee, on February 10, 2026, discussed and recommended entering into the attached Airspace Obstruction Removal Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau does hereby approve the Airspace Obstruction Removal Agreement with Zachary D. Lange for tree trimming and/or removal and authorizes and directs the proper City officials to execute the Airspace Obstruction Removal Agreement.

Approved:

Doug Diny, Mayor

AIRSPACE OBSTRUCTION REMOVAL AGREEMENT

This Airspace Obstruction Removal Agreement ("**Agreement**") is entered into as of the ____ day of _____, 2026, by and between:

City of Wausau, a Wisconsin municipal corporation, with offices located at 407 Grant Street, Wausau, WI ("**City**"),

and

ZACHARY D. LANGE, located at 811 Ridgeland Avenue, Schofield, WI ("**Owner**").

The City and Owner may be referred to individually as a "**Party**" and collectively as the "**Parties.**"

1. RECITALS

WHEREAS, the City owns and operates the **Wausau Downtown Airport** ("**Airport**"), a public-use airport subject to applicable Federal Aviation Administration ("**FAA**") regulations and safety standards; and

WHEREAS, Owner owns or controls certain real property located near the Airport at 724 and 732 Ridgeland Avenue, Schofield, WI and

WHEREAS, certain existing vegetation on the Property penetrates the navigable airspace or safety areas associated with the Airport ("**Obstructions**"); and

WHEREAS, the Parties desire to establish their respective rights and responsibilities regarding the identification, removal, mitigation, and prevention of such Obstructions in order to protect the safety and continued operation of the Airport.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

2. PURPOSE

The purpose of this Agreement is to provide for the removal, mitigation, or prevention of Obstructions affecting the airspace of the Wausau Downtown Airport and to define the responsibilities of the City and the Owner with respect to such actions.

3. IDENTIFICATION OF OBSTRUCTIONS

3.1 The Obstructions subject to this Agreement include trees that penetrate FAA-defined imaginary surfaces or otherwise interfere with safe aircraft operations.

3.2 Obstructions may be identified through FAA studies, airport surveys, or inspections conducted or commissioned by the City.

4. RESPONSIBILITIES OF THE PARTIES

4.1 Responsibilities of the City of Wausau

The City shall have the following responsibilities, which may be modified or expanded as agreed by the Parties:

- a. Identify and document Obstructions affecting Airport airspace;
 - b. Provide notice to Owner of identified Obstructions subject to this Agreement;
 - c. Coordinate access to the Property, if necessary, subject to reasonable notice and Owner's consent;
 - d. Procure the services required to remove the Obstructions;
 - e. Procure the services required to install mutually agreeable replacement plantings;
 - e. Maintain records related to Obstruction removal performed under this Agreement.
-

4.2 Responsibilities of SCHOFIELD RIDGELAND LEGACY LLC

Owner shall have the following responsibilities, which may be modified or expanded as agreed by the Parties:

- a. Permit the removal of identified Obstructions on the Property, as shown in **Exhibit A**;
 - b. Refrain from allowing future vegetation on the Property that would create new Obstructions;
 - c. Provide reasonable access to the Property for purposes related to this Agreement, subject to mutually agreed conditions;
-

5. COSTS AND COMPENSATION

The City is responsible for costs associated with removal of the Obstructions, stumps, and debris; and for installation of mutually agreeable replacement plantings.

6. INDEMNIFICATION AND LIABILITY

6.1 Indemnification by SCHOFIELD RIDGELAND LEGACY LLC

To the fullest extent permitted by law, **SCHOFIELD RIDGELAND LEGACY LLC shall indemnify, defend, and hold harmless the City of Wausau, its elected officials, officers, employees, agents, and volunteers**, from and against any and all claims, demands, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from:

- a. Owner's acts or omissions in connection with this Agreement;
 - b. Owner's ownership, use, or condition of the Property;
 - c. The removal, trimming, or mitigation of Obstructions on the Property, except to the extent caused by the negligent or wrongful acts or omissions of the City.
-

6.2 Indemnification by the City of Wausau

To the fullest extent permitted by law, **the City of Wausau shall indemnify, defend, and hold harmless SCHOFIELD RIDGELAND LEGACY LLC, its members, managers, officers, employees, and agents**, from and against any and all claims, demands, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from:

- a. The City's negligent or wrongful acts or omissions in connection with this Agreement;
 - b. Activities conducted by the City or its contractors on the Property pursuant to this Agreement, except to the extent caused by the negligent or wrongful acts or omissions of the Owner.
-

6.3 Limitation of Liability

Nothing in this Agreement shall be construed as a waiver of any immunities, defenses, or limitations of liability available to either Party under Wisconsin law, including but not limited to **Wisconsin Statutes § 893.80** or other applicable provisions.

6.4 Survival

The obligations under this Section 6 shall **survive the termination or expiration** of this Agreement.

7. TERM AND TERMINATION

7.1 This Agreement shall become effective on the date first written above and shall remain in effect until the Parties' responsibilities are fulfilled, unless earlier terminated by mutual written agreement of the Parties or as otherwise provided herein.

7.2 Termination shall not relieve either Party of obligations accrued prior to termination.

8. MISCELLANEOUS

- a. **Governing Law:** This Agreement shall be governed by the laws of the State of Wisconsin.
- b. **Amendments:** Any amendment must be in writing and signed by both Parties.
- c. **Entire Agreement:** This document constitutes the entire agreement between the Parties regarding the subject matter herein.
- d. **Severability:** If any provision is held invalid, the remaining provisions shall remain in full force and effect.

10. SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF WAUSAU

By: _____
Name: _____
Title: _____
Date: _____

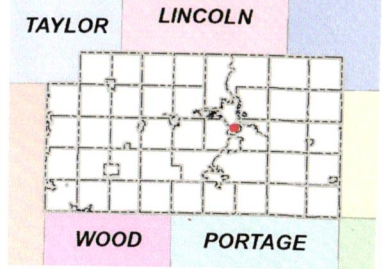
By: _____
Name: _____
Title: _____
Date: _____

ZACHARY D. LANGE

By: _____
Name: _____
Title: _____
Date: _____



Land Information Mapping System



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
- Red: Band_1
- Green: Band_2
- Blue: Band_3

50.00 0 50.00 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Finance Committee Approving Sixth Amendment to Advanced Physical Therapy and Sports Medicine, S.C. On-Site Health Services Agreement.

Committee Action: *Pending*

File Number: 23-0309

Date Introduced: February 10, 2026

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral:	YES []	NO [X]		
	Included in Budget:	YES [X]	NO []	Budget Source:	
	One-time Costs:	YES []	NO [X]	Amount:	
	Recurring Costs:	YES [X]	NO []	Amount:	
SOURCE	Fee Financed:	YES []	NO [X]	Amount:	
	Grant Financed:	YES []	NO [X]	Amount:	
	Debt Finance:	YES []	NO [X]	Amount:	Annual Retirement:
	TID Financed:	YES []	NO [X]	Amount:	
	TID Source:	Increment Revenue [] Debt [] Funds on Hand [] Interfund Loan []			

RESOLUTION

WHEREAS, Advanced Physical Therapy and Sports Medicine, S.C. (“Advanced”) and the City entered into an On-Site Health Services Agreement on June 1, 2018; and

WHEREAS, Advanced and the City wish to amend the original agreement by increasing the hourly rate from \$85 per hour to \$91 per hour; and

WHEREAS, this rate will be in effect from January 1, 2026 through December 31, 2030. After the initial five years, rates will increase 3% each following year beginning with the next calendar year or until amended in writing by the parties; and

WHEREAS, your Finance Committee, at their February 10, 2026 meeting, discussed and recommended approving the amendment increasing the hourly rate to \$91.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau does hereby approve the Sixth Amendment to the On-Site Health Services Agreement with Advanced Physical Therapy and Sports Medicine, S.C. and directs the proper city officials to execute the attached Amendment.

Approved:

Doug Diny, Mayor

ADVANCED PHYSICAL THERAPY AND SPORTS MEDICINE, S.C.
ON-SITE HEALTH SERVICES AGREEMENT SIXTH AMENDMENT

THIS ON-SITE HEALTH SERVICES AGREEMENT AMENDMENT (this "Amendment") is made effective as of the 1st day of January, 2026, by and between ADVANCED PHYSICAL THERAPY and SPORTS MEDICINE, S.C. ("Advanced"), and CITY OF WAUSAU ("Company").

WHEREAS, Advanced and the Company have previously entered into an On-Site Health Services Agreement (the "Original On-Site Health Services Agreement"); June 1, 2018 and

WHEREAS, Advanced and the Company wish to amend the Original On-Site Health Services Agreement pursuant to the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and with the intent of being legally bound hereby, the parties hereto agree as follows:

1. **Exhibit A.** Exhibit A of the On-site Health Services Agreement Amendment, signed 11/3/2023, is hereby deleted in its entirety and replaced with the Exhibit A attached hereto.

2. **Renewal.** Except as set forth above, the Original On-Site Health Services Agreement shall be ratified and affirmed, and shall continue in full force and effect, under the same terms and conditions as set forth therein, as amended by this Amendment. In the event that the terms and conditions of the Original On-Site Health Services Agreement are inconsistent or conflict with the terms and conditions of this Amendment, the terms and conditions of this Amendment shall govern.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first written above.

ADVANCED PHYSICAL THERAPY AND SPORTS
MEDICINE, SC

Sign: _____

Name: Robert Worth

Title: President/CEO

Date: _____

CITY OF WAUSAU

Sign: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

PURCHASED SERVICES AND FEES.

Advanced Physical Therapy and Sports Medicine, SC will provide injury prevention and management services as outlined in the proposal given on 8/14/2025.

The services will be billed as indicated below. There is a 2-hour minimum charge for going onsite.

Invoices will be sent on a monthly basis for Police Dept to: Susan.Lang@ci.wausau.wi.us

Invoices will be sent on a monthly basis for Fire Dept to: mindy.walker@wausauwi.gov

Fee Structure:

The following rates for onsite services and on-call onsite service will have a price lock for 5 years from the effective date. Rates shall remain in effect for calendar year 01/01/2026-12/31/2030. After the initial 5 years, rates will increase by 3% (three percent) each following year beginning with the next calendar year or until amended in writing by the parties.

For all near-site services and testing services, beginning with the next calendar year and automatically each calendar year going forward, rates will be reviewed and increased in accordance with prevailing market rates.

Onsite services: \$91 per hour

On-call services: \$91 per hour, 2-hour minimum charge

Near-site services: \$160/visit, no show will incur \$160/visit charge

Virtual Visits: \$65/visit, no show will incur \$65/visit charge

CONFIRMATION OF MAYOR'S APPOINTMENTS

Confirming Appointments of the Mayor of the City of Wausau to the Business Improvement District Board.

File Number: 26-0202

Date Introduced: February 10, 2026

Business Improvement District Board

<u>Appointee:</u>		<u>Term:</u>	<u>Term Ending:</u>
Sara Bangs	1 st Term	Replacing Gizo Ujarmeli	12/31/2027
Mark McKinley		2 nd Term	12/31/2027
Robb Shepherd		4 th Term	12/31/2027

Attest:

Kaitlyn Bernarde, City Clerk



Citizen Participation Form

Thank you for your interest in serving on one of our many Boards, Committees or Commissions. The Mayor makes appointments, which are subject to confirmation of the Council. Some, but not all, require residency or specific qualifications. Therefore, unless you express a specific interest in serving on a particular Board, Committee, or Commission, your response to the following questions will assist in appointing you, subject to confirmation of the Council. The City is looking for a broad representation of citizens with diverse backgrounds, talents, and interests. Submission of a completed application does not guarantee placement.

Contact Information

Full Name*

Sara Bangs

First and Last Name

Residential Address*

Street Address

Address Line 2

City

u

State/Province/Region

WI

Postal/Zip Code

Is this your residence for voter registration? *

☐ Yes ☐ No

Phone***Email*****How long have you been a Wausau resident? ***

9 years

Do you own a business within the City of Wausau? *

☐ Yes ☐ No

If Yes, please list the name and address of the business

Employment Information

Please provide your current or most recent employment information.

What is your most recent job title? *

Business Name *

Business Address *

Street Address

Address Line 2

Building 2

City

Wausau

State/Province/Region

Postal/Zip Code

Business Phone Number *

Community Involvement

Please note any history of involvement with your community.

Are you currently serving on any Boards, Commissions or Committees? *

☐ Yes ☐ No

Do you have previous experience in any form of government?(This could be as an employee, committee member, elected official, etc) *

☐ Yes ☐ No

Describe your involvement within the Wausau community - including government, schools, non-profit organizations, athletics, etc. *

Volunteer with the WMC Shelter, previously served on the Development Committee for the Community Foundation of North Central Wisconsin, Volunteer at multiple Wausau community events

Area of Interest

Information regarding existing City of Wausau Boards, Commissions and Committees can be found on the City Website at www.wausauwi.gov/your-government/city-council/boards-committees-commissions.

Please select your top three boards, committees, or commissions you are interested in serving on: *

- | | |
|--|--|
| ☐ AARP Livability Committee | ☐ Administrative Review Board |
| ☐ Affordable Housing Regional Task Force | ☐ Airport Committee |
| ☐ Bicycle & Pedestrian Advisory Committee | ☐ Board of Review |
| ☐ Board of Zoning Appeals | ☐ Building Advisory Board |
| ☒ Business Improvement District Board | ☐ Capital Improvement Program Committee(CIPC) |
| ☐ Citizen's Advisory Committee | ☐ Community Development Authority |
| ☐ Ethics Board | ☐ Historic Preservation Commission |
| ☐ Joint Review Board | ☐ Liberation and Freedom Committee |
| ☐ Plan Commission | ☐ Police and Fire Commission |
| ☐ Sustainability, Energy, and Environment Committee | ☐ Transit Commission |

Please note your order of interest from the selections above. *

Business Improvement District Board

Please list first, second and third choice

Please expand on why you are interested in serving on your selected boards, committees, and commissions. *

After moving to Wausau in early 2017, my husband quickly realized what a strong, vibrant community Wausau is, and I am so happy to call it home. Our business has flourished here, and I recruit medical practitioners to this city as well. It behooves all of us to be involved and take interest in the work that supports our community, including oversight work like that of the Business Improvement District Board. I am happy to provide my time.

Are you willing and able to attend meetings on a regular basis? *☐ Yes No**What qualifications and experience will you bring to the Board, Committee or Commission? ***

I spent 24 years in healthcare leadership prior to moving to a physician recruitment role. In this work, I ran operations for medical groups, overseeing millions of dollars in annual revenue generation for multiple health care facilities. I became proficient in reviewing and creating budgets and tracking spending. I learned to use data to forecast and analyze growth opportunities.

In my entrepreneurial life, I have helped my husband grow a portfolio of lodging properties. We are responsible for understanding changes in the lodging market, business trends, and consumer preferences. It's required me to be analytical when reviewing data and to accurately review the risks/benefits associated with decisions.

Additional Information

You are welcome to attach additional information such as your resume or vitae that may further support your appointment.

File Uploads

You may choose to attach supplemental information, such as a professional resume, personal biography, letter of interest, or references that may further support your appointment. This is not a requirement.

Acknowledgement

This application will remain on file for three years from the date of submission. Please be advised that your completed application including any supplemental attachments, are subject to open records requests under the Freedom of Information Act.

Signature ***Date**

01/29/2026

LEASE AGREEMENT BETWEEN THE CITY OF WAUSAU AND
SAWMILL MINI GOLF, LLC.

THIS AGREEMENT, made this _____ day of _____, 2026, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "LESSOR," and Sawmill Mini Golf, LLC, hereinafter referred to as "LESSEE";

WITNESSETH:

WHEREAS, LESSOR presently owns property in the City of Wausau, a description of such property being attached hereto as "Exhibit 1" and incorporated herein by reference; and

WHEREAS, the property described on "Exhibit 1" contains a concession building, and LESSEE wishes to lease from LESSOR this building, and LESSOR wishes to lease to LESSEE this building, all upon terms and conditions as follows:

NOW, THEREFORE, and in consideration of the rents, covenants, and agreement herein contained, LESSOR does hereby lease to LESSEE, and LESSEE does lease from LESSOR the concession building located on that land described on "Exhibit 1" attached hereto:

1. PREMISES. LESSOR hereby leases to LESSEE and LESSEE hereby leases from LESSOR that certain building located on property described as follows:

See "Exhibit 1" attached hereto and incorporated herein by reference.

2. DURATION OF LEASE. The initial term of this lease shall be for one (1) year, eight (8) months, and seventeen (17) days beginning on February 11, 2026 and terminating on October 31, 2027. Provided that LESSEE is not then in default, this lease may be renewed upon the mutual agreement of the parties subject only to the fixed renewal increase described in paragraph 3 for additional successive terms of one year each, upon notice by the LESSEE to LESSOR of its intent to renew at least 120 days prior to end of the then current term. If the LESSEE does not exercise its option to renew or the parties cannot agree on the terms for a new lease, then this agreement will terminate on the last day of the existing term.

3. RENT. LESSEE agrees to pay to LESSOR as follows:

The rent shall be One Thousand Dollars (\$1,000) per month June through August, Seven Hundred Dollars (\$700) per month May, September & October and One Hundred Dollars (\$100) per month November through April with a 0% increase applied for the first one-year renewal. If additional one-year renewals are requested a 3% increase will be applied at the beginning of each successive one-year term. Payments shall be made at the office of the City Clerk at City Hall, 407 Grant Street, Wausau, Wisconsin, or mailed to that address. Payment shall be received by the 1st day of each month for which the rent is due until the expiration of the lease agreement. (If the rent payment is made by mail, the money must be received by the City Clerk on or before the 1st day of each month.)

4. CONDITION OF PREMISES. LESSEE having inspected the demised premises, agrees to accept the premises in its present condition and state of repair and acknowledges that LESSOR has made no representation as to the condition of the premises.
5. USE OF PREMISES. The premises shall be used for the seasonal operation of a business that serves ice cream and related products, provided that any use shall be a use which is permitted by the zoning ordinances of the City of Wausau.
6. HOURS OF OPERATION. LESSEE shall be open from May 1 through October 31. Tuesday-Sunday 11:00 a.m. to 8:00 p.m. in June through August and in May, September and October Fridays 4:00 a.m. to 7:00 p.m. and Saturday and Sundays 11:00 a.m. to 7:00 p.m., weather permitting. Hours may be adjusted at the discretion of the LESSEE, based on customer demands.
7. MAINTENANCE OF PREMISES. LESSEE agrees to keep the premises in good repair and reasonably clean at its expense, to maintain in good repair all equipment which is within the building on the premises and to return the building and the premises to LESSOR in reasonably good condition, repairing or replacing all broken or missing articles.

LESSEE shall be responsible during open season for keeping the interior space of the concession building reasonably clean at its expense. LESSEE shall be responsible during open season for maintaining all public and storage areas in and around the building, including nearby public seating areas and public waste receptacles.

LESSEE shall contract a dumpster at its expense for trash collection to be located in the combined trash enclosure provided by the City (see Exhibit 1).

LESSOR shall have the right to inspect the premises at all reasonable times and if LESSEE fails to keep the premises in a reasonably clean condition, LESSOR may clean the premises and charge the costs thereof to LESSEE.

LESSOR agrees to be responsible for daily cleaning and restocking of the public bathrooms during the months of operation. LESSEE shall assist LESSOR with daily cleaning and restocking of the public bathrooms during the months of operation.

LESSOR agrees to maintain owned areas surrounding and nearby the premises in good repair and reasonably clean during the term of this lease.

8. CHANGES /IMPROVEMENTS. It is agreed by and between the parties hereto that LESSEE shall not make any changes to or on or do anything to or on the interior or exterior of the building, the land, the parking lot, or the sign, unless specifically permitted by this agreement, such permission to change not to be unreasonably withheld by LESSOR.
9. REMOVAL OF EQUIPMENT, FIXTURES, ETC. LESSEE may remove, at its own expense and without damage to the building or grounds, any equipment, fixtures, personal property, air conditioning equipment, or other similar items owned and installed by LESSEE in or on the demised premises, provided, however, that it leave the premises in the same condition of repair and as tenantable as it was at the making of this agreement and prior to the addition of such equipment or fixtures.

10. EXTERIOR. It is agreed between the parties hereto that LESSOR shall be responsible for the exterior of the building, the doors and the windows, unless the repairs and/or maintenance is necessitated by an act or an omission of LESSEE or someone on the premises for the purpose of conducting business with LESSEE.
11. HEAT AND UTILITIES. It is agreed by and between the parties hereto that LESSOR shall pay and be responsible for natural gas, electrical, heat, water, and sewer utility charges services during the months of operation for the term of this lease. LESSEE shall pay and be responsible for any utility services needed for the operations of the business including but not limited to telephone and internet.
12. GOVERNMENTAL REGULATIONS. LESSEE agrees to keep and occupy the premises in accordance with all police, sanitary, health, safety, and other rules, laws, and regulations imposed by any governmental authority.
13. PROPERTY INSURANCE. LESSOR agrees to keep the leased premises insured for fire and extended coverage for the full insurable value thereof. LESSEE agrees to insure all of LESSEE's property on the leased premises, and any improvements that LESSEE might make to the leased premises, for fire and extended coverage for the full insurable value thereof.
14. LIABILITY INSURANCE. LESSEE agrees to carry and pay the premiums for public liability insurance, including liability under the safe place statute, insuring LESSOR against liability for injury to property for at least One Million Dollars (\$1,000,000) and against liability for injury to persons or for loss of life arising out of the use and occupancy of the demised premises, with limits of Two Million Dollars (\$2,000,000) per person and per occurrence, and shall furnish evidence of such insurance to LESSOR. In lieu of the foregoing, if LESSEE carries such public liability insurance under a blanket policy, LESSEE shall furnish LESSOR a current certificate to that effect which states the amount thereof, the type of coverage, and that LESSOR has been added as a coinsured for the demised premises. LESSOR shall have the right at any time to request LESSEE to raise the herein described limits of coverage. Such increase shall be implemented by LESSEE within thirty (30) days of notice by LESSOR.
15. INDEMNIFY AND HOLD HARMLESS. LESSEE agrees to indemnify LESSOR, and to save and hold LESSOR free and harmless from and against any and all judgments, damages, losses, costs, claims, expenses, suits, demands, actions, and/or causes of action of any kind or of any nature, which may be sustained by reason of damage or damages or injury to any person or persons or property or death to any person or persons, or by reason of any other liability imposed by law or by anything or by anyone else upon LESSOR, as the result of and/or due to LESSEE's operations on the premises which are the subject of this lease and/or as a result of and/or due to the presence of LESSEE on the premises which are the subject of this lease agreement and/or the result of and/or due to the existence of this lease agreement; and LESSEE agrees to indemnify and save and hold free and harmless any of LESSOR's appointed, hired, and elected officers, agents, employees and designees from the aforementioned judgments, damages, losses, costs, claims, expenses, suits, demands,

actions and/or causes of action of any kind or of any nature, and this specifically includes within this indemnification and hold harmless, attorney's fees and other costs of defense which may be sustained by and/or occasioned to LESSOR and/or any of LESSOR's appointed, hired, and elected officers, agents, employees and designees. I'm going to rewrite this.

16. RELEASE. LESSEE hereby releases LESSOR, and its officers, agents, employees and designees from all judgments, damages, losses, costs, claims, expenses, suits, demands, actions and/or causes of action of any kind or of any nature, which may result from or be due to LESSEE's operations on the premises which are the subject of this lease and/or as a result of and/or due to the presence of LESSEE on the premises which are the subject of this lease and/or as the result of and/or due to the existence of this lease agreement.
17. REPAIRS AND MAINTENANCE. LESSEE shall, during the term of this lease and any renewal or extension thereof, keep the interior of the building on the demised premises in good order, and in presentable appearance, reasonable wear and tear excepted, and shall keep the exterior premises reasonable free of debris and in good order and in a presentable manner. LESSOR's duties for maintaining the demised premises shall include, but shall not be limited to, repairs to the heating system, air-conditioning system, electrical system, plumbing system, walls, floors, ceilings, roof, and windows. In general, the structural components of the building shall be the responsibility of LESSOR to maintain.
18. ASSIGNMENT-SUBLETTING. LESSEE may not assign or sublet all or any portion of the demised premises without the approval of LESSOR, which approval shall not be unreasonably withheld. LESSOR shall have the right to sell, assign, or transfer LESSOR's interest in this lease agreement.
19. SIGNS. LESSEE may erect such signs, or place lettering or other types of identification upon the demised premises only in compliance with city ordinances and state and federal statutes and codes and with the approval of the Wausau & Marathon County Parks, Recreation & Forestry Department, such approval not to be unreasonably withheld.
20. DAMAGE OR DESTRUCTION. In the event the demised premises shall be destroyed, or so damaged by fire, explosion, windstorm, or other casualty so as to be untenable, LESSOR shall not be bound to restore the demised premises, and this lease agreement shall be immediately terminated. In the event the damage does not render the demised premises untenable, LESSOR shall restore the demised premises with reasonable dispatch and while such damage is being repaired, LESSEE shall be entitled to an equitable abatement of rent. LESSOR shall not be liable or responsible for any delays in rebuilding or repairing due to strikes, riots, acts of God, national emergency, act of a public enemy, governmental laws or regulations, inability to procure materials, labor, or any other causes beyond its control.

21. TERMINATION OF LEASE BY LESSOR. If default is made in the payment of rent, at the times above stated, or if LESSEE shall break any of the covenants and agreements herein contained, or shall willfully or maliciously do injury to the premises, or shall file a petition in bankruptcy or have an involuntary petition in bankruptcy filed against him, or make an assignment for the benefit of creditors, LESSOR or its legal representatives shall have the right at any time thereafter, without notice, to declare this lease void and the term herein contained ended, and may re-enter the premises and expel LESSEE, using such force as may be necessary, without prejudice to any remedies which LESSOR may have to collect arrears of rent.
22. LESSOR'S OPTION TO CURE LESSEE'S BREACH. In the event of any breach hereunder by LESSEE, either in payment of insurance premiums, personal property taxes, charges, rents, fees or licenses levied, charged, or assessed by governmental authority, or in the making of repairs or maintenance, or in failing to deposit policies, or in any other covenants and agreements herein contained, LESSOR may immediately, or at any time thereafter, after five (5) days written notice to LESSEE, cure such breach at the expense of LESSEE. If LESSOR, at any time, by reason of such breach, is compelled to pay, or elects to pay, any money or to do any act which will require the payment of any money, or is compelled to incur any expenses, including reasonable attorney's fees, in instituting or prosecuting any action or proceeding to enforce LESSOR's rights hereunder, the sums so paid by LESSOR with interest at the rate of 10 percent per annum from the date of payment thereof, shall be deemed additional rent hereunder and shall be due from LESSEE to LESSOR from the time of disbursement. It is agreed that after the service of any notice, or the commencement of suits, or after final judgment for possession of the premises, LESSOR may receive and collect any rent or additional rent due without prejudice to or waiver of an effect upon the said notice, suit, or judgment.
23. CUMULATIVE REMEDIES. All rights and remedies of LESSOR herein enumerated shall be cumulative and none shall exclude any other right or remedy allowed by law and said rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefore arises.
24. NOTICES. Any notice required or permitted under this lease agreement shall be deemed sufficiently given or served if sent by certified mail, return receipt requested, to LESSEE at Sawmill Mini Golf, LLC., 608 Creske Avenue, Rothschild, WI 54474 and to LESSOR at City Hall, 407 Grant Street, Wausau, WI 54403. Either party may, by proper notice, at any time from time to time, designate a different address to which notice shall be sent. Notices given in accordance with these provisions may also be made through personal receipt by the party to whom the notice is addressed.
25. INSPECTION. LESSOR or its agents or representatives shall have the right to enter and inspect the premises at reasonable times including during usual business hours and at any time in the event of an emergency that would substantially jeopardize LESSOR's interest in the leased premises.

26. SURRENDER OF PREMISES. LESSEE agrees and covenants that at the termination of this lease agreement or any renewal thereof, it will quietly and promptly yield and surrender said premises to LESSOR in as good condition of repair as when taken by it, reasonable wear and tear and damage by the elements alone excepted.

Should LESSEE remain on the premises subsequent to the termination date, LESSEE shall be considered as a month-to-month tenant upon the same terms and conditions as this lease and LESSOR shall have the right to terminate said tenancy upon thirty (30) days' notice.

IN WITNESS WHEREOF, this lease agreement has been duly executed the day and year first above written.

CITY OF WAUSAU

SAWMILL MINI GOLF, LLC

Mayor, Doug Diny

Date

Owner

Date

City Attorney

Date

Finance Director

Date

City Clerk

Date

EXHIBIT 1

Part of Lot 2 of Certified Survey Map No. 17367 recorded in the Office of Register of Deeds for Marathon County in Volume 83 of Certified Survey Maps on Page 24, being part of Sections 25 and 26, Township 29 North , Range 7 East, City of Wausau, Marathon County, Wisconsin



OFFICIAL MINUTES REGULAR MEETING

MEETING: Parks & Recreation Committee
DATE/TIME: Monday, February 2, 2026 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Lou Larson (C) Carol Luken (VC)
Lisa Rasmussen Sarah Watson
Tom Neal

Members Present: Lou Larson, Carol Lukens, Lisa Rasmussen, Tom Neal, Sarah Watson
Members Not Present:
Members Excused:
Present 5, Not Present 0, Excused 0

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:17 PM.

1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.

No Public Comment

2 Consideration of the minutes of the preceding meeting(s).

Regular Parks and Recreation Committee January 5, 2026 Minutes

Motion by Alderperson Neal, seconded by Alderperson Rasmussen, to Approve. Motion Passed 5-0.

Special Parks and Recreation Committee January 19, 2026 Minutes

Motion by Alderperson Neal, seconded by Alderperson Rasmussen, to Approve. Motion Passed 5-0.

3 Discussion and possible action.

a. Discussion and Possible Action Recommending a Vendor to Operate the Riverlife Concession Stand

Brief discussion was held about the proposals. Members of the Committee felt that the proposal from Mr. Alwin best fit the facility, park and vision for the concession stand. The Committee thanked both proposers for submitting proposals for the concession stand.

Motion by Alderperson Neal, seconded by Alderperson Rasmussen, to Approve the proposal submitted by Mr. Alwin. Motion Passed 5-0.

b. Discussion and Possible Action on Renewal of Radtke Point Park/Grace Park Lease Agreement

Motion by Alderperson Lukens, seconded by Alderperson Watson, to Approve renewal of Radtke Point/Grace Park lease agreements. Motion Passed 5-0.

4 Discussion.

- a. A. 2025 Year in Review**
B. 2026 Parks, Recreation & Forestry Annual Work Plan

Report placed on file.

5 Adjournment.

Motion by Alderperson Watson, seconded by Alderperson Lukens, to Adjourn. Motion carried.
Meeting adjourned at 05:27 PM.

Next Meeting is Monday, March 2, 2026 @ 5:15 PM.

The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](#)



City of Wausau
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wausauwi.gov

