



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Common Council
DATE/TIME: Tuesday, January 13, 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.

2 Pledge of Allegiance, and Roll Call and Proclamations.

3 Presentations.

Presentation by GEI Consultants regarding a regulatory case update for the former Wausau Incubator Site BRRTS#: 02-37-587081 (1300 Cleveland Ave).

Presentation by North Central Wisconsin Regional Planning Commission (NCWRPC) on the City of Wausau Housing for Older Adults Report 2025.

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

December 12, 2025 Regular Common Council Minutes.

5 Reading of the City of Wausau Public Comment Statement.

6 Comments and suggestions from preregistered citizens.

7 Consent agenda.

26-0107 Resolution from the Infrastructure & Facilities Committee Approving a Petition to the State of Wisconsin, Office of the Commissioner of Railroads (“OCR”), to Establish a Public Bicycle/Pedestrian Crossing, Across the Railroad Tracks at the South end of Gilbert Park.

26-0108 Resolution from the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated.

25-1110 Resolution from the Infrastructure & Facilities Committee Approving 2026 Construction Projects and Authorization to Let Bids.

26-0105 Joint Resolution from the Finance Committee and the Wausau Water Works Commission Declaring Official Intent to Reimburse Expenditures from the Safe Drinking Water Revolving Loan Program for the BIL SFY26 LSL Program in Year 2026.

24-1111 Final Resolution from the Infrastructure & Facilities Committee to Levy Special Assessments for the 2025 Alley Paving Project.

26-0103 Resolution from the Infrastructure & Facilities Committee Approving Agreement for the Management and Maintenance of a Stormwater Facility (Marathon County Historical Society - 1009 North 3rd Street).

25-1206 Resolution from Economic Development Committee Approving the Memorandum of Understanding Regarding City of Wausau's Construction Loan Agreement with Sunbelt Refugees LLC and Limited Waiver of Right of First Refusal (130 N 1st Street).

99-1104 Resolution from the Finance Committee Modifying the Procurement Policy.

8 Ordinances and resolutions.

26-0104 Ordinance from Infrastructure & Facilities Committee Amending Section 10.20.080(c) No Parking and Restricted Parking Areas Designated by Excluding Angled Parking on McIndoe Street between 3rd and 4th Streets, Franklin Street Beginning at the Intersection with 4th Street and Extending East 150 Feet, the West Side of 4th Street between Grant Street and Franklin Street and the East Side of 4th Street Beginning at the Intersection with Franklin Street and Extending North 130 Feet.

9 Suspend Rule 11(A) Referral of ordinances, 12(A) Referral of resolutions, 1(D) Transmission of Committee business to the Council, and 6 (B) Filing.

26-0102 Confirming Appointments of the Mayor of the City of Wausau to the Ethics Board.

- 26-0106** Ordinance from the Common Council Amending Sections 2.03.020 Definitions, 2.03.030 Standards of conduct, 2.03.040 Organization, Composition and Authority of the Board and 2.03.060 Violations and Complaints.
- 25-0427** Resolution from the Common Council Approving Second Amended and Restated Declaration of Easement – 700 Grand Avenue.
- 05-1209** Resolution from the Finance Committee Terminating Tax Increment District Number 7.
- 26-0109** Joint Resolution from the Committee of the Whole and Finance Committee Authorizing a Referendum and Related Question for the City of Wausau to Increase the Property Tax Levy in the Amount of \$1,450,000 on an Ongoing Basis to Retain 12 Firefighter/Paramedics and Offset Expiring Grants.

- 10 Announcement from Mayor and Alderpersons.**
- 11 Comments and suggestions from citizens present during Public Comment occurring both before and after the business meeting.**

Mayor Doug Diny, Chair

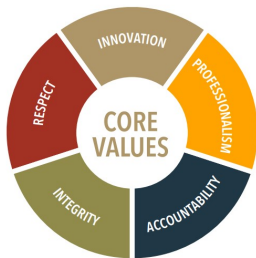
NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND
TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER

DATE: 01/07/2026
TIME: 5:00 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@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.



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



City of Wausau

Environmental Regulatory Case Update

1300 Cleveland Avenue



GEI



Consultants

January 13, 2026

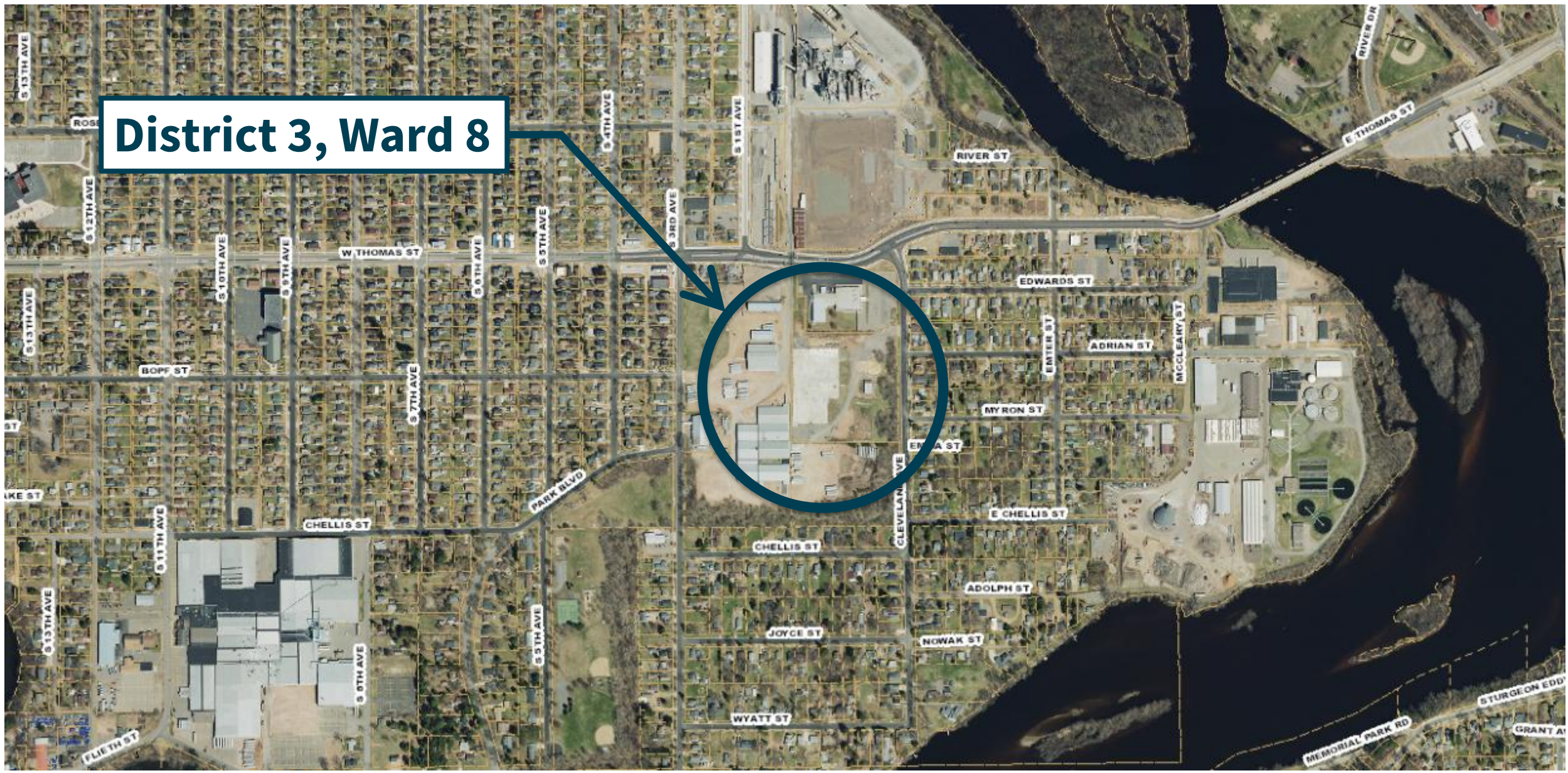


AGENDA

- 1 Prior GEI Support & Fees
- 2 Regulatory Case Status
- 3 Remaining Effort/Next Steps for Closure
- 4 Remedial Action Considerations
- 5 Preliminary Options & Costs



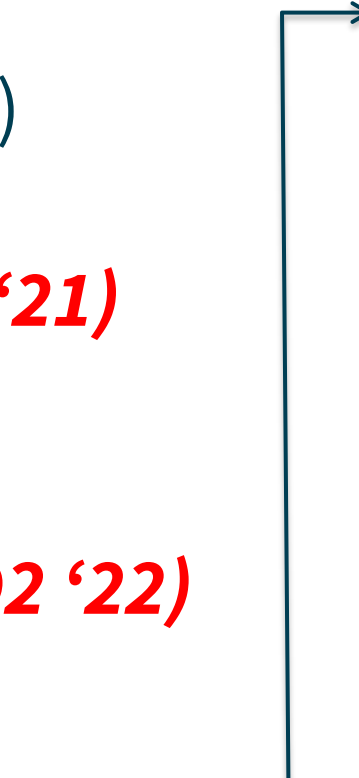
District 3, Ward 8



Site



GEI Support

- Phase II (Q4 '20)
 - City Presentation (Q1 '21)
 - SIWP (Q2 '21)
 - ***DNR: Approve SIWP (Q3 '21)***
 - Initial SI (Q3/Q4 '21)
 - SI Report (Q1 '22)
 - ***DNR: SI Not Complete (Q2 '22)***
 - PFAS GW Assess (Q4 '22)
 - PFAS GW Assess (Q2 '23)
- 
- Status Rpts to DNR (Q1/Q2 '23)
 - ***DNR: SI Not Complete (Q3 '23)***
 - City Presentation (Q4 '23)
 - Install Offsite MWs (Q3 '24)
 - PFAS GW Assess (Q3 '24)
 - PFAS GW Assess (Q4 '24)
 - Status Rpt to DNR (Q1 '25)
 - ***DNR: SI Complete (Q3 '25)***
 - Abandon MWs (Q3 '25)



GEI Budgets/Fees

City Approved Budgets

Investigation: \$181,300

Grant Assistance: \$15,000

Total: \$196,300

GEI Effort (Fees)

Investigation: ~\$162,000

- GEI Labor: ~\$90,000
- Subs & Expenses: ~\$72,000

Grant Assistance: ~\$5,000

Total: ~\$167,000



Regulatory Case Status

- DNR confirmed site investigation complete (July 2025)
- Remedial action (RA) necessary for regulatory case closure
- Based on regulatory submittals and DNR correspondence to date, we anticipate RA necessary for soil only, and only to address the direct contact exposure pathway:
 - ❖ Metals (arsenic only)
 - ❖ Semi-Volatile Organic Compounds (PAHs only)



Next Steps

- Identify & evaluate RA options (NR 722, WAC)
- Submit RA options report —————> DNR approve RA
- Federal/state grants for RA?
- Implement & document city-selected and DNR-approved RA
- Submit RA completion report —————> DNR confirm RA complete
- Submit case closure request —————> DNR approve closure
- Continuing obligations —————> City O&M and future construction



Preliminary RA Options

Guidelines/Objectives

- Achieve regulatory case closure
- Allow non-industrial end uses (commercial, residential, etc.)
- No substantial changes to existing site grades
- Does not consider/integrate a specific redevelopment plan
- Does not consider possible construction storm water costs
- Does not consider potential post-closure costs (O&M, etc.)
- Not a comprehensive review of all possible options
- All options are subject to DNR approval



Preliminary Option #1

- Rely on soil performance standard (barrier/cap)
- Remove soils only to extent needed for closure (< 2 ft deep)
- Earthen cap, finished with seeded topsoil

Assumptions

- Existing data reasonably representative
- RA only required for direct contact
- RA only required for analytes that are not considered a background condition
- All excavated soil is disposed offsite
- All excavated soil is non-hazardous
- City retains contractors
- 90% confidence interval for estimating



Preliminary Option #1

Opinion of Soil Quantity

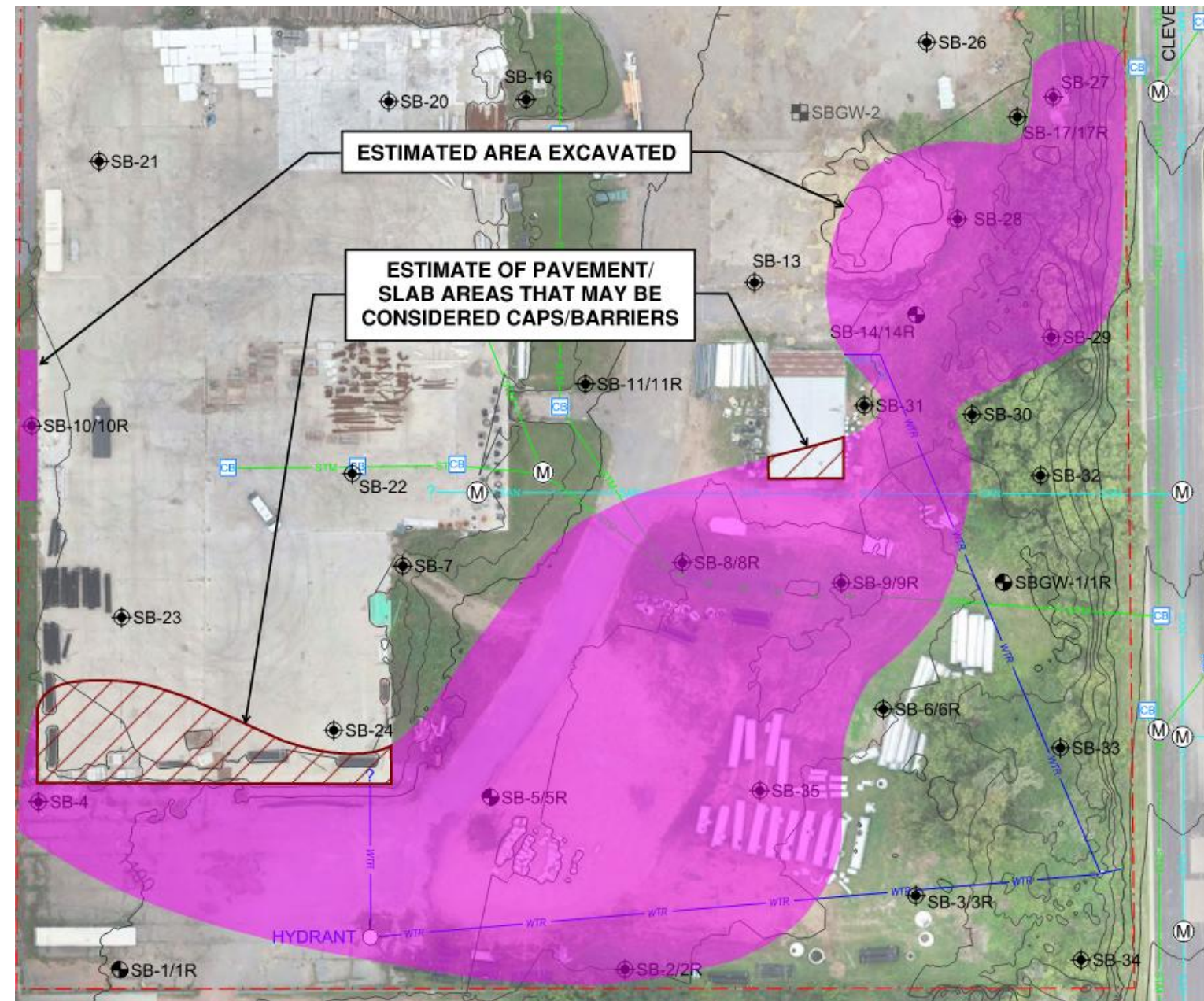
~3,800 to 6,000 CY

Opinion of Cost

~\$500,000 - \$850,000

Anticipated Result

Soils with non-industrial
& industrial standard
exceedances < 4 ft & > 4 ft



Preliminary Option #2

- Do not rely on soil performance standard
- Remove soils only to extent needed for closure (< 4 ft deep)
- Finish excavation with earthen material and seeded topsoil.

Assumptions

- Existing data reasonably representative
- RA only required for direct contact
- RA only required for analytes that are not considered a background condition
- All excavated soil is disposed offsite
- All excavated soil is non-hazardous
- City retains contractors
- 90% confidence interval for estimating



Preliminary Option #2

Opinion of Soil Quantity

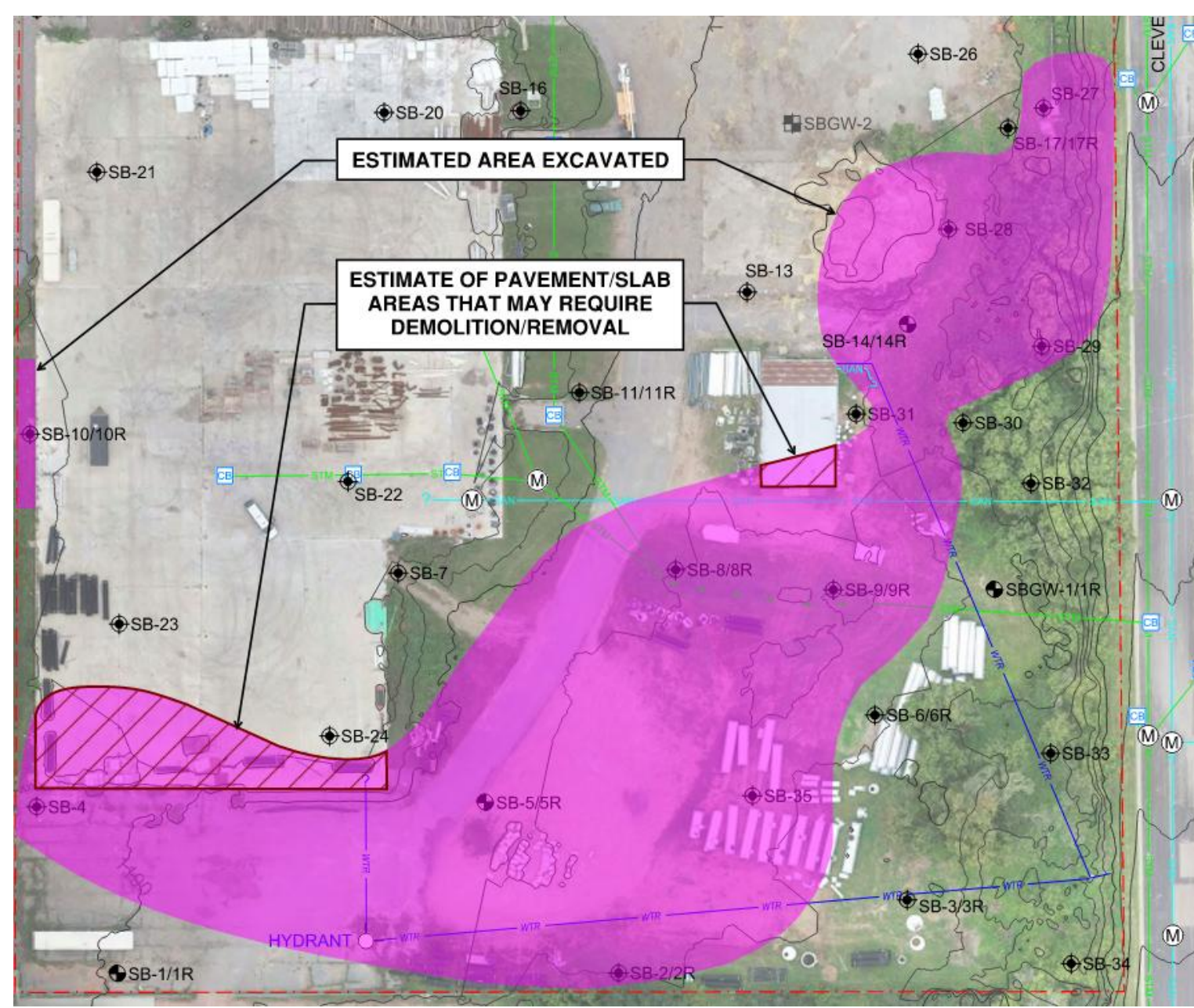
~12,000 to 16,000 CY

Opinion of Cost

~\$1.4 MM - \$2.0 MM

Anticipated Result

Soils with non-industrial
& industrial standard
exceedances > 4 ft



Preliminary Option #3

- Rely on soil performance standard (barrier/cap)
- Remove soils to extent needed for closure, *plus*
- *Remove additional soils that exceed industrial standards*
- Earthen cap, finished with seeded topsoil

Assumptions

- Existing data reasonably representative
- RA only required for direct contact
- RA only required for analytes that are not considered a background condition
- All excavated soil is disposed offsite
- All excavated soil is non-hazardous
- City retains contractors
- 90% confidence interval for estimating



Preliminary Option #3

Opinion of Soil Quantity

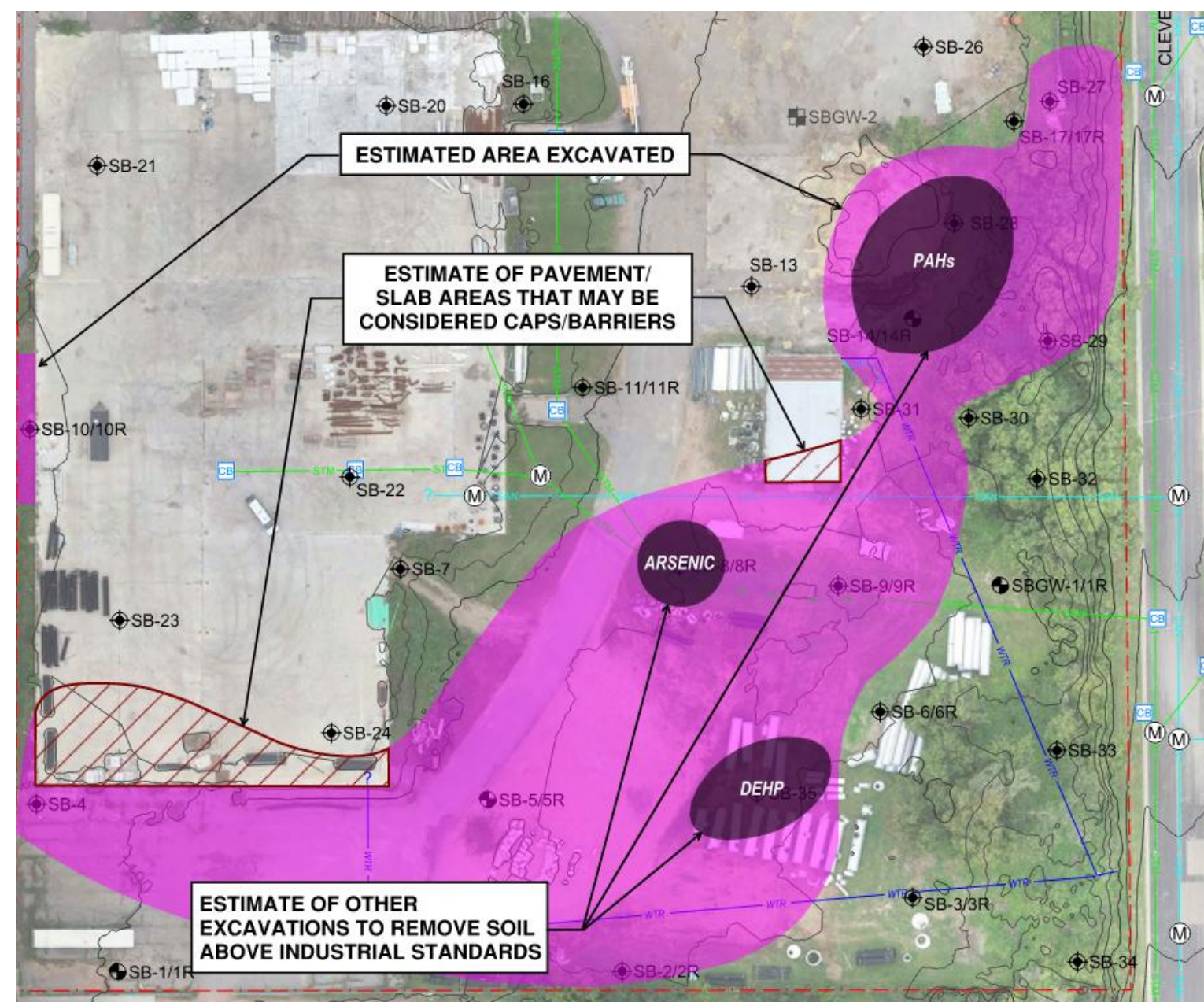
~5,300 to 8,500 CY

Opinion of Cost

~\$750,000 - \$1.1 MM

Anticipated Result

Soils with non-industrial standard exceedances < 4 ft



Preliminary Option #4

- Do not rely on soil performance standard
- Remove soils to extent needed for closure, *plus*
- *Remove additional soils that exceed non-industrial standards*
- Earthen cap, finished with seeded topsoil

Assumptions

- Existing data reasonably representative
- RA only required for direct contact
- RA only required for analytes that are not considered a background condition
- All excavated soil is disposed offsite
- All excavated soil is non-hazardous
- City retains contractors
- 90% confidence interval for estimating



Preliminary Option #4

Opinion of Soil Quantity

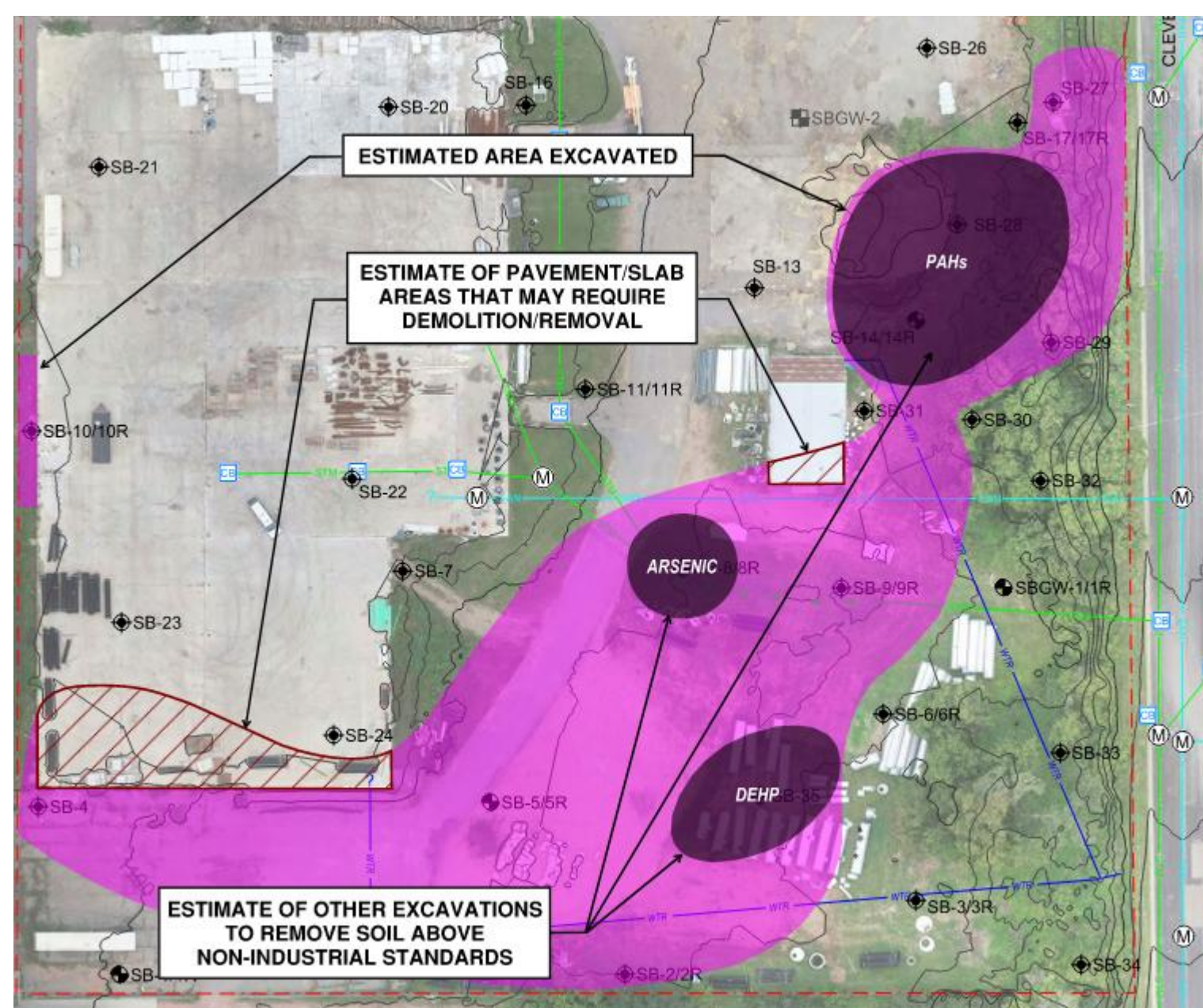
~13,000 to 23,000 CY

Opinion of Cost

~\$1.7 MM - \$2.7 MM

Anticipated Result

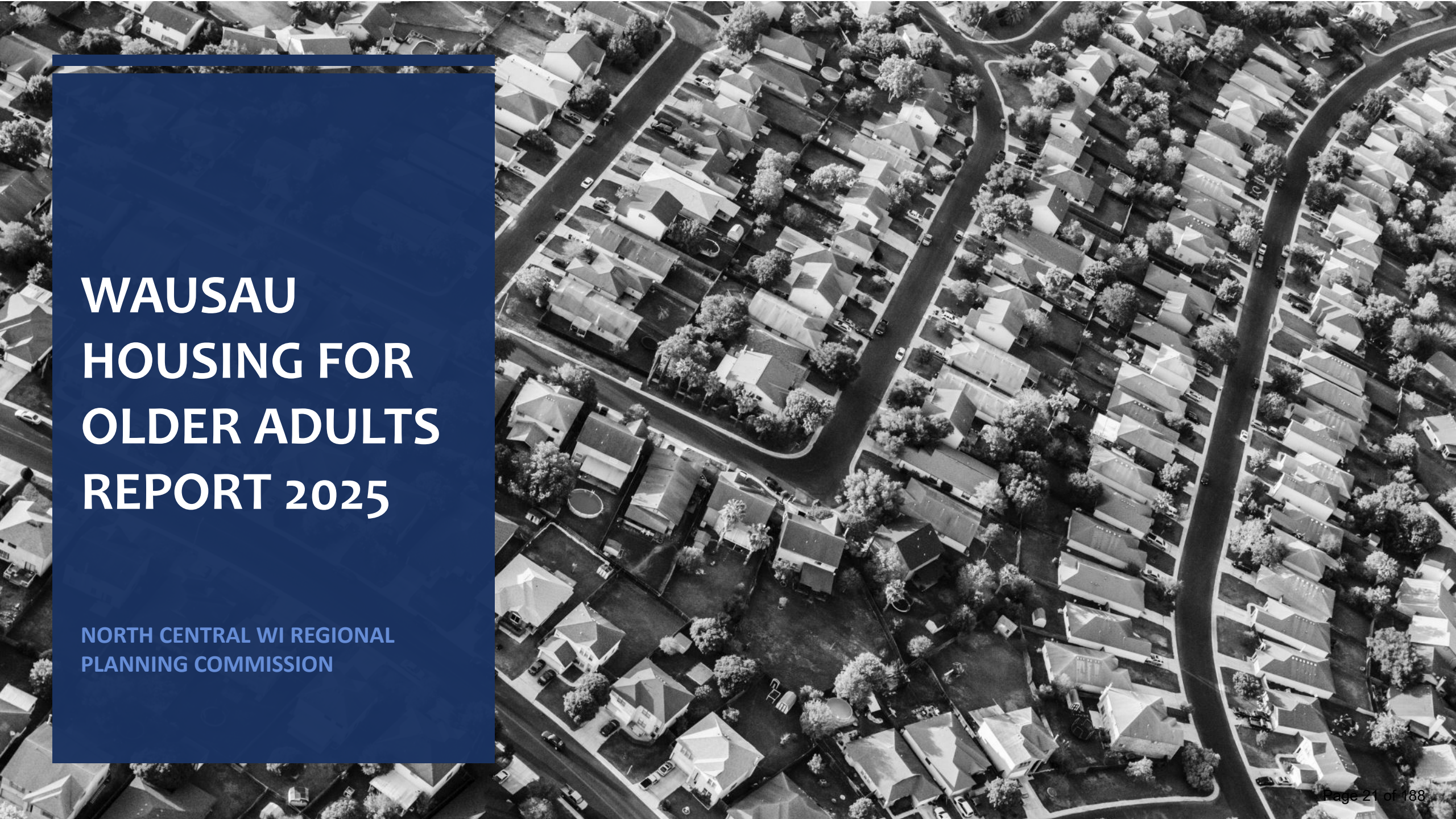
No remaining soils with industrial or non-industrial standard exceedances





QUESTIONS?



An aerial photograph of a suburban neighborhood, showing a grid of streets lined with houses and trees. The houses are mostly single-story with gabled roofs. The trees are scattered throughout the yards and along the streets. The overall scene is a typical suburban residential area.

WAUSAU HOUSING FOR OLDER ADULTS REPORT 2025

NORTH CENTRAL WI REGIONAL
PLANNING COMMISSION

BACKGROUND

- 2022 Wausau Metropolitan Housing Assessment
 - Region: 4,531 new units by 2040
 - Wausau: 898 by 2040
 - City helps meet regional demand
- Strong interest in learning more about housing needs as population ages
- Little data/info available
- Affordability and staffing biggest concerns

APPROACH

- Focus on age groups- needs differ by age:
 - 55-64
 - 65-74
 - 75+
- Projections do not add to 2022 study
 - Estimated housing occupied by older adults
 - 2024 DOA estimates are lower than those used in 2022 study
 - No new DOA Household (HH) projections yet

DEMOGRAPHICS (MARATHON COUNTY)

Age	2020	2030	2040	2050	Net Change 2020- 2030	Net Change 2030- 2040	Net Change 2040- 2050	Total Change 2020- 2050	% Change 2020- 2050
55-59	10,162	7,800	8,325	8,285	-2,362	525	-40	-1,877	-18.5%
60-64	9,810	8,425	7,360	7,845	-1,385	-1,065	485	-1,965	-20.0%
65-69	8,265	8,860	6,945	7,435	595	-1,915	490	-830	-10.0%
70-74	6,450	8,400	7,395	6,475	1,950	-1,005	-920	25	0.4%
75-79	4,540	6,660	7,335	5,760	2,120	675	-1,575	1,220	26.9%
80-84	3,032	4,515	6,090	5,380	1,483	1,575	-710	2,348	77.4%
85+	3,251	3,655	5,135	6,450	404	1,480	1,315	3,199	98.4%
Total	45,510	48,315	48,585	47,630	2,805	270	-955	2,120	4.7%

CONTINUUM OF OLDER ADULT HOUSING



Long-Term Care (LTC)

Residential Care Apartment Complex (RCAC)
Community Based Residential Facility (CBRF)
Adult Family Home (AFH)
Nursing Homes

RESEARCH/INTERVIEWS

70% of County/ 75% of City households earn under \$75,000

People are living longer, staying in homes longer

A dramatic shift in housing hasn't occurred yet

Debt for older adults is increasing

Growing gaps between savings, investments, etc.

75+ most likely to need apartments, long-term care

People who retire in a destination (Northwoods, sunbelt) often return to Wausau later in life



RESEARCH/INTERVIEWS

Challenges:

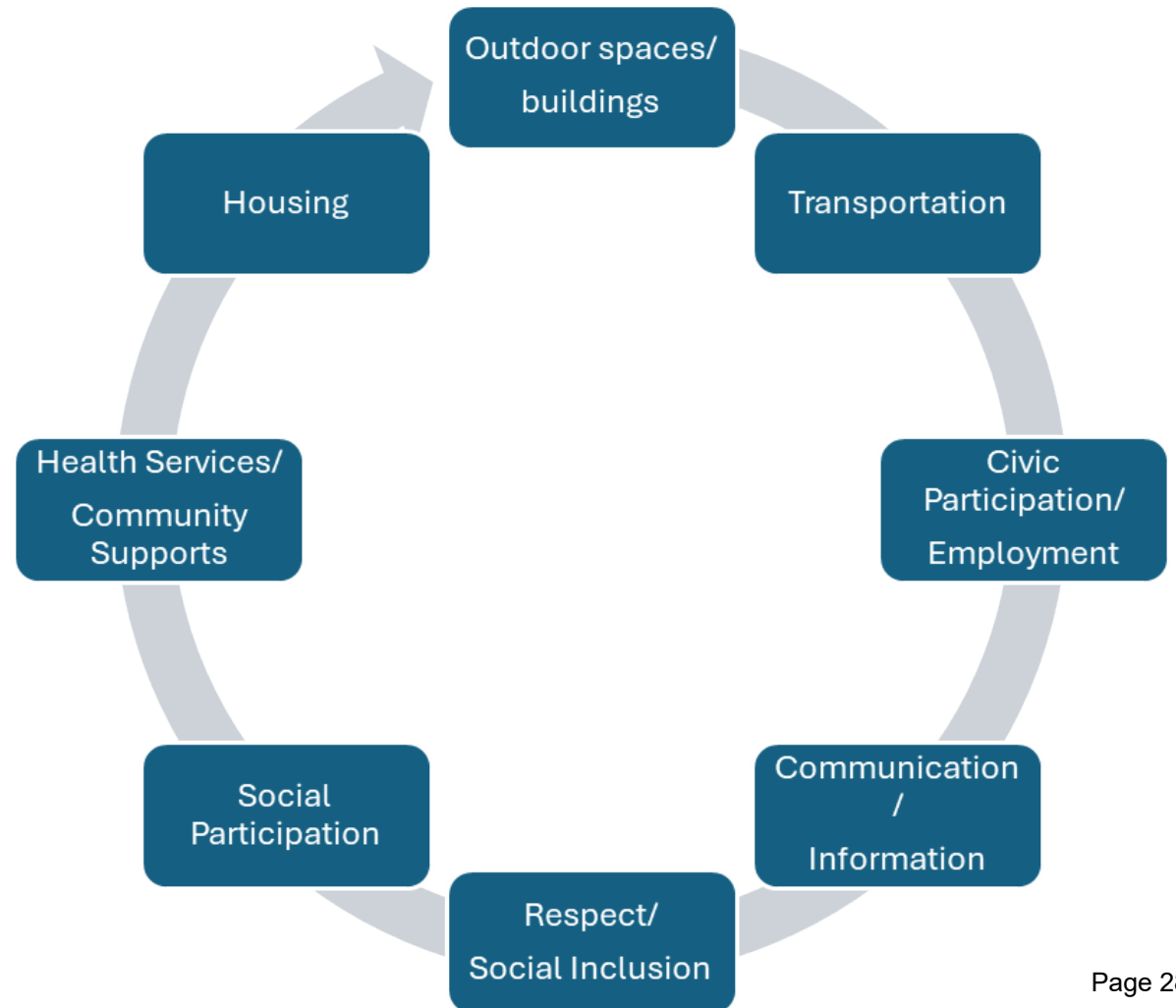
- Affordability and staffing are biggest concerns
- Commercial areas (Rib Mtn, Weston) not connected by transit)
- New housing is expensive to construct
- Some earn too much for public assistance but not enough to afford necessities
- Demand for older adult housing/services will rapidly increase, then rapidly decrease
- Condos no longer feasible
- Surrounding rural areas may increase demand in Wausau
- Dual cost burden (house and LTC at same time)

Opportunities:

- The Landing (YMCA) is recognized nationally
- Healthcare systems, walking trails, parks, pickle ball, etc.
- Emerging trends in older adult housing
- Wausau has bigger-city amenities, small city livability
- Wausau is more affordable than other places
- Mix of urban, suburban, and rural lifestyles in Marathon Co.
- Existing transit options, walkability, etc.
- Aging-in-place, technology, multigenerational housing/programs

AGE-FRIENDLY COMMUNITIES

- **Wausau:** AARP Age-Friendly Community since 2018
 - **Score 62/100 based on 8 Domains of livability (see graphic)**
 - Rec's: Bike/ped infrastructure, intergenerational activities
- Age-friendly D.C.
- Los Angeles Aging-Friendly Action Plan



LIVASU, SHEBOYGAN COUNTY, WI

LIVASU, Sheboygan County

- “Dementia Village” based on Dutch communities
- 124 manufactured homes \$95K-\$175K
- Units designed to assist w/ memory care
- Families can live there, landscaping/cameras help
- \$14 million fundraising for Phase 1
- Gym, groceries, spa, restaurant, trails, golf carts



LIVASU, SHEBOYGAN COUNTY, WI



PROJECTED HOUSING DEMAND

- **Countywide totals for Marathon County** (City age projections not available)
- Based on “status quo” using current trends for households 55-64, 65-74, & 75+
- Each projection increased by 20% to reflect outside demand
- Categories:
 - Owner/Renter Occupied Housing (current occupancy rates, HH size, and income distribution)
 - Independent Living (1.5% of those aged 65-74, 13% of those aged 75+)
 - Long-term care (based on current beds to population over 55 ratio)

OWNER AND RENTER OCCUPIED HOUSING

Purchase Price	Change in Demand		
	2020-2030	2030-2040	2040-2050
<\$25K	24	-5	-20
\$25K - \$79K	89	-18	-73
\$80K-\$99K	99	-20	-82
\$100K - \$149K	88	-17	-72
\$150K - \$199K	143	-28	-118
\$200K - \$299K	82	-16	-68
\$300K - \$399K	68	-13	-56
\$400K +	42	-8	-35
Total	636	-126	-523

Monthly Rent	Change in Demand		
	2020-2030	2030-2040	2040-2050
< \$250	13	2	-8
\$250 - \$599	50	7	-28
\$600 - \$899	55	7	-31
\$900 - \$1,249	49	7	-28
\$1,250 - \$1,499	80	11	-45
\$1,500 - \$2,499	46	6	-26
\$2,500 - \$3,499	38	5	-21
\$3,500 and over	23	3	-13
Total	354	48	-200

INDEPENDENT LIVING

Monthly Rent (30% of Income)	Monthly Rent (65% of Income)	Change in Demand		
		2020-2030	2030-2040	2040-2050
< \$250	< \$540	16	13	-4
\$250 - \$599	\$540 - \$1,299	60	48	-14
\$600 - \$899	\$1,300 - \$1,949	67	53	-16
\$900 - \$1,249	\$1,950 - \$2,699	60	47	-14
\$1,250 - \$1,499	\$2,700 - \$3,249	97	77	-23
\$1,500 - \$2,499	\$3,250 - \$5,399	55	44	-13
\$2,500 - \$3,499	\$5,400 - \$7,549	46	37	-11
\$3,500 and over	\$7,550 and over	28	23	-7
Total		430	341	-102

LONG-TERM CARE

LTC Facility	2020 Capacity	2020 Per Capita 65+	2030	2040	2050
AFH	168	0.007	43	5	-9
CBRF	688	0.027	177	22	-38
Nursing Homes	697	0.027	179	22	-38
RCAC	337	0.013	86	11	-18
Total	1,890	0.074	485	60	-104

SUMMARY OF DEMAND

- 636 single-family, owner-occupied homes by 2030.
- 402 renter-occupied housing units by 2040.
- 771 independent living housing units (predominately renter-occupied) by 2040.
- 545 beds by 2040 for assisted living, memory care, and skilled nursing.

REVIEW: 2022 RECOMMENDATIONS

Highest Priority

- Amend zoning ordinances that enable a greater variety of housing units and prices.
- Amend subdivision ordinances to allow for smaller lot sizes.
- Reach out to developers, agencies, and nonprofits to increase housing supply.
- Educating the community about the housing market.
- Updating municipal planning documents.

Second Priority

- Tax Increment Financing (TIF).
- Bonds, cash incentives, and/or other financial products.
- Land banks, land trusts, housing trust funds, rent-to-own programs, and other local strategies.
- Financial program administration.

Ongoing: monitor emerging state/federal/local programs and partnerships

NEW RECOMMENDATIONS

1. Recruit developers who specialize in housing for older adults, especially continuum of care. Enable flexibility as demand shifts.
2. Work with healthcare systems, health organizations, schools, and workforce training/upskilling programs to address housing, care, and staffing needs.
3. Develop transit, parks, outdoor facilities/amenities, and other public facilities.
4. Support the maintenance, rehabilitation, and upgrading of existing housing stock through City services along with aging-in-place and telehealth capabilities.
5. Identify and repurpose vacant sites and structures.

QUESTIONS?

Contact:

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NCWRPC

715-849-5510 ext. 303

swessel@ncwrpc.org



City of Wausau Housing for Older Adults Report 2025

An Addendum to the 2022 Wausau Metropolitan Housing Assessment



Prepared by **North Central Wisconsin Regional Planning Commission**

210 McClellan Street #210, Wausau, WI, 54402

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Executive Summary

This report was created by the North Central Wisconsin Regional Planning Commission (NCWRPC) to supplement the 2022 Wausau Metropolitan Housing Assessment in response to the area's rapidly growing population of older adults. The report examines changes in population specifically for the following age groups: 55 to 64, 65 to 74, and 75 and over, and projects demand for various housing styles and types of long-term care that accommodate these age groups. **The projected demand does not add more housing units to the 2022 Assessment, but it provides insight as to how much of Marathon County's housing stock is expected to be occupied by older adults.** In summary, older adults are expected to increase demand for:

- **636 single-family, owner-occupied homes by 2030.**
- **402 renter-occupied housing units by 2040.**
- **771 independent living housing units (predominately renter-occupied) by 2040.**
- **545 additional beds by 2040 for assisted living, memory care, and skilled nursing.**

Additionally, demand for telehealth services, aging-in-place features, public transportation, outdoor recreation, community amenities, and more is expected to shift as these older populations increase. Affordability will be a concern as the population of older adults expands, but long-term care in particular is very expensive.

The City of Wausau is especially situated to be attractive for older adults due to its proximity to several healthcare systems, affordability, walkability, transit, outdoor recreation, and one-of-a-kind amenities such as The Landing, a community center for older adults. Therefore, this report recommends that the City continue to follow the 2022 Wausau Metropolitan Housing Assessment's overall recommendations to expand and maintain an adequate housing supply for all ages, while adding the following recommendations:

1. **Recruit developers who specialize in a variety of housing styles for older adults.**
2. **Work with local healthcare systems, educational institutions, workforce training programs, and other organizations to develop the infrastructure and educate and upskill the workforce required to provide services needed for older adults.**
3. **Invest in transit, parks, outdoor amenities, and other public facilities that contribute to the area's livability.**
4. **Continue to invest and support programs and services that provide maintenance, rehabilitation, and upgrades to existing housing for older adults.**
5. **Identify and repurpose vacant sites and structures for older adult housing.**

Implementing the recommendations and strategies from the 2022 Assessment and this 2025 Report will ensure that older adults can successfully age in the City of Wausau and Marathon County.

Background

The City of Wausau has played an active role in attracting housing development to accommodate increased housing demand, mitigate rising housing prices, improve affordability, and attract workers to replace a rapidly retiring workforce. In 2022, the City, along with 7 other neighboring municipalities and Marathon County, partnered with the North Central Wisconsin Regional Planning Commission (NCWRPC) to create the Wausau Metropolitan Housing Assessment to get a detailed report of the number and price of both owner- and renter-occupied units that are needed to address demand. Included in the Assessment were recommendations, tools, and strategies that reduce barriers to expand the supply of new housing and improve existing housing.

Since then, there has been increased interest in understanding the demand for housing for those aged 55 and over especially as the large cohort of Baby Boomers (b. 1946-1964) is expected to dramatically influence housing needs for older adults in the coming decades. Though this Report is led by the City of Wausau, countywide data is included throughout the document as local housing demand is expected to be influenced by older adults living within a certain radius of the City, especially if the City's walkability and proximity to clinics, churches, grocery stores, and other services increases in desirability. This Report serves as an addendum to the 2022 Wausau Metropolitan Housing Assessment, which is available on NCWRPC's website for additional background information.

Existing Plans and Studies

Below is a list of Plans and Studies related to housing for older adults that have been released since the 2022 Assessment was completed. See the Wausau Metropolitan Housing Assessment for additional plans and studies.

The **City of Wausau Comprehensive Plan 2017** The housing chapter of this plan identified a lack of housing options, blighted properties, higher taxes compared to other nearby municipalities, and homelessness as concerns. This City's overall housing goal is "The City of Wausau will continue to offer equal access to quality, affordable housing."

Additionally, the **Wausau Metropolitan Housing Assessment 2022** This study highlighted the challenges of inflation, construction costs, workforce availability, retirements, and more that have led to a shortage of housing units and available contractors to renovate existing homes. Based on the Wisconsin Department of Administration (DOA) projections from 2013 based on the 2010 Census, it recommended 4,531 units total by 2040 among the eight municipalities that participated, with over two-thirds of the units needed by 2030. While the projection estimated 898 units for the City of Wausau by 2040, it noted that strong immediate need for housing means that housing built in any of the municipalities helps all of them catch up to demand.

Included in the study is a detailed analysis of cost burden (households spending more than 30 percent of income on housing) and housing gaps (price points where there is a shortage of units relative to number of households who can afford them), followed by a series of strategies, programs, and recommendations that expedite the production of housing while reducing costs.

ALICE: A Study of Financial Hardship in Wisconsin 2023: “ALICE” Households (Asset Limited, Income Constrained, Employed) are above the poverty level, but struggle financially. United Way reported that 23 percent of Marathon County households are ALICE households, and another 9 percent are below the poverty level, for a combined 32 percent of the population below the ALICE threshold. While these are lower than the statewide average, an estimated 40 percent of City of Wausau households are below the ALICE threshold, which is second highest in Marathon County.

Centergy Regional Housing Study 2025: While the focus on this housing study is the expansion of workforce housing, it notes similar concerns as housing for older adults such as rising construction costs relative to local incomes and the challenge of attracting developers to Central Wisconsin, where population growth and household incomes are lower than in larger cities.

Housing America’s Older Adults: Joint Center for Housing Studies of Harvard University 2023: Though this study is not specific to Central Wisconsin, it provides a detailed breakdown of nationwide housing information related to older adults, which is listed on the following page:

Older Adult Housing Characteristics

- The nation’s median age is increasing.
- Most older adults live in single-family, owner-occupied homes.
- As adults age, they become more likely to live in multifamily settings.
- Older adults relocate less frequently than younger generations.
- Social security is the primary source of income for lower income older adult households.
- Pensions and retirement savings are a greater share of income for higher income older adult households.
- Expanding the variety of housing styles increases housing options for older adults.
- Internet access for online shopping, banking, in-home acute care, telehealth, home health monitoring, and more continues to expand, enabling more older adults to remain in their current homes.
- Demand for care increases with age.
- Homeowners often have higher housing costs when a mortgage isn’t paid off compared to renters, but homeowners, in general, have considerably higher net worth, savings, and household income compared to renters.

Housing Challenges for Older Adults

- Income inequality is increasing, and older adult poverty is expected to increase.
- Income, savings, cost burden, and equity vary by race and ethnicity.
- Mortgage debt for older adults is rising.
- The number of cost-burdened older adults is the highest in decades and increasing.
- The number of unhoused older adults is increasing.
- Unhoused older adults are more likely to report poor health than other adults with housing.
- Public assistance hasn’t kept up with demand.

- A disproportionate number of older adults that are Hispanic, Black, or multi-racial/another race live in inadequate homes (structural, plumbing, and/or electrical deficiencies, etc.).
- Accessible housing that accommodates mobility, vision, hearing, cognition, self-care, or other difficulties has limited availability.
- Modifications that improve accessibility are in demand but are a cost burden.
- Older adults are least likely to have internet access compared to other age groups.
- Transportation is a challenge as older adults are less likely to be able to drive as they age.
- Climate change is increasing the frequency of heat waves, severe storms, wildfire smoke, and other impacts that affect the health and safety of older adults.
- The cost of care often exceeds incomes of older adults, and few older adults can afford long-term care (LTC).
- Public Assistance often doesn't cover enough housing and care costs for lower income older adults.
- High housing and care costs result in what is called the "double burden" on older adults' household budgets.
- Many households have moderate incomes that are too high for public assistance but too low for housing and care. They are referred to as GAPS households (**G**ap between **A**ssisted living and **P**ublic **S**upport).
- Relocation and utilizing home equity helps some GAPS households, but not everyone.

In general, this report advocates for more financial support of various programs that reduce the costs of housing and care for older adults.

Marathon County Comprehensive Plan (Underway) This plan's update is currently underway, and the current draft identifies rising housing costs, constrained supply, housing rehabilitation, homelessness, and senior housing and services as issues in its housing element. The element's objectives are to promote a variety of safe and affordable housing options and enhance community livability by investing in healthy and safe neighborhoods throughout the County.

National Association of Realtors® Research Group 2025 Home Buyers and Sellers Generational Trends Report. This report includes over a hundred pages of data that reflects home buyer/renter preferences and seller experiences across all age groups. It is interesting to note that 74 percent of those aged 60 to 69 own a single-family, detached home, but this dropped to 68 percent for those aged 70 and over. Out of the older adult age categories, those aged 70 to 78 had the highest rate of duplex, apartment, or condominium living in 2-to-4 unit buildings, and those aged 79 and older had the highest rate of apartment living in buildings with 5 or more units. Only 6 percent of all buyers and renters over 60 relocated to a downtown area, with over half of them (52 percent) choosing to live in a suburb. Additionally, 20 percent chose a small town, 12 percent chose a resort or recreation area, and 10 percent chose a rural setting.

Households aged 60 or over also had the highest median miles (35) between their previous residence and where they relocated to, compared to 20 or fewer miles for all other age groups. Finally, those aged 60 and over chose homes with a median square footage (1,700 to 1,900) that was higher than

the youngest homebuyers (1,600) but slightly less than those between ages 25 and 59 (2,000). In summary, older adults are moving the farthest when choosing a new home, but they aren't drastically downsizing. Most prefer suburban areas, possibly due to housing availability and cost, which may result in transportation challenges due to their lack of transit and walkability compared to cities.

North Central Wisconsin Regional Comprehensive Plan 2025 This ten-county regional plan identifies housing issues related to affordability, availability, housing condition, and the need to expand older adult, disability-friendly, and low-income housing. Expanding the number and variety of housing styles is recommended to improve affordability and availability, along with supporting programs that improve existing homes and enable older adults and those with disabilities to live in their existing homes longer.

Though housing for older adults is discussed in many of these existing plans and studies, local stakeholders frequently note the relative lack of detailed information relative to the rapidly increasing older adult population. In response, City of Wausau staff requested a more in-depth approach to older adult housing needs by partnering with NCWRPC to create this report.

Older Adult Housing Trends

Data from the U.S. Census and the American Community Survey (ACS) is used throughout this Plan in addition to other sources such as the Wisconsin Department of Administration's (DOA) population estimates and projections. The U.S. Census and the ACS are both produced by the U.S. Census Bureau; however, the Census is a count of the American population and housing units conducted every ten years while the American Community Survey is an estimate of the population and housing released on a yearly basis. Census and ACS data is self-reported and has some accuracy issues, but they are the most widely used and detailed data sets used in plans, grants, decision-making tools, and other programs, so they are preferred over other data sources.

It is important to note that DOA released a new set of population projects in late 2024, which showed much slower growth and eventual population decline by 2030 for Marathon County, as opposed to the 2013 projections used in the 2022 Wausau Metropolitan Housing Assessment, which were more optimistic. However, the updated projections were based on the 2020 Census, and since then, the County has seen an uptick in population, indicating that Central Wisconsin's relative affordability, healthcare, and high quality of life could continue to draw more transplants as other areas of the country become less affordable, more prone to natural disasters, or experience other livability challenges. Therefore, the demographic data in this section of the Report reflects a "baseline" demand for older adult housing, with additional demand possible based on these factors.

Population, Households, and Household Size

Table 1 summarizes a variety of data sources that measure recent population trends, which reflect a relatively slow growth rate for both the City of Wausau and Marathon County between the 2010 and 2020 Census. The City and County Comprehensive Plans indicate that population and household growth was considerably higher in the decades prior to 2010. Between 2010 and 2020, the City and County population and household growth rates were similar, and households grew at a faster rate

than the overall population because median household size is decreasing. Between the 2010 Census and 2023 American Community Survey estimates, the City's average household size decreased from 2.31 to 2.24 people, and the County's decreased from 2.49 to 2.40. Therefore, the City and County can expect ongoing housing demand even though they may not appear to have a rapidly growing total population.

Some data sources are available to gauge population change from 2020 to present, though these are estimates rather than the in-depth Census that takes place every decade. Table 1 includes data from the 2023 American Community Survey's 5 Year Estimates as well as preliminary 2025 Wisconsin Department of Administration (DOA) estimates. The 2025 DOA estimates are considerably higher than the 2023 American Community Survey 5-Year Estimates, indicating that the population may be growing more quickly than DOA projections suggest. Additionally, the 2023 and 2025 data in Table 1 are useful for understanding how the County's population growth is at a higher rate than the City's.

Table 1: Total Population and Households

Source	Population		Households	
	C. Wausau	Marathon Co.	C. Wausau	Marathon Co.
2010 Census	39,106	134,063	16,487	53,176
2020 Census	39,994	138,013	17,420	56,517
2023 ACS 5-Year	39,893	138,067	17,411	56,873
2025 DOA (preliminary)	40,571	140,452	N/A	N/A
% Increase 2010-2020	888	3,950	933	3,341
Net Increase 2010-2020	2.3%	2.9%	5.7%	6.3%
% Increase 2010-2023	2.0%	3.0%	5.6%	7.0%
Net Increase 2010-2023	787	4,004	924	3,697
% Increase 2010-2025	3.7%	4.8%	N/A	N/A
Net Increase 2010-2025	1,465	6,389	N/A	N/A
% Increase 2020-2023	-0.3%	0.0%	-0.1%	0.6%
Net Increase 2020-2023	-101	54	-9	356
% Increase 2020-2025	1.4%	1.8%	N/A	N/A
Net Increase 2020-2025	577	2,439	N/A	N/A

Source: U.S. Census 2010 & 2020; ACS 5-Year Estimates 2023; DOA 2025

Since future population projections are based off the 2020 Census, future demand in this report is also based off the 2020 Census. While the data in Table 1 may indicate more housing demand for older adults countywide than in the City's limits based on population growth alone, Wausau is home to a variety of healthcare facilities and services that older adults depend on. Therefore, this Report recommends older adult housing countywide but focuses especially on the City of Wausau as the hub of older adult lifestyles for the area due to its strategic location.

Economic Data

Table 2 summarizes the income and employment data for the City of Wausau and Marathon County. Both the median household income and per capita income rose more quickly since 2020 compared

to the decade before 2020 for the City of Wausau, and income growth was higher for Wausau residents compared to the County as a whole. Additionally, the unemployment rate has decreased for both the City and County since 2010. While these trends indicate that wages and employment have improved since 2010, inflation and a wave of retirements could mean that the purchasing power of income has not risen at the same rate, and there could be fewer people looking for work with a larger retired population. Income is discussed in more detail later in this report when projecting housing demand for older adults because it influences the purchase and rent prices older adult households can afford.

Table 2: Income and Employment Characteristics

		2010	2020	2023	% Change 2010-2023	Net Change 2010-2023
Median Household Income	C. Wausau	\$41,304	\$47,438	\$61,877	49.8%	\$20,573
	Marathon Co.	\$53,471	\$63,029	\$76,185	42.5%	\$22,714
Per Capita Income	C. Wausau	\$23,436	\$29,131	\$35,290	50.6%	\$11,854
	Marathon Co.	\$25,893	\$33,608	\$39,970	54.4%	\$14,077
Total Employed	C. Wausau	19,257	19,242	19,719	2.4%	462
	Marathon Co.	69,980	71,187	72,092	3.0%	2,112
Unemployment Rate	C. Wausau	6.9%	4.2%	4.7%	Rate change: -2.2%	
	Marathon Co.	4.7%	3.0%	2.9%	Rate change: -1.8%	

Source: U.S. Census 2010 & 2020; ACS 5-Year Estimates 2023

Age

Older adults have different housing needs based on income, abilities, and age, which are all discussed in this report. As older adults move to different age categories, housing needs change, with the likelihood of needing a specific type of housing or care arrangement increasing as they get older. To assist with estimating what housing styles will be needed in the coming years, this report breaks down older adults into three categories: those aged 55 to 64, 65 to 74, and 75 and older.

Table 3: Household Characteristics for Older Adults

Age Group	2020 Population		2020 Households		Estimated Household Size		% Owner Occupied 2023		% Renter Occupied 2023	
	City	County	City	County	City	County	City	County	City	County
55-64	5,130	19,972	2,795	11,010	1.84	1.81	67.3%	82.1%	32.7%	17.9%
65-74	3,919	14,715	3,085	9,537	1.27	1.54	70.0%	78.9%	30.0%	21.1%
75+	3,324	10,823	2,036	7,005	1.63	1.55	68.1%	77.0%	31.9%	23.0%

Source: ACS 5-Year Estimates 2023

Since the projections used later in this report are based off the 2020 Census, the population and number of households in 2020 are included in this table along with other data used in the projections. For example, there is no household size available by age, so this table divides the 2020 population by the 2020 number of households with a householder in the associated age category to derive an

estimated household size. The estimated household size is needed because DOA's population projections are used to estimate housing demand, but DOA has not yet released household projections. Finally, the latest owner and renter occupancy rates are included as they are also needed to determine demand for each type of housing. The use of Table 3's data in projecting future housing demand is described in detail later in this report.

Overall, the population of older adults is growing in the City of Wausau and Marathon County. In 2020, 18.1 percent of City residents and 18.5 percent of County residents were aged 65 and over. By 2050, DOA's projections for Marathon County estimate that this will grow to 24.2 percent. As of 2023, the City's median age is 38 years old, and the County's is 40 years old.

Ability

A person's abilities affect what type of housing is most suitable to live in. For example, adults who struggle with Instrumental Activities of Daily Living (IADLs, such as cooking, cleaning, budgeting, etc.) often find independent living arrangements ideal, since they can include meals and/or yardwork. This contrasts with adults who struggle with Activities of Daily Living (ADLs, such as eating or getting dressed), who are typically better suited for assisted living, memory care, or skilled nursing facilities. The styles of housing needed to accommodate these activities are described in more detail later in this report. Additionally, the American Community Survey provides information on the number of residents and percent of the overall population who struggle with hearing, vision, cognitive, ambulatory, self-care, and/or independent living difficulties, which are summarized in Table 4. Note that these difficulties increase in prevalence considerably for those aged 75 and over.

Table 4: Population Experiencing a Difficulty

Difficulty	Age Group	C. Wausau		Marathon Co.	
		Total.	%	Total.	%
Hearing	65-74	283	6.6	1,118	7.5
	75+	432	15.7	2,196	21.6
Vision	65-74	97	2.3	341	2.3
	75+	141	5.1	642	6.3
Cognitive	65-74	273	6.3	539	3.6
	75+	297	10.8	899	8.9
Ambulatory	65-74	870	20.2	1,744	11.7
	75+	870	31.7	2,782	27.4
Self-care	65-74	288	6.7	584	3.9
	75+	278	10.1	1,005	9.9
Independent Living	65-74	475	11	942	6.3
	75+	627	22.8	2,235	22.0

Source: ACS 5-Year Estimates 2023

Population Projections by Age

Population projections based on the 2020 Census for Marathon County are provided by DOA. According to DOA, they are based primarily on existing age characteristics and fertility rates rather

than demographic shifts that are harder to predict like an unforeseen influx of inbound moves to the area. Projections for older adult age categories are summarized in Table 5, with each age category's population increases indicated by bold font. Note that the Baby Boomer (born 1946 through 1964) generation is reflected in the "first wave" of population increases in older adults during the 2020s and 2030s, and the Millennial Generation (born 1981 through 1996) is reflected in the "second wave" in the 2030s and 2040s. Among older adults, those aged 55 through 64 are expected to have the largest decrease by 2050.

Table 5: Population Projections for Older Adults (55+)

Age	2020	2030	2040	2050	Net Change 2020- 2030	Net Change 2030- 2040	Net Change 2040- 2050	Total Change 2020- 2050	% Change 2020- 2050
55-59	10,162	7,800	8,325	8,285	-2,362	525	-40	-1,877	-18.5%
60-64	9,810	8,425	7,360	7,845	-1,385	-1,065	485	-1,965	-20.0%
65-69	8,265	8,860	6,945	7,435	595	-1,915	490	-830	-10.0%
70-74	6,450	8,400	7,395	6,475	1,950	-1,005	-920	25	0.4%
75-79	4,540	6,660	7,335	5,760	2,120	675	-1,575	1,220	26.9%
80-84	3,032	4,515	6,090	5,380	1,483	1,575	-710	2,348	77.4%
85+	3,251	3,655	5,135	6,450	404	1,480	1,315	3,199	98.4%
Total	45,510	48,315	48,585	47,630	2,805	270	-955	2,120	4.7%

Source: Wisconsin Department of Administration (DOA)

Demographics Summary

The City of Wausau and Marathon County, like much of the State and Nation, are experiencing a growing population of older adults and a rising median age. As the share of older adults grows while the share of younger adults and children decreases, it will be difficult to fill jobs that support older adults who retire, especially as demand for healthcare services increases with age. The changing needs of an aging population are also expected to impact housing demand dramatically, highlighting the need for estimated housing demand, which is discussed later in this report.

Public Participation

Meeting 1: City of Wausau Community Development Staff

NCWRPC staff met with City of Wausau Community Development Staff and Centergy, Inc. staff review the data in this report and overall project progress so far. At this meeting, it was suggested to expand the report's content beyond just housing and include more information about the types of housing for active older adults as well as where it should be located. Additionally, more direction was given regarding which community leaders to interview to get a sense of how the aging population will affect demand for parks, transit, amenities, and other aspects of older adult lifestyles not directly related to housing. Finally, there was a discussion on ideas related to integrating older adults into the

community, often in multigenerational settings, especially for those moving into the community for the first time.

Meeting 2: City of Wausau Economic Development Committee

NCWRPC staff presented the final report to the City of Wausau's Economic Development Committee and answered questions from Committee members. Feedback from this meeting was incorporated into this document.

Community Leader Interviews

Aging and Disability Resource Center (ADRC) of Central Wisconsin

ADRC assists older adults, particularly those with limited resources, with finding housing and other resources in the community. ADRC staff members observe that one of the biggest challenges is finding affordable housing for older adults who still live independently because subsidized housing has wait lists and market rate housing is too expensive. Some of these older adults are trying to sell their former house, which can be difficult if they can't afford repairs that a buyer's lender or insurer requires to close the sale. There are also limited choices to move into when older adults sell a home they can no longer afford. Additionally, while there appears to be sufficient capacity for long-term care facilities, staffing shortages result in them having lower capacities or closing altogether. In general, ADRC does not typically see older adults moving to Wausau specifically for the services it provides older adults, but generally because they lived here in the past or would like to be closer to family. For example, it is common for someone who spent their working years in Wausau to move to Arizona or Florida in their early retirement years followed by a move back to the area after a decade or two. In summary, housing affordability is one of the top challenges for older adults in the Wausau area.

City of Wausau Community Development Staff

The City's Community Development Department administers programs for income-qualified households to make upgrades to existing homes. While their data is limited regarding this topic, it appears that people are staying in their homes longer, and some aging-in-place upgrades may be covered by the City's Community Development Block Grant (CDBG) funding. Community Development Staff also referenced the Ramp Up Marathon County and Habitat Critical Home Repair programs that help with these upgrades as well. Ramp Up Marathon County uses volunteers to construct wheelchair ramps in existing homes, and Habitat assists with home maintenance, weatherization, critical repairs, ramp installation, and grab bar installation. Staff also referenced the newest Marathon County LIFE Report, created by United Way, which has four calls to action that likely impact older adults: the need to address increasing demand for mental healthcare, substance misuse, the precarious state of childcare, and demand for expanding public transportation throughout the metropolitan area.

Wausau Community Development Authority (CDA)

The Wausau Community Development Authority's focus is housing households of low and moderate incomes, primarily for those aged 55 and over or those who have a disability. CDA staff noted that Riverview Terrace was formerly an RCAC, but due to changing demand, it was converted into apartments with no services for those aged 62 and over. While meals are no longer served, the kitchen and common area are available for residents to use. In general, this staff member observes that people seem to be staying in their homes longer and are not moving unless they have to when compared to previous generations. Staff also noted that Birchwood Highlands in Weston (which is privately owned, not a CDA property) is a good local example of a facility that provides a continuum of care. Staff also noted that, among people they know personally, many long-term care options are very expensive for most people, and households may also be burdened by short-term rehabilitation facilities. This is because residents are paying for rehabilitation services in addition to their existing home that they plan to move back to.

The Landing at Woodson YMCA Wausau Branch

The Landing is a one-of-a-kind senior activity center for adults with over 5,300 members aged 55 and over. It is housed in the same building as the Woodson YMCA Wausau Branch and allows for convenient access to the YMCA's amenities, such as the walking track, but programming generally occurs in areas separate from areas of the YMCA that are open to all ages. For example, The Landing members have their own wellness center where they can lift weights without having to share with younger adults who may be intimidating to share exercise space with. There is no comparable facility in Wisconsin that offers the amount of programming that The Landing has, and its creation was primarily funded by donors. Due to its success and continued membership growth, it is currently undergoing a 12,000 square foot expansion.

The Landing features a lounge with coffee, billiards, games, and other activities along with additional programmable spaces that house more than 80 programs. These programs include educational events, historical talks, nutrition information, Medicare navigation, poetry readings, plays, scam information, and more. Additional activities take place off-site primarily within a 2-hour radius of Wausau. For example, a shuttle takes members to shopping trips, walking or hiking events, golf outings, orchards, and more, serving over 180 members a day. The Landing also coordinates domestic and international travel for those who would like to travel but are uncomfortable doing so on their own.

Staff at The Landing observe that word-of-mouth from existing members draws members from outside of Wausau, whether they are driving in from other areas in Central Wisconsin for the day or relocating altogether to be able to retire near this facility. Many who relocate are downsizing to an apartment to have lower maintenance obligations and a more active lifestyle. The greater Wausau area is also an ideal size for many older adults, as it is large enough for amenities and major healthcare facilities, but small enough that it lacks traffic and isn't as overwhelming as larger cities. Many older adults retire somewhere else first, especially in Northern Wisconsin, and then find that their preferences and needs change as they get older, making Wausau more appealing. Wausau is

especially appealing for those with adult children and grandchildren in the area, which also attracts older adults to the area.

Finally, The Landing is designed to also integrate older adults into the community with younger generations. For example, the YMCA's childcare students, also housed in the same building, occasionally visit The Landing for trick-or-treating, holiday caroling, and buggy rides through the facility. With the current expansion, a new patio is being built that allows members of The Landing to observe the children's outdoor play areas. Staff mentioned the opportunity to continue expanding programming that facilitates multigenerational interaction. In summary, The Landing is a unique asset that continues to draw older adults to the Wausau area.

Marathon County Parks, Recreation, and Forestry

Marathon County staff report that demand for pickleball courts and paved, accessible walking trails is most common among older adults, and this demand is increasing regionally. Currently, there are nine pickleball courts in Marathon Park and six in Alexander Airport Park in Wausau, with surrounding communities adding more. There is a desire to add several more to Marathon Park and most users also wish to add restrooms since there are not currently public restrooms near existing courts. Funding is a barrier for expanding parks and recreation facilities to meet demand, especially where trails currently exist but are not paved with a solid surface for accessibility.

Walkability is also important citywide, not only within parks, but also to connect destinations to each other. Those who use walking trails generally prioritize safety and accessibility, and lighting and restrooms are often desired near these trails. The River Edge Parkway continues to be expanded on both sides of the Wisconsin River, and there is an opportunity to enhance pedestrian connectivity from this asset to other areas of the City. E-bicycles are also gaining popularity on trails as they allow older adults who might struggle with hills or long distances to be able to ride their bicycles more. There is a City ordinance in line with state statute regulating E-bikes based on their maximum speed.

Finally, gathering areas for older adults are important as studies show that social interaction is an important component of overall health in older adults. There are many picnic shelters in City parks and three of them can be used year-round in Marathon, Riverside, and Sylvan Parks.

Metro Ride (Fixed-Route Transit)

Metro Ride operates several bus routes within the City of Wausau which are anchored by a Transit Center at 555 Jefferson Street. Recent trends reflect a decline in ridership due to the COVID-19 pandemic, followed by a gradual uptick in ridership since then. Many older adults rely on these buses for destinations like grocery stores, but there hasn't been a noticeable shift in demand yet specifically from older adults. Transit demand did shift considerably upon completion of the Community Partners Campus at 360 Grand Ave, which provides some services that older adults rely on. As a result, Metro Ride plans to monitor how demand will change as several large apartment complexes on main transit routes are nearing completion (Westside Commons, Foundry on Third, 700 Grand, and proposed apartments near Riverlife Park).

The Wausau metropolitan area is unique because its major commercial centers are located outside of the City of Wausau, such as Rib Mountain Drive in the Village of Rib Mountain, as well as Schofield Avenue in the Village of Weston. These areas would be in high demand for City of Wausau residents using transit, but transit routes do not go beyond the City's limits. Since Rib Mountain and Weston do not have fixed route transit, there is currently no connections between the City of Wausau and these destinations. In summary, older adults rely on existing transit, but a large shift in demand has not occurred from that age group specifically yet. But an influx of new apartments and services, along with an aging population, could result in an upcoming change in demand.

Public Participation Summary

Overall, City staff and committees, along with interviewees, recognize a need for more housing for older adults, but there is limited data to assess where the greatest need is. There also hasn't been a dramatic increase in demand, but data sources indicate that this could change abruptly. Those who live and work in the Wausau area also recognize its high quality of life, affordability, and livability for older adults, which results in a need for information regarding how older adults will influencing housing demand in the coming years.

Figure 1: Third Street in Downtown Wausau



Aspirus Clinic, Woodson YMCA Wausau Branch, and The Landing serve older adults in a walkable neighborhood near shops and housing in Downtown Wausau. Source: NCWRPC

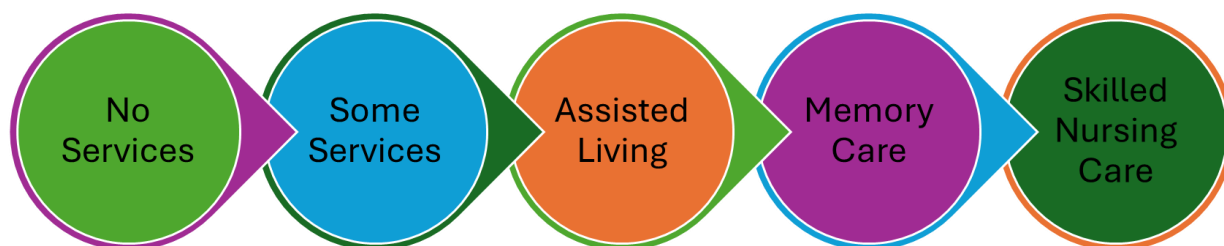
Existing Housing for Older Adults

This section of the Report describes the various styles of housing for older adults, design and operations considerations, and the ages and life situations they are designed for.

Types of Housing for Older Adults

Housing for older adults falls on a spectrum of ability levels that range from fully independent to mostly or fully dependent. Housing descriptions in this section are particularly informed by the City of River Falls Housing Study conducted by Maxfield Research & Consulting along with other studies that were reviewed during the creation of this study. Below is a graphic that depicts this spectrum, with housing units reflecting situations that become more dependent from left to right. Generally, housing consumes a larger share of older adult household incomes as more services are added, but this is partially offset. For example, older adults often sell their previous home and use the proceeds to supplement their income, and the more services that are added, the less likely older adults are to need to pay for a car or groceries separately from housing costs, since meals are often included and many older adults are less likely to drive.

Figure 2: Styles of Housing for Older Adults



Source: Maxfield Research & Consulting, NCWRPC

Housing with No Services overlaps with the general housing market. Examples of services that might be appealing to older adults but aren't necessarily designed specifically for them are proximity to transit, a rentable community room, lawncare and snow removal, or other amenities that could be found in subdivisions or apartments not built specifically for older adults. Occasionally, housing in these categories will have age restrictions, such as 55 and over housing, with or without amenities geared towards older adult living (though age restricted housing is typically occupied by those aged 65 and over).

Housing in these categories can be found in a variety of styles such as detached, attached, owner-occupied, renter-occupied, condominiums, townhomes, and more. In general, people aged 55 and over who live independently or with a friend or family member often occupy these styles of housing, contributing towards demand but not necessarily requiring any unique strategies since developers are already building them. Multifamily buildings have a greater share of occupants over age 70 compared to single family homes due to their lower maintenance configurations.

Active Adult Communities. Housing without services can also feature a variety of amenities geared towards older adults who are active due to the amount of free time retirees have and lack of

limitations some of them have. Historically, amenities like golf courses and tennis courts may have been most associated with older adults who are active. However, this has expanded in recent years to also include co-working/conferencing spaces, podcast studios, shared kitchens, fitness centers, fitness classes, pools, community gardens, walking trails, and even personal trainers or class instructors. This could be a result of earlier retirements and longer life expectancies. For example, an entrepreneur retiring at age 55 may still wish to continue consulting or part-time work in some form, which would drive demand for co-working spaces. Conversely, someone who wants to continue their passion for gardening without having an entire house and lawn to maintain may wish to utilize community gardens.

In general, these communities often feature single-story homes which are sometimes mixed with cafes and other businesses to provide a community feel along with privacy and accessibility. It is expected that, on average, this style of community is only affordable for those in higher income ranges, but some households are still willing to pay for the abundance of activities and amenities. Additionally, providing housing styles for older adults with higher incomes reduces competition for housing in lower price ranges, freeing up more supply for those with lower or moderate incomes.

Although many of these active adult communities are smaller in scale than traditional retirement communities on golf courses were in the past according to AARP, perhaps the most famous example of active older adult housing developments is also the biggest. The Villages, Florida has extensive amenities spread throughout its Town Squares, which are designed like traditional main streets to encourage social interaction, with plazas that support live music, dancing, and more. Outside of the Town Squares are extensive golf courses and subdivisions, many of which have Homeowner's Association (HOA) fees to pay for lawncare. While a development at this scale is not expected in the Wausau area, similar, scaled-down versions of this type of housing are possible. Overall, not every older adult will be attracted to the same amenities, especially when fees are considered, so it is important to encourage a variety of housing styles, amenities, and prices.

Independent Living (Some Services) is where housing begins to be more designed specifically for older adults' needs, with meals, cleaning, transportation and lawncare being typical examples of optional services, which may be included in rent prices or as an additional fee. Units may be smaller to reduce the amount of upkeep needed and there may be more common areas and/or community programming to encourage socialization. They are more frequently occupied by those aged 75 and older compared to housing with no services and often have ties to a local healthcare organization. Though independent living is traditionally apartment-style, some co-ops and other forms of ownership, though rare, allow for owner-occupied housing with independent living.

Assisted Living is tailored towards those whose health and abilities limit housing choices to far fewer options than in the first two categories. Though most of these units are occupied by those aged 80 or older, younger residents with medical or disability limitations also need these units. Most, if not all meals are provided in these settings along with housekeeping and personal care. These facilities typically have 24-hour staffing or emergency response infrastructure, and they play an important role for those who need assistance at a lower cost and intensity compared to memory care or skilled

nursing facilities. Most of these residents have been living alone prior to relocating to this type of facility.

Memory Care is necessary for those with Alzheimer's/Dementia type diseases. It costs more than assisted living due to the higher staffing and skills needed to support these individuals. This can especially be burdensome for the considerable share of residents who still have a living spouse or partner without Alzheimer's/Dementia who are also paying for their own housing costs outside of these facilities.

Skilled Nursing provides intensive services for those who need assistance 24 hours a day in the areas of medical care, nursing, psychosocial services, and rehabilitation services. Many of these facilities can be covered under a variety of health insurance and/or social programs, which can offset their high costs.

Continuum of Care refers to the way older adults transition between these styles of housing. Continuing Care Retirement Communities (CCRCs) are housing developments for older adults that are configured to enable them to live in various styles of living arrangements as their needs and preferences change with age. For example, according to AARP, this style of community could allow someone to live in an independent unit initially, then transition to assisted living or skilled nursing care, while remaining in the same apartment complex.

AARP notes that there are currently around 1,900 of these communities nationwide, and they are typically structured to have an entry fee followed by monthly payments. The average entry fee is \$402,000, but they can vary from \$40,000 to over \$2 million. The average monthly payments are \$3,555 with an average increase of 2 percent per year. This indicates that CCRCs are generally expensive for many, if not most households, but they typically have higher occupancy rates than standalone facilities like nursing homes that are not part of a CCRC. Fee structures also vary, with some having all-inclusive rates that are higher, and others having lower fees but fewer services, with the option to add more services later for an additional fee.

Assisted Living, Memory Care, and Skilled Nursing facilities are classified as long-term care facilities. According to the State of Wisconsin Department of Health Services, there are four types of long-term care (LTC) arrangements with the following definitions. Included is the current capacity in Marathon County as of Summer 2025, with a total of 1,890 residents among 94 locations:

<u>Adult Family Home (AFH)</u> • For 3 or 4 adults not related to the operator • Care, treatment, and services above basic room and board • Up to 7 hours of nursing care per week per resident • 42 sites serving 168 people	<u>Community Based Residential Facility (CBRF)</u> • For 5 or more unrelated residents in a community setting • Includes room, board, supervision, and support services • Up to 3 hours of nursing care per week • 36 sites serving 688 people
<u>Nursing Home</u> • For 5 or more people not related to the operator • 24-hour nursing care • Can include limited, intermediate, and/or skilled nursing services • 8 sites serving 697 people	<u>Residential Care Apartment Complex (RCAC)</u> • Independent apartment complexes with room and board • Up to 28 hours of supportive care • Personal care • Nursing services • 8 sites serving 337 people

Source: Wisconsin Department of Health Services (See Appendix A for a detailed list of sites)

Staffing Concerns

In 2024, Wisconsin Public Radio reported that, according to Forward Analytics, the capacity of Wisconsin's nursing home and assisted living facilities kept up with the 75-and-over population growth from 2000 to 2020. But there is an expected need for an additional 9,900 workers by 2030 based on the 41 percent growth in the state's 75-and-over population by the end of the decade. Statewide, this age group will grow by another 24 percent between 2030 and 2040, straining existing housing and healthcare infrastructure. Typically, only 20 percent of the state's Registered Nurses (RNs), Certified Nursing Assistants (CNAs), and Home Health Aides (HHAs) work with older adults. But the Wisconsin Department of Workforce Development projects that there will only be an increase of 12,800 of these occupations by 2030. If staffing needs remain at 20 percent of the total workforce of RNs, CNAs, and HHAs, then the total demand by 2030 would need to be 49,500 workers, which is 36,700 more than how many are expected to enter the workforce. Additionally, a 2023 report by the Wisconsin Office of Rural Health indicated that 40 percent of Emergency Medical Services (EMS) agencies who responded to a survey indicated that they currently experience staffing shortages, leading to concerns about the state's future ability to provide emergency services to an aging population.

In 2020, the Wausau Daily Herald reported that Wisconsin had lost 40 nursing homes totaling 6,600 beds over eight years due to closures and downsizing, primarily due to three factors. These factors are low Medicaid reimbursement rates in Wisconsin, state initiatives that favor in-home care, and a shortage of workers in the long-term care industry. This is concerning as the state's memory care demand is expected to double between 2020 and 2040. Therefore, older adult housing efforts must consider the capacity of the existing workforce and the need for innovative strategies to train and attract more healthcare workers to the area while embracing emerging technology that assists older adults.

Potential Demand from Outside Marathon County

The City of Wausau's position at the intersection of several major highways surrounded by extensive rural areas and small towns means that there is potential for older adults to relocate to the area as they age. This is because of its robust medical infrastructure and proximity to services, along with the ability to depend less on personal vehicles in an urban setting as driving becomes more difficult with age. Additionally, adult children of older adults who live in the Wausau area generate demand as older adults often relocate closer to family members who serve as caregivers, and some older adults may return to the area based on a previous connection they have after living in another location.

The City of River Falls Housing Study added 25 percent to all its older adult housing forecasts based on these assumptions to accommodate those moving from outside the market area. River Falls' population grew from 15,000 in 2010 to 16,182 in 2020, for a growth rate of 7.9 percent. Since this is 5 percent higher than Marathon County's population growth rate during the same time, this report subtracts the difference between the two areas' growth rates, which equals 20 percent. The 20 percent potential increase in demand from outside Marathon County is then added to each housing unit projection to create the total demand described later in the report.

Aging-in-Place

According to AARP's 2024 Home and Community Preferences Survey, 75 percent of Americans over age 50 want to remain in their current homes as long as possible, and 41 percent say they will never leave their current home. However, about half of adults are not confident that their community will meet their needs as they age, and 44 percent of those over 50 anticipate having to move at some point in the future.

As a result, there will likely be increasing demand for aging-in-place upgrades such as grab bars, no-slip flooring, ramps, chairlifts, and technology related to safety and security. However, aging houses will incur increasing maintenance costs in addition to these retrofits, so it is expected that housing costs will be increasingly burdensome as older adults age-in-place. When they can no longer maintain their own homes, this could drive demand for a greater variety of alternative older adult housing options or programs and services that assist with maintenance and upgrades of their existing homes.

As starter homes become scarcer in recent years, expanding housing options for older adults has the added advantage of freeing up homes that younger families can renovate at a cost that is lower than new construction while preventing blight that can occur when older adults can't afford to move while struggling to be physically able to maintain their homes. Additionally, smaller homes that are ADA accessible are being built on vacant lots in existing neighborhoods, giving some older adults the option to remain in their neighborhood while downsizing. Some of these homes use modular construction, reducing costs for older adults with limited budgets.

Universal Design and ADA-Accessibility

The ADA (Americans with Disabilities Act) Standards for Accessible Design, along with ADA Title II and Title III regulations, regulate the standards that enable buildings to be accessible to those with

disabilities. These regulations apply to new construction and to significant renovations of older buildings, but they often do not apply to residential properties like they do for commercial and public buildings. Therefore, it is important to consider ADA regulations when designing older adult-oriented housing even in cases where they do not apply, as they can improve the quality of life of residents and increase the likelihood that older adults can remain in their preferred housing as long as possible. Examples include wider doors, wider hallways, and lower countertops to accommodate individuals in wheelchairs.

Community Integration and Multigenerational Interaction

In recent history, a large share of housing for older adults has been in settings where residents have minimal interaction with other age groups. This limits mobility and social interaction, increasing loneliness and exacerbating health concerns among older adults, especially for those who relocated from another community. There is an opportunity to better integrate housing for older adults with amenities such as libraries, parks, community centers, and more to mitigate these concerns.

According to the National Association of Realtors, nearly 3 million children are being raised by their grandparents. This trend could drive some demand for housing units that have a separate space for older adults living with their adult children, or structures like Accessory Dwelling Units (ADUs) that provide a small apartment-like space on the same property as a single-family home. Additionally, there are programs in some communities that match empty nesters with children who need a babysitter, or older children with older adults who need help with yardwork. Proximity to a variety of charitable organizations also increases volunteer opportunities for new residents to help them meet others with similar interests. These are a few examples of programs that facilitate social interaction between age groups.

An example of a development implementing these ideas known as The Varsity at Purdue University. This housing development is geared towards the university's older alumni who can take advantage of the walkability, amenities, and social interaction that being on a college campus offers. Amenities in this development include a event design lab, lecture hall, makerspace, lifelong learning space, an early childhood learning center, a work-share space, dining areas, a bar, gym, aerobics space, a pool and spa, pickleball courts, and an outdoor kitchen and grilling station. The development includes apartments, town houses, villas, and flats for independent living, assisted living, and memory care, allowing residents to move from one housing style to another as their needs change over time along the continuum of care.

Another approach to how the continuum of care is structured is the Belmont Village Senior Living near Miami. This community is considered a new type of community that is described as multiuse, where residents have opportunities to interact with each other as residences are mixed with shops, cafes, libraries, and more, as though it were a miniature city within a city. In this development, residents remain in the same unit even when the level of care changes, so there is no need to move several times as needs change.

Finally, even single-family home communities for older adults, which are often restricted to ages 55 and older, can now be integrated within a larger development. The Rancho Mission Viejo in California

is a typical single-family subdivision, but 40 percent of the homes are designated for those aged 55 and over. These homes are scattered throughout the community so older residents can regularly interact with younger families. There are some spaces for those 55 and over, such as a pool, for times when residents wish to have activities within their age group as well, but also areas open to the entire community, such as a 23,000-acre nature preserve. These developments illustrate various approaches to integrating multigenerational housing in the community, which can inspire design elements of housing in the Wausau area, even if they are less elaborate than these examples.

Age-Friendly Communities

Feedback received during the development of this housing report indicated an interest in learning which communities in the United States are proactively planning for an aging population. The AARP Network of Age-Friendly States and Communities provides a framework for becoming an age-friendly community, and the City of Wausau has been designated as one since 2018. The City currently has a livability score of 62 out of 100 points as well as goals to expand bicycle-pedestrian infrastructure and intergenerational classes and activities. AARP's aging-friendly framework is based on eight domains of livability: 1. Outdoor spaces and buildings, 2. Transportation, 3. Civic Participation and Employment, 4. Communication and Information, 5. Respect and Social Inclusion, 6. Social Participation, 7. Health Services and Community Supports, and 8. Housing. These domains allow older adults to successfully navigate and participate in a community. Additionally, AARP has model ordinances for accessible housing and complete streets; See AARP's website for more information.

Several cities in the United States have developed aging-friendly initiatives, including Los Angeles, CA and Washington D.C. The Los Angeles Age-Friendly Action Plan (2021) has 34 recommendations that help the City prepare for its rapidly aging population. Many of these recommendations include collaborating with businesses, transportation officials, parks, and institutions to enhance ADA accessibility. Additional recommendations enhance the older adult population's ability to participate in classes, fitness, wellness, employment, volunteering, community events, and other multigenerational activities that help older adults maintain their cognitive ability, prosperity, and hobbies. Working with healthcare and dementia-related organizations is also recommended to improve access to affordable healthcare since older adults are frequently on limited income. Emergency management planning is also discussed as older adults may struggle to protect themselves or recover from a natural disaster. Technology that assists older adults' ability to age-in-place is also supported by the plan. Finally, there are many housing recommendations to mitigate homelessness and expand affordability for a variety of housing styles that are ADA accessible.

Washington's Age-Friendly D.C. Initiative builds on AARP's Eight Domains framework by addressing several additional domains: Emergency Preparedness and Resilience, Abuse-Neglect-Undue Influence, Financial Security, Lifelong Learning, Public Safety, and Care Partnering. D.C. has implemented many aging-friendly practices discussed throughout this plan, such as creating exercise and recreation opportunities, aging-in-place upgrades, affordable housing, rideshare and ADA-accessible taxis, intergenerational gardening on school district properties, an aging-friendly business network, employment opportunities for people over 50, cultural competency training, financial exploitation training, and promoting an aging-friendly culture citywide.

Los Angeles' Aging-Friendly Action Plan and Age-Friendly D.C. can be viewed online for more information on their respective initiatives. In summary, these community-driven planning efforts help municipalities prepare for not only housing older adults, but also the infrastructure needed to support aging.

Older Adult Housing Location and Configuration

Housing for older adults is expected to be located and configured in a variety of styles and settings. For example, Downtown Wausau's walkability may be desirable for older adults who cannot or prefer not to drive, and others may prefer a quieter, natural setting. Below is a list of pros and cons related to various housing locations:

Downtown Wausau and Surrounding Neighborhoods	
<u>Pros:</u> - Proximity to clinics, walking trails, the Wisconsin River, YMCA/The Landing, businesses, churches, events, stores, and other amenities. - Walkability and transit options. - Potential to grow tax base through redevelopment and utilize existing workforce.	<u>Cons:</u> - Those relocating from rural areas and small towns may not be accustomed to or attracted to an urban setting. - Limited developable land and more likely to require complex redevelopment of an existing site. - Added construction expenses like elevators for taller buildings and exterior materials compatible with historic downtowns.
Suburban Areas and Neighborhoods	
<u>Pros:</u> - Over half of older adults aged 60 and over relocate to suburban areas, indicating a possible preference for a suburban lifestyle. - Proximity to larger commercial centers and big box stores (e.g. Rib Mountain, Weston, etc.). - Potential for more on-site open space, walking paths, outdoor recreation, etc.	<u>Cons:</u> - Car-dependent lifestyle and distance to clinics, businesses, and other services. - Potential need for more new infrastructure than a redevelopment or infill site, raising construction costs. - Limited areas in the City of Wausau to develop this style of housing.
Rural Areas	
<u>Pros:</u> - Large, undeveloped sites suitable for master-planned communities, especially for continuum of care facilities. - Quiet setting surrounded by nature may appeal more to those not from larger cities. - Can accommodate styles of long-term care that don't have high demand for amenities.	<u>Cons:</u> - Difficult to construct multifamily buildings without public water and sewer service. - Possible isolation from a feeling of community. - Distance to transit, businesses, services, etc.

Housing Styles

In addition to housing location, different styles of housing also accommodate different housing preferences and needs. The continuum of care, discussed earlier in the report, describes how housing styles meet older adults' changing needs as they age. But there are also a range of preferences within those styles of housing in terms of the number of bedrooms, whether it's for rent or for sale, and more. According to the National Association of Realtors® Research Group 2025 Home Buyers and Sellers Generational Trends Report, the median number of bedrooms that adults aged 60 and over bought or rented was three and the median number of bathrooms was two. These medians are the same across all age groups, indicating that older adults who buy market rate housing are not necessarily downsizing. This configuration is more typical for a single-family home than an apartment complex or assisted living facility, so there may be an opportunity to provide larger units so older adults have room for guests, hobbies, or other activities.

Up until the 2000s, condominiums were especially popular with older adults as they allowed for homeownership with minimal maintenance while also appealing to first-time homebuyers due to their lower price. But, according to the Urban Institute, condominiums are being built at the lowest rate in the past 50 years. They report that condominiums are still more affordable than single-family homes, and demand for them has not necessarily decreased. But lending is more difficult for both developers and potential condominium occupants because lenders require developers to sell units quickly, but those with smaller budgets who prefer condominiums often cannot get approved for a mortgage as easily, especially since condominiums do not qualify for Federal Housing Administration (FHA) loans unless the development itself meets very specific criteria related to the development's occupancy rates and financial status of its residents.

The need for a homeowner's association (HOA) to maintain a condominium's common areas also leads to liability concerns and housing costs that are not covered by a mortgage. Finally, the perceived higher risk of condominium development means financing and insurance costs are higher than in other styles of housing. Therefore, it is not expected that there will be a substantial increase in new condominium construction unless various policy changes or lending practices occur.

Currently, most housing development occurs in single-family homes, two-family homes, and multifamily apartments due to influences like building codes, construction costs, housing demand, and more. Some new townhome developments have occurred in Central Wisconsin in the past few years, but they remain relatively rare. Developers sometimes provide a variety of owner- and renter-occupied housing in a "planned neighborhood" style development, with the goal of having starter homes, "move-up" homes, and downsizing options near each other so households can live in different housing styles throughout their life while being able to stay in the same neighborhood. This approach can also be applied to infill sites, where development can provide a housing style that either complements surrounding houses or provides a new style of housing that is missing from a neighborhood.

Case Study: LIVASU, Sheboygan County, WI

Patterned after the world's first "Dementia Village" in the Netherlands, LIVASU ("Life as Usual") is under construction in the Town of Wilson, Sheboygan County. This development features individual, high-quality manufactured homes that residents purchase and then determine the hours of memory care needed. This model differs from typical memory care in the U.S. where residents are in expensive apartment units with minimal interaction with their surroundings. LIVASU provides something more affordable that allows for interaction with others as well as hobbies. For example, cameras, landscaping, and staff are used to keep those with dementia from wandering off the premises when they are outside, and the development includes a gym, spa, hobby spaces, a grocery store, a restaurant open to the public, walking paths, and golf cart transportation.

Housing units include 124 one- and two-bedroom units (750 to 1,140 square feet) that are manufactured off-site and constructed in a phased approach. Prices range from \$95,000 to \$175,000. They feature at-grade entrances, extra lighting, high-contrast door handles, and direct site lines to restrooms as well as other features that help individuals with dementia navigate their homes. And unlike most memory care facilities, spouses can also reside there. The units are also owner-occupied, with titles that are easy to transfer like a vehicle title instead of property deeds. This housing model requires considerable start-up funding, with LIVASU requiring \$14 million in fundraising prior to construction. But it is also more affordable than many memory care facilities and provides a highly sought-after, community-style living arrangement.

Technology

The healthcare industry is embracing various technologies that enable more services in remote places, such as Telehealth. These systems use secure internet connections to provide appointments in locations that minimize the need for patients to travel long distances to receive care. This is particularly useful for those who need to see a doctor prior to refilling a long-term prescription as it saves time and transportation expenses. New residential construction should consider the broadband infrastructure and space programming needs that will enable residents to utilize telehealth and other emerging technologies in the future.

Transportation

As people age, the ability to depend on cars as a primary form of transportation becomes more limited, and this can be especially pronounced the farther an older adult's home is from places like grocery stores, churches, clinics, and other services. The City of Wausau has the advantage of being an urban community with transit and walkable neighborhoods, and this feature may attract those from more rural or suburban areas who desire better proximity to services.

According to the 2025 North Central Wisconsin Regional Comprehensive Plan, most transit systems have decreased considerably in ridership since the COVID-19 pandemic. Wausau's transit system's ridership was 341,157 in 2022 compared to 633,638 in 2012, meaning that ridership has been nearly cut in half in just a decade. It is important to evaluate how existing transit services can be enhanced

or modified to meet increased demand from an aging population despite recent lower rates of ridership-generated revenue.

The Aging and Disability Resource Center (ADRC) of Central Wisconsin has a directory of paratransit, taxi, and/or shared ride programs for older adults and those with disabilities that helps supplement the City's transit system as it accommodates a greater variety of locations and schedules, which are especially important when appointments don't always align with bus routes and schedules. In summary, increasing transportation options through transit, paratransit, and pedestrian infrastructure provides older adults with limited mobility more independence and lower financial burden.

Affordability

The United States Department of Housing and Urban Development defines affordable housing as having monthly costs that do not exceed 30 percent of monthly income for both owner- and renter-occupied housing. According to the River Falls Housing Study, many older adults may spend between 40 to 50 percent of their income on housing with no services to meet their needs, and this amount generally increases with age and the type of services needed. For the workforce, most income comes from employment; however, an older adult household's financial position varies greatly based on social security, retirement savings, housing proceeds, and other sources of income.

Table 6 below from the 2025 Centergy Regional Housing Study compares household income to rent or purchase prices using a 30-year mortgage with a 7 percent interest rate and a 10 percent down payment based housing costs being limited to 30 percent of income. For owner-occupied units, taxes, and private mortgage insurance are included along with the monthly principal and interest payment. For all units, maintenance and utilities are not included. Though savings, down payment, credit score, and other factors all affect what a household can afford, this is a consistent way to assess the distribution of housing prices and household incomes across all income categories.

Table 6: Estimated Maximum Monthly Rent and Purchase Prices Based on Income

Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	Over \$150,000
Monthly Rent	< \$250	\$250 - \$599	\$600 - \$899	\$900 - \$1,249	\$1,250 - \$1,499	\$1,500 - \$2,499	\$2,500 - \$3,499	\$3,500 and over
Purchase Price	<\$25,000	\$25,000 - \$79,999	\$80,000 - \$99,999	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000 - \$299,999	\$300,000 - \$399,999	\$400,000 or more

Source: Source: UW Credit Union Mortgage Qualifier & Google Mortgage Calculator

Net Worth and Housing Equity

Older adults may derive their income from a variety of sources, such as social security, pensions, retirement savings accounts, brokerage accounts, and more. They may also continue working past the typical retirement age out of necessity or to supplement these other income sources. Therefore, income sources for these age groups can be more diverse than a worker in their 20s or 30s who typically earns most income from one paycheck. This impacts not only the housing budget for older

adults, but also what leases or financial products they will be approved for, as they often have more assets and smaller paychecks compared to younger adults. Since many older adults have considerable equity tied to a home they own, and may even have a paid off house, they can utilize this equity to expand their housing budget if they choose to relocate.

Using this approach, an older adult household earning \$35,000 per year that plans to sell a home and downsize appears to only be able to afford \$900 in rent per month without spending more than 30 percent of income on housing. According to the Wisconsin Realtors Association, the median home sale price in June 2025 for Marathon County was \$300,000. If this household sells a paid-off home at this price and puts it into an interest-bearing account, withdrawing just 4 percent of the balance per year results in an additional \$12,000 per year or \$1,000 per month in income. With a combined income of \$47,000, the household can now afford up to \$1,200 per month in rent because of the house's proceeds. If this household decides to buy another home instead of renting, the proceeds can be used for a larger down payment on a more expensive house or to purchase a smaller, less expensive house without needing a mortgage. Note that capital gains tax, closing costs, and other moving expenses will impact the overall proceeds from the home sale.

Many older adults do not have significant savings or equity, and life expectancy varies. Due to the variability in financial positions and ages, it is difficult to estimate housing affordability using factors beyond the Census-reported annual income for these households. Census defines income as the combined total of all cash income sources, but it doesn't reflect non-cash benefits such as food stamps or housing vouchers. Additionally, Census data is self-reported, so some older adults may not be reporting all sources of income. But Census data is the most comprehensive data set available, so it is used in this report to calculate housing affordability. Table 7 displays income distribution for households with a household aged 65 or over, which highlights the need for a variety of housing styles and prices as almost 75 percent of City of Wausau households and 70 percent of Marathon County households with older adults earn less than the County's median household income, which is slightly over \$75,000.

Table 7: Household Incomes and Housing Affordability for Households aged 65 and Over

Household Income	Monthly Rent	Purchase Price	C. Wausau		Marathon Co.	
			Total	%	Total	%
<\$10K	< \$250	<\$25K	228	4.5%	621	3.8%
\$10K - \$24.9K	\$250 - \$599	\$25K - \$79K	941	18.4%	2,322	14.0%
\$25K - \$34.9K	\$600 - \$899	\$80K-\$99K	868	16.9%	2,587	15.6%
\$35K - \$49.9K	\$900 - \$1,249	\$100K - \$149K	729	14.2%	2,292	13.9%
\$50K - \$74.9K	\$1,250 - \$1,499	\$150K - \$199K	1,047	20.4%	3,717	22.5%
\$75K - \$99.9K	\$1,500 - \$2,499	\$200K - \$299K	469	9.2%	2,137	12.9%
\$100K - \$149.9K	\$2,500 - \$3,499	\$300K - \$399K	504	9.8%	1,772	10.7%
Over \$150K	\$3,500 and over	\$400K +	335	6.5%	1,094	6.6%

Source: ACS 5-Year Estimates 2023

Other financial tools may be needed for older adults to afford their housing situation. Long-term care is particularly expensive, often exceeding household income. For example, it may be prohibitively expensive for a couple where one partner wants to remain in an existing home while the other needs to move into a memory care facility. In this situation, a new mortgage could be placed on the existing home to help pay for the memory care facility without selling the home. Additionally, assets may be factored into what a household pays for long-term care, especially if Medicaid (known as BadgerCare Plus in Wisconsin) is involved, so home equity often influences housing costs for these facilities. Finally, a Home Equity Conversion Mortgage (HECM), a type of reverse mortgage, is available for those aged 62 and over, but they are considered a high-risk product due to the reduction in home equity over time or potential to lose a house altogether. The National Institute on Aging, which is part of the National Institutes of Health, has an extensive website describing various approaches older adults can use to pay for long-term care.

Summary

Most older adult households in the City of Wausau and Marathon County earn less than \$75,000 per year, limiting housing choices for existing housing units. Affordability becomes even more challenging as independent living, assisted living, and long-term care housing styles typically consume a much greater share of income as services and care are added. Using the limited data available, the next section of this report estimates the total housing demand driven by older adults in the coming decades to ensure their ability to continue living in the community.

Projected Housing Demand for Older Adults

This section of the report estimates how many of each type of housing is needed based on population projections along with affordability considerations. **All projections are countywide totals for Marathon County** because municipal population projections from DOA are not broken down by age cohort. The projected need does not add demand to the projections in the 2022 Wausau Metropolitan Housing Assessment because updated population projections from the DOA in 2024 forecast a lower population than the ones that were available for the 2022 Assessment. Updated household projections are also not currently available, so this study does not provide updated overall housing unit projections to replace those in the 2022 Assessment. Since older adults are only a portion of the overall population that drives housing demand, the projected demand estimates the share of housing occupied by these households.

Housing with No Services

Housing with no services generally overlaps with the overall housing market because, while there are some characteristics older adults may desire (for example, a one-story home or a walkable neighborhood), the same kinds of housing units could be rented or purchased by the overall population. The projected need for housing without services in this report does not add more units to the projected need in the 2022 Wausau Metropolitan Housing Assessment. Rather, it estimates the number of units that are expected to be occupied by older adults, which often overlaps with housing units that younger families desire, such as compact dimensions, affordable prices, and low-maintenance design.

Tables 8 and 9 on the following page project the expected change in demand for housing without services by adding the varying demand characteristics for three age groups: 55 to 64, 64 to 74, and 75 and over. These projections use DOA's population projections and divide them by the average household size for households in these age groups while maintaining the current owner- and renter-occupancy rates found in Tables 3 and 5. It also uses the current percentage of households in each income category in Table 7 in Marathon County to identify which prices are in demand and adds 20 percent to the number of units to account for Wausau's ability to attract those from surrounding rural counties that have more limited access to the services and institutions older adults rely on.

In summary, there is a projected increase in 636 homeowner households between 2020 and 2030, followed by a decrease of 649 owner households from 2030 through 2050. Additionally, there is a projected increase of 354 renter households with older adults between 2020 and 2030, followed by another 48 renter households between 2030 and 2040. This trend is also followed by a decrease of 200 renter households with older adults between 2040 and 2050. The projections reflect several patterns that are already being observed:

- Most older adults continue living in owner occupied homes
- Older adults become more likely to rent as they reach the highest age groups
- Decreased demand after 2040 reflects the Baby Boomer generation (b. 1946-1964) being larger than Generation X (1965-1980).

While it may seem counterintuitive to encourage more housing suitable for older adults when there is an expected decline of them in just 20 years, these are the housing categories that all generations can live in. Expanding the supply of this housing helps meet overall demand for all age categories while moderating prices and replacing aging housing units that are lost to demolition, fire, natural disaster, aging past its useful life, or other events.

Table 8: Projected Change in Demand for Owner Occupied Housing Occupied by Older Adults

Purchase Price	Change in Demand		
	2020-2030	2030-2040	2040-2050
<\$25K	24	-5	-20
\$25K - \$79K	89	-18	-73
\$80K-\$99K	99	-20	-82
\$100K - \$149K	88	-17	-72
\$150K - \$199K	143	-28	-118
\$200K - \$299K	82	-16	-68
\$300K - \$399K	68	-13	-56
\$400K +	42	-8	-35
Total	636	-126	-523

Source: DOA, 2020 Census, & NCWRPC

Table 9: Projected Change in Demand for Renter Occupied Housing Occupied by Older Adults

Monthly Rent	Change in Demand		
	2020-2030	2030-2040	2040-2050
< \$250	13	2	-8
\$250 - \$599	50	7	-28
\$600 - \$899	55	7	-31
\$900 - \$1,249	49	7	-28
\$1,250 - \$1,499	80	11	-45
\$1,500 - \$2,499	46	6	-26
\$2,500 - \$3,499	38	5	-21
\$3,500 and over	23	3	-13
Total	354	48	-200

Source: DOA, 2020 Census, & NCWRPC

Independent Living

A relatively small share of older adults who don't need assistant living will benefit from independent living that offers some services. According to the Maxfield Research & Consulting's assessment of the Summary Health Statistics for the U.S. Population: National Health Interview Survey by the U.S. Department of Health and Human Services, 1.5 percent of those aged 65 to 74 and 13 percent of those aged 75 and over need independent living.

Table 10 below summarizes the demand for Independent Living Housing units using the same methodology used to project housing units in Tables 8 and 9, but only for the percentage of the population mentioned in the previous paragraph. Only rental units are projected since owner-occupied independent living, while possible, is rare. Overall, there is a total increase in demand for 430 units between 2020 and 2030 followed by an increase of 341 units between 2030 and 2040. This is followed by a slight decrease of 102 units between 2040 and 2050.

Table 10 Projected Change in Demand for Independent Living Occupied by Older Adults

Monthly Rent (30% of Income)	Monthly Rent (65% of Income)	Change in Demand		
		2020- 2030	2030- 2040	2040- 2050
< \$250	< \$540	16	13	-4
\$250 - \$599	\$540 - \$1,299	60	48	-14
\$600 - \$899	\$1,300 - \$1,949	67	53	-16
\$900 - \$1,249	\$1,950 - \$2,699	60	47	-14
\$1,250 - \$1,499	\$2,700 - \$3,249	97	77	-23
\$1,500 - \$2,499	\$3,250 - \$5,399	55	44	-13
\$2,500 - \$3,499	\$5,400 - \$7,549	46	37	-11
\$3,500 and over	\$7,550 and over	28	23	-7
Total		430	341	-102

Source: DOA, 2020 Census, & NCWRPC

Note that these rental prices in the first column are considered a “base price” before services are added, while ensuring housing doesn't exceed 30 percent of income. In most cases, Independent Living consumes a greater share of income than 30 percent because other household expenses, such as meals, are bundled into the total price. According to the River Falls Housing Study, independent living costs are typically closer to 65 percent of a household's income, which is depicted in the second column for reference. Therefore, actual rent prices are expected to be much closer to the second column, but they are more inclusive of a variety of household expenses that are usually paid separate from housing. Services included in Independent Living vary by location and prices are expected to vary as a result.

Assisted Living, Memory Care, and Skilled Nursing

Assisted Living, Memory Care, and Skilled Nursing are three categories of housing that comprise Long Term Care (LTC). While assisted living often accommodates older couples living together if only one partner requires the services that assisted living provides, memory care and skilled nursing facilities typically only house individuals who need that level of care, while a partner remains in the couple's existing housing unit. Data regarding occupancy and rent rates is difficult to obtain for these facilities due to privacy concerns. Therefore, the projected demand for these facilities is based on capacities listed in the Wisconsin Department of Health Services (DHS) directory for facilities that accommodate long-term care.

Adult Family Homes (AFHs), Community Based Residential Facilities (CBRFs), Residential Care Apartment Complexes (RCACs), and Nursing Homes are the four types of long-term care facilities defined by DHS, which are described earlier in this report. According to the Centers for Disease Control and Prevention (CDC), 94 percent of the long-term care population was over age 65. To project future demand, the current number of beds for each type of facility per capita for the existing population aged 65 and over is multiplied by the future population projections from DOA. An additional 20 percent is added to each capacity total to account for potential demand from outside Marathon County.

Table 11: Projected Change in Demand for Long Term Care Facilities

LTC Facility	2020 Capacity	2020 Per Capita 65+	2030	2040	2050
AFH	168	0.007	43	5	-9
CBRF	688	0.027	177	22	-38
Nursing Homes	697	0.027	179	22	-38
RCAC	337	0.013	86	11	-18
Total	1,890	0.074	485	60	-104

Source: DHS, DOA, & NCWRPC

Based on current rates, there will need to be an additional 485 beds among the four types of long-term care facilities between 2020 and 2030, and an additional 60 beds between 2030 and 2040. This reflects a "status quo" approach that assumes the current rate of people who need long term care facilities remains constant. Changes in technology could reduce demand and keep older adults in their homes longer, but unforeseen trends like this are too difficult to project with existing data.

Costs associated with long-term care vary greatly, with a general rule that costs increase with increased age and needs. The River Falls Housing Study indicates that older adults often spend 80 to 90 percent of their income on assisted living, and many sources indicate that memory care costs are even higher. For skilled nursing facilities, AARP indicates that costs are 246 percent of income in Wisconsin, on average. In general, costs for long-term care can be paid for using a variety of programs such as Medicare, Medicaid (Badger Care), Program of All-Inclusive Care for the Elderly (PACE), State Health Insurance Assistance Program (SHIP), Department of Veterans Affairs (VA), Social Security Administration Programs, and other public and private assistance, financing, insurance, and/or other

programs. It is unlikely that a municipality or county has additional tools to reduce these costs, but reducing development barriers and timelines assists with keeping construction costs down.

Other forms of Care

Home Health Agencies and Personal Care Agencies assist older adults with the needs described in some of the residential facilities listed above, but they do not provide housing. Additionally, hospice care is geared towards those diagnosed with a terminal illness, but the care is typically administered in the patient's residence. There may be other forms of home-based care that embrace emerging technology which reduce healthcare costs and avoid the need for older adults to relocate, which could help address demand in the coming years. Even though these forms of care occur in existing homes, it is important to acknowledge these services and the expected increased demand for them, even though they do not provide housing facilities and staffing them is expected to be a challenge.

Summary of Projected Housing Need for Older Adults

The 2022 Wausau Metropolitan Housing Assessment summarizes the total number of housing units needed by 2040. This report does not project additional demand to those totals, but instead provides a snapshot of the share of housing that will be occupied by older adults and what their needs are. In summary, the share of owner- and renter-occupied housing occupied by older adults in Marathon County is projected to increase dramatically by 2030, with some additional demand between 2030 and 2040. Independent living and long-term care options are also expected to increase in demand through 2040, followed by a decrease by 2050 for all older adult housing types.

Cost burden is a concern, especially as older adults age and require more services and care, and there are concerns that healthcare workforce and infrastructure will struggle to keep up with the demand for long-term care. Construction costs are also high, challenging the ability of new housing being affordable for local incomes, especially as retirees generally have lower incomes than the workforce.

Though the number of older adults is expected to decrease after 2040, the currently constrained housing supply will benefit from the addition of new housing units, which will help replacing aging housing units that are at the end of their useful life. Expanding housing supply also improves options and affordability for all ages and incomes, helping the area attract and retain a workforce to replace the large share of workers who are currently retiring. Finally, expanding housing options for older adults within the City of Wausau maximizes its access to clinics, hospitals, transit, shopping areas, churches, and other services and organizations that enable older adults to thrive, positioning the City as a "hub" that will attract older adults from surrounding areas.

Programs

The 2022 Wausau Metropolitan Housing Assessment lists the programs and strategies that can be used to reduce the cost of all types of housing, and potential future programs and strategies are currently being discussed at the state and federal level. For programs that help older adults pay for housing, The National Institute on Aging, which is part of the National Institutes of Health, describes various approaches older adults can use to pay for long-term care. Examples include but are not limited to Medicare, Medicaid (Badger Care in Wisconsin), Program of All-Inclusive Care for the Elderly (PACE), State Health Insurance Assistance Program (SHIP), Department of Veterans Affairs (VA), Social Security Administration Programs, and other public and private assistance, financing, insurance, and/or other programs. There are also various nonprofits in the Wausau area that can assist older adults, especially for those with low incomes.

Programs administered by the City of Wausau include:

Housing Choice Vouchers (Section 8): These subsidies are used to limit rent and utilities to 30 to 40 percent of income for qualifying households utilizing privately-owned rental housing participating in the program.

Subsidized Housing: Rent is limited to 30 percent of income for qualifying households. Properties include Riverview Terrace (36 units), Riverview Towers (149 units), and Scattered Sites (46 units).

Homeowner Rehabilitation: Low interest loan programs for necessary home improvements.

Down Payment Assistance: Low interest loans that assist with down payments and closing costs.

Rental Rehabilitation: Low interest loans for landlords to renovate properties.

Programs not included in the 2022 Assessment include:

The HUD Section 232 Loan Program provides mortgage insurance for residential care facilities. Nursing homes, assisted living facilities, and board and care are all examples of this type of housing, and a project may include more than one type. Section 232 may be used to finance the purchase, refinance, new construction, or substantial rehabilitation of a project. A combination of these uses is acceptable, such as refinancing an existing nursing home while constructing an addition that houses a assisted living facility. This loan is administered by the Office of Residential Care Facilities.

The 2023 Wisconsin Bipartisan Housing Legislation Package has three loan programs for developers:

- Infrastructure Access Loan covers the costs of installing, replacing, upgrading, or improving public infrastructure related to workforce housing or senior housing.
- Restore Main Street Loan covers the costs of improving or restoring workforce housing units.
- Vacancy-to-Vitality Loan covers the costs of converting vacant commercial buildings to workforce housing or senior housing.

Wisconsin Economic Development Corporation (WEDC)

- Site Assessment Grants fund environmental assessment and demolition activities on eligible abandoned, idle or underutilized commercial or industrial sites with suspected soil or groundwater contamination.
- Brownfields Grants fund the redevelopment of former commercial and industrial sites that have been adversely impacted by environmental contamination so they can become suitable building sites.
- Idle Sites Redevelopment Grants support the redevelopment of large former commercial, industrial, and institutional sites that have been idle, vacant or underutilized for a period of five years. Grant funds can be used for building rehabilitation or demolition, environmental remediation, or infrastructure improvement.
- Community Development Investment Grants provide financial support for shovel ready projects in downtown areas that benefit the community, especially mixed-use development.
- Historic Tax Credits allow eligible buildings to receive a state income tax credits for rehabilitation expenditures, even if they are income-producing properties. Properties must work with the Wisconsin Historical Society to meet guidelines.

Focus on Energy is a statewide program that provides rebates for upgrades like weatherstripping, efficient water heaters, heat pumps, and other housing-related repairs based on income level.

The Housing Supply Action Plan 2022 has the goal of reforming zoning and land use practices as well as creating new financial tools to make housing more affordable and rapidly expand its supply. Transportation funding from the American Rescue Plan Act (ARPA), CDBG, HTC, HOME, Bipartisan Infrastructure Law (BIL) and other Department of Transportation (DOT) and Economic Development Authority (EDA) programs will be used strategically to promote new housing development and revitalization in urban, suburban, and rural areas. Additionally, the plan addresses supply chain and labor issues.

NCCAP is a community action agency that assists with housing through programs that include downpayment assistance, weatherization funding, home energy assistance, homelessness programs, emergency food and shelter, and assistance with rental housing development.

United Way is a nonprofit that advocates for health, education, and financial stability for all the Region's residents through its Marathon County Chapter. United Way assists those with housing instability with various programs and resources.

The Federal Emergency Management Agency (FEMA) administers the Hazard Mitigation Assistance Programs, which include the Flood Mitigation Assistance (FMA) and Building Resilient Infrastructure and Communities (BRIC) programs that reduce risks from natural disasters. Examples include moving structures out of a floodplain or technical assistance for hazard mitigation planning.

Conclusions

Based on the studies researched to create this report, the data collected and analyzed, and input from stakeholder interviews, this report has the following conclusions regarding housing for older adults in the City of Wausau and Marathon County:

- Around 75 percent of City of Wausau households and 70 percent of Marathon County households with older adults earn less than the County's median household income, which is slightly over \$75,000, indicating that older adult households, in general, have more limited incomes and ability to afford housing.
- Existing data regarding housing for older adults is limited and difficult to access due to privacy concerns, such as wait lists for nursing homes, vacancy rates, and other metrics.
- Older adults are living longer and remain in single-family, owner-occupied homes longer than previous generations.
- A large shift in older adults downsizing to smaller, lower-maintenance homes, apartments, and long-term care facilities has not yet occurred but is expected to occur in the next decade. Demand is then expected to taper off through 2050.
- Future development for older adults will need zoning and structural flexibility to respond to the rapidly growing demand, followed by decreasing demand. For example, if skilled nursing facilities are in high demand in the 2030s and 2040s, it may need to be converted to market rate apartments if demand decreases by the 2050s.
- Even though older adults are generally not yet shifting to smaller homes or renting apartments, mortgage and overall debt for older generations is increasing, leading to concerns about affordability.
- A portion of the older adult population earns too much to qualify for financial assistance for housing, but they don't earn enough to easily afford the cost of living.
- Cost burden is a concern across all age groups, with the 2022 Wausau Metro Housing Assessment identifying 24 percent of households spending between 30 and 50 percent of their income on housing and another 9 percent spending over 50 percent.
- The wide variety of older adults' savings, investment accounts, net worth, housing equity, social security income, and other financial characteristics affect housing affordability, with income disparities continuing to grow between socioeconomic classes.
- Housing preferences and the need for assisted living and long-term care increases as older adults age, particularly for those aged 75 and over.
- Housing preferences are primarily determined by a housing unit's affordability and ability to accommodate varying medical needs, with long-term care being particularly unaffordable for many.
- Providing more housing options may help older adults find more affordable housing with lower maintenance requirements, which also frees up larger housing stock that is currently limited for families with children.

- Housing preferences are also influenced by the surrounding community's assets, such as proximity to healthcare and shopping, access to transit, and presence of amenities such as outdoor recreation and social spaces.
- Wausau's reputation for having large city amenities with small town affordability and livability is expected to drive demand from older adults moving from surrounding areas that are more remote. It could also appeal to those coming from larger cities or more expensive areas.
- Many older adults from the Wausau area retire to other places like Wisconsin's Northwoods or the sunbelt, only to return to area as their needs and preferences change, such as the proximity to grandchildren or better access to healthcare.
- The Landing at Woodson YMCA Wausau Branch is a one-of-a-kind amenity for older adults in Wisconsin and is perhaps one of only a few facilities of its kind in the nation, due to its size, popularity, and variety of activities. This contributes to Wausau's appeal for older adults.
- There is potential for older adult housing that contains a variety of amenities within its own development; however, it will likely be limited to accommodating only higher income older adults.
- Support for continued funding of the City's parks, bicycle-pedestrian infrastructure, and transit will be needed to ensure that older adults can remain in the community as their mobility changes.
- The Villages of Rib Mountain and Weston have major commercial corridors, but a lack of transit to these areas is a barrier for City of Wausau residents who would like to shop there.
- The variety of activities in demand for older adults, such as pickleball or coworking space, has diversified compared to past
- There are statewide concerns about healthcare infrastructure and staffing keeping up with a growing older adult population, but emerging technology, in-home care, and aging-in-place practices may help offset some of these concerns.
- This report uses the limited data that is available along with the State of Wisconsin's official population projections to estimate the demand for housing that older adults will influence.
- Projections in this report do not add units to the projections in the 2022 Wausau Metropolitan Housing Assessment, but they reflect the share of housing types expected to be needed for older adults.

In summary, the City of Wausau and Marathon County are expected to see increased demand for housing that accommodates the various needs, abilities, and incomes of older adult households, with housing and healthcare affordability continuing to be ongoing concerns. The City must actively work to attract developers with experience developing housing for older adults while partnering with area organizations to ensure the community's infrastructure and amenities continue to support older adults.

Recommendations

Below is a summary of the increase in demand for housing for older adults. Note that demand for single-family homes occupied by older adults decreases after 2030, and demand for all other housing styles for older adults decreases after 2040. This coincides with Marathon County's overall population projections, which estimate a total population decrease of 5.5 percent between 2020 and 2050 according to DOA's most recent population projections, released in 2024. For the eight municipalities in the 2022 Wausau Metropolitan Housing Assessment, the decrease is projected to be 4.6 percent, though some communities individually are projected to continue growing despite a combined decline. This report recommends utilizing the projected housing demand in Tables 12 and 13 to evaluate whether the City's housing stock is capable of meeting the needs of older adults.

Table 12: Summary of Housing Demand for Older Adults

Owner Occupied		Renter Occupied			Independent Living (For Rent)		
Purchase Price	2030	Monthly Rent	2030	2030-2040	Rent (30% of Income*)	2030	2030-2040
<\$25K	24	< \$250	13	2	< \$250	16	13
\$25K - \$79K	89	\$250 - \$599	50	7	\$250 - \$599	60	48
\$80K-\$99K	99	\$600 - \$899	55	7	\$600 - \$899	67	53
\$100K - \$149K	88	\$900 - \$1,249	49	7	\$900 - \$1,249	60	47
\$150K - \$199K	143	\$1,250 - \$1,499	80	11	\$1,250 - \$1,499	97	77
\$200K - \$299K	82	\$1,500 - \$2,499	46	6	\$1,500 - \$2,499	55	44
\$300K - \$399K	68	\$2,500 - \$3,499	38	5	\$2,500 - \$3,499	46	37
\$400K +	42	\$3,500 and over	23	3	\$3,500 and over	28	23
Total	636	Total	354	48	Total	430	341

Source: ACS 5-Year Estimates 2023, DOA Population Projections 2024, & NCWRPC.

*See Table 10 for rent prices at 65 percent of income, which is the average for Independent Living.

Table 13: Summary of Long-Term Care Demand

Facility	2030	2040
AFH	43	5
CBRF	177	22
Nursing Homes	179	22
RCAC	86	11
Total	485	60

Source: ACS 5-Year Estimates 2023, DHS 2025, DOA Population Projections 2024, & NCWRPC

To enable housing to meet projected demand, this report recommends continuing to pursue the top recommendations from the 2022 Wausau Metropolitan Housing Assessment:

1. Amend zoning ordinances that enable a greater variety of housing units and prices.
2. Amend subdivision ordinances to allow for smaller lot sizes.
3. Reach out to developers, agencies, and nonprofits to increase housing supply.
4. Educating the community about the housing market.
5. Updating municipal planning documents.

Additional recommended action items requiring a higher level of effort and funding from the 2022 Assessment include:

1. Tax Increment Financing (TIF)
2. Bonds, cash incentives, and/or other financial products.
3. Land banks, land trusts, housing trust funds, rent-to-own programs, and other local strategies.
4. Financial program administration.

Finally, recommendations specific to older adult housing are listed below:

1. Actively recruit developers who specialize in housing for older adults, particularly those with experience with the continuum of care. Enable flexibility for housing styles and services as demand shifts from decade to decade.
2. Work with local healthcare systems, health organizations, educational institutions, and workforce training/upskilling programs to identify existing gaps in housing, care, and staffing needs to identify projects and initiatives that further develop the City's infrastructure and workforce that serves older adults along the continuum of care.
3. Support the development of the City's transit, parks, outdoor facilities/amenities, and other public facilities that contribute to the area's livability for older adults.
4. Support the maintenance, rehabilitation, and upgrading of existing housing stock through City services and programs and outside sources to ensure affordable housing that has the possibility of aging-in-place and telehealth capabilities.
5. Identify and repurpose vacant sites and structures to reduce the cost of all types of housing while allowing for proximity to existing amenities, services, and transit routes to accommodate those who no longer drive.

Overall, the City of Wausau, its neighboring communities, and Marathon County are recommended to monitor the emerging demand for older adult housing as economic conditions, technology, and workforce characteristics continue to evolve. More information regarding best practices for creating and maintaining housing for older adults as well as the community infrastructure needed to support them is expected to be released as the nation's population continues to age. Therefore, this report recommends that the City continue to work with Centergy, Inc., North Central Wisconsin Regional Planning Commission (NCWRPC), Wisconsin Economic Development Corporation (WEDC), Wisconsin Housing and Economic Development Authority (WHEDA), and other local regional, state, and federal partners to monitor the latest trends and opportunities for housing older adults.

Appendix A: Existing Known Housing for Older Adults

Name	Community	Type	Capacity
Andrea Street CBRF	V. Weston	CBRF	8
Applegate Reflections	C. Wausau	CBRF	8
Cady Home West	C. Wausau	CBRF	8
Cady Home West 2	C. Wausau	CBRF	8
Care Partners Assisted Living	V. Weston	CBRF	16
Cedar Creek Manor I	C. Mosinee	CBRF	16
Cedar Creek Manor II	C. Mosinee	CBRF	16
Chadwick St CBRF	V. Weston	CBRF	8
Clarity Care Fern	C. Marshfield	CBRF	8
Clarity Care Villa	C. Marshfield	CBRF	8
Copperleaf Assisted Living	C. Marathon City	CBRF	25
Copperleaf Assisted Living	C. Schofield	CBRF	25
Copperleaf Memory Care	C. Schofield	CBRF	22
Dimensions Living	C. Wausau	CBRF	19
Evergreen Park Assisted Living	V. Kronenwetter	CBRF	7
Mountain Terrace Senior Living	C. Wausau	CBRF	35
NCHC Adult Crisis Stabilization	C. Wausau	CBRF	16
North Central Health Care Crisis	C. Wausau	CBRF	16
Oak Heights Assisted Living	V. Kronenwetter	CBRF	8
Our House Assisted Care	C. Wausau	CBRF	20
Our House Memory Care	C. Wausau	CBRF	20
Pine Meadows 1	V. Weston	CBRF	14
Pine Meadows 2	V. Weston	CBRF	14
Pine Meadows 3	V. Weston	CBRF	11
Pine Meadows 4	C. Mosinee	CBRF	16
Pride TLC Therapy & Living	V. Weston	CBRF	60
Primrose Memory Care	V. Weston	CBRF	32
Spring Crest	C. Wausau	CBRF	8
Steves Home	C. Wausau	CBRF	6
Stone Crest Residence	C. Wausau	CBRF	16
Sylvan Crossings	C. Wausau	CBRF	21
Vitacare Living	V. Stratford	CBRF	15
Waterford	C. Colby	CBRF	48
Wellington Place	V. Rib Mountain	CBRF	30
Weston Memory Care	V. Weston	CBRF	70
Willow Haven	C. Mosinee	CBRF	10
Acorn Hill Senior Living Community	C. Mosinee	RCAC	29
Applegate Terrace	C. Wausau	RCAC	53

Athenian Living	V. Athens	RCAC	30
Gardens Apartments	C. Wausau	RCAC	26
Mountain Terrace Senior Living	C. Wausau	RCAC	41
Primrose Retirement Community	C. Wausau	RCAC	68
Renaissance Weston	V. Weston	RCAC	80
Terrace Court Assisted Living	C. Wausau	RCAC	10
Bedrock HCS at Abbotsford LLC	C. Abbotsford	Nursing Home	78
Three Oaks Health Services	C. Marshfield	Nursing Home	75
Amethyst Health of Wausau	C. Wausau	Nursing Home	80
North Central Health Care	C. Wausau	Nursing Home	159
Wausau Manor Health Services	C. Wausau	Nursing Home	68
Wood Aven Health and Rehabilitation	C. Wausau	Nursing Home	82
Pride TLC	V. Weston	Nursing Home	25
Rennes Health and Rehab Center	V. Weston	Nursing Home	130
Acorn Hills Assisted Living	C. Mosinee	LIHTC/HTC	29
Airport Park Apartments*	C. Mosinee	LIHTC/HTC	2
Allen Court Project	V. Athens	LIHTC/HTC	13
Atrium Lofts	C. Wausau	LIHTC/HTC	58
Birchwood Highlands Apartments	V. Weston	LIHTC/HTC	71
Birchwood Highlands Apartments Phase 2	V. Weston	LIHTC/HTC	42
Birchwood Highlands Phase 3	V. Weston	LIHTC/HTC	39
Birchwood Highlands III Phase 3A	V. Weston	LIHTC/HTC	31
Birchwood Highlands III Phase 3B	V. Weston	LIHTC/HTC	31
Campus Park*	V. Wausau	LIHTC/HTC	8
301 Caroline Project*	V. Athens	LIHTC/HTC	7
Cedar Creek Apartments	V. Rothschild	LIHTC/HTC	48
Cedar Creek Senior Housing II	V. Rothschild	LIHTC/HTC	98
City Walk*	V. Wausau	LIHTC/HTC	48
Colby-Abbotsford Senior Village	C. Colby	LIHTC/HTC	24
Colby Cottages	C. Colby	LIHTC/HTC	56
East High Apartments	V. Wausau	LIHTC/HTC	54
Elementary School Apartments	V. Schofield	LIHTC/HTC	72
Federal Building Lofts	V. Wausau	LIHTC/HTC	21
700 Grand	C. Wausau	LIHTC/HTC	50
Indianhead Cottages	C. Mosinee	LIHTC/HTC	24
Island Place*	V. Wausau	LIHTC/HTC	124
Kannenbergl Plaza	V. Wausau	LIHTC/HTC	106
Marathon County Housing Scattered Sites	V. Rothschild / C. Schofield	LIHTC/HTC	36
Northwest Territories Apartments	C. Wausau	LIHTC/HTC	12
North Meadows East*	V. Stratford	LIHTC/HTC	8

North Meadows West*	V. Stratford	LIHTC/HTC	8
Pinecrest Apartments*	C. Mosinee	LIHTC/HTC	2
Riverview Towers	C. Wausau	LIHTC/HTC	149
Sturgeon Bluff Apartments	C. Wausau	LIHTC/HTC	104
Terrace Heights Apts	C. Wausau	LIHTC/HTC	50
Th Two Partnership*	V. Edgar	LIHTC/HTC	8
The Pines at Mount View	V. Weston	LIHTC/HTC	46
Thomas Hills Apartments	V. Edgar	LIHTC/HTC	8
Trolley Quarter Flats	C. Wausau	LIHTC/HTC	40
Village Square*	C. Wausau	LIHTC/HTC	33
Wausau East Townhomes	C. Wausau	LIHTC/HTC	24
Weston Pines Apartments*	V. Weston	LIHTC/HTC	71
Westside Commons	C. Wausau	LIHTC/HTC	54
Wilson Place*	C. Wausau	LIHTC/HTC	15
Alvin O'Konski Manor	C. Wausau	Impact 7/HUD	20
Donald Sykes Villa	V. Stratford	Impact 7/HUD	20
Harry & Velma Hamilton Villa	C. Wausau	Impact 7/HUD	40
Riverview Terrace	C. Wausau	Housing Authority	36
Riverview Towers	C. Wausau	Housing Authority	149
Wausau Scattered Sites	C. Wausau	Housing Authority	46
Marathon County Scattered Sites	Various	Housing Authority	140
City of Wausau Section 8 Vouchers	C. Wausau	Housing Authority	400

Notes: This list excludes Adult Family Homes (AFHs) which are scattered throughout the county and generally have much lower capacities for each site. A directory of AFHs can be found on the Wisconsin Department of Health Services (DHS) website. Countywide, there are 42 AFHs serving 168 people. Additionally, not every LIHTC/HTC site is older adult-specific, but many of them have most of their units as being designated for older adults. Many LIHTC/HTC sites are also no longer monitored due to their age, so it is unknown whether their rents are affordable for lower incomes (there is a higher likelihood that they are relatively affordable given that these properties are over 30 years old).



OFFICIAL MINUTE PROCEEDINGS REGULAR MEETING

MEETING: Common Council
DATE/TIME: Tuesday, December 9, 2025 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 06:33 PM.

Roll Call indicated 10 members present.
Members Present - Carol Lukens, Michael Martens, Terry Kilian, Tom Neal, Aaron Griner, Lisa Rasmussen, Sarah Watson, Vicki Tierney, Lou Larson, Chad Henke
Members Absent - None
Members Excused - Becky McElhaney
Present 10, Absent 0, Excused 1

2 Pledge of Allegiance, and Roll Call and Proclamations.

3 Accept and close nominations for Wausau Water Works Commission.

Nominations for Wausau Water Works Commission were opened.
Alderperson Watson nominated Aaron Griner. Griner accepted the nomination.
Motion by Alderperson Neal, seconded by Alderperson Kilian, to close nominations to the Wausau Water Works Commission. Motion Passed 10-0.
Aaron Griner was elected by acclamation to the Wausau Water Works Commission for the 2024 - 2026 term.

6 Reading of the City of Wausau Public Comment Statement.

The statement was not read.

7 Comments and suggestions from preregistered citizens.

Without objection, comments and suggestions from preregistered citizens was taken up at this time.

1. Alice Kuether, 1106 Highland Park Boulevard - spoke on TIF districts.
2. Carrie Marohl, 1025 Everest Boulevard - spoke on TIF districts.

4 Presentations.

Presentation by Community Infrastructure Partners regarding lead service line replacement and funding for 2026 construction.

Sean Agid, Chief Business Officer for Community Infrastructure Partners, spoke on the lead service line replacement and funding for 2026 construction. Discussion was held. No action taken.

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

Motion by Alderperson Neal, seconded by Alderperson Watson, to approve all items outlined

below.
Yes 10, No 0, Abstained 0
MOTION PASSED.

October 28, 2025 Regular Common Council Minutes.

November 11, 2025 Regular Common Council Minutes.

November 25, 2025 Regular Common Council Minutes.

8 Committee reports (standing and nonstanding).

Communication on City Clerk's Appointments to Board of Canvassers and Absentee Board of Canvassers.

Report placed on file.

9 Consent agenda.

Without objection, item 23-1121 was pulled from the consent agenda by the request of Alderperson Tierney.

Motion by Alderperson Watson, seconded by Alderperson Lukens, to approve all items outlined below.
Yes 10, No 0, Abstained 0
MOTION PASSED.

03-0717 Resolution from the Finance Committee Approving Purchase of Animal Impoundment Services Agreement for the Impoundment, Care, Treatment and/or Humane Disposal of Non-Dog Strays Taken into Custody by Law Enforcement or Humane Officers, between the Humane Society of Marathon County, Inc. and the City of Wausau, from January 1, 2026 through December 31, 2026.

03-0717A Resolution from the Finance Committee Approving Municipality Held for Cause Services Agreement between the Humane Society of Marathon County, Inc. and the City of Wausau, from January 1, 2026 through December 31, 2027.

92-1135 Resolution from the Finance Committee Authorizing Joint Powers Agreement with Marathon County Regarding E911/NG-911 System.

25-0108 Resolution from the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated.

03-0716 Final Joint Resolution from the Infrastructure & Facilities Committee and Plan Commission Vacating and Discontinuing a Portion of the 28th Avenue Corridor Right-of-Way.

03-0716 Joint Resolution from the Infrastructure & Facilities Committee & Plan Commission Amending the Official City Map by Removing Lands – 28th Avenue Corridor Right-of-Way.

25-1204 Resolution from the Economic Development Committee Approving to Proceed with Wisconsin Economic Developing Corporation (WEDC) Certified Sites Program for Innovation Way-Business Campus.

25-1203 Resolution from the Economic Development Committee Authorizing a Partnership with Idaho Housing and Finance Association d/b/a Finally Home!® to Provide Homebuyer Education and Counseling Services.

10 Ordinances and resolutions.

23-1121 Resolution from the Finance Committee Establishing the 2025 Property Tax Equivalent for Wausau Water Works.

Tierney stated the item was asked to be pulled from the consent agenda to allow for greater

discussion and questions to be asked on the matter and further questioned the benefit to taxpayers of the payment in lieu of tax.

Watson stated that the payment is within the budget that had already been passed and altering this now would create a hole in next year's budget which had not been addressed. It was stated that if the Common Council wants to discuss this matter, the issue should be addressed earlier in the year.

Rasmussen stated the payment is rolling back slowly to benefit the water utility and stabilize water rates because there are more water rate payers than property taxpayers. Rasmussen stated support.

Motion by Alderperson Lukens, seconded by Alderperson Watson, to approve.
Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Griner, Alderperson Rasmussen, Alderperson Watson, Alderperson Tierney, Alderperson Larson, Alderperson Henke
No - Alderperson Kilian
Abstained - None
Yes 9, No 1, Abstained 0
MOTION PASSED.

24-1109T Resolution from the Finance Committee Adopting 2025 Budget Modification for City Attorney Legal Fees and Authorization for Payment of Legal Fees Billed by Attolles Law.

Motion by Alderperson Watson, seconded by Alderperson Martens, to approve.
Yes 10, No 0, Abstained 0
MOTION PASSED.

15-1203 Confirmation of Appointments of Election Officials.

Motion by Alderperson Henke, seconded by Alderperson Watson, to approve.
Yes 10, No 0, Abstained 0
MOTION PASSED.

11 Suspend Rule 1(D) Transmission of Committee business to the Council and 6(B) Filing.

Motion by Alderperson Neal, seconded by Alderperson Watson, to suspend Rule 1(D) Transmission of Committee business to the Council and 6(B) Filing.
Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Griner, Alderperson Rasmussen, Alderperson Watson, Alderperson Larson, Alderperson Henke
No - Alderperson Kilian, Alderperson Tierney
Abstained - None
Yes 8, No 2, Abstained 0
MOTION PASSED.

24-0403 Resolution from the Finance Committee Accepting Funding from the Judd S. Alexander Foundation for the Wausau Police Department for one Downtown Officer Position.

Motion by Alderperson Lukens, seconded by Alderperson Watson, to approve.
Yes 10, No 0, Abstained 0
MOTION PASSED.

05-1209 Joint Resolution from the Economic Development Committee and the Finance Committee Extending the Life of Tax Increment District Number #7 for Affordable Housing.

Larson stated opposition due to the fact that the city has been aggressive with supporting housing on all levels and stating that the city should reprioritize funding towards public safety services.

Rasmussen stated opposition as there has been great movement on affordable housing and that even with the closure of the Tax Increment District, there will be a number of funding sources for affordable housing. It was further stated that this is an opportunity for the city to be a good partner with other taxing entities to allow the TID to close and for those entities to reap the benefits of the

increased property value.

Lukens stated opposition because it is the right time to close the TID to help other taxing entities move into a more unstable economy and because of a number of affordable housing projects already moving forward.

Martens stated support to earmark one year of funding for affordable housing and also utilize reserves to cover what would have been lost in tax revenue to keep the TID open.

Neal stated the city continues to be short of affordable housing and supporting those projects is an expensive endeavor. Neal stated support to continue to support affordable housing funding, which is a priority for residents.

Watson stated support to continue to fund affordable housing as senior housing is a matter that has yet to be addressed.

Tierney stated that taxpayers have been burdened by the extension of TIDs and stated opposition to begin closing more districts.

Motion by Alderperson Lukens, seconded by Alderperson Henke, to approve.

Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Watson, Alderperson Henke

No - Alderperson Kilian, Alderperson Griner, Alderperson Rasmussen, Alderperson Tierney, Alderperson Larson

Abstained - None

Yes 5, No 6, Abstained 0

MOTION FAILED - with the Chair voting NO to break the tie.

25-0926 Resolution from the Finance Committee Approving Credit Agreement with Judd S. Alexander Foundation to borrow up to \$250,000 for the redevelopment of 201 N. 1st Avenue (Former MBX Property).

Rasmussen stated that the non-profit foundations have been the best partners to help develop the city but stated opposition because there is funding available already to purchase and redevelop the property, and the agreement adheres the city to a short timeline which is premature. It was stated that the foundation funding could be more impactful to the community in other ways that have immediate need. Rasmussen stated opposition citing a lack of need.

Neal stated support to have the funding on the shelf for any developer to utilize it for an affordable housing development. It was further stated that if the funding was not needed, it could be given back to the foundation.

Martens stated the foundation is a valued partner with the city and that this is an opportunity for continued development of the property. Martens stated support.

Larson stated concerns with the agreement which ties the city to a timeline for development that may not be achievable and with loan conditions that charge higher interest rates should the agreement terms not be met.

Lukens stated support, after stating opposition, because the agreement is more flexible in terms of what constitutes affordable housing and has the ability to pay back the funding if affordable housing was not developed on the property.

Martens stated there would be no additional cost to giving the funding back after three years should the funding not be needed and that the agreement left flexibility in the definition of affordable housing.

Motion by Alderperson Lukens, seconded by Alderperson Griner, to approve.

Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Griner, Alderperson Watson, Alderperson Henke

No - Alderperson Kilian, Alderperson Rasmussen, Alderperson Tierney, Alderperson Larson

**Abstained - None
Yes 6, No 4, Abstained 0
MOTION PASSED.**

25-1205 Joint Resolution from the Airport Committee and Finance Committee Authorizing the Execution of Airport Ground Lease – Matthew and Karin Gast.

**Motion by Alderperson Lukens, seconded by Alderperson Rasmussen, to approve.
Yes 10, No 0, Abstained 0
MOTION PASSED.**

25-1206 Resolution from the Finance Committee Approving City’s Waiver of Right to Repurchase 130 N. 1st Street – Sunbelt Refugees LLC (Whitewater Music Hall).

**Motion by Alderperson Lukens, seconded by Alderperson Henke, to approve.
Yes 10, No 0, Abstained 0
MOTION PASSED.**

12 Announcement from Mayor and Alderpersons.

The Mayor stated the December 23, 2025, Common Council meeting would be canceled due to the holiday.

Larson wished members of the Common Council and city staff a Merry Christmas and Happy New Year.

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

14 Adjournment.

**Motion by Alderperson Tierney, seconded by Alderperson Watson, to adjourn. Motion carried.
Meeting adjourned at 07:47 PM.**



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



CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Infrastructure & Facilities Committee Approving a Petition to the State of Wisconsin, Office of the Commissioner of Railroads (“OCR”), to Establish a Public Bicycle/Pedestrian Crossing, Across the Railroad Tracks at the South end of Gilbert Park.

Committee Action: Approved 5-0

File Number: 26-0107

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral:	YES ☐	NO ☒		
	Included in Budget:	YES ☒	NO ☐	Budget Source:	
	One-time Costs:	YES ☒	NO ☐	Amount: \$48,750	
	Recurring Costs:	YES ☐	NO ☐	Amount:	
SOURCE	Fee Financed:	YES ☐	NO ☐	Amount:	
	Grant Financed:	YES ☐	NO ☐	Amount:	
	Debt Finance:	YES ☐	NO ☐	Amount:	Annual Retirement:
	TID Financed:	YES ☐	NO ☐	Amount:	
	TID Source:	Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐			

RESOLUTION

WHEREAS, in order to develop and extend the River Edge Trail south of Winton Street, it is necessary to develop a bicycle/pedestrian crossing across the railroad tracks at the south end of Gilbert Park; and

WHEREAS, the purpose of this resolution is to petition the State of Wisconsin to order the bicycle/pedestrian crossing; and

WHEREAS, your Infrastructure and Facilities Committee, at their December 11, 2025 meeting, recommended submitting a petition to the Office of Commissioner of Railroads.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the City hereby petition the State of Wisconsin to order a bicycle/pedestrian crossing across the railroad tracks at the south end of Gilbert Park, which is more particularly described on the map marked “Exhibit A” attached hereto along with the petition, both of which are incorporated herein by reference.

Approved:

Doug Diny, Mayor

BEFORE THE OFFICE OF THE COMMISSIONER OF RAILROADS

PETITION FOR AN INVESTIGATION INTO AND AN ORDER ESTABLISHING A
BICYCLE/PEDESTRIAN CROSSING ACROSS TRACKS OWNED AND OPERATED BY
WATCO COMPANIES, LLC IN THE CITY OF WAUSAU

Watco Companies, LLC currently operates trains in the City of Wausau, and there is a track which runs north and south on the east side of the Wisconsin River, north of Bridge Street, alongside a multi-use trail (River Edge Parkway), extending from Winton Street to Gilbert Street, which the City proposes crosses the railroad tracks at the south end of Gilbert Park.

The City desires to complete the trail connection across the tracks.

THUS, the City of Wausau hereby respectfully petitions the Office of the Commissioner of Railroads to conduct an investigation into and ultimately issue an order providing for a public bicycle/pedestrian right-of-way crossing the railroad tracks of the Watco Companies, LLC which cross the south end of Gilbert Park.

The City proposes assuming the full cost for the construction of said crossing.

The City proposes the construction to be completed by December 31, 2026.

A map delineating the point where the bicycle/pedestrian right-of-way will cross the tracks is attached hereto as "Exhibit A" and incorporated herein by reference.

The Petitioner respectfully requests that a hearing be held on this petition, if necessary, and that pursuant thereto an order be signed authorizing the crossing of those tracks of a public right-of-way at the point delineated on "Exhibit A," or alternatively that a hearing be waived and that an order be issued in an expedited manner by the Commission; that included in any order shall be provisions for any crossing protection.

Attached hereto as "Exhibit B" and incorporated herein by reference is a copy of the resolution of the City Council of the City of Wausau, directing this petition to be filed.

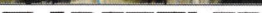
Dated this ____ day of _____, 202_.

Respectfully submitted,

Anne L. Jacobson, City Attorney for Petitioner
City of Wausau

Exhibit A - Proposed Trail Crossing



C100	CITY OF WAUSAU 407 GRANT STREET WAUSAU, WI 54403	RIVER EDGE TRAIL EXPANSION PROJECT OVERVIEW: WINTON ST - GILBERT PARK	 ■ 3317 Business Park Drive, Stevens Point, WI 54481 Telephone: 715-341-3411 • 800-341-3411 Fax: 715-341-3411 ■ email: info@rettlar.com website: www.rettlar.com	DATE	DESCRIPTION
				02/28/07	REV. 0000



Memorandum

From: Brad Lenz, City Planner
To: Infrastructure & Facilities Committee
Date: December 11, 2025
Subject: Petition for New At-grade Railroad Crossing in Gilbert Park

The City's River Edge Master Plan, the update of which was adopted by Common Council in 2020, identifies this segment – connecting Winton Street to Gilbert Park – as a priority gap to fill. Currently, the River Edge Parkway ends unceremoniously at Winton Street on the east side of the Wisconsin River. Extending the trail into the park presents a trail head opportunity for the River Edge Parkway system at a gateway into the city. This location also has the potential to connect to other facilities to the north and east in the future.

In order to make this connection, a new at-grade railroad crossing at the southern end of Gilbert Park needs to be approved by the Office of the Commissioner of Railroads (OCR) of the State of Wisconsin. The local railroad company, Watco, also needs to be involved. Staff has discussed the preliminary plans for the trail and crossing with Watco, including meeting with them at the site of the proposed crossing.

The petition process for the crossing essentially starts with a Resolution of support by the governing body (i.e., Common Council). A draft of the initial petition is enclosed, as is the preliminary layout of the trail and crossing. The cost for the crossing would be assumed by the City, as part of the overall construction of the trail. Staff recommends approving support of the project and authorizing staff to begin the petition process for the new at-grade crossing.



OFFICIAL MINUTES REGULAR MEETING

MEETING: Infrastructure and Facilities Committee
DATE/TIME: Thursday, December 11, 2025 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Chad Henke (C) Lou Larson (VC)
Tom Neal Sarah Watson
Michael Martens

Members Present: Chad Henke, Lou Larson, Tom Neal, Michael Martens, 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 05:15 PM.

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

No one appeared for public comment.

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

October 9, 2025 Regular Infrastructure and Facilities Minutes.

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

3 Discussion and possible action.

a. 2026 Street Reconstruction Projects public hearing results and Authorization to Let Bids for 2026 Construction Projects.

Wesolowski noted that at the public hearing one person spoke in opposition to the assessments and project. Wesolowski recommends moving ahead with the special assessments on the street projects and moving ahead with the construction projects.

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

b. Easement with Wausau Hospitals Inc. for sidewalk at 333 Pine Ridge Boulevard.

Wesolowski explained that with the vacation of Pine Ridge Boulevard, the hospital will be creating a parking lot and an addition. The Development Agreement included that the sidewalk was to remain public. Aspirus will construct the sidewalk and the public will have access to it.

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

c. Final Resolution to levy special assessments for 2025 Alley Paving Project.

This project was completed. This would give authority to send out special assessment bills.

Motion by Alderperson Watson, seconded by Alderperson Larson, to Approve. Motion Passed 5-0.

d. Stormwater Maintenance Agreement with Marathon County Historical Society at 1009

North 3rd Street.

Niksich stated this is the standard maintenance agreement to make sure the developer maintains their stormwater facilities on their site and allows us to inspect them on a biannual basis.

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

- e. Parking restrictions on 4th Street between Grant Street and McIndoe Street, on Franklin Street between 4th Street and 5th Street, and on McIndoe Street between 3rd Street and 4th Street.

Larson had this placed on the agenda and explained it is for the new parking spots that the City created, and the YMCA paid for a portion. The problem is the 2-hour parking restriction. We are encouraging seniors to use The Landing and 2 hours is not enough time. These spots were basically made for The Landing since the foundation that provided funding would not expand without additional parking. On Wednesdays Larson goes to the YMCA, has lunch around 11:30 and plays cards until 3:00. He was issued a ticket for being parked for over 2 hours. Larson talked with Lindman and the Police Chief. The Chief said they have been issuing about 3 tickets a day. A lot of the programs The Landing offers last more than 2 hours. Larson talked with Lindman about having 4 hours, but then we would have two different ordinances. He asked about having no parking restrictions, but then people living downtown could park there all day. They talked about having no parking from midnight to 6:00 am. Larson stated a lot of the spots are where the new entrance will be and are not being used yet. When the new entrance opens, the spots will get used. Larson does not feel 2 hours is enough. The Landing is there to get seniors out of the house and be social.

Wesolowski said the 2-hour limit is in place because the area is part of the downtown parking district. The cost to change the signs or take them down would be minimal.

Neal said the YMCA wants these spaces for overflow, not only for The Landing but for general use. The concern was that the spots are convenient and if unregulated, people could park there all day. He feels the restriction is needed to ensure the spaces do not become convenient for long-term parking. Rather than changing an ordinance, Neal suggested asking the parking utility to adjust their rounds and not go around every 2 hours to hand out tickets. They could go every 3rd or 4th hour to catch those abusing it. Neal believes this is an enforcement issue that can be addressed by PD altering the timing of the route. If we really want to do this for people at The Landing, Neal suggested getting them rear window decals noting The Landing and then the parking utility can see a "permit". Neal feels creative enforcement is a way to go about this. He does not want to see open parking. The spaces were not put there to provide all-day parking.

Larson had asked the Chief to place a moratorium on ticketing the area until this is figured out, and the Chief agreed. Larson does not know if creative patrolling is the answer. With the YMCA being where it is, he does not see where people would park there all day as there are not any close businesses. Neal said it is downtown and there are businesses all over. A one or two block walk to a business is convenient. There is a lot of competition for parking downtown, and he thinks a creative solution is doable.

Martens feels eliminating the parking restriction completely will probably attract people who figure it out. He does not think selective enforcement is the issue as we had the same type of parking issue downtown before no re-parking was put in place. Everyone that worked downtown would park on the streets, and they knew some days the parking utility would come through. He doesn't think selective enforcement is the solution. If the restrictions are removed, the spaces may get filled, but he feels we should try it. If the spaces do get filled and The Landing users cannot park there, we can look at something else.

Larson asked if we should try no parking from midnight to 6 am and give it a six-month trial. Martens feels it should be 6 to 9 months. He has a feeling we might fall victim of unintended consequences, but he would like to try it and see what happens.

Neal said before the stalls were created there was on-street parking. The YMCA requested an increase in parking, and they invested in it. He does not think the YMCA's intent was to have someone park there from 8:00 to 4:00 pm. They wanted this for YMCA visitors. If we remove the restriction, it will go against the very reason why the parking project was undertaken. He wants to hear what is wrong with the idea of permits on car windows. People using the YMCA would be safe from ticketing and those abusing it would not. We should keep an eye on the ball of why the project was done; it was a YMCA-related project.

Larson moved to post these areas as no parking from midnight to 6:00 am for a 6-month trial period and then revisit. Seconded by Martens.

Martens gets the idea that this was a project forwarded by the YMCA, but this is public parking. Anyone can park there. We cannot say YMCA parking only because it is a public street. If we take the restriction off, and it gets utilized by more than YMCA users, we will have to look at something else. Before this was done, it was 2-hour parking, and people were ticketed all the time.

Watson asked if it could be increased to 4 hours. Lindman said that would cause confusion downtown with one street being 4-hour parking and other streets 2-hour parking. If we want people to park throughout the day, we would eliminate the 2-hour parking and have the default of no parking overnight. Watson asked where the edge of the downtown parking district is and Lindman responded McIndoe Street. Watson asked if this area could be made a new parking district.

Larson suggested instructing the parking control to see if they can pick out vehicles that are abusing the parking and come back with data in 6 months. Lindman stated that everything we restrict we have to sign. If we just remove the signs, there would be no 2-hour restriction. Discussion followed on overnight parking.

Henke noted the parking ramps are pretty empty and are one to two blocks from most downtown businesses. He does not foresee this becoming a big issue, but if the YMCA users run out of spots, we will be the first to hear about it. The YMCA came to us with an issue and this is a solution to the issue. If it creates a different problem, we can revisit it.

Wesolowski asked if Larson was still proposing no overnight parking from midnight to 6:00 am or if he wanted to amend the motion to remove the 2-hour parking restriction. Larson amended the motion by removing no parking from midnight to 6:00 am and Martens agreed.

There being a motion and a second, motion to remove the 2-hour parking restriction passed 4-1 with Neal the dissenting vote.

- f. Wausau MPO's cost sharing proposal for the STP Urban application for 17th Avenue from Stewart Avenue to Pardee Street.

Wesolowski explained that Engineering applied for STP Urban funding for 17th Avenue from Stewart Avenue to Pardee Street, and it scored the highest. One issue is the MPO only got \$1.8 million and that restricts the funding. If 17th Ave is funded at 70% would take \$1.54 million of the \$1.8 million. The MPO TAC committee recommended 60% to fund the project and Grossman Drive in Schofield would also get 60%. Staff feels 60% is not enough to make the STP funding where we want it. He recommends going back to the MPO and request a minimum of 70% but ask for 80% funding.

Aaron Anklam explained they were not allocated as much as they have been in previous cycles and with the costs of projects it is tough to divide the funding. He added that they are not allowed to fund projects below 50%. Funding Stewart Ave at 70% leaves 36% for Grossman Drive, which would not be eligible for funding. The last thing the MPO wants to do is leave money on the table. There are other avenues we can take if requesting 70% to 80%.

Lindman stated that when we work with State and DOT projects, there are considerably more expenses than when we do them in-house. We have to hire real estate consultants and the timeline for projects is typically 5 years. We estimate costs the best we can not knowing what costs will be in 5 years. Taking less money than 70% will commit the City to more financial

obligation. Lindman supports Wesolowski's recommendation to ask for 80% but take no less than 70%.

Motion by Alderperson Neal, seconded by Alderperson Watson, to go back to the MPO and ask for 80% with a minimum of 70%. Motion Passed 5-0.

Wesolowski noted that if this is awarded, a State/Municipal Agreement that includes the funding levels would come back to committee.

- g. Approving a site location and determining the process for purchase of property for the proposed DPW Fleet Maintenance Facility.**

Lindman reminded the committee that we are looking at 3 properties for the fleet facility. A request was received from Wausau Engine to purchase their property. If the committee wants to pursue purchasing properties near DPW, it is estimated that we will need to acquire 12 properties to have enough space for the facility. The Wausau Engine property would be one of the twelve properties. He explained the options of pursuing purchasing 1 property at a time, look at purchasing all 12 properties at the same time, focus on other properties like the MBX property, take no action, and continue conversations with the County.

Larson is opposed to purchasing 12 properties in that neighborhood and is not in favor of tearing down a neighborhood. We could look at the MBX property as Ramussen's neighborhood is not opposed to having the facility there. The existing county highway site is a great spot, but there are no guarantees from the County. Watson agrees with Larson. She does not like the idea of buying 12 properties. She is not a big fan of compelling the sale of the parking lot by the MBX site. The existing County site is her favorite, although it does not appear to be in the near future.

Martens asked if the Cherry Street property was still for sale and Lindman confirmed. Martens has a concern with eminent domain. We have come to an impasse with the owner of that property, and Martens does not feel there is a solution any time soon. He feels purchasing 12 properties near DPW will be expensive. We already have a \$14 million price tag, and we would add to that to acquire property. Regarding West Street, he does not feel we will get an answer out of the County. Unless we can wait for the County, he is leaning towards the MBX property.

Neal asked for clarification on the staff memo regarding working with the County. Lindman explained the County has a lot of vacant properties within the City. Lindman and the Mayor talked with the County Administrator about the potential of the City assisting with redeveloping their vacant properties since the City has a Community Development Department. Lindman is hopeful the County Administrator will talk to the board and come up with an agreement, so their properties do not sit vacant.

Neal asked about the County Highway site and having a shared facility with the County. Lindman stated the County has purchased property in Kronenwetter and will be relocating their facility. Knowing that, Neal feels the West Street site is the most logical choice. Larson asked if there were any other County-owned properties that would fit the fleet facility, but Lindman has not come across any yet. Henke said this has been talked about ever since he has been on the council. He is leaning towards the West Street option. Lindman will continue to talk with the County and keep tabs on the MBX property.

- h. Petition to the State of Wisconsin, Office of Commissioner of Railroads ("OCR"), to establish a public bicycle/pedestrian crossing, across the railroad tracks at the south end of Gilbert Park**

Lenz is looking for support on petitioning the OCR for a new at-grade trail crossing. Currently, the trail dead ends at Winton Street. The trail would continue along the river through the former County Material property, across the track into the park, create a trail head and complete that portion of the trail. Staff talked with the railroad company and shared preliminary plans. The official process to get the crossing approved is through the OCR by filing a petition with a supporting resolution.

Neal said it can be dicey trying to work with the railroad and noted when the Trolley Quarter Flats crossing was denied. He asked if we knew why that was denied. Lenz said the sight lines were the main reason. The OCR is from the State of Wisconsin and is an oversight commission. At that time, we were dealing with a different railroad company. Staff met on site with the railroad and had productive discussions about the plan. The OCR is still the oversight body and Lenz cannot say how this crossing will differ from Trolley Quarter Flats. This is a separate petition and hopefully, with cooperation from the railroad company, this petition will go better than the last. Neal asked if it would be possible to revisit the Trolley Quarter Flats crossing. Lenz said potentially and that it is an unofficial crossing at this point. This particular crossing was looked at by the Bike and Ped Committee as a high priority as it opens up a lot to the north. The other crossing was petitioned for only a few years back and he cannot say whether it would have a chance or not. Lenz feels this crossing would have a better chance. Neal asked what it would do to the trail extension if this crossing is not allowed. Lenz stated they have talked about dead ending the trail. Wesolowski said when the last crossing was petitioned for, the railroad was owned by CN and they contested the crossing. A lot will depend on whether Foxy contests the crossing or not. If contested, staff will have to provide a lot of data as far as sight distances.

Martens asked if this proposed crossing connects to Gilbert Park and Lenz confirmed. Per Martens, if a cul-de-sac was added with the lack of an official crossing, the trail would create an unofficial crossing. This might create more trouble than it is worth. Having an at-grade crossing would be advantageous to mitigate situations crossing the tracks.

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

4 Discussion.

a. 2026 Street Reconstruction Projects Review.

Niksich explained that all street projects are complete reconstruction with water, sewer, curb, and road replacement. 2nd Street and Division Street are in a commercial area. 2nd Street is a 36' wide road with parking on both sides. Division Street has 32' of right-of-way, so we are going to maximize the road the best we can at 26' wide. Neither streets have trees. Stark Street is from 5th Street to 12th Street. The first block from 5th Street to 6th Street will be left at 34' wide. 6th Street to 12th Street will narrow to 32' from 35'. We are narrowing the road to try to save trees. It is not a bus route, will still allow for parking on both sides, and saves on cost. We are removing approximately 43% of the trees but far fewer than we have on previous projects. 8th Ave is from Spruce Street to Bridge Street. The road was 36' wide, but we are proposing to narrow to 35'. We will be removing about 52% of trees but far fewer than on previous projects.

Neal appreciates the effort to limit the loss of trees, but it would be great if we could do better. Stark Street will lose almost every other tree. In some instances, they are ash or damaged trees, but a bunch are in good shape with other extenuating circumstances such as water lines. He hopes we could improve the number of 43% to some degree. He supports the narrowing of Stark Street. There was an issue where we established a 4-way stop at Stark Street and 10th Street. People were barreling down the road because there were 13 or more blocks of no stop signs. Narrowing the street could help even more with speed on the street. Neal asked if the narrowing of the street consisted of 1' per side and Niksich confirmed. Neal asked if it could be reduced by 2' feet on one side. Niksich said it could possibly, but some of the trees are being saved because of the 1' on each side. Neal hopes that as the project moves forward there might be ways to save trees by using different engineering approaches. Niksich stated this is an evolving process, and we are trying to learn. John Kahon presented to the Park and Rec Committee last week on our efforts. Niksich spoke of meetings with Madison on their efforts to save trees, which include narrowing streets, narrowing sidewalks down to 4' or 3' in some cases, and they bump the curb out in some areas. Sometimes they give the homeowner an option to not replace a service if it goes under a tree. Their most common approach is having 2 to 3 full-time staff that use shovels to expose the roots and remove dirt when construction gets close to the tree so the tree is not harmed. We do not have the staff to do that. We looked at other methods and narrowing sidewalks and the curb bump outs did not come into play. Every year, we give the initial 30% plans to Kahon who reviews the trees and then Niksich and Kahon go onsite to review. We make sure the contractor is aware to take extra care around trees. Kahon is more involved during construction and pre-construction meetings, and will be more involved going forward. This

approach will be an evolving process.

Neal asked if the contractor is told what trees are targeted for removal at the beginning of the project. Nicksich stated the trees are identified on the plan set. Neal would like to have the map with the trees marked. He would be happy to walk down the street as an extra set of eyes and report back.

Wesolowski added that in Madison they save all their ash trees and treat them. On Stark Street we are cutting down 22 ash trees. Neal has an ash tree in his front yard and it is in great health. The ash bore has been an ongoing thing. He thought earlier on the talk was to deal with affected trees and not jump on healthy-looking trees. He asked if there was any chance we could direct the City Forester to take an individualized look at the ash trees on Stark to see if we could leave any healthy ones. Nicksich will reach out to Kahon and ask about reevaluating the ash trees. Henke thanked staff for bringing this back and feels a lot of issues will get better in years to come.

For the next agenda, Larson asked for an update on the railroad crossing gates on 17th Ave.

5 Adjournment.

Motion by Alderperson Neal, seconded by Alderperson Watson, to Adjourn. Motion carried. Meeting adjourned at 6:30 PM.



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CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated.

Committee Action: Approved 4-0

File Number: 26-0108

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, your Public Health and Safety Committee considered certain license applications at its December 15, 2025 regular meeting, and has made recommendations that are attached hereto and recommends these actions to the Council for its approval; and

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the City Clerk be hereby authorized to issue the licenses on the attached list, incorporated as part of this resolution, according to recommendations made by the Public Health & Safety Committee and upon successful completion and acceptable proof that all applicable state and municipal regulations and requirements have been met by the applicants.

Approved:

Doug Diny, Mayor



PHS Date 12/15/2025

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
218915	9010 - Bartender/Operator New	THOMPSON, KRYSTEN	107 S 7TH AVE WAUSAU WI 54401		DAY'S BOWL-A-DOME	07/01/2025	06/30/2026	No	No	
135150	9020 - Public Transport Driver Renewal	JONES, JERRY	307 SUMMIT DR, APT 1 WAUSAU WI 54401		NORTHWOODS CAB	07/01/2025	06/30/2026	No	No	
226172	9064 - "Class B" Beer & Liquor	SALAVERRIA, WALTER	316 SUNSHINE LANE VERONA WI 53593		APPLEBEE'S NEIGHBORHOOD GRILL & BAR + IHOP			Yes	Yes	
Total Licenses										2

Kody Hart, Deputy City Clerk



TEL: (715) 261-6616
FAX: (715) 261-6626

TO: Public Health & Safety Committee

FROM: Kody Hart, Deputy City Clerk

RE: Approve or deny various licenses as indicated on the attached summary report of all applications received.

DATE: December 9, 2025 *adjusted January 5, 2025 to reflect the Liquor License Review

Subcommittee recommendation.

Applications as listed have or will have a background check run by staff and reviewed by the Police Chief or a designee. In accordance with city ordinance, all permits approved are held for debts owed to the city until the debt is paid in full.

STAFF RECOMMENDATIONS

Approve or deny as indicated on the summary report attached, including those that may be introduced at the meeting. Further summaries on staff recommendations are outlined below.

1. **Denial Recommendations – Bartender/Operator New: Krysten Thompson** – This application is recommended for denial due to three felony convictions for methamphetamine including one for manufacture/delivery in 2016 and 2020, and one felony conviction in 2016 for misappropriating identification.
2. **Denial Recommendations –Public Transport Driver Renewal: Jerry Jones** – This application is recommended for denial due to pending charge of 3rd Degree Sexual Assault.
3. **Pending Recommendations – “Class B” Beer & Liquor License : Applebee’s Neighborhood Grill & Bar + IHOP** located at 2221 Steward Avenue, license applicant Apple Wausau, Inc, Siyavoush Soleimani and Walter Salaverria. The Liquor License Review Subcommittee will bring the recommendations to the committee meeting. *The subcommittee recommended approval.

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Infrastructure & Facilities Committee Approving 2026 Construction Projects and Authorization to Let Bids.

Committee Action: Approved 5-0

File Number: 25-1110

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

	<i>Budget Neutral:</i>	YES ☐	NO ☒	
COSTS	<i>Included in Budget:</i>	YES ☒	NO ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	YES ☒	NO ☐	<i>Amount: \$39,071,137</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: \$32,574,065 Annual Retirement:</i>
	<i>TID Financed:</i>	YES ☒	NO ☐	<i>Amount: \$6,497,072</i>
	<i>TID Source:</i>	<i>Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the following projects have been proposed for 2026:

Reconstruction of Stark Street from 5th Street to 12th Street *

Reconstruction of North 8th Avenue from Spruce Street to Bridge Street *

Reconstruction of 2nd Street from Forest Street to Division Street *

Reconstruction of Division Street from 2nd Street east to the dead end *

Reconstruction of West Wausau Avenue from North 10th Avenue to Stevens Drive

Mill and Pave of 28th Avenue from Westhill Drive to West Wausau Avenue

Signal Replacement and Pedestrian Crossing Improvements

Asphalt Overlay

Sidewalk Replacement

Concrete Pavement Repairs

Pavement Markings

Lead Service Line Replacement – Property Owner

Solar Array – Drinking Water Treatment Facility

Fire Station One Apron Replacement

Memorial Park Drive and Lot Pavement Project

Runway 13/31 Rehabilitation

Taxiway Reconstruction and Light Replacement

Business Campus Trail E-W Connector

Riverfront North Parking Lot

Street Lighting – 4th Street from Grant Street to McIndoe Street

Downtown Pedestrian Improvements
Ramp 3 Parking Improvements
Street Lighting – 1st Street/River Drive
Downtown Utility Relocation
RiverEdge Trail Winton Street North to Gilbert Park
Lead Service Line Replacement
Monroe Booster Reconstruction
Water Main Looping
Reservoir Interior and Exterior Coatings
Interceptor Line H2S Repairs and Manhole Rehabilitation
Radio or Cellular Communication Upgrades at Lift Stations
Crocker Lift Station
*assessable projects

WHEREAS, all the budgets for the listed construction projects were approved by the City of Wausau Common Council on November 25, 2025; and

WHEREAS, for the projects that are assessable in whole or in part to the abutting property owners for special benefits conferred upon properties by the improvement of the streets; a preliminary resolution to levy special assessments to the abutting owners was adopted by the Common Council on November 11, 2025; and the Engineer's report has been filed with the City Clerk, and

WHEREAS, the Board of Public Works conducted public hearings for project special assessments on December 3, 2025, and

WHEREAS, the 2026 special assessment rate was set by Council on September 23, 2025, and

WHEREAS, the Infrastructure and Facilities Committee discussed the proposed projects at its meeting on December 11, 2025 and recommends work be accomplished under the 2026 Street Construction Projects, and

NOW THEREFORE BE IT RESOLVED that the Common Council authorizes securing of bids and construction of the 2026 Construction Projects.

Approved:

Doug Diny, Mayor



Engineering

DATE: January 13, 2026
TO: Common Council
SUBJECT: 25-1110 Resolution from the Infrastructure & Facilities Committee Approving 2026 Construction Projects and Authorization to Let Bids.

PURPOSE

The purpose of this item is to approve Special Assessments for the 2026 Street Reconstruction Projects and to authorize bidding of the 2026 construction projects.

BACKGROUND

The public hearing regarding special assessments was held for the following streets by the Board of Public Works on Wednesday, December 3rd, 2025:

- Stark Street (5th Street - 12th Street)
- N. 8th Avenue (Spruce Street - Bridge Street)
- 2nd Street (Forest Street - Division Street)
- Division Street (2nd Street east to dead end)

Minutes from the Public Hearing are attached.

The projects listed in the attached Resolution are proposed to be bid in 2026.

RECOMMENDATION

Staff recommends approving special assessments for the listed streets and moving ahead with construction in 2026. Staff also recommends approving the authorization to let bids.

2026 Construction Projects

Project	Capital Fund	TID
Stark Street, 5th St to 12th St	3,630,000	
8th Ave, Spruce St to Bridge St		1,570,000
2nd St & Division St		470,000
W Wausau Ave, 10th Ave to Stevens Dr	728,000	
Mill & Pave of 28th Ave	175,000	
Signal Replacement & Ped Crossing Improvements	372,654	
Asphalt Overlay	600,000	
Sidewalk Replacement	250,000	
Concrete Pavement Repairs	300,000	
Pavement Markings	75,000	
Lead Service Line Replacement - Property Owners	14,146,238	
Solar Array - DWTF	2,800,000	
Fire Station One Apron Replacement	80,000	
Memorial Park Drive & Lot Pavement Project	228,000	
Runway 13/31 Rehabilitation	40,000	
Taxiway Reconstruction & Light Replacement	50,000	
Business Campus Trail E-W Connector		1,457,072
Riverfront North Parking Lot		650,000
Street Lighting - 4th Street from Grant to McIndoe		80,000
Downtown Pedestrian Improvements		150,000
Ramp 3 Parking Improvements		300,000
RiverEdge Trail Extension Winton to Gilbert Park		550,000
Street Lighting - 1st Street/River Drive		70,000
Downtown Utility Relocation		1,200,000
Lead Service Line Replacement	6,062,673	
Monroe Booster Reconstruction	60,000	
Water Main Looping	550,000	
Reservoir Interior and Exterior Coatings	150,000	
Interceptor Line H2S Repairs and Manhole Rehabilitation	500,000	
Radio or Cellular Communication Upgrades at Lift Stations	83,500	
Crocker Lift Station	1,693,000	
Total	32,574,065	6,497,072



OFFICIAL MINUTES REGULAR MEETING

MEETING: Board of Public Works
DATE/TIME: Wednesday, December 3, 2025 at 4:00 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Eric Lindman Anne Jacobson
Maryanne Groat

Members Present: Eric Lindman, Anne Jacobson
Members Not Present: MaryAnne Groat
Members Excused:
Present 2, Not Present 1, Excused 0

Noting the presence of a quorum, the Chairperson called the meeting to order at 04:00 PM.

1 Public Hearing

- a. 2026 Street Construction Projects:
 - 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

Lindman explained the purpose of the meeting is to take comments from property owners regarding special assessments. The comments received are forwarded to the Infrastructure and Facilities Committee, which will meet December 11, 2025, at 5:15 p.m. Infrastructure and Facilities will approve, disapprove, or direct changes in assessments for the project and forward a recommendation to the Common Council. It is anticipated the Common Council will take action at the January 13, 2025, meeting. There were no objections to dispense with the reading of the official hearing notice.

Lindman indicated the 2025 street assessment rate is set at \$55 per foot. The sewer lateral is \$500 if replaced. Drive approach replacement is estimated at \$8.00 per square foot. Installation of new sidewalk is estimated at \$16.00 per lineal foot.

Lindman stated staff from the Engineering Department will be available after the public hearing if there are specific questions about individual properties or the work to be done under the project.

Niksich explained that since this is a reconstruction, we will be replacing the road and in most cases replacing the sanitary sewer main, watermain, and storm sewer. The utilities vary in depth and can be from 14' to 7' deep. This can cause somewhat of a disturbance when trying to get to or from your home. During the day you may not have access going to and from your home. At the end of the day, you will be able to get back to your driveway. If special accommodations are needed, Niksich or the onsite project inspector can be contacted.

Sewer and water services will be replaced during the project. There is a \$500 assessment to replace the sanitary sewer from the main to the back of the sidewalk. The water service is replaced from the new main to the property line and is not assessed. When replacing the main, we will have to put homes on a temporary service. The contractor will shut down the existing watermain in the road and install a 2" main above ground. There will be slight disturbances when you are connected to the temporary main and again at the end of the project when connected back to the new main. You can use water and sewer as normal except for the couple of hours during connections.

There will be some disturbance during the day getting to and from your house. Unless the contractor is digging right in front of your house, you will be able to come and go as you please. You can park on the street, we just ask that you remove your car before 7:00 am so the contractor can access what they need to.

At times, the mail truck will not be able to get up and down the street, so the Post Office asks for clusters of temporary mailboxes to be setup. These will be setup as conveniently as we can. A letter will be sent with the location of the temporary mailboxes. All parcels will need to be picked up at the Post Office.

Garbage will be handled as normal. You will place your trash container at the end of your driveway by 7:00 am on the day of your pickup. If the garbage truck cannot get through, the contractor will move trash containers to a nearby corner for pickup and will return them at the end of the day.

The City is in the process of replacing lead lateral services. You should be receiving a letter within the next couple of months to verify if you have a lead lateral service.

A letter will be sent a few weeks before the project begins with this information. The letter will also include when construction is anticipated to start and contact information.

At this time, Lindman opened the public hearing and asked for persons in attendance who wished to speak regarding special assessments to come to the podium and give their name, address, and comments.

Janina Wendt, 817 Stark Street, believes the 5th, 6th, and 7th blocks of Stark Street are horrible, but 8th is not bad. She feels \$3,300 is an outrageous number since they already pay taxes to the City for a public road that everyone uses. She does not feel that her street needs to be done.

There were no further comments and the public hearing was closed.

2 Adjournment.

Motion by Public Works Director Lindman, seconded by City Attorney Jacobson, to Adjourn. Motion carried. Meeting adjourned at 04:11 PM.



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OFFICIAL MINUTES REGULAR MEETING

MEETING: Infrastructure and Facilities Committee
DATE/TIME: Thursday, December 11, 2025 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Chad Henke (C) Lou Larson (VC)
Tom Neal Sarah Watson
Michael Martens

Members Present: Chad Henke, Lou Larson, Tom Neal, Michael Martens, 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 05:15 PM.

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

No one appeared for public comment.

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

October 9, 2025 Regular Infrastructure and Facilities Minutes.

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

3 Discussion and possible action.

a. 2026 Street Reconstruction Projects public hearing results and Authorization to Let Bids for 2026 Construction Projects.

Wesolowski noted that at the public hearing one person spoke in opposition to the assessments and project. Wesolowski recommends moving ahead with the special assessments on the street projects and moving ahead with the construction projects.

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

b. Easement with Wausau Hospitals Inc. for sidewalk at 333 Pine Ridge Boulevard.

Wesolowski explained that with the vacation of Pine Ridge Boulevard, the hospital will be creating a parking lot and an addition. The Development Agreement included that the sidewalk was to remain public. Aspirus will construct the sidewalk and the public will have access to it.

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

c. Final Resolution to levy special assessments for 2025 Alley Paving Project.

This project was completed. This would give authority to send out special assessment bills.

Motion by Alderperson Watson, seconded by Alderperson Larson, to Approve. Motion Passed 5-0.

d. Stormwater Maintenance Agreement with Marathon County Historical Society at 1009

North 3rd Street.

Niksich stated this is the standard maintenance agreement to make sure the developer maintains their stormwater facilities on their site and allows us to inspect them on a biannual basis.

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

- e. Parking restrictions on 4th Street between Grant Street and McIndoe Street, on Franklin Street between 4th Street and 5th Street, and on McIndoe Street between 3rd Street and 4th Street.

Larson had this placed on the agenda and explained it is for the new parking spots that the City created, and the YMCA paid for a portion. The problem is the 2-hour parking restriction. We are encouraging seniors to use The Landing and 2 hours is not enough time. These spots were basically made for The Landing since the foundation that provided funding would not expand without additional parking. On Wednesdays Larson goes to the YMCA, has lunch around 11:30 and plays cards until 3:00. He was issued a ticket for being parked for over 2 hours. Larson talked with Lindman and the Police Chief. The Chief said they have been issuing about 3 tickets a day. A lot of the programs The Landing offers last more than 2 hours. Larson talked with Lindman about having 4 hours, but then we would have two different ordinances. He asked about having no parking restrictions, but then people living downtown could park there all day. They talked about having no parking from midnight to 6:00 am. Larson stated a lot of the spots are where the new entrance will be and are not being used yet. When the new entrance opens, the spots will get used. Larson does not feel 2 hours is enough. The Landing is there to get seniors out of the house and be social.

Wesolowski said the 2-hour limit is in place because the area is part of the downtown parking district. The cost to change the signs or take them down would be minimal.

Neal said the YMCA wants these spaces for overflow, not only for The Landing but for general use. The concern was that the spots are convenient and if unregulated, people could park there all day. He feels the restriction is needed to ensure the spaces do not become convenient for long-term parking. Rather than changing an ordinance, Neal suggested asking the parking utility to adjust their rounds and not go around every 2 hours to hand out tickets. They could go every 3rd or 4th hour to catch those abusing it. Neal believes this is an enforcement issue that can be addressed by PD altering the timing of the route. If we really want to do this for people at The Landing, Neal suggested getting them rear window decals noting The Landing and then the parking utility can see a "permit". Neal feels creative enforcement is a way to go about this. He does not want to see open parking. The spaces were not put there to provide all-day parking.

Larson had asked the Chief to place a moratorium on ticketing the area until this is figured out, and the Chief agreed. Larson does not know if creative patrolling is the answer. With the YMCA being where it is, he does not see where people would park there all day as there are not any close businesses. Neal said it is downtown and there are businesses all over. A one or two block walk to a business is convenient. There is a lot of competition for parking downtown, and he thinks a creative solution is doable.

Martens feels eliminating the parking restriction completely will probably attract people who figure it out. He does not think selective enforcement is the issue as we had the same type of parking issue downtown before no re-parking was put in place. Everyone that worked downtown would park on the streets, and they knew some days the parking utility would come through. He doesn't think selective enforcement is the solution. If the restrictions are removed, the spaces may get filled, but he feels we should try it. If the spaces do get filled and The Landing users cannot park there, we can look at something else.

Larson asked if we should try no parking from midnight to 6 am and give it a six-month trial. Martens feels it should be 6 to 9 months. He has a feeling we might fall victim of unintended consequences, but he would like to try it and see what happens.

Neal said before the stalls were created there was on-street parking. The YMCA requested an increase in parking, and they invested in it. He does not think the YMCA's intent was to have someone park there from 8:00 to 4:00 pm. They wanted this for YMCA visitors. If we remove the restriction, it will go against the very reason why the parking project was undertaken. He wants to hear what is wrong with the idea of permits on car windows. People using the YMCA would be safe from ticketing and those abusing it would not. We should keep an eye on the ball of why the project was done; it was a YMCA-related project.

Larson moved to post these areas as no parking from midnight to 6:00 am for a 6-month trial period and then revisit. Seconded by Martens.

Martens gets the idea that this was a project forwarded by the YMCA, but this is public parking. Anyone can park there. We cannot say YMCA parking only because it is a public street. If we take the restriction off, and it gets utilized by more than YMCA users, we will have to look at something else. Before this was done, it was 2-hour parking, and people were ticketed all the time.

Watson asked if it could be increased to 4 hours. Lindman said that would cause confusion downtown with one street being 4-hour parking and other streets 2-hour parking. If we want people to park throughout the day, we would eliminate the 2-hour parking and have the default of no parking overnight. Watson asked where the edge of the downtown parking district is and Lindman responded McIndoe Street. Watson asked if this area could be made a new parking district.

Larson suggested instructing the parking control to see if they can pick out vehicles that are abusing the parking and come back with data in 6 months. Lindman stated that everything we restrict we have to sign. If we just remove the signs, there would be no 2-hour restriction. Discussion followed on overnight parking.

Henke noted the parking ramps are pretty empty and are one to two blocks from most downtown businesses. He does not foresee this becoming a big issue, but if the YMCA users run out of spots, we will be the first to hear about it. The YMCA came to us with an issue and this is a solution to the issue. If it creates a different problem, we can revisit it.

Wesolowski asked if Larson was still proposing no overnight parking from midnight to 6:00 am or if he wanted to amend the motion to remove the 2-hour parking restriction. Larson amended the motion by removing no parking from midnight to 6:00 am and Martens agreed.

There being a motion and a second, motion to remove the 2-hour parking restriction passed 4-1 with Neal the dissenting vote.

- f. Wausau MPO's cost sharing proposal for the STP Urban application for 17th Avenue from Stewart Avenue to Pardee Street.

Wesolowski explained that Engineering applied for STP Urban funding for 17th Avenue from Stewart Avenue to Pardee Street, and it scored the highest. One issue is the MPO only got \$1.8 million and that restricts the funding. If 17th Ave is funded at 70% would take \$1.54 million of the \$1.8 million. The MPO TAC committee recommended 60% to fund the project and Grossman Drive in Schofield would also get 60%. Staff feels 60% is not enough to make the STP funding where we want it. He recommends going back to the MPO and request a minimum of 70% but ask for 80% funding.

Aaron Anklam explained they were not allocated as much as they have been in previous cycles and with the costs of projects it is tough to divide the funding. He added that they are not allowed to fund projects below 50%. Funding Stewart Ave at 70% leaves 36% for Grossman Drive, which would not be eligible for funding. The last thing the MPO wants to do is leave money on the table. There are other avenues we can take if requesting 70% to 80%.

Lindman stated that when we work with State and DOT projects, there are considerably more expenses than when we do them in-house. We have to hire real estate consultants and the timeline for projects is typically 5 years. We estimate costs the best we can not knowing what costs will be in 5 years. Taking less money than 70% will commit the City to more financial

obligation. Lindman supports Wesolowski's recommendation to ask for 80% but take no less than 70%.

Motion by Alderperson Neal, seconded by Alderperson Watson, to go back to the MPO and ask for 80% with a minimum of 70%. Motion Passed 5-0.

Wesolowski noted that if this is awarded, a State/Municipal Agreement that includes the funding levels would come back to committee.

- g. Approving a site location and determining the process for purchase of property for the proposed DPW Fleet Maintenance Facility.**

Lindman reminded the committee that we are looking at 3 properties for the fleet facility. A request was received from Wausau Engine to purchase their property. If the committee wants to pursue purchasing properties near DPW, it is estimated that we will need to acquire 12 properties to have enough space for the facility. The Wausau Engine property would be one of the twelve properties. He explained the options of pursuing purchasing 1 property at a time, look at purchasing all 12 properties at the same time, focus on other properties like the MBX property, take no action, and continue conversations with the County.

Larson is opposed to purchasing 12 properties in that neighborhood and is not in favor of tearing down a neighborhood. We could look at the MBX property as Ramussen's neighborhood is not opposed to having the facility there. The existing county highway site is a great spot, but there are no guarantees from the County. Watson agrees with Larson. She does not like the idea of buying 12 properties. She is not a big fan of compelling the sale of the parking lot by the MBX site. The existing County site is her favorite, although it does not appear to be in the near future.

Martens asked if the Cherry Street property was still for sale and Lindman confirmed. Martens has a concern with eminent domain. We have come to an impasse with the owner of that property, and Martens does not feel there is a solution any time soon. He feels purchasing 12 properties near DPW will be expensive. We already have a \$14 million price tag, and we would add to that to acquire property. Regarding West Street, he does not feel we will get an answer out of the County. Unless we can wait for the County, he is leaning towards the MBX property.

Neal asked for clarification on the staff memo regarding working with the County. Lindman explained the County has a lot of vacant properties within the City. Lindman and the Mayor talked with the County Administrator about the potential of the City assisting with redeveloping their vacant properties since the City has a Community Development Department. Lindman is hopeful the County Administrator will talk to the board and come up with an agreement, so their properties do not sit vacant.

Neal asked about the County Highway site and having a shared facility with the County. Lindman stated the County has purchased property in Kronenwetter and will be relocating their facility. Knowing that, Neal feels the West Street site is the most logical choice. Larson asked if there were any other County-owned properties that would fit the fleet facility, but Lindman has not come across any yet. Henke said this has been talked about ever since he has been on the council. He is leaning towards the West Street option. Lindman will continue to talk with the County and keep tabs on the MBX property.

- h. Petition to the State of Wisconsin, Office of Commissioner of Railroads ("OCR"), to establish a public bicycle/pedestrian crossing, across the railroad tracks at the south end of Gilbert Park**

Lenz is looking for support on petitioning the OCR for a new at-grade trail crossing. Currently, the trail dead ends at Winton Street. The trail would continue along the river through the former County Material property, across the track into the park, create a trail head and complete that portion of the trail. Staff talked with the railroad company and shared preliminary plans. The official process to get the crossing approved is through the OCR by filing a petition with a supporting resolution.

Neal said it can be dicey trying to work with the railroad and noted when the Trolley Quarter Flats crossing was denied. He asked if we knew why that was denied. Lenz said the sight lines were the main reason. The OCR is from the State of Wisconsin and is an oversight commission. At that time, we were dealing with a different railroad company. Staff met on site with the railroad and had productive discussions about the plan. The OCR is still the oversight body and Lenz cannot say how this crossing will differ from Trolley Quarter Flats. This is a separate petition and hopefully, with cooperation from the railroad company, this petition will go better than the last. Neal asked if it would be possible to revisit the Trolley Quarter Flats crossing. Lenz said potentially and that it is an unofficial crossing at this point. This particular crossing was looked at by the Bike and Ped Committee as a high priority as it opens up a lot to the north. The other crossing was petitioned for only a few years back and he cannot say whether it would have a chance or not. Lenz feels this crossing would have a better chance. Neal asked what it would do to the trail extension if this crossing is not allowed. Lenz stated they have talked about dead ending the trail. Wesolowski said when the last crossing was petitioned for, the railroad was owned by CN and they contested the crossing. A lot will depend on whether Foxy contests the crossing or not. If contested, staff will have to provide a lot of data as far as sight distances.

Martens asked if this proposed crossing connects to Gilbert Park and Lenz confirmed. Per Martens, if a cul-de-sac was added with the lack of an official crossing, the trail would create an unofficial crossing. This might create more trouble than it is worth. Having an at-grade crossing would be advantageous to mitigate situations crossing the tracks.

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

4 Discussion.

a. 2026 Street Reconstruction Projects Review.

Niksich explained that all street projects are complete reconstruction with water, sewer, curb, and road replacement. 2nd Street and Division Street are in a commercial area. 2nd Street is a 36' wide road with parking on both sides. Division Street has 32' of right-of-way, so we are going to maximize the road the best we can at 26' wide. Neither streets have trees. Stark Street is from 5th Street to 12th Street. The first block from 5th Street to 6th Street will be left at 34' wide. 6th Street to 12th Street will narrow to 32' from 35'. We are narrowing the road to try to save trees. It is not a bus route, will still allow for parking on both sides, and saves on cost. We are removing approximately 43% of the trees but far fewer than we have on previous projects. 8th Ave is from Spruce Street to Bridge Street. The road was 36' wide, but we are proposing to narrow to 35'. We will be removing about 52% of trees but far fewer than on previous projects.

Neal appreciates the effort to limit the loss of trees, but it would be great if we could do better. Stark Street will lose almost every other tree. In some instances, they are ash or damaged trees, but a bunch are in good shape with other extenuating circumstances such as water lines. He hopes we could improve the number of 43% to some degree. He supports the narrowing of Stark Street. There was an issue where we established a 4-way stop at Stark Street and 10th Street. People were barreling down the road because there were 13 or more blocks of no stop signs. Narrowing the street could help even more with speed on the street. Neal asked if the narrowing of the street consisted of 1' per side and Niksich confirmed. Neal asked if it could be reduced by 2' feet on one side. Niksich said it could possibly, but some of the trees are being saved because of the 1' on each side. Neal hopes that as the project moves forward there might be ways to save trees by using different engineering approaches. Niksich stated this is an evolving process, and we are trying to learn. John Kahon presented to the Park and Rec Committee last week on our efforts. Niksich spoke of meetings with Madison on their efforts to save trees, which include narrowing streets, narrowing sidewalks down to 4' or 3' in some cases, and they bump the curb out in some areas. Sometimes they give the homeowner an option to not replace a service if it goes under a tree. Their most common approach is having 2 to 3 full-time staff that use shovels to expose the roots and remove dirt when construction gets close to the tree so the tree is not harmed. We do not have the staff to do that. We looked at other methods and narrowing sidewalks and the curb bump outs did not come into play. Every year, we give the initial 30% plans to Kahon who reviews the trees and then Niksich and Kahon go onsite to review. We make sure the contractor is aware to take extra care around trees. Kahon is more involved during construction and pre-construction meetings, and will be more involved going forward. This

approach will be an evolving process.

Neal asked if the contractor is told what trees are targeted for removal at the beginning of the project. Nicksich stated the trees are identified on the plan set. Neal would like to have the map with the trees marked. He would be happy to walk down the street as an extra set of eyes and report back.

Wesolowski added that in Madison they save all their ash trees and treat them. On Stark Street we are cutting down 22 ash trees. Neal has an ash tree in his front yard and it is in great health. The ash bore has been an ongoing thing. He thought earlier on the talk was to deal with affected trees and not jump on healthy-looking trees. He asked if there was any chance we could direct the City Forester to take an individualized look at the ash trees on Stark to see if we could leave any healthy ones. Nicksich will reach out to Kahon and ask about reevaluating the ash trees. Henke thanked staff for bringing this back and feels a lot of issues will get better in years to come.

For the next agenda, Larson asked for an update on the railroad crossing gates on 17th Ave.

5 Adjournment.

Motion by Alderperson Neal, seconded by Alderperson Watson, to Adjourn. Motion carried. Meeting adjourned at 6:30 PM.



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CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Joint Resolution from the Finance Committee and the Wausau Water Works Commission Declaring Official Intent to Reimburse Expenditures from the Safe Drinking Water Revolving Loan Program for the BIL SFY26 LSL Program in Year 2026.

Committee Action: Finance Committee Approved 4-0, Wausau Water Works Commission Approved 4-0

File Number: 26-0105

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral:	YES ☐	NO ☒		
	Included in Budget:	YES ☐	NO ☒	Budget Source:	
	One-time Costs:	YES ☒	NO ☐	Amount: \$16,162,037	
	Recurring Costs:	YES ☐	NO ☒	Amount:	
SOURCE	Fee Financed:	YES ☐	NO ☒	Amount:	
	Grant Financed:	YES ☒	NO ☐	Amount: \$11,332,910 (DNR Allocation)	
	Debt Finance:	YES ☒	NO ☐	Amount: \$4,429,127 (Estimate)	Annual Retirement:
	TID Financed:	YES ☐	NO ☒	Amount: TBD	
	TID Source:	Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐			

RESOLUTION

WHEREAS, the City of Wausau, Marathon, County, Wisconsin (the “Municipality”) wishes to undertake a project utilizing the BIL SFY26 Lead Service Line (LSL) Program funding in year 2026, identified as DNR Project No. 4930-26 (the “Project”); and

WHEREAS, the Municipality expects to finance the Project through a combination of grants, forgivable loans and/or by issuing tax-exempt bonds or promissory notes (the “Bonds”); and

WHEREAS, because the grants, forgivable loans and/or Bonds will not be issued prior to expenditure of funds on the Project, the Municipality must cover costs of the Project incurred prior to receipt of the proceeds of the grants, forgivable loans and/or Bonds; and

WHEREAS, it is necessary, desirable, and in the best interests of the Municipality to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the grants, forgivable loans and/or Bonds are issued; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, that:

Section 1. Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Project until the grants, forgivable loans and/or Bond proceeds become available.

Section 2. Declaration of Official Intent. The Municipality hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the grants, forgivable loans and/or Bonds, the principal amount of which is not expected to exceed \$17,119,787.00.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the grants, forgivable loans and/or Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City Clerk's office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, *Wisconsin Statutes*, and shall remain available for public inspection until the grants, forgivable loans and/or Bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Approved:

Doug Diny, Mayor



Dept. of Public Works & Utilities

Eric Lindman, P.E.
Director of Public Works & Utilities

TO: Wausau Water Works, Finance Committee & City Council

FROM: Eric Lindman, P.E.
Director of Public Works & Utilities

DATE: January 13, 2026

SUBJECT: WDNR LSL Funding Update – 2024-2026 Update

The information below has been amended since the presentation to the Water Commission and Finance Committee. Since then, the final allocations from the DNR for the 2026 LSL Project have been provided. The Principal Forgiveness has remained the same and the loan amount has been reduced; overall funding is about \$2.8 million less than requested.

This memo is an update on the Lead Service Line Replacement (LSLR) project and the funding towards the project. As discussed previously the DNR has been slow to close on funding related to LSLR projects. The 2024 construction season we did not have funding available for reimbursement until June of 2025 and for the 2025 season we closed on the loan funding November 26, 2025 and expecting our first reimbursement in January 2026. The process has been getting better so the hope is the 2026 funding will be available in June or July 2026.

Below is a tabulation of the funding the City has received to date through the BIL LSL funding:

Wausau LSL Replacement Project				
2024-2026 Principal Forgiveness and Loan				
Funding Year	Principal Forgiveness		Loan	Total
FY2024 Funding	\$2,749,435		\$2,172,756	\$4,922,191
FY2025	\$9,949,435		\$5,756,229	\$15,705,664
FY2026 (Final Allocation)	\$11,332,910.00		\$4,829,127.00	\$16,162,037
Total to Date =	\$24,031,780		\$12,758,112	\$36,789,892

The city has been doing very well in receiving significant Principal Forgiveness loans, which has eliminated the cost to the homeowner for LSLR construction. In summary we are proposing to complete \$36.8 million worth of work for \$12.8 million of very low interest loan; that is 65% grant for the work being completed, both public and private side. This program and project delivery we have put together has shown to be successful and with other utilities across the country working to implement this type of project delivery method.



OFFICIAL MINUTES REGULAR MEETING

MEETING: Wausau Water Works Commission
DATE/TIME: Tuesday, December 2, 2025 at 11:00 AM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Mayor Doug Diny (P) Sarah Watson
Jim Force Deb Hadley
Peter Gelhar

Members Present: Doug Diny, Jim Force, Deb Hadley, Peter Gelhar
Members Not Present:
Members Excused:
Present 4, Not Present 0, Excused 0

Link to view Meeting in its entirety: <https://tinyurl.com/wausaucitycouncil>

Noting the presence of a quorum, the Chairperson called the meeting to order at 11:01 AM.

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

October 7, 2025 Regular Wausau Water Works Commission Minutes

- Motion to Approve the minutes of October 7, 2025 with edits as discussed by Gelhar, Seconded by Hadley. Motion Passed 4-0.

2 Director's Report on Utility Operations.

Report placed on file.

a. Update on LSL 2025 Construction & 2026 Funding

Lindman summarized the memo from the packet with an update on the Lead Service Line Replacements and 2026 Funding.
Force commented his Lead line was replaced and the contractor was professional; work was done well with minimal disturbance.

b. Update on the Solar Array Project and Next Steps

Lindman stated the project is estimated at \$2.8 million, with City Council approving borrowing up to that amount, reduced by any grants or tax credits. A Sole Source request will go to the Finance Committee on 12/9/2025 to hire for engineering services due to tight tax credit deadlines. The proposed solar site is east of the Treatment Plant, with final design details pending. Hadley opposed the sole source approach and questioned the project's ROI citing she is not in favor of the Solar Array Project. Lindman emphasized the need for sole source due to timeliness of the project that must begin the construction process before July 2026 to qualify for the tax credit. Force reviewed the project's background, noting prior research, community input, and support for alternative energy despite some neighborhood opposition. The Solar Array Task Force was agreed upon by this Commission. We've done the homework, the payback is not fast, but I have no doubt it'll be successful. I'm happy we are moving ahead with an alternative energy project and will continue to support it.

c. Wastewater- Update on PFAS Test Results for Effluent and Biosolids

Brooks summarized occasional testing was requested by prior Commissioner Robinson to try and see where the PFAS results would be for the Effluent and Biosolids. Each test result gets submitted to the DNR, they could potentially use those numbers, so we'd want to keep the testing more on a reserved side- results in the packet. Moving forward with the new issuance of the WPDES Permit, we'll be testing the Effluent monthly and Biosolids every 2 months.

d. Wastewater- Headworks Screening Project Update

Brooks summarized a completion date set for October 2026, waiting for more equipment to be delivered, then work would continue to progress.

e. Wastewater- Cherry Street Lift Station Project Update

Brooks summarized the project was at a standstill. There's a bit of underground force main left to construct, the rest of the work would be above ground, then demo of the old lift station and site restoration to follow.

3 Discussion and Possible Action.

a. Approving the Lead Service Line Replacement (LSLR) Reimbursement Resolution for the 2026 Safe Drinking Water Loan and Principal Forgiveness.

Lindman summarized the draft resolution included a total of \$18,979,908. DNR's estimated grant of \$11,332,910 and \$7,646,998 in estimated loan. The resolution ensures the city/utility would be reimbursed for expenses prior to formal loan documents being prepared by the DNR, there'll be a revenue bond like 2025 and principal forgiveness. It's brought here, goes to Finance, then to Council as a joint resolution. Diny clarified DNR's loan interest of 0.25%.

- Motion to Approve the LSLR Reimbursement Resolution for the 2026 Safe Drinking Water Loan and Principal Forgiveness by Hadley, Seconded by Gelhar. Motion Passed 4-0.

4 Discussion and/or Updates.

a. On Construction Updates and Safe Drinking Water Loan Status Update for the Granular Activated Carbon and PFAS Treatment Project.

Wojtkiewicz reported the GAC has been operational for a little over a year. Changes were made to the chemical feed system. Polymer was added as pre-treatment to improve performance. There were 24 leaking air release valves replaced by the contractor at no cost to the city; a few remain. Overall, the project remains under budget. A change order is pending for coating the concrete floor in structure 120 to support long-term maintenance. With GAC, if you don't get a safe bacteriological (Bac-T) testing result, you can't use chlorine to disinfect because it damages the carbon. You'll need to utilize a caustic rinse. We did that with one of the vessels and it damaged the floor. DNR is allowing the floor coating with the loan. The variable frequency drives (VFD) networking are being adjusted to better integrate with the backup generators. Carbon replacement is approaching due to the PFAS breakthrough we're seeing. DNR has approved the use of reactivated carbon through a certified facility that regenerates the used carbon. That will be about 20% cost savings plus transportation costs. We don't have any regeneration facilities nearby; they're in Oklahoma and Pennsylvania. The vendor would replace 1 or 2 vessels with virgin carbon, then we'll replace the

remaining vessels with regenerated carbon over time. There are 12 vessels total in a lead/lag configuration, 6 systems of 2 vessels each. The process would be to remove the lead system vessels, then the lag system vessels becomes the lead. Hadley questioned the cost and amount of changeout required. Wojtkiewicz estimated the cost of carbon changeout is about \$800k to \$1 million. Going into this, we weren't sure DNR would allow reactivated carbon, but now they've said it's allowed. Lindman replied every year, but if we're doing 1 or 2 vessels at a time, it'll be several months to replace all of them. Diny stated we can plan the timing and budget, but it depends on the water flow and usage too.

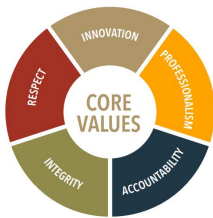
b. On the Proposed WPDES Draft Permit for the Wastewater Treatment Facility.

Brooks summarized the draft WPDES permit was received November 3rd, DNR allows us 1 week to respond and provide comment with factual inaccuracies. We have Municipal Environmental Group (MEG) review it along with Lindman, Fable and I, there are some preliminary comments. The reasoning for factual review is to find any discrepancies, errors or contested items before the next process, which is public notice and comment that ends December 22nd. DNR reviews and makes final adjustments by January 2026. The WPDES will require us to collect 2 years of biosolids to form their calculations and limits. Force questioned if there would be any significant changes between the new/old permit. Brooks replied the PFAS testing on the Effluent and Biosolids. They went from the fecal coliform testing on the effluent for the bacteria counts to e-coli, which is a better indicator of the pathogens in the wastewater for recreational users in the Wisconsin river. We did preliminary testing that showed we're below the limits they want to impose. No change in phosphorus. Lindman summarized the permit and requirements are good as can be but there's still some unknowns with PFAS which can be concerning. We'll see how that evolves overtime.

5 Adjournment.

Next meeting scheduled January 6, 2026 at 11:00 AM.

- Motion to adjourn by Hadley, Seconded by Gelhar. Motion carried 4-0



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OFFICIAL MINUTES REGULAR MEETING

MEETING: Finance Committee
DATE/TIME: Tuesday, December 9, 2025 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Michael Martens (C) Vicki Tierney (VC)
Becky McElhaney Aaron Griner
Sarah Watson

Members Present: Michael Martens, Vicki Tierney, Sarah Watson, Aaron Griner
Members Not Present:
Members Excused: Becky McElhaney
Present 4, Not Present 0, Excused 1

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:18 PM.

- 1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.**
- 2 Consideration of the minutes of the preceding meeting(s).**

Motion by Watson, seconded by Griner, to approve all items outlined below. Motion Passed, 4-0.

November 25, 2025 Regular Finance Committee Minutes

3 Discussion and possible action.

- a. Approving the Lead Service Line Replacement (LSLR) Reimbursement Resolution for the 2026 Safe Drinking Water Loan and Principal Forgiveness.**

Tierney questions if the loans and grants from the state and federal government would be guaranteed to fund the lead line replacement program.

Motion by Watson, seconded by Tierney, to approve the reimbursement resolution. Motion Passed 4-0.

- b. Extending the life of Tax Increment District Number 7 for affordable housing.**

Motion by Watson, seconded by Griner, to extend the life of TID 7 for affordable housing and authorize option 3 outlined in the staff memo. Motion Passed 3-1, with Alderperson Tierney opposed.

- c. Reopening the closure of Tax Increment District 6.**

Discussion was held. No action taken.

- d. Approving city's Waiver of Right to Repurchase 130 N. 1st Street – Sunbelt Refugees LLC (Whitewater Music Hall).**

Motion by Watson, seconded by Tierney, to approve to waive the right of first refusal. Motion Passed 4-0.

- e. Accepting funding from the Judd S. Alexander Foundation for the Wausau Police Department for one Downtown Officer position.

Motion by Watson, seconded by Griner, to accept the funding. Motion Passed 4-0.

- f. Authorizing the execution of Airport Ground Lease - Matthew and Karin Gast.

Motion by Griner, seconded by Watson, to approve the ground lease for Matthew and Karin Gast. Motion Passed 4-0.

- g. Approving Credit Agreement with Judd S. Alexander Foundation to borrow up to \$250,000 for the redevelopment of 201 N. 1st Avenue (Former MBX Property).

Watson questioned if the concerns of being able to develop the property in the timeframe provided were addressed. It was stated the terms of the loan had not been updated since the last committee meeting and that the property will be redeveloped to the best use for the city.

Tierney questioned the three-year commitment within the agreement and stated concerns about getting any type of redevelopment completed within that time frame. It was further stated that if the commitment was not met, the loan would accumulate higher interest. Tierney stated there was no written promise within the agreement not to charge interest or forgive the loan if the commitment is not met under uncertain terms and stated opposition for those reasons.

Martens stated there was flexibility within the agreement to meet the definition of affordable housing and language included to meet the commitment even if the development was not completed. It was further stated that if the commitment was not met, the money could be given back.

Motion by Watson, seconded by Griner, to approve the agreement with the Alexander Foundation. Motion Passed 3-1, with Alderperson Tierney opposed.

- h. Approving a Sole Source Request to contract engineering professional services with Clark Dietz, Inc. for the Solar Array Project.

Griner stated concerns about soliciting professional services without following the recently discussed procurement policy. It was further stated the solar array would be contingent on grant funding the project which may not come to fruition.

Motion by Watson, seconded by Griner, to approve the sole source request. Motion Failed 2-2, with Alderperson Martens, Alderperson Watson in support.

4 Adjournment.

Motion by Watson, seconded by Griner, to adjourn. Motion carried. Meeting adjourned at 05:57 PM.



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CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Final Resolution from the Infrastructure & Facilities Committee to Levy Special Assessments for the 2025 Alley Paving Project.

Committee Action: Approved 5-0

File Number: 24-1111

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral:	YES ☐	NO ☒		
	Included in Budget:	YES ☒	NO ☐	Budget Source:	
	One-time Costs:	YES ☒	NO ☐	Amount: \$41,000, \$14,000 est. special assessments	
	Recurring Costs:	YES ☐	NO ☐	Amount:	
SOURCE	Fee Financed:	YES ☐	NO ☐	Amount:	
	Grant Financed:	YES ☐	NO ☐	Amount:	
	Debt Finance:	YES ☒	NO ☐	Amount: \$41,000	Annual Retirement:
	TID Financed:	YES ☐	NO ☐	Amount:	
	TID Source:	Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐			

RESOLUTION

WHEREAS, bids were received by the Board of Public Works, and the low bidder was awarded the alley paving project; and

WHEREAS, upon receipt of the low bid, the Engineer recalculated the estimates of construction costs as set forth in the Engineer's report aforesaid, and applied the bid figures to the City assessment formula to each property affected, and the resulting assessments are attached hereto and made a part hereof;

NOW THEREFORE, BE IT RESOLVED,

1. That payment for said public improvements shall be made through an assessment against the real estate property described above.
2. That the assessments be and are hereby levied in the amount set forth above.
3. That such levy is made by the exercise of the City's police powers.
4. That the assessments are hereby determined to be fair and equitable, allocated amongst the property on a reasonable basis, and are in the public interest.
5. That any interested property owner may contest all or any part of such assessment in the manner provided in Section 3.24.020 of the Wausau Municipal Code.
6. That the special assessments shall be paid as follows:

Assessments under \$300: If payment is not made prior to November 1, 2026, the special assessment will be placed on the 2026 real estate tax bill and be due in full on or before January 31, 2027. There is no interest charged when paid in full. Assessments totaling less than \$300 must be paid in full and do

not qualify for a payment schedule.

Assessments totaling \$300 but less than \$20,000: If full payment is not made prior to November 1, 2026, assessments totaling \$300 but less than \$20,000 will automatically be placed on the five-year payment schedule on the 2026 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 2026 real estate taxes OR

B. Payment of the first one-fifth of the assessment with the 2026 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% (the 2025 rate was 3.94%) beginning February 1, 2027, on the unpaid balance. 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, 2026, assessments totaling \$20,000 or more will automatically be placed on the ten-year payment schedule on the 2026 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 2026 real estate taxes OR

B. Payment of the first one-tenth of the assessment with the 2026 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% (the 2025 rate was 3.94%) beginning February 1, 2027, on the unpaid balance. 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). Regardless of how real estate taxes are paid, special assessments must be paid on or before January 31, 2027. No payments can be applied to real estate taxes if special assessments are not paid. Section 74.12(11)(a), Wisconsin Statutes, specifically states that 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) general property taxes.

BE IT FURTHER RESOLVED that this final assessment resolution shall be published as a Class I notice in the official City newspaper; and

BE IT FURTHER RESOLVED, the Clerk shall cause to be mailed a copy of this resolution and a statement of the final assessment against the property to every property owner whose name appears on the assessment roll, whose post office address is known or can with reasonable diligence be ascertained.

Approved:

Doug Diny, Mayor



Engineering

DATE: January 13, 2026
TO: Common Council
SUBJECT: 24-1111 Final Resolution from the Infrastructure & Facilities Committee to Levy Special Assessments for the 2025 Alley Paving Project.

PURPOSE

Levy special assessments on abutting property owners of the alley.

BACKGROUND

A petition was received to pave the alley bounded by 1st Avenue, 3rd Avenue, Sherman Street, and Rosecrans Street. Engineering surveyed the alley and drew up plans and prepared specifications for bidding. A public hearing was held to allow testimony of the special assessments. The project was publicly bid and the alley was paved. This resolution will authorize staff to bill out the special assessments to the abutting property owners.

RECOMMENDATION

Staff recommends approval.



OFFICIAL MINUTES REGULAR MEETING

MEETING: Infrastructure and Facilities Committee
DATE/TIME: Thursday, December 11, 2025 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Chad Henke (C) Lou Larson (VC)
Tom Neal Sarah Watson
Michael Martens

Members Present: Chad Henke, Lou Larson, Tom Neal, Michael Martens, 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 05:15 PM.

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

No one appeared for public comment.

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

October 9, 2025 Regular Infrastructure and Facilities Minutes.

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

3 Discussion and possible action.

a. 2026 Street Reconstruction Projects public hearing results and Authorization to Let Bids for 2026 Construction Projects.

Wesolowski noted that at the public hearing one person spoke in opposition to the assessments and project. Wesolowski recommends moving ahead with the special assessments on the street projects and moving ahead with the construction projects.

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

b. Easement with Wausau Hospitals Inc. for sidewalk at 333 Pine Ridge Boulevard.

Wesolowski explained that with the vacation of Pine Ridge Boulevard, the hospital will be creating a parking lot and an addition. The Development Agreement included that the sidewalk was to remain public. Aspirus will construct the sidewalk and the public will have access to it.

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

c. Final Resolution to levy special assessments for 2025 Alley Paving Project.

This project was completed. This would give authority to send out special assessment bills.

Motion by Alderperson Watson, seconded by Alderperson Larson, to Approve. Motion Passed 5-0.

d. Stormwater Maintenance Agreement with Marathon County Historical Society at 1009

North 3rd Street.

Niksich stated this is the standard maintenance agreement to make sure the developer maintains their stormwater facilities on their site and allows us to inspect them on a biannual basis.

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

- e. Parking restrictions on 4th Street between Grant Street and McIndoe Street, on Franklin Street between 4th Street and 5th Street, and on McIndoe Street between 3rd Street and 4th Street.

Larson had this placed on the agenda and explained it is for the new parking spots that the City created, and the YMCA paid for a portion. The problem is the 2-hour parking restriction. We are encouraging seniors to use The Landing and 2 hours is not enough time. These spots were basically made for The Landing since the foundation that provided funding would not expand without additional parking. On Wednesdays Larson goes to the YMCA, has lunch around 11:30 and plays cards until 3:00. He was issued a ticket for being parked for over 2 hours. Larson talked with Lindman and the Police Chief. The Chief said they have been issuing about 3 tickets a day. A lot of the programs The Landing offers last more than 2 hours. Larson talked with Lindman about having 4 hours, but then we would have two different ordinances. He asked about having no parking restrictions, but then people living downtown could park there all day. They talked about having no parking from midnight to 6:00 am. Larson stated a lot of the spots are where the new entrance will be and are not being used yet. When the new entrance opens, the spots will get used. Larson does not feel 2 hours is enough. The Landing is there to get seniors out of the house and be social.

Wesolowski said the 2-hour limit is in place because the area is part of the downtown parking district. The cost to change the signs or take them down would be minimal.

Neal said the YMCA wants these spaces for overflow, not only for The Landing but for general use. The concern was that the spots are convenient and if unregulated, people could park there all day. He feels the restriction is needed to ensure the spaces do not become convenient for long-term parking. Rather than changing an ordinance, Neal suggested asking the parking utility to adjust their rounds and not go around every 2 hours to hand out tickets. They could go every 3rd or 4th hour to catch those abusing it. Neal believes this is an enforcement issue that can be addressed by PD altering the timing of the route. If we really want to do this for people at The Landing, Neal suggested getting them rear window decals noting The Landing and then the parking utility can see a "permit". Neal feels creative enforcement is a way to go about this. He does not want to see open parking. The spaces were not put there to provide all-day parking.

Larson had asked the Chief to place a moratorium on ticketing the area until this is figured out, and the Chief agreed. Larson does not know if creative patrolling is the answer. With the YMCA being where it is, he does not see where people would park there all day as there are not any close businesses. Neal said it is downtown and there are businesses all over. A one or two block walk to a business is convenient. There is a lot of competition for parking downtown, and he thinks a creative solution is doable.

Martens feels eliminating the parking restriction completely will probably attract people who figure it out. He does not think selective enforcement is the issue as we had the same type of parking issue downtown before no re-parking was put in place. Everyone that worked downtown would park on the streets, and they knew some days the parking utility would come through. He doesn't think selective enforcement is the solution. If the restrictions are removed, the spaces may get filled, but he feels we should try it. If the spaces do get filled and The Landing users cannot park there, we can look at something else.

Larson asked if we should try no parking from midnight to 6 am and give it a six-month trial. Martens feels it should be 6 to 9 months. He has a feeling we might fall victim of unintended consequences, but he would like to try it and see what happens.

Neal said before the stalls were created there was on-street parking. The YMCA requested an increase in parking, and they invested in it. He does not think the YMCA's intent was to have someone park there from 8:00 to 4:00 pm. They wanted this for YMCA visitors. If we remove the restriction, it will go against the very reason why the parking project was undertaken. He wants to hear what is wrong with the idea of permits on car windows. People using the YMCA would be safe from ticketing and those abusing it would not. We should keep an eye on the ball of why the project was done; it was a YMCA-related project.

Larson moved to post these areas as no parking from midnight to 6:00 am for a 6-month trial period and then revisit. Seconded by Martens.

Martens gets the idea that this was a project forwarded by the YMCA, but this is public parking. Anyone can park there. We cannot say YMCA parking only because it is a public street. If we take the restriction off, and it gets utilized by more than YMCA users, we will have to look at something else. Before this was done, it was 2-hour parking, and people were ticketed all the time.

Watson asked if it could be increased to 4 hours. Lindman said that would cause confusion downtown with one street being 4-hour parking and other streets 2-hour parking. If we want people to park throughout the day, we would eliminate the 2-hour parking and have the default of no parking overnight. Watson asked where the edge of the downtown parking district is and Lindman responded McIndoe Street. Watson asked if this area could be made a new parking district.

Larson suggested instructing the parking control to see if they can pick out vehicles that are abusing the parking and come back with data in 6 months. Lindman stated that everything we restrict we have to sign. If we just remove the signs, there would be no 2-hour restriction. Discussion followed on overnight parking.

Henke noted the parking ramps are pretty empty and are one to two blocks from most downtown businesses. He does not foresee this becoming a big issue, but if the YMCA users run out of spots, we will be the first to hear about it. The YMCA came to us with an issue and this is a solution to the issue. If it creates a different problem, we can revisit it.

Wesolowski asked if Larson was still proposing no overnight parking from midnight to 6:00 am or if he wanted to amend the motion to remove the 2-hour parking restriction. Larson amended the motion by removing no parking from midnight to 6:00 am and Martens agreed.

There being a motion and a second, motion to remove the 2-hour parking restriction passed 4-1 with Neal the dissenting vote.

- f. Wausau MPO's cost sharing proposal for the STP Urban application for 17th Avenue from Stewart Avenue to Pardee Street.

Wesolowski explained that Engineering applied for STP Urban funding for 17th Avenue from Stewart Avenue to Pardee Street, and it scored the highest. One issue is the MPO only got \$1.8 million and that restricts the funding. If 17th Ave is funded at 70% would take \$1.54 million of the \$1.8 million. The MPO TAC committee recommended 60% to fund the project and Grossman Drive in Schofield would also get 60%. Staff feels 60% is not enough to make the STP funding where we want it. He recommends going back to the MPO and request a minimum of 70% but ask for 80% funding.

Aaron Anklam explained they were not allocated as much as they have been in previous cycles and with the costs of projects it is tough to divide the funding. He added that they are not allowed to fund projects below 50%. Funding Stewart Ave at 70% leaves 36% for Grossman Drive, which would not be eligible for funding. The last thing the MPO wants to do is leave money on the table. There are other avenues we can take if requesting 70% to 80%.

Lindman stated that when we work with State and DOT projects, there are considerably more expenses than when we do them in-house. We have to hire real estate consultants and the timeline for projects is typically 5 years. We estimate costs the best we can not knowing what costs will be in 5 years. Taking less money than 70% will commit the City to more financial

obligation. Lindman supports Wesolowski's recommendation to ask for 80% but take no less than 70%.

Motion by Alderperson Neal, seconded by Alderperson Watson, to go back to the MPO and ask for 80% with a minimum of 70%. Motion Passed 5-0.

Wesolowski noted that if this is awarded, a State/Municipal Agreement that includes the funding levels would come back to committee.

- g. Approving a site location and determining the process for purchase of property for the proposed DPW Fleet Maintenance Facility.**

Lindman reminded the committee that we are looking at 3 properties for the fleet facility. A request was received from Wausau Engine to purchase their property. If the committee wants to pursue purchasing properties near DPW, it is estimated that we will need to acquire 12 properties to have enough space for the facility. The Wausau Engine property would be one of the twelve properties. He explained the options of pursuing purchasing 1 property at a time, look at purchasing all 12 properties at the same time, focus on other properties like the MBX property, take no action, and continue conversations with the County.

Larson is opposed to purchasing 12 properties in that neighborhood and is not in favor of tearing down a neighborhood. We could look at the MBX property as Ramussen's neighborhood is not opposed to having the facility there. The existing county highway site is a great spot, but there are no guarantees from the County. Watson agrees with Larson. She does not like the idea of buying 12 properties. She is not a big fan of compelling the sale of the parking lot by the MBX site. The existing County site is her favorite, although it does not appear to be in the near future.

Martens asked if the Cherry Street property was still for sale and Lindman confirmed. Martens has a concern with eminent domain. We have come to an impasse with the owner of that property, and Martens does not feel there is a solution any time soon. He feels purchasing 12 properties near DPW will be expensive. We already have a \$14 million price tag, and we would add to that to acquire property. Regarding West Street, he does not feel we will get an answer out of the County. Unless we can wait for the County, he is leaning towards the MBX property.

Neal asked for clarification on the staff memo regarding working with the County. Lindman explained the County has a lot of vacant properties within the City. Lindman and the Mayor talked with the County Administrator about the potential of the City assisting with redeveloping their vacant properties since the City has a Community Development Department. Lindman is hopeful the County Administrator will talk to the board and come up with an agreement, so their properties do not sit vacant.

Neal asked about the County Highway site and having a shared facility with the County. Lindman stated the County has purchased property in Kronenwetter and will be relocating their facility. Knowing that, Neal feels the West Street site is the most logical choice. Larson asked if there were any other County-owned properties that would fit the fleet facility, but Lindman has not come across any yet. Henke said this has been talked about ever since he has been on the council. He is leaning towards the West Street option. Lindman will continue to talk with the County and keep tabs on the MBX property.

- h. Petition to the State of Wisconsin, Office of Commissioner of Railroads ("OCR"), to establish a public bicycle/pedestrian crossing, across the railroad tracks at the south end of Gilbert Park**

Lenz is looking for support on petitioning the OCR for a new at-grade trail crossing. Currently, the trail dead ends at Winton Street. The trail would continue along the river through the former County Material property, across the track into the park, create a trail head and complete that portion of the trail. Staff talked with the railroad company and shared preliminary plans. The official process to get the crossing approved is through the OCR by filing a petition with a supporting resolution.

Neal said it can be dicey trying to work with the railroad and noted when the Trolley Quarter Flats crossing was denied. He asked if we knew why that was denied. Lenz said the sight lines were the main reason. The OCR is from the State of Wisconsin and is an oversight commission. At that time, we were dealing with a different railroad company. Staff met on site with the railroad and had productive discussions about the plan. The OCR is still the oversight body and Lenz cannot say how this crossing will differ from Trolley Quarter Flats. This is a separate petition and hopefully, with cooperation from the railroad company, this petition will go better than the last. Neal asked if it would be possible to revisit the Trolley Quarter Flats crossing. Lenz said potentially and that it is an unofficial crossing at this point. This particular crossing was looked at by the Bike and Ped Committee as a high priority as it opens up a lot to the north. The other crossing was petitioned for only a few years back and he cannot say whether it would have a chance or not. Lenz feels this crossing would have a better chance. Neal asked what it would do to the trail extension if this crossing is not allowed. Lenz stated they have talked about dead ending the trail. Wesolowski said when the last crossing was petitioned for, the railroad was owned by CN and they contested the crossing. A lot will depend on whether Foxy contests the crossing or not. If contested, staff will have to provide a lot of data as far as sight distances.

Martens asked if this proposed crossing connects to Gilbert Park and Lenz confirmed. Per Martens, if a cul-de-sac was added with the lack of an official crossing, the trail would create an unofficial crossing. This might create more trouble than it is worth. Having an at-grade crossing would be advantageous to mitigate situations crossing the tracks.

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

4 Discussion.

a. 2026 Street Reconstruction Projects Review.

Niksich explained that all street projects are complete reconstruction with water, sewer, curb, and road replacement. 2nd Street and Division Street are in a commercial area. 2nd Street is a 36' wide road with parking on both sides. Division Street has 32' of right-of-way, so we are going to maximize the road the best we can at 26' wide. Neither streets have trees. Stark Street is from 5th Street to 12th Street. The first block from 5th Street to 6th Street will be left at 34' wide. 6th Street to 12th Street will narrow to 32' from 35'. We are narrowing the road to try to save trees. It is not a bus route, will still allow for parking on both sides, and saves on cost. We are removing approximately 43% of the trees but far fewer than we have on previous projects. 8th Ave is from Spruce Street to Bridge Street. The road was 36' wide, but we are proposing to narrow to 35'. We will be removing about 52% of trees but far fewer than on previous projects.

Neal appreciates the effort to limit the loss of trees, but it would be great if we could do better. Stark Street will lose almost every other tree. In some instances, they are ash or damaged trees, but a bunch are in good shape with other extenuating circumstances such as water lines. He hopes we could improve the number of 43% to some degree. He supports the narrowing of Stark Street. There was an issue where we established a 4-way stop at Stark Street and 10th Street. People were barreling down the road because there were 13 or more blocks of no stop signs. Narrowing the street could help even more with speed on the street. Neal asked if the narrowing of the street consisted of 1' per side and Niksich confirmed. Neal asked if it could be reduced by 2' feet on one side. Niksich said it could possibly, but some of the trees are being saved because of the 1' on each side. Neal hopes that as the project moves forward there might be ways to save trees by using different engineering approaches. Niksich stated this is an evolving process, and we are trying to learn. John Kahon presented to the Park and Rec Committee last week on our efforts. Niksich spoke of meetings with Madison on their efforts to save trees, which include narrowing streets, narrowing sidewalks down to 4' or 3' in some cases, and they bump the curb out in some areas. Sometimes they give the homeowner an option to not replace a service if it goes under a tree. Their most common approach is having 2 to 3 full-time staff that use shovels to expose the roots and remove dirt when construction gets close to the tree so the tree is not harmed. We do not have the staff to do that. We looked at other methods and narrowing sidewalks and the curb bump outs did not come into play. Every year, we give the initial 30% plans to Kahon who reviews the trees and then Niksich and Kahon go onsite to review. We make sure the contractor is aware to take extra care around trees. Kahon is more involved during construction and pre-construction meetings, and will be more involved going forward. This

approach will be an evolving process.

Neal asked if the contractor is told what trees are targeted for removal at the beginning of the project. Nicksich stated the trees are identified on the plan set. Neal would like to have the map with the trees marked. He would be happy to walk down the street as an extra set of eyes and report back.

Wesolowski added that in Madison they save all their ash trees and treat them. On Stark Street we are cutting down 22 ash trees. Neal has an ash tree in his front yard and it is in great health. The ash bore has been an ongoing thing. He thought earlier on the talk was to deal with affected trees and not jump on healthy-looking trees. He asked if there was any chance we could direct the City Forester to take an individualized look at the ash trees on Stark to see if we could leave any healthy ones. Nicksich will reach out to Kahon and ask about reevaluating the ash trees. Henke thanked staff for bringing this back and feels a lot of issues will get better in years to come.

For the next agenda, Larson asked for an update on the railroad crossing gates on 17th Ave.

5 Adjournment.

Motion by Alderperson Neal, seconded by Alderperson Watson, to Adjourn. Motion carried. Meeting adjourned at 6:30 PM.



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



CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Infrastructure & Facilities Committee Approving Agreement for the Management and Maintenance of a Stormwater Facility (Marathon County Historical Society - 1009 North 3rd Street).

Committee Action: Approved 5-0

File Number: 26-0103

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, Marathon County Historical Society Inc. is proposing a development at 1009 North 3rd Street, which includes a new building, parking lot, and stormwater facilities; and

WHEREAS, to ensure properly functioning post-development stormwater facilities year after year, a maintenance agreement is required to ensure the owner inspects and maintains the stormwater facilities on a biennial basis; and

WHEREAS, your Infrastructure and Facilities Committee met on December 11, 2025 to review the agreement and recommends approval of an Agreement for the Management and Maintenance of a Stormwater Facility for Marathon County Historical Society Inc., for stormwater facilities on their property at 1009 North 3rd Street.

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the Agreement, a copy of which is attached hereto and incorporated herein by reference, and the agreement is to be recorded in the office of the Marathon County Register of Deeds.

Approved:

Doug Diny, Mayor



Engineering

DATE: January 13, 2026
TO: Common Council
SUBJECT: 26-0103 Resolution from the Infrastructure & Facilities Committee Approving Agreement for the Management and Maintenance of a Stormwater Facility (Marathon County Historical Society - 1009 North 3rd Street).

PURPOSE

To ensure a 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.

BACKGROUND

The Marathon County Historical Society is proposing to construct a 17,600+ sq. ft. building which will include a driveway, sidewalks, a parking lot improvement and stormwater infrastructure. The development will occur on a 1.34 acre property located at 1009 N. 3rd Street. Stormwater Management requirements will be achieved utilizing a network of storm sewer and two bioretention ponds to control stormwater volume and remove the solids from the site.

RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

AGREEMENT

Document No.

Document Title

**AGREEMENT FOR THE MANAGEMENT AND
MAINTENANCE OF A STORMWATER FACILITY**

THIS AGREEMENT made this _____ day of _____, 20__, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and the MARATHON County Historical Society, 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: MARATHON County Historical Society

By: Russell W. Wilson as its President

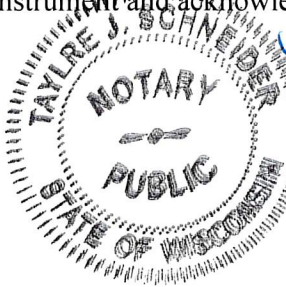
CITY OF WAUSAU:

By: _____
Doug Diny, Mayor

By: _____
Kaitlyn Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 18 day of November, 2025, the above-named Russell W. Wilson
and _____ of Marathon County Historical Society to me known to be
the person(s) who executed the foregoing instrument and acknowledged the same.



Taylore J. Schneider
Notary Public, Wisconsin
My commission: 10-31-27

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: _____

This instrument was drafted by the Engineering
Department, City of Wausau, 407 Grant
Street, Wausau, WI 54403.

Exhibit A

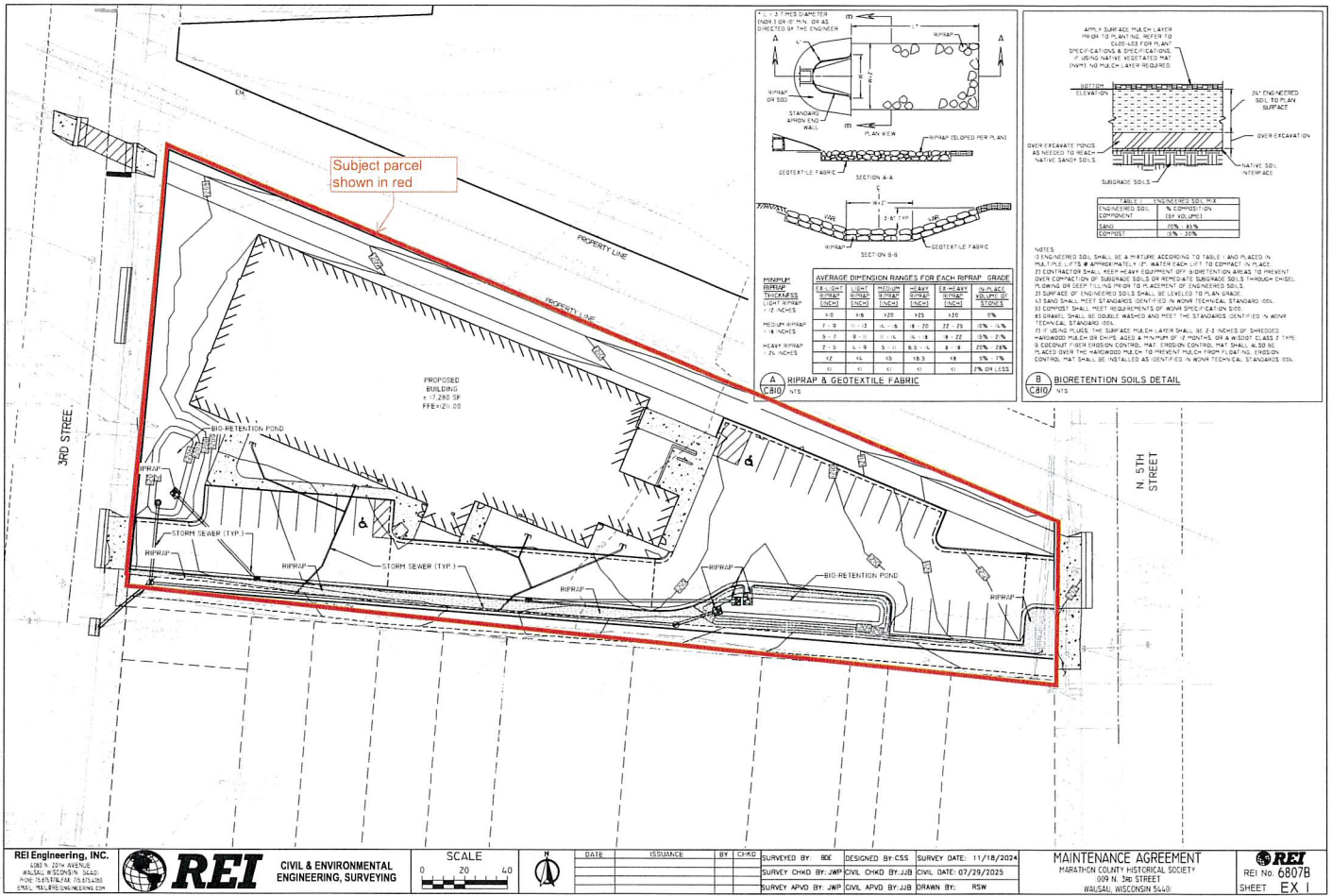


Exhibit B

Stormwater Management Facilities Maintenance Schedule & Procedures
For
Marathon County Historical Society
1090 N 3rd Street
City of Wausau
Marathon County, WI

Property Legal Description:

Lot 2 of Certified Survey Map Number 17279, recorded in Volume 82, on Page 77, as
Document Number 1705868, filed in the Marathon County Register of Deeds Office;
located in the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 29 North, Range
7 East, City of Wausau, Marathon County, Wisconsin.

Responsible Party: Marathon County Historical Society

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 bioretention ponds, the ponds' outlet structures, storm sewer, and riprap on the site.
- 2) **STORM AND OUTLET STRUCTURES:** Remove accumulated sediment and/or debris from the outlet structures of the ponds and storm sewer pipe.
- 3) **RIPRAP:** Inspect riprap and replace as may be needed to maintain integrity and a clean appearance of riprap.
- 4) **MOWING:** Seasonally mow pond side slopes and embankments to promote aesthetics and control weed growth.
- 5) **BIORETENTION PLANTING TREATMENTS:** Replacement of dead plant life with new plant plugs of a mesic or wet prairie type designation per the WDNR approved plant list should be done as necessary to help maintain infiltration rates as the roots will assist with this.
- 6) **SNOW PLOWING:** Do not plow snow into the bioretention ponds as this will cause premature failure of the infiltration devices.



OFFICIAL MINUTES REGULAR MEETING

MEETING: Infrastructure and Facilities Committee
DATE/TIME: Thursday, December 11, 2025 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Chad Henke (C) Lou Larson (VC)
Tom Neal Sarah Watson
Michael Martens

Members Present: Chad Henke, Lou Larson, Tom Neal, Michael Martens, 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 05:15 PM.

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

No one appeared for public comment.

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

October 9, 2025 Regular Infrastructure and Facilities Minutes.

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

3 Discussion and possible action.

a. 2026 Street Reconstruction Projects public hearing results and Authorization to Let Bids for 2026 Construction Projects.

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Larson had this placed on the agenda and explained it is for the new parking spots that the City created, and the YMCA paid for a portion. The problem is the 2-hour parking restriction. We are encouraging seniors to use The Landing and 2 hours is not enough time. These spots were basically made for The Landing since the foundation that provided funding would not expand without additional parking. On Wednesdays Larson goes to the YMCA, has lunch around 11:30 and plays cards until 3:00. He was issued a ticket for being parked for over 2 hours. Larson talked with Lindman and the Police Chief. The Chief said they have been issuing about 3 tickets a day. A lot of the programs The Landing offers last more than 2 hours. Larson talked with Lindman about having 4 hours, but then we would have two different ordinances. He asked about having no parking restrictions, but then people living downtown could park there all day. They talked about having no parking from midnight to 6:00 am. Larson stated a lot of the spots are where the new entrance will be and are not being used yet. When the new entrance opens, the spots will get used. Larson does not feel 2 hours is enough. The Landing is there to get seniors out of the house and be social.

Wesolowski said the 2-hour limit is in place because the area is part of the downtown parking district. The cost to change the signs or take them down would be minimal.

Neal said the YMCA wants these spaces for overflow, not only for The Landing but for general use. The concern was that the spots are convenient and if unregulated, people could park there all day. He feels the restriction is needed to ensure the spaces do not become convenient for long-term parking. Rather than changing an ordinance, Neal suggested asking the parking utility to adjust their rounds and not go around every 2 hours to hand out tickets. They could go every 3rd or 4th hour to catch those abusing it. Neal believes this is an enforcement issue that can be addressed by PD altering the timing of the route. If we really want to do this for people at The Landing, Neal suggested getting them rear window decals noting The Landing and then the parking utility can see a "permit". Neal feels creative enforcement is a way to go about this. He does not want to see open parking. The spaces were not put there to provide all-day parking.

Larson had asked the Chief to place a moratorium on ticketing the area until this is figured out, and the Chief agreed. Larson does not know if creative patrolling is the answer. With the YMCA being where it is, he does not see where people would park there all day as there are not any close businesses. Neal said it is downtown and there are businesses all over. A one or two block walk to a business is convenient. There is a lot of competition for parking downtown, and he thinks a creative solution is doable.

Martens feels eliminating the parking restriction completely will probably attract people who figure it out. He does not think selective enforcement is the issue as we had the same type of parking issue downtown before no re-parking was put in place. Everyone that worked downtown would park on the streets, and they knew some days the parking utility would come through. He doesn't think selective enforcement is the solution. If the restrictions are removed, the spaces may get filled, but he feels we should try it. If the spaces do get filled and The Landing users cannot park there, we can look at something else.

Larson asked if we should try no parking from midnight to 6 am and give it a six-month trial. Martens feels it should be 6 to 9 months. He has a feeling we might fall victim of unintended consequences, but he would like to try it and see what happens.

Neal said before the stalls were created there was on-street parking. The YMCA requested an increase in parking, and they invested in it. He does not think the YMCA's intent was to have someone park there from 8:00 to 4:00 pm. They wanted this for YMCA visitors. If we remove the restriction, it will go against the very reason why the parking project was undertaken. He wants to hear what is wrong with the idea of permits on car windows. People using the YMCA would be safe from ticketing and those abusing it would not. We should keep an eye on the ball of why the project was done; it was a YMCA-related project.

Larson moved to post these areas as no parking from midnight to 6:00 am for a 6-month trial period and then revisit. Seconded by Martens.

Martens gets the idea that this was a project forwarded by the YMCA, but this is public parking. Anyone can park there. We cannot say YMCA parking only because it is a public street. If we take the restriction off, and it gets utilized by more than YMCA users, we will have to look at something else. Before this was done, it was 2-hour parking, and people were ticketed all the time.

Watson asked if it could be increased to 4 hours. Lindman said that would cause confusion downtown with one street being 4-hour parking and other streets 2-hour parking. If we want people to park throughout the day, we would eliminate the 2-hour parking and have the default of no parking overnight. Watson asked where the edge of the downtown parking district is and Lindman responded McIndoe Street. Watson asked if this area could be made a new parking district.

Larson suggested instructing the parking control to see if they can pick out vehicles that are abusing the parking and come back with data in 6 months. Lindman stated that everything we restrict we have to sign. If we just remove the signs, there would be no 2-hour restriction. Discussion followed on overnight parking.

Henke noted the parking ramps are pretty empty and are one to two blocks from most downtown businesses. He does not foresee this becoming a big issue, but if the YMCA users run out of spots, we will be the first to hear about it. The YMCA came to us with an issue and this is a solution to the issue. If it creates a different problem, we can revisit it.

Wesolowski asked if Larson was still proposing no overnight parking from midnight to 6:00 am or if he wanted to amend the motion to remove the 2-hour parking restriction. Larson amended the motion by removing no parking from midnight to 6:00 am and Martens agreed.

There being a motion and a second, motion to remove the 2-hour parking restriction passed 4-1 with Neal the dissenting vote.

- f. Wausau MPO's cost sharing proposal for the STP Urban application for 17th Avenue from Stewart Avenue to Pardee Street.

Wesolowski explained that Engineering applied for STP Urban funding for 17th Avenue from Stewart Avenue to Pardee Street, and it scored the highest. One issue is the MPO only got \$1.8 million and that restricts the funding. If 17th Ave is funded at 70% would take \$1.54 million of the \$1.8 million. The MPO TAC committee recommended 60% to fund the project and Grossman Drive in Schofield would also get 60%. Staff feels 60% is not enough to make the STP funding where we want it. He recommends going back to the MPO and request a minimum of 70% but ask for 80% funding.

Aaron Anklam explained they were not allocated as much as they have been in previous cycles and with the costs of projects it is tough to divide the funding. He added that they are not allowed to fund projects below 50%. Funding Stewart Ave at 70% leaves 36% for Grossman Drive, which would not be eligible for funding. The last thing the MPO wants to do is leave money on the table. There are other avenues we can take if requesting 70% to 80%.

Lindman stated that when we work with State and DOT projects, there are considerably more expenses than when we do them in-house. We have to hire real estate consultants and the timeline for projects is typically 5 years. We estimate costs the best we can not knowing what costs will be in 5 years. Taking less money than 70% will commit the City to more financial

obligation. Lindman supports Wesolowski's recommendation to ask for 80% but take no less than 70%.

Motion by Alderperson Neal, seconded by Alderperson Watson, to go back to the MPO and ask for 80% with a minimum of 70%. Motion Passed 5-0.

Wesolowski noted that if this is awarded, a State/Municipal Agreement that includes the funding levels would come back to committee.

- g. Approving a site location and determining the process for purchase of property for the proposed DPW Fleet Maintenance Facility.**

Lindman reminded the committee that we are looking at 3 properties for the fleet facility. A request was received from Wausau Engine to purchase their property. If the committee wants to pursue purchasing properties near DPW, it is estimated that we will need to acquire 12 properties to have enough space for the facility. The Wausau Engine property would be one of the twelve properties. He explained the options of pursuing purchasing 1 property at a time, look at purchasing all 12 properties at the same time, focus on other properties like the MBX property, take no action, and continue conversations with the County.

Larson is opposed to purchasing 12 properties in that neighborhood and is not in favor of tearing down a neighborhood. We could look at the MBX property as Ramussen's neighborhood is not opposed to having the facility there. The existing county highway site is a great spot, but there are no guarantees from the County. Watson agrees with Larson. She does not like the idea of buying 12 properties. She is not a big fan of compelling the sale of the parking lot by the MBX site. The existing County site is her favorite, although it does not appear to be in the near future.

Martens asked if the Cherry Street property was still for sale and Lindman confirmed. Martens has a concern with eminent domain. We have come to an impasse with the owner of that property, and Martens does not feel there is a solution any time soon. He feels purchasing 12 properties near DPW will be expensive. We already have a \$14 million price tag, and we would add to that to acquire property. Regarding West Street, he does not feel we will get an answer out of the County. Unless we can wait for the County, he is leaning towards the MBX property.

Neal asked for clarification on the staff memo regarding working with the County. Lindman explained the County has a lot of vacant properties within the City. Lindman and the Mayor talked with the County Administrator about the potential of the City assisting with redeveloping their vacant properties since the City has a Community Development Department. Lindman is hopeful the County Administrator will talk to the board and come up with an agreement, so their properties do not sit vacant.

Neal asked about the County Highway site and having a shared facility with the County. Lindman stated the County has purchased property in Kronenwetter and will be relocating their facility. Knowing that, Neal feels the West Street site is the most logical choice. Larson asked if there were any other County-owned properties that would fit the fleet facility, but Lindman has not come across any yet. Henke said this has been talked about ever since he has been on the council. He is leaning towards the West Street option. Lindman will continue to talk with the County and keep tabs on the MBX property.

- h. Petition to the State of Wisconsin, Office of Commissioner of Railroads ("OCR"), to establish a public bicycle/pedestrian crossing, across the railroad tracks at the south end of Gilbert Park**

Lenz is looking for support on petitioning the OCR for a new at-grade trail crossing. Currently, the trail dead ends at Winton Street. The trail would continue along the river through the former County Material property, across the track into the park, create a trail head and complete that portion of the trail. Staff talked with the railroad company and shared preliminary plans. The official process to get the crossing approved is through the OCR by filing a petition with a supporting resolution.

Neal said it can be dicey trying to work with the railroad and noted when the Trolley Quarter Flats crossing was denied. He asked if we knew why that was denied. Lenz said the sight lines were the main reason. The OCR is from the State of Wisconsin and is an oversight commission. At that time, we were dealing with a different railroad company. Staff met on site with the railroad and had productive discussions about the plan. The OCR is still the oversight body and Lenz cannot say how this crossing will differ from Trolley Quarter Flats. This is a separate petition and hopefully, with cooperation from the railroad company, this petition will go better than the last. Neal asked if it would be possible to revisit the Trolley Quarter Flats crossing. Lenz said potentially and that it is an unofficial crossing at this point. This particular crossing was looked at by the Bike and Ped Committee as a high priority as it opens up a lot to the north. The other crossing was petitioned for only a few years back and he cannot say whether it would have a chance or not. Lenz feels this crossing would have a better chance. Neal asked what it would do to the trail extension if this crossing is not allowed. Lenz stated they have talked about dead ending the trail. Wesolowski said when the last crossing was petitioned for, the railroad was owned by CN and they contested the crossing. A lot will depend on whether Foxy contests the crossing or not. If contested, staff will have to provide a lot of data as far as sight distances.

Martens asked if this proposed crossing connects to Gilbert Park and Lenz confirmed. Per Martens, if a cul-de-sac was added with the lack of an official crossing, the trail would create an unofficial crossing. This might create more trouble than it is worth. Having an at-grade crossing would be advantageous to mitigate situations crossing the tracks.

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

4 Discussion.

a. 2026 Street Reconstruction Projects Review.

Niksich explained that all street projects are complete reconstruction with water, sewer, curb, and road replacement. 2nd Street and Division Street are in a commercial area. 2nd Street is a 36' wide road with parking on both sides. Division Street has 32' of right-of-way, so we are going to maximize the road the best we can at 26' wide. Neither streets have trees. Stark Street is from 5th Street to 12th Street. The first block from 5th Street to 6th Street will be left at 34' wide. 6th Street to 12th Street will narrow to 32' from 35'. We are narrowing the road to try to save trees. It is not a bus route, will still allow for parking on both sides, and saves on cost. We are removing approximately 43% of the trees but far fewer than we have on previous projects. 8th Ave is from Spruce Street to Bridge Street. The road was 36' wide, but we are proposing to narrow to 35'. We will be removing about 52% of trees but far fewer than on previous projects.

Neal appreciates the effort to limit the loss of trees, but it would be great if we could do better. Stark Street will lose almost every other tree. In some instances, they are ash or damaged trees, but a bunch are in good shape with other extenuating circumstances such as water lines. He hopes we could improve the number of 43% to some degree. He supports the narrowing of Stark Street. There was an issue where we established a 4-way stop at Stark Street and 10th Street. People were barreling down the road because there were 13 or more blocks of no stop signs. Narrowing the street could help even more with speed on the street. Neal asked if the narrowing of the street consisted of 1' per side and Niksich confirmed. Neal asked if it could be reduced by 2' feet on one side. Niksich said it could possibly, but some of the trees are being saved because of the 1' on each side. Neal hopes that as the project moves forward there might be ways to save trees by using different engineering approaches. Niksich stated this is an evolving process, and we are trying to learn. John Kahon presented to the Park and Rec Committee last week on our efforts. Niksich spoke of meetings with Madison on their efforts to save trees, which include narrowing streets, narrowing sidewalks down to 4' or 3' in some cases, and they bump the curb out in some areas. Sometimes they give the homeowner an option to not replace a service if it goes under a tree. Their most common approach is having 2 to 3 full-time staff that use shovels to expose the roots and remove dirt when construction gets close to the tree so the tree is not harmed. We do not have the staff to do that. We looked at other methods and narrowing sidewalks and the curb bump outs did not come into play. Every year, we give the initial 30% plans to Kahon who reviews the trees and then Niksich and Kahon go onsite to review. We make sure the contractor is aware to take extra care around trees. Kahon is more involved during construction and pre-construction meetings, and will be more involved going forward. This

approach will be an evolving process.

Neal asked if the contractor is told what trees are targeted for removal at the beginning of the project. Nicksich stated the trees are identified on the plan set. Neal would like to have the map with the trees marked. He would be happy to walk down the street as an extra set of eyes and report back.

Wesolowski added that in Madison they save all their ash trees and treat them. On Stark Street we are cutting down 22 ash trees. Neal has an ash tree in his front yard and it is in great health. The ash bore has been an ongoing thing. He thought earlier on the talk was to deal with affected trees and not jump on healthy-looking trees. He asked if there was any chance we could direct the City Forester to take an individualized look at the ash trees on Stark to see if we could leave any healthy ones. Nicksich will reach out to Kahon and ask about reevaluating the ash trees. Henke thanked staff for bringing this back and feels a lot of issues will get better in years to come.

For the next agenda, Larson asked for an update on the railroad crossing gates on 17th Ave.

5 Adjournment.

Motion by Alderperson Neal, seconded by Alderperson Watson, to Adjourn. Motion carried. Meeting adjourned at 6:30 PM.



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



CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from Economic Development Committee Approving the Memorandum of Understanding Regarding City of Wausau's Construction Loan Agreement with Sunbelt Refugees LLC and Limited Waiver of Right of First Refusal (130 N 1st Street).

Committee Action: Approved 5-0

File Number: 25-1206

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, Sunbelt Refugees LLC entered into a Construction Loan Agreement and Memorandum of Right of First Refusal on January 21, 2019, with the City; and

WHEREAS, Sunbelt Refugees LLC and Vitality Bar Properties, LLC, have entered into a Purchase and Sale Agreement to transfer 130 N. 1st Street to Vitality Bar Properties, LLC; and

WHEREAS, on December 9, 2025, Common Council waived its First Right of Refusal on such sale; and

WHEREAS, the purchaser's lenders have requested the City to enter into a Memorandum of Understanding Regarding City of Wausau's Construction Loan Agreement and Limited Waiver of Right of First Refusal for this sole transaction; and

WHEREAS, your Economic Development Committee, at their January 6, 2026, meeting considered the matter and recommends entering into such memorandum to assist with this transaction.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the City hereby enters into the Memorandum of Understanding Regarding City of Wausau's Construction Loan Agreement and Limited Waiver of Right of First Refusal for 130 N. 1st Street in order to allow the closing of the property to Vitality Bar Properties, LLC.

BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that the Mayor and Clerk are hereby authorized to execute an appropriate Memorandum of Understanding Regarding City of Wausau's

Construction Loan Agreement and Limited Waiver of Right of First Refusal with Peoples Bank and Small Business Association for the property located at 130 N. 1st Street.

Approved:

Doug Diny, Mayor



Planning, Community and Economic Development

MEMO

TO: Economic Development Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: December 29, 2025

RE: Consider Waiver of City's Right of First Refusal on Sunbelt Refugees LLC

On January 21, 2019, Sunbelt Refugees, LLC (d/b/a Whitewater Music Hall) entered into a Memorandum of Right of First Refusal in connection with a Commercial Rehabilitation Loan with the City of Wausau for renovations to their property located at 130 N. 1st Street, Wausau. Article 3 of the Memorandum outlines the City's Right of First Refusal and the restrictions related to the property's tax-exempt status in the event of a sale.

On December 9, 2025, both the Finance Committee and City Council approved a waiver of the City's Right of First Refusal in connection with an accepted purchase agreement between Sunbelt Refugees, LLC and Vitality Bar Properties, LLC, thereby allowing the sale of the property to proceed (see attached Resolution).

The purchaser's lender has now advised that, in order for the transaction to close, Peoples State Bank and the Small Business Administration require the City to execute the attached Limited Waiver of Right of First Refusal. This Limited Waiver provides that, in the event the lender must enforce remedies under the lender security instruments, the City will not exercise its Right of First Refusal. This waiver applies solely to the current purchaser and lender and does not extend to or affect any future sale of the property.

If you have any questions, please feel free to call me directly at 715-261-6682 or e-mail me at tammy.stratz@wausauwi.gov. Thank you.

MEMORANDUM OF UNDERSTANDING
REGARDING CITY OF WAUSAU'S CONSTRUCTION LOAN AGREEMENT AND
LIMITED WAIVER OF RIGHT OF FIRST REFUSAL

This Memorandum of Understanding ("MOU") is made as of the ____ day of _____, 20__, by the City of Wausau, Wisconsin, a municipal corporation ("City") for the benefit of VITALITY BAR PROPERTIES LLC, a Wisconsin limited liability company ("Current Owner"), and for the benefit of WBD, Inc., a Wisconsin corporation and U.S. Small Business Administration (collectively, "Lender").

RECITALS

- A. The City and Sunbelt Refugees LLC ("Sunbelt") previously entered into that certain Construction Loan Agreement, dated January 21, 2019, as evidenced in the Memorandum of Right of First Refusal dated January 21, 2019, and recorded in the Marathon County Register of Deeds office on January 23, 2019, as Document No. 1773674 (the "Agreement"), relating to the real property located the City of Wausau, Marathon County, Wisconsin, more particularly described on Exhibit A attached hereto (the "Property").
- B. Under the Agreement, the City holds a Right of First Refusal ("ROFR") applicable to certain transfers of the Property.
- C. Sunbelt subsequently conveyed the Property to VITALITY BAR PROPERTIES LLC, who is now the fee owner of the Property.
- D. Current Owner has obtained or intends to obtain financing from Lender, which will be secured by a mortgage, deed of trust, or similar instrument encumbering the Property (the "Lender Security Instrument").
- E. As a condition of providing such financing, Lender has requested assurance that the enforcement of remedies under the Lender Security Instrument—whether by foreclosure, deed in lieu of foreclosure, or similar transfer to Lender—shall not trigger the City's ROFR.
- F. The City acknowledges the above and is willing to confirm the limited waiver set forth herein to facilitate the proposed lending.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and for good and valuable consideration, the sufficiency of which is acknowledged, the City agrees as follows:

1. Waiver of Right of First Refusal in Favor of Lender. The City hereby waives, and agrees not to assert or enforce, its ROFR under the Agreement solely with respect to:

- a. Any foreclosure, sheriff's sale, trustee's sale, or other exercise of remedies under the Lender Security Instrument;
- b. Any deed in lieu of foreclosure or similar conveyance made by Current Owner (or any successor owner) to Lender or its affiliates, nominees, or designees; and
- c. Any transfer of the Property effected by a receiver, bankruptcy trustee, or court in connection with Lender's enforcement rights.

Such actions shall not constitute a "transfer" for purposes of triggering the ROFR in the Agreement.

2. No Waiver for Other Transfers. Except as expressly provided in Section 1, this MOU does not waive the City's ROFR for any voluntary sale, assignment, or other transfer of the Property to a third party.

3. Binding Effect; Reliance. This MOU:

- a. Is binding upon the City and its successors and assigns;
- b. Is for the benefit of Current Owner, Lender, and any holder of the Lender Security Instrument; and
- c. May be relied upon by Lender in making, maintaining, or enforcing its loan secured by the Property.

4. No Modification of Agreement. Except as expressly stated, nothing in this MOU modifies, limits, or alters the Agreement or any obligations of Sunbelt, Current Owner, or any successor.

5. Recording. Upon request of Current Owner or Lender, this MOU may be recorded with the Marathon County Register of Deeds to provide public notice of the City's waiver.

6. Governing Law. This MOU shall be governed by and construed in accordance with the laws of the State of Wisconsin.

City of Wausau

By: _____

Its: _____

Subscribed and sworn to before me this
_____ day of _____, 202____,
by _____.

Notary Public
My commission expires: _____

This instrument was drafted by:
Mark E. Duea, Attorney at Law
GDO Law
4770 White Bear Parkway
White Bear Lake, MN 55110
(651) 426-3249

EXHIBIT A

Legal Description

Land described in Certified Survey Map No. 450 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 2 of Certified Survey Maps on page 200; being part of Blocks one (1) and two (2) of the Original Plat of Wausau; and part of Government Lot five (5), all in Section thirty-five (35), Township twenty-nine (29) North, Range seven (7) East, in the City of Wausau, Marathon County, Wisconsin; EXCEPTING that part thereof described in deed recorded in said Register's office as Document No. 1359077.

RESOLUTION OF THE FINANCE COMMITTEE

Approving City's Waiver of Right to Repurchase 130 N. 1st Street – Sunbelt Refugees LLC (Whitewater Music Hall).

Committee Action: Approved 4-0

Fiscal Impact: None

File Number: 25-1206

Date Introduced: December 9, 2025

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, Sunbelt Refugees LLC and Vitality Bar Properties, LLC, have entered into a Purchase and Sale Agreement for \$630,000 to transfer 130 N. 1st Street to Vitality Bar Properties, LLC for continued growth and expansion; and

WHEREAS, Sunbelt Refugees LLC entered into a Construction Loan Agreement and Memorandum of Right of First Refusal on January 21, 2019 with the City; and

WHEREAS, certain restrictive covenants regarding payment of real estate tax as well as a right to repurchase the property upon receipt of a bonafide offer, run with the land for a period of twenty (20) years; and

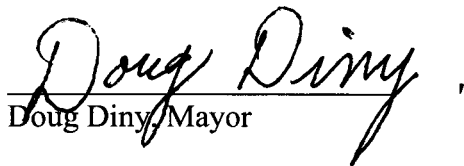
WHEREAS, the City has no said interest in repurchasing the named property, but the real estate tax restrictions shall remain; and

WHEREAS, your Finance Committee, at their December 9, 2025 meeting, considered the matter and wishes with this transaction to waive its right to repurchase the property.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the City hereby declines to exercise its right to repurchase the property at 130 N. 1st Street in order to allow the transfer of title of the property to Vitality Bar Properties, LLC.

BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that the Mayor and Clerk are hereby authorized to execute an appropriate Waiver of First Right of Refusal to Repurchase Property and execute all documents reasonably necessary to consummate the transaction contemplated by the Purchase and Sale Agreement.

Approved:


Doug Diny, Mayor

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Finance Committee Modifying the Procurement Policy.

Committee Action: Approved 5-0

File Number: 99-1104

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, the Finance Committee has considered and recommends the attached revisions of the procurement policy which incorporate the following changes:

- Require construction projects greater than \$50,000 shall be approved by the Common Council before letting bids.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wausau, that the procurement policy which is attached hereto and incorporated herein by reference is hereby adopted as the procurement policy of the City of Wausau and that its administration and enforcement shall be done under the direction of the Mayor and department heads.

Approved:

Doug Diny, Mayor

CITY OF WAUSAU, WISCONSIN

PROCUREMENT POLICY

POLICY OBJECTIVE

The City of Wausau has adopted this procurement policy in order to provide City employees with uniform guidance in the purchase of supplies, equipment, services and property. The controls and procedures set forth are intended to provide reasonable assurance that the lowest cost, highest quality good or service is obtained, while balancing the need for flexibility and efficiency in departmental operations.

COVERAGE

This policy applies to the purchases of all departments and divisions of the City of Wausau. The provisions of Wisconsin Statutes s 62.15 and Wausau Municipal Code 12.08 apply to the procurement of public construction and take precedence over any portion of this policy that may conflict with that statute. Procurement activities for MetroRide are subject to the provisions of the Federal Transit Administration and take precedence over any portion of this policy which may conflict with their guidelines. More restrictive procurement procedures required by grants, aids, statutes or other external requirements or funding sources will take precedence.

GOALS

1. To encourage open and free competition to the greatest extent possible.
2. To receive maximum value and benefits for each public dollar spent.
3. To ensure that all purchases are made in compliance with federal, state and local laws.
4. To prevent potential waste, fraud, abuse and conflicts of interest in the procurement process.
5. To assure proper approvals are secured prior to the purchase and disbursement of public funds.

ETHICAL STANDARDS

1. All procurement shall comply with applicable federal, state and local laws, regulations, policies and procedures. Municipal Code 2.03 Code of Ethics for Public Officials and Employees provides general ethical standards and conduct expectations.
2. In general, employees are not to engage in any procurement related activities that would actually or potentially create a conflict of interest, or which might reasonably be expected to contribute to the appearance of such a conflict.
3. No employee shall participate in the selection, award or administration of a contract if a conflict of interest would be involved. Such a conflict would arise when the employee, any member of his immediate family, business partner or any organization that employs, or is about to employ, any of the above, has a financial interest or other interest in the firm selected for award.
4. To promote free and open competition, technical specifications shall be prepared to meet the minimum legitimate need of the City and to the extent possible, will not exclude or discriminate against any qualified contractors.
5. No employee shall solicit or accept favors, gratuities, or gifts of monetary value from actual or potential contractors or subcontractors.
6. Employees must maintain strict confidentiality in the procurement process and shall not impart privileged information to any contractors that would give them advantage over other potential contractors.
7. Personal purchases for employees by the City are prohibited. City employees are also prohibited from using the

City's name or the employee's position to obtain special consideration in personal purchases. Employee purchase programs may be established with vendors with prior approval from the Mayor, provided that the vendor provides similar programs to employees of other private entities.

GENERAL GUIDELINES

These general guidelines shall be adhered to as closely as possible by all departments in the procurement of goods and services.

1. Procurements are classified into the following two major categories:
 - Purchasing Goods is defined as equipment, furnishings, supplies, materials and vehicles or other rolling stock. The rental, leasing of these items is also considered to fall within this category and the cost shall be determined by considering the maximum total expenditure over the term of the agreement.
 - Purchase of Services is classified into additional categories of professional services, contractor services, construction services and combined goods and service contracts.
2. Buy Local - It is the desire of the City to purchase locally when possible. This can be accomplished by ensuring that local vendors who have goods or services available are included in the competitive solicitation process that will precede major purchases. It is also the desire of the City to purchase from disadvantaged enterprise businesses whenever possible as defined by Wisconsin Statute 84.06(1).
3. Cooperative Procurement Programs – Departments are encouraged to use cooperative purchasing programs sponsored by the State of Wisconsin or other jurisdictions. Purchases of goods and services secured through these programs are considered to have met the requirements of competitive procurement outlined in this policy. Additionally, if identical products can be obtained at a lower price than current cooperative purchasing contracts, no additional quotes are required.
4. Purchasing Oversight – Department heads have the responsibility for procurement issues in their individual departments. A department head is defined as the City employee having responsibility for the department on behalf of which moneys were appropriated in the City budget for purchases.
5. Emergencies – When an emergency situation does not permit the use of the competitive process outlined in the policy, the applicable department head, Finance Director and Mayor may determine the procurement methodology most appropriate to the situation. Appropriate documentation of the basis for the emergency should be maintained and filed with the City Clerk. All emergency purchases exceeding \$50,000 shall require the Department Head to provide written notice to the Common Council.
6. Identical Quotes or Bids – If two or more qualified bids/quotes are for the same total amount or unit price, and quality or service is considered equal the contract shall be awarded to the local bidder. Where this is not practical the contract will be awarded by drawing lots in public.
7. Serial Contracting – No contract or purchase shall be subdivided to avoid the requirements of this policy. Serial contracting is the practice of issuing multiple purchase order to the same vendor for the same good or service in any 90 day period in order to avoid the requirements of the procurement policy.
8. Purchase Orders and Purchase Order Cover Sheet – Shall be issued for all purchases of goods and services in excess of \$ \$10,000.
9. Policy Review – This policy will be reviewed by the Finance Committee every two years or sooner at the discretion of the Common Council.
10. Protest Procedures – Any interested party who wishes to protest at any point in the procurement process, evaluation, award, or post-award, may do so. An “interested party” must, however, be an actual or prospective bidder or offeror whose direct economic interest would be affected by the award of the contract or by failure to award the contract. Protests must be submitted timely, in writing to the City Clerk, 407 Grant Street, Wausau WI 54403 but no later than five (5) working days following the City's procurement decision. The protest must contain a detailed statement of the grounds for the protest and any supporting

documentation. Upon the receipt of the written protest, the City Clerk will notify the City Attorney and Finance Director who will work to resolve the matter within five (5) working days. If the protester is not satisfied and indicates the intention to appeal to the next step the award will be temporarily suspended unless it is determined that: 1) the item to be procured is urgently required; 2) delivery or performance will be unduly delayed by failure to make the award promptly; 3) Failure to make the prompt award will otherwise cause harm to the City; or 4) The protest has no merit. If the protester wishes to appeal the decision of the City Attorney and Finance Director the matter will be forwarded to the City of Wausau Finance Committee and the Common Council for the ultimate local disposition.

PURCHASE OF GOODS

1. Purchase of Goods under \$10,000 – may be made based on the best judgment of the department head or division director. However, it is recommended that competitive quotes be obtained. Specific procurement documentation is not required.
2. Purchase of Goods \$10,000 to \$25,000 – requires department head approval PRIOR to placing the order and the issuance of a purchase order. The cost of the purchase must have been included within the approved department budget. The department **MUST** obtain (3) three written quotations, if possible. Quote summary, request for quote documentation and written quotes must be submitted to the Finance Department with the purchase order request. Purchase orders will not be processed without the proper documentation.
3. Purchase of Goods in excess of \$25,000 – a formal bid process is required.
 - a. Requests for such bids shall be formally noticed. All notices and solicitations of bids shall state the time and place of the bid opening.
 - b. All bids shall be submitted sealed to the City Official designated in the bid packet and shall have the bid name and date identified on the envelope.
 - c. All sealed bids shall be opened and recorded by the Board of Public Works. The department head shall be responsible for the preparation of all plans, bid specifications, notices and advertising. Prequalification of bidders may be done at the discretion of the department head. A tabulation of bids received shall be available for public inspection. The Board of Public Works shall have the authority to award the contract when the costs of the purchase have been included within the approved City budget. Purchases that do not meet this criteria and are not otherwise authorized by law, rule or regulation, shall be authorized separately by the Common Council. All bid documentation shall be placed on file with the City Clerk.
 - d. In general, the contract shall be awarded to the lowest priced responsible bid, taking into consideration the following factors: the qualities of the goods supplied, conformity with specifications, product compatibility, maintenance costs, vendor support and delivery terms. Written documentation or explanation shall be required if the contract is awarded to other than the lowest responsible bidder. This documentation will include a justification as to why it was in the City's best interest to award the contract to other than the lowest responsible bidder.
4. Commodities \$10,000-\$50,000 – commodities subject volatile pricing such as fuel may through via written quotes. These purchases require department head approval prior to placing the order and the issuance of a purchase order. The cost of the purchase must have been included within the approved department budget. The department must obtain (3) written quotations, if possible. Quote summary, written quotes and any other available documentation must be submitted to the Finance Department with the purchase order request.
5. The department head shall administer the purchase.
6. The following items must be purchased using a centralized purchasing process:
 - a. Copiers - coordinated by the CCITC.
 - b. Computer hardware/software - coordinated by CCITC.
 - c. Cellular telephone, telephones, security cameras and similar communication and technology equipment – coordinated by CCITC.
 - d. Furniture – coordinated by Department of Public Works.
 - e. Office Supplies – coordinated by the Finance Department.
 - f. Janitorial Services – coordinated by Department of Public Works.
 - g. Vehicles and other rolling Stock – coordinated by Department of Public Works.

- h. Facility Maintenance, Repair and Improvement – coordinated by Department of Public Works.

PURCHASE OF SERVICES

Whenever practical the purchase of services should be conducted based upon a competitive process:

- Contractor services is defined as the furnishing of labor, time or effort by a contractor, usually not involving the delivery of specific goods or products other than those that are the end result of and incidental to the required performance. Examples of contractor service include: refuse and recycling collection, snow removal, EMS billing services, janitorial, elevator maintenance, mailing, or delivery services. Contractor services shall follow the competitive procurement policy for the Purchase of Goods subject to the same spending guidelines. The cost shall be determined by considering the maximum total expenditure over the term of the contract.
- Construction services is defined as substantial repair, remodeling, enhancement construction or other changes to any City owned land, building or infrastructure. Procedures found with in State of Wisconsin Statute 62.15 and Wausau Municipal Code 12.08 shall take precedence. In absence of guidance in these areas, construction services shall follow the competitive procurement policy for the Purchase of Goods subject to the same spending guidelines.
 - 1. Construction projects greater than \$50,000 shall be approved by the Common Council prior to letting bids.
- Combined Goods and Services in situations where the purchase combines goods and services (exclusive of construction and contractor services), such as many technology projects, the purchase shall be treated as a purchase of professional services.
- Professional services is defined as consulting and expert services provided by a company, organization or individual. Examples of professional services include: attorneys, certified public accountants, appraiser, financial and economic advisors, engineers, architect, planning and design. Professional services are generally measured by the professional competence and expertise of the provider rather than cost alone.

1. Request for Proposal Required

- a) If it is estimated that the service being solicited has a total cost of over \$25,000 a formal Request for Proposal shall be used to solicit vendor responses. The department head shall be responsible for the preparation of all Requests for Proposal specifications, notices and advertising. Prequalification of proposers may be done at the discretion of the department head.
- b) The Purpose of an RFP is to solicit proposals with specific information on the proposer and the service offered which will allow the City to select the best proposal. The best proposal is not necessarily the proposal with the lowest cost.
- c) Based upon the services or project and the magnitude of the outcome a selection committee may be advisable.
- d) Requests for proposals shall be formally noticed. All notices and solicitations of proposals shall state the time and place of the proposal opening.
- e) Information to be requested of the proposer should include: Years of experience in the area desired services, financial strength of the company, examples of similar services/projects completed, resumes of staff associated with the project/service, list of references, insurance information, In addition the proposal should provide information about the City, scope of services requested and desired outcomes or deliverables. The proposal should also identify evaluation factors and relative importance.
- f) Establish selection criteria and include this information with the RFP. It is generally advisable to establish a numeric ranking matrix. This reduces the subjective nature of the rating process.

- g) Proposals should be solicited from an adequate number of qualified sources. Requests for proposal should be formally noticed. All notices and solicitations should provide the issue date, response due date, date and time of opening responses and a contact person.
- h) Proposals shall be opened and recorded by the Board of Public Works. A tabulation of proposals received shall be available for public inspection. All proposal documentation shall be placed on file with the City Clerk. The Department Head and selection committee (if applicable) will then review the proposals and make a selection.

2. Attorney Professional Services.

- a) The City Attorney shall hire and manage all outside legal counsel engaged to represent and/or advise the city regarding all matters of any character, in which the city is interested, before any court or tribunal.
- b) The City may enter into negotiated contracts without a competitive selection process for the procurement of services if the services are for professional services to be provided by attorneys who charge on an hourly basis, or who are designated by the city's liability insurance carriers. When retention of legal services to perform ongoing services in one type of matter, such as bond counsel or prosecution services, is required, the procurement policy, for professional services shall be followed. The City Attorney shall have authority to sign engagement letters on behalf of the City.
- c) The invoices of Counsel designated or engaged by the City's insurance carriers shall be monitored by the City Attorney and paid by the City up to the City's self-insured retention level for that matter, without further approval from the Finance Committee or Common Council. In all other matters, where the aggregate legal fees for any one matter, regardless of the time period during which work was performed, exceed \$50,000, the City Attorney shall inform the Common Council of the status of the matter and the amount of fees incurred to date.
- d) Billing Frequency and Format
 - i) Time Changes. Actual time should be billed in one-tenth (.10) hour increments.
 - ii) Billing Frequency. Invoices for legal services or expense shall be invoiced every 30 days from the date of initial suit assignment and monthly thereafter.

In any event, invoices submitted more than 60 days after the last date of legal services will require explanation of the billing delay to the City Attorney.

Invoices submitted more than one (1) year after the last date of legal services or expense will be rejected.

- Service contracts or agreements should be reviewed by the City Attorney and placed on file with the City Clerk.

SOLE SOURCE

Sole source purchasing allows for the procurement of goods and services from a single source without soliciting quotes or bids from multiple sources. Sole source procurement cannot be used to avoid competition, rather it is used in certain situations when it can be documented that a vendor or contractor holds a unique set of skills or expertise, that the services are highly specialized or unique in character or when alternate products are unavailable or unsuitable from any other source. Sole source purchasing should be avoided unless it is clearly necessary and justifiable. The justification must withstand public and legislative scrutiny. In advance of the purchase, the Department Head is responsible for providing written documentation justifying the valid reason to purchase from one source or that only one source is available. Sole source purchasing criteria include: urgency due to public safety, serious injury financial or other, other unusual and compelling reasons, goods or service is available from only one source and no other good or service will satisfy the City's requirements, lack of acceptable bids or quotes, an alternate product or manufacturer would not be compatible with current products resulting in additional operating or maintenance costs, standardization of a specific product or manufacturer will result in a more efficient or

economical operation, aesthetic purposes or compatibility is an overriding consideration, the purchase is from another governmental body, continuity achieved in a phased project, the supplier or service demonstrates a unique capability not found elsewhere, economical to the city on the basis of time and money of proposal development.

1. Sole source purchase under \$ \$10,000 shall be evaluated and determined by the Department Head. No written documentation required.
2. Sole source purchase of \$10,000 to \$25,000 a formal written justification shall be forwarded to the Finance Director in advance of the purchase, who will concur with the sole source or assist in locating additional competitive sources.
3. Except for the purchases related to the Water and Sewer Utility, sole source purchase exceeding \$25,000 must be approved by the Finance Committee.
4. Sole source purchases related to the Water and Sewer Utility exceeding \$25,000 must be approved by the Wausau Waterworks Commission.

Sole Source Exemptions: The following purchases are exempt from competitive purchasing requirements and sole source documentation:

1. Software maintenance and support services when procured from the proprietary owner of the software.
2. Original equipment manufacturer maintenance service contracts, and parts purchases when procured directly from the original manufacturer/authorized dealer or representative.
3. Insurance policy purchases and services through CVMIC and TMIC of Wisconsin
4. Utility Services and Charges.
5. Marathon County Landfill
6. Services and products purchased from CCITC

BUDGET

All purchases shall be made in accordance with the budget approved by the Common Council. The department head has the responsibility for managing departmental spending to ensure the line item budget is not overspent and for initiating Transfer of Funds Requests when appropriate.

CONTRACT AUTHORIZATION

The Mayor is authorized to enter into contracts on behalf of the City of Wausau without additional council approval if the contracts meet the following criteria:

1. Purchase of Goods – The City may purchase equipment, furnishings, goods, supplies materials and rolling stock when the costs of the same have been included in the approved City Budget.
2. Purchase of Services – The City may contract for the purchase of services without Council resolution when the following conditions have been met:
 - a) The funds for services are included in the approved City budget.
 - b) The procurement for services complies with the procurement policy.
 - c) The City Attorney has reviewed and approved the form of the contract.
 - d) The contract complies with other laws, resolutions and ordinances.
 - e) The contract term meets one of the following criteria:
 1. The contract is for a period of one year or less, or
 2. The contract is awarded by the Board of Public Works, or
 3. The contract is for a period of not more than three years and the annual average cost of the services does not exceed \$25,000.
3. The following contracts require council approval:
 - (a) Collective Bargaining Agreements – Any contract between the City of Wausau and any collective bargaining unit representing City employees.
 - (b) Real Estate Purchases – Contracts for the sale or purchase of real estate where the City of Wausau is the proposed seller or purchaser. Council approval is **not** required for commencement of foreclosure action to collect a loan or other debt owed to the City when the debtor has failed to cure any default in payment of the loan or other obligation.
 - (c) Leases – Contracts for lease of real estate where the City is either a proposed landlord or a

proposed tenant exclusive of airport hangar, parking stall rentals and short term park facilities rentals.

- (d) Easements and Land Use Restrictions – Contracts for easements, restrictive covenants or other limitations which may be placed upon the use of any City-owned property.
- (e) Intergovernmental Contracts in excess of \$10,000 – Contracts between the City of Wausau and other local, state or federal governments or agencies except, cooperative purchasing agreements.
- (f) Development Agreements – Contracts for the provision of infrastructure, financial assistance or other incentives by the City for the benefit of a developer or business venture.
- (g) City Services – Contracts whereby the City of Wausau agrees to provide services to another party.
- (h) Managed competition, outsourcing contracts – Contracts for labor or personal services to be performed by persons who are not city employees for work that has been performed by city employees within the past five (5) years and the contract will result in the elimination of positions and the layoff of personnel.

4. The common council delegates contract approval to the department level for the following:

- (a) Community Development Housing and Commercial Development Loans and Grants issued from grants and related program income.

Contracts shall be signed by the Mayor and counter-signed by the City Clerk, City Finance Director and City Attorney. The City Finance Director shall certify that funds have been provided by the Council to pay the liability that may be incurred under the contract. The City Attorney shall approve the contract as to form and the City Clerk shall attest to the Mayor's signature. Contract change orders may be signed by the Board of Public Works as long as the change order does not materially change the work performed and funds are available within the budget. Purchase for goods or services valued at \$10,000 or less, with a purchase order, may be signed by individual department directors as long as the purchase is provided in the budget.

H:\fwcommon\financialpolicies\procurementpolicy.wpd

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Ordinance from Infrastructure & Facilities Committee Amending Section 10.20.080(c) No Parking and Restricted Parking Areas Designated by Excluding Angled Parking on McIndoe Street between 3rd and 4th Streets, Franklin Street Beginning at the Intersection with 4th Street and Extending East 150 Feet, the West Side of 4th Street between Grant Street and Franklin Street and the East Side of 4th Street Beginning at the Intersection with Franklin Street and Extending North 130 Feet.

Committee Action: Approved 4-1

File Number: 26-0104

Date Introduced: January 13, 2026

Ordinance Number: 61-6001

The Common Council of the City of Wausau do ordain as follows:

Add ()

Delete ()

Section 1. That Section 10.20.080 No parking and restricted parking areas designated, is hereby amended to read as follows:

....

(c) In any area of the "Central Parking Business District" for which there is free parking on the street, parking shall be restricted as follows:

(1) 2 hour parking from 8:00 a.m. to 6:00 p.m. Monday thru Friday excluding all 5, 10, and 15 minute loading zones, all handicapped areas, angled parking on McIndoe Street between 3rd and 4th Streets, Franklin Street beginning at the intersection with 4th Street and extending east 150 feet, the west side of 4th Street between Grant Street and Franklin Street and the east side of 4th Street beginning at the intersection with Franklin Street and extending north 130 feet, and any other portion of the Central Parking Business District as otherwise designated in this section.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted: 1/13/2026
Approved: 1/14/2026

Approved:

Published: 1/21/2026
Attest: 1/14/2026

Doug Diny, Mayor

Attested:

Kaitlyn A. Bernarde, City Clerk



Engineering

DATE: January 13, 2026
TO: Infrastructure & Facilities Committee
SUBJECT: **26-0104** Ordinance from Infrastructure & Facilities Committee Amending Section 10.20.080(c) No Parking and Restricted Parking Areas Designated by Excluding Angled Parking on McIndoe Street between 3rd and 4th Streets, Franklin Street Beginning at the Intersection with 4th Street and Extending East 150 Feet, the West Side of 4th Street between Grant Street and Franklin Street and the East Side of 4th Street Beginning at the Intersection with Franklin Street and Extending North 130 Feet.

PURPOSE

To discuss parking restrictions on these blocks.

BACKGROUND

The City constructed angled parking stalls as shown on the attachment. These stalls fall within the Downtown Parking District which restricts parking to 2 hours.

Alder Larson has requested the Downtown Parking designation be removed from these stalls.

RECOMMENDATION

Staff has no issues with this request



OFFICIAL MINUTES REGULAR MEETING

MEETING: Infrastructure and Facilities Committee
DATE/TIME: Thursday, December 11, 2025 at 5:15 PM
LOCATION: Wausau City Hall – Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Chad Henke (C) Lou Larson (VC)
Tom Neal Sarah Watson
Michael Martens

Members Present: Chad Henke, Lou Larson, Tom Neal, Michael Martens, 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 05:15 PM.

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

No one appeared for public comment.

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

October 9, 2025 Regular Infrastructure and Facilities Minutes.

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

3 Discussion and possible action.

a. 2026 Street Reconstruction Projects public hearing results and Authorization to Let Bids for 2026 Construction Projects.

Wesolowski noted that at the public hearing one person spoke in opposition to the assessments and project. Wesolowski recommends moving ahead with the special assessments on the street projects and moving ahead with the construction projects.

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

b. Easement with Wausau Hospitals Inc. for sidewalk at 333 Pine Ridge Boulevard.

Wesolowski explained that with the vacation of Pine Ridge Boulevard, the hospital will be creating a parking lot and an addition. The Development Agreement included that the sidewalk was to remain public. Aspirus will construct the sidewalk and the public will have access to it.

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

c. Final Resolution to levy special assessments for 2025 Alley Paving Project.

This project was completed. This would give authority to send out special assessment bills.

Motion by Alderperson Watson, seconded by Alderperson Larson, to Approve. Motion Passed 5-0.

d. Stormwater Maintenance Agreement with Marathon County Historical Society at 1009

North 3rd Street.

Niksich stated this is the standard maintenance agreement to make sure the developer maintains their stormwater facilities on their site and allows us to inspect them on a biannual basis.

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

- e. Parking restrictions on 4th Street between Grant Street and McIndoe Street, on Franklin Street between 4th Street and 5th Street, and on McIndoe Street between 3rd Street and 4th Street.

Larson had this placed on the agenda and explained it is for the new parking spots that the City created, and the YMCA paid for a portion. The problem is the 2-hour parking restriction. We are encouraging seniors to use The Landing and 2 hours is not enough time. These spots were basically made for The Landing since the foundation that provided funding would not expand without additional parking. On Wednesdays Larson goes to the YMCA, has lunch around 11:30 and plays cards until 3:00. He was issued a ticket for being parked for over 2 hours. Larson talked with Lindman and the Police Chief. The Chief said they have been issuing about 3 tickets a day. A lot of the programs The Landing offers last more than 2 hours. Larson talked with Lindman about having 4 hours, but then we would have two different ordinances. He asked about having no parking restrictions, but then people living downtown could park there all day. They talked about having no parking from midnight to 6:00 am. Larson stated a lot of the spots are where the new entrance will be and are not being used yet. When the new entrance opens, the spots will get used. Larson does not feel 2 hours is enough. The Landing is there to get seniors out of the house and be social.

Wesolowski said the 2-hour limit is in place because the area is part of the downtown parking district. The cost to change the signs or take them down would be minimal.

Neal said the YMCA wants these spaces for overflow, not only for The Landing but for general use. The concern was that the spots are convenient and if unregulated, people could park there all day. He feels the restriction is needed to ensure the spaces do not become convenient for long-term parking. Rather than changing an ordinance, Neal suggested asking the parking utility to adjust their rounds and not go around every 2 hours to hand out tickets. They could go every 3rd or 4th hour to catch those abusing it. Neal believes this is an enforcement issue that can be addressed by PD altering the timing of the route. If we really want to do this for people at The Landing, Neal suggested getting them rear window decals noting The Landing and then the parking utility can see a "permit". Neal feels creative enforcement is a way to go about this. He does not want to see open parking. The spaces were not put there to provide all-day parking.

Larson had asked the Chief to place a moratorium on ticketing the area until this is figured out, and the Chief agreed. Larson does not know if creative patrolling is the answer. With the YMCA being where it is, he does not see where people would park there all day as there are not any close businesses. Neal said it is downtown and there are businesses all over. A one or two block walk to a business is convenient. There is a lot of competition for parking downtown, and he thinks a creative solution is doable.

Martens feels eliminating the parking restriction completely will probably attract people who figure it out. He does not think selective enforcement is the issue as we had the same type of parking issue downtown before no re-parking was put in place. Everyone that worked downtown would park on the streets, and they knew some days the parking utility would come through. He doesn't think selective enforcement is the solution. If the restrictions are removed, the spaces may get filled, but he feels we should try it. If the spaces do get filled and The Landing users cannot park there, we can look at something else.

Larson asked if we should try no parking from midnight to 6 am and give it a six-month trial. Martens feels it should be 6 to 9 months. He has a feeling we might fall victim of unintended consequences, but he would like to try it and see what happens.

Neal said before the stalls were created there was on-street parking. The YMCA requested an increase in parking, and they invested in it. He does not think the YMCA's intent was to have someone park there from 8:00 to 4:00 pm. They wanted this for YMCA visitors. If we remove the restriction, it will go against the very reason why the parking project was undertaken. He wants to hear what is wrong with the idea of permits on car windows. People using the YMCA would be safe from ticketing and those abusing it would not. We should keep an eye on the ball of why the project was done; it was a YMCA-related project.

Larson moved to post these areas as no parking from midnight to 6:00 am for a 6-month trial period and then revisit. Seconded by Martens.

Martens gets the idea that this was a project forwarded by the YMCA, but this is public parking. Anyone can park there. We cannot say YMCA parking only because it is a public street. If we take the restriction off, and it gets utilized by more than YMCA users, we will have to look at something else. Before this was done, it was 2-hour parking, and people were ticketed all the time.

Watson asked if it could be increased to 4 hours. Lindman said that would cause confusion downtown with one street being 4-hour parking and other streets 2-hour parking. If we want people to park throughout the day, we would eliminate the 2-hour parking and have the default of no parking overnight. Watson asked where the edge of the downtown parking district is and Lindman responded McIndoe Street. Watson asked if this area could be made a new parking district.

Larson suggested instructing the parking control to see if they can pick out vehicles that are abusing the parking and come back with data in 6 months. Lindman stated that everything we restrict we have to sign. If we just remove the signs, there would be no 2-hour restriction. Discussion followed on overnight parking.

Henke noted the parking ramps are pretty empty and are one to two blocks from most downtown businesses. He does not foresee this becoming a big issue, but if the YMCA users run out of spots, we will be the first to hear about it. The YMCA came to us with an issue and this is a solution to the issue. If it creates a different problem, we can revisit it.

Wesolowski asked if Larson was still proposing no overnight parking from midnight to 6:00 am or if he wanted to amend the motion to remove the 2-hour parking restriction. Larson amended the motion by removing no parking from midnight to 6:00 am and Martens agreed.

There being a motion and a second, motion to remove the 2-hour parking restriction passed 4-1 with Neal the dissenting vote.

- f. Wausau MPO's cost sharing proposal for the STP Urban application for 17th Avenue from Stewart Avenue to Pardee Street.

Wesolowski explained that Engineering applied for STP Urban funding for 17th Avenue from Stewart Avenue to Pardee Street, and it scored the highest. One issue is the MPO only got \$1.8 million and that restricts the funding. If 17th Ave is funded at 70% would take \$1.54 million of the \$1.8 million. The MPO TAC committee recommended 60% to fund the project and Grossman Drive in Schofield would also get 60%. Staff feels 60% is not enough to make the STP funding where we want it. He recommends going back to the MPO and request a minimum of 70% but ask for 80% funding.

Aaron Anklam explained they were not allocated as much as they have been in previous cycles and with the costs of projects it is tough to divide the funding. He added that they are not allowed to fund projects below 50%. Funding Stewart Ave at 70% leaves 36% for Grossman Drive, which would not be eligible for funding. The last thing the MPO wants to do is leave money on the table. There are other avenues we can take if requesting 70% to 80%.

Lindman stated that when we work with State and DOT projects, there are considerably more expenses than when we do them in-house. We have to hire real estate consultants and the timeline for projects is typically 5 years. We estimate costs the best we can not knowing what costs will be in 5 years. Taking less money than 70% will commit the City to more financial

obligation. Lindman supports Wesolowski's recommendation to ask for 80% but take no less than 70%.

Motion by Alderperson Neal, seconded by Alderperson Watson, to go back to the MPO and ask for 80% with a minimum of 70%. Motion Passed 5-0.

Wesolowski noted that if this is awarded, a State/Municipal Agreement that includes the funding levels would come back to committee.

- g. Approving a site location and determining the process for purchase of property for the proposed DPW Fleet Maintenance Facility.**

Lindman reminded the committee that we are looking at 3 properties for the fleet facility. A request was received from Wausau Engine to purchase their property. If the committee wants to pursue purchasing properties near DPW, it is estimated that we will need to acquire 12 properties to have enough space for the facility. The Wausau Engine property would be one of the twelve properties. He explained the options of pursuing purchasing 1 property at a time, look at purchasing all 12 properties at the same time, focus on other properties like the MBX property, take no action, and continue conversations with the County.

Larson is opposed to purchasing 12 properties in that neighborhood and is not in favor of tearing down a neighborhood. We could look at the MBX property as Ramussen's neighborhood is not opposed to having the facility there. The existing county highway site is a great spot, but there are no guarantees from the County. Watson agrees with Larson. She does not like the idea of buying 12 properties. She is not a big fan of compelling the sale of the parking lot by the MBX site. The existing County site is her favorite, although it does not appear to be in the near future.

Martens asked if the Cherry Street property was still for sale and Lindman confirmed. Martens has a concern with eminent domain. We have come to an impasse with the owner of that property, and Martens does not feel there is a solution any time soon. He feels purchasing 12 properties near DPW will be expensive. We already have a \$14 million price tag, and we would add to that to acquire property. Regarding West Street, he does not feel we will get an answer out of the County. Unless we can wait for the County, he is leaning towards the MBX property.

Neal asked for clarification on the staff memo regarding working with the County. Lindman explained the County has a lot of vacant properties within the City. Lindman and the Mayor talked with the County Administrator about the potential of the City assisting with redeveloping their vacant properties since the City has a Community Development Department. Lindman is hopeful the County Administrator will talk to the board and come up with an agreement, so their properties do not sit vacant.

Neal asked about the County Highway site and having a shared facility with the County. Lindman stated the County has purchased property in Kronenwetter and will be relocating their facility. Knowing that, Neal feels the West Street site is the most logical choice. Larson asked if there were any other County-owned properties that would fit the fleet facility, but Lindman has not come across any yet. Henke said this has been talked about ever since he has been on the council. He is leaning towards the West Street option. Lindman will continue to talk with the County and keep tabs on the MBX property.

- h. Petition to the State of Wisconsin, Office of Commissioner of Railroads ("OCR"), to establish a public bicycle/pedestrian crossing, across the railroad tracks at the south end of Gilbert Park**

Lenz is looking for support on petitioning the OCR for a new at-grade trail crossing. Currently, the trail dead ends at Winton Street. The trail would continue along the river through the former County Material property, across the track into the park, create a trail head and complete that portion of the trail. Staff talked with the railroad company and shared preliminary plans. The official process to get the crossing approved is through the OCR by filing a petition with a supporting resolution.

Neal said it can be dicey trying to work with the railroad and noted when the Trolley Quarter Flats crossing was denied. He asked if we knew why that was denied. Lenz said the sight lines were the main reason. The OCR is from the State of Wisconsin and is an oversight commission. At that time, we were dealing with a different railroad company. Staff met on site with the railroad and had productive discussions about the plan. The OCR is still the oversight body and Lenz cannot say how this crossing will differ from Trolley Quarter Flats. This is a separate petition and hopefully, with cooperation from the railroad company, this petition will go better than the last. Neal asked if it would be possible to revisit the Trolley Quarter Flats crossing. Lenz said potentially and that it is an unofficial crossing at this point. This particular crossing was looked at by the Bike and Ped Committee as a high priority as it opens up a lot to the north. The other crossing was petitioned for only a few years back and he cannot say whether it would have a chance or not. Lenz feels this crossing would have a better chance. Neal asked what it would do to the trail extension if this crossing is not allowed. Lenz stated they have talked about dead ending the trail. Wesolowski said when the last crossing was petitioned for, the railroad was owned by CN and they contested the crossing. A lot will depend on whether Foxy contests the crossing or not. If contested, staff will have to provide a lot of data as far as sight distances.

Martens asked if this proposed crossing connects to Gilbert Park and Lenz confirmed. Per Martens, if a cul-de-sac was added with the lack of an official crossing, the trail would create an unofficial crossing. This might create more trouble than it is worth. Having an at-grade crossing would be advantageous to mitigate situations crossing the tracks.

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

4 Discussion.

a. 2026 Street Reconstruction Projects Review.

Niksich explained that all street projects are complete reconstruction with water, sewer, curb, and road replacement. 2nd Street and Division Street are in a commercial area. 2nd Street is a 36' wide road with parking on both sides. Division Street has 32' of right-of-way, so we are going to maximize the road the best we can at 26' wide. Neither streets have trees. Stark Street is from 5th Street to 12th Street. The first block from 5th Street to 6th Street will be left at 34' wide. 6th Street to 12th Street will narrow to 32' from 35'. We are narrowing the road to try to save trees. It is not a bus route, will still allow for parking on both sides, and saves on cost. We are removing approximately 43% of the trees but far fewer than we have on previous projects. 8th Ave is from Spruce Street to Bridge Street. The road was 36' wide, but we are proposing to narrow to 35'. We will be removing about 52% of trees but far fewer than on previous projects.

Neal appreciates the effort to limit the loss of trees, but it would be great if we could do better. Stark Street will lose almost every other tree. In some instances, they are ash or damaged trees, but a bunch are in good shape with other extenuating circumstances such as water lines. He hopes we could improve the number of 43% to some degree. He supports the narrowing of Stark Street. There was an issue where we established a 4-way stop at Stark Street and 10th Street. People were barreling down the road because there were 13 or more blocks of no stop signs. Narrowing the street could help even more with speed on the street. Neal asked if the narrowing of the street consisted of 1' per side and Niksich confirmed. Neal asked if it could be reduced by 2' feet on one side. Niksich said it could possibly, but some of the trees are being saved because of the 1' on each side. Neal hopes that as the project moves forward there might be ways to save trees by using different engineering approaches. Niksich stated this is an evolving process, and we are trying to learn. John Kahon presented to the Park and Rec Committee last week on our efforts. Niksich spoke of meetings with Madison on their efforts to save trees, which include narrowing streets, narrowing sidewalks down to 4' or 3' in some cases, and they bump the curb out in some areas. Sometimes they give the homeowner an option to not replace a service if it goes under a tree. Their most common approach is having 2 to 3 full-time staff that use shovels to expose the roots and remove dirt when construction gets close to the tree so the tree is not harmed. We do not have the staff to do that. We looked at other methods and narrowing sidewalks and the curb bump outs did not come into play. Every year, we give the initial 30% plans to Kahon who reviews the trees and then Niksich and Kahon go onsite to review. We make sure the contractor is aware to take extra care around trees. Kahon is more involved during construction and pre-construction meetings, and will be more involved going forward. This

approach will be an evolving process.

Neal asked if the contractor is told what trees are targeted for removal at the beginning of the project. Nicksich stated the trees are identified on the plan set. Neal would like to have the map with the trees marked. He would be happy to walk down the street as an extra set of eyes and report back.

Wesolowski added that in Madison they save all their ash trees and treat them. On Stark Street we are cutting down 22 ash trees. Neal has an ash tree in his front yard and it is in great health. The ash bore has been an ongoing thing. He thought earlier on the talk was to deal with affected trees and not jump on healthy-looking trees. He asked if there was any chance we could direct the City Forester to take an individualized look at the ash trees on Stark to see if we could leave any healthy ones. Nicksich will reach out to Kahon and ask about reevaluating the ash trees. Henke thanked staff for bringing this back and feels a lot of issues will get better in years to come.

For the next agenda, Larson asked for an update on the railroad crossing gates on 17th Ave.

5 Adjournment.

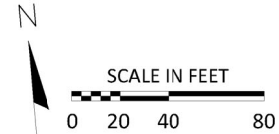
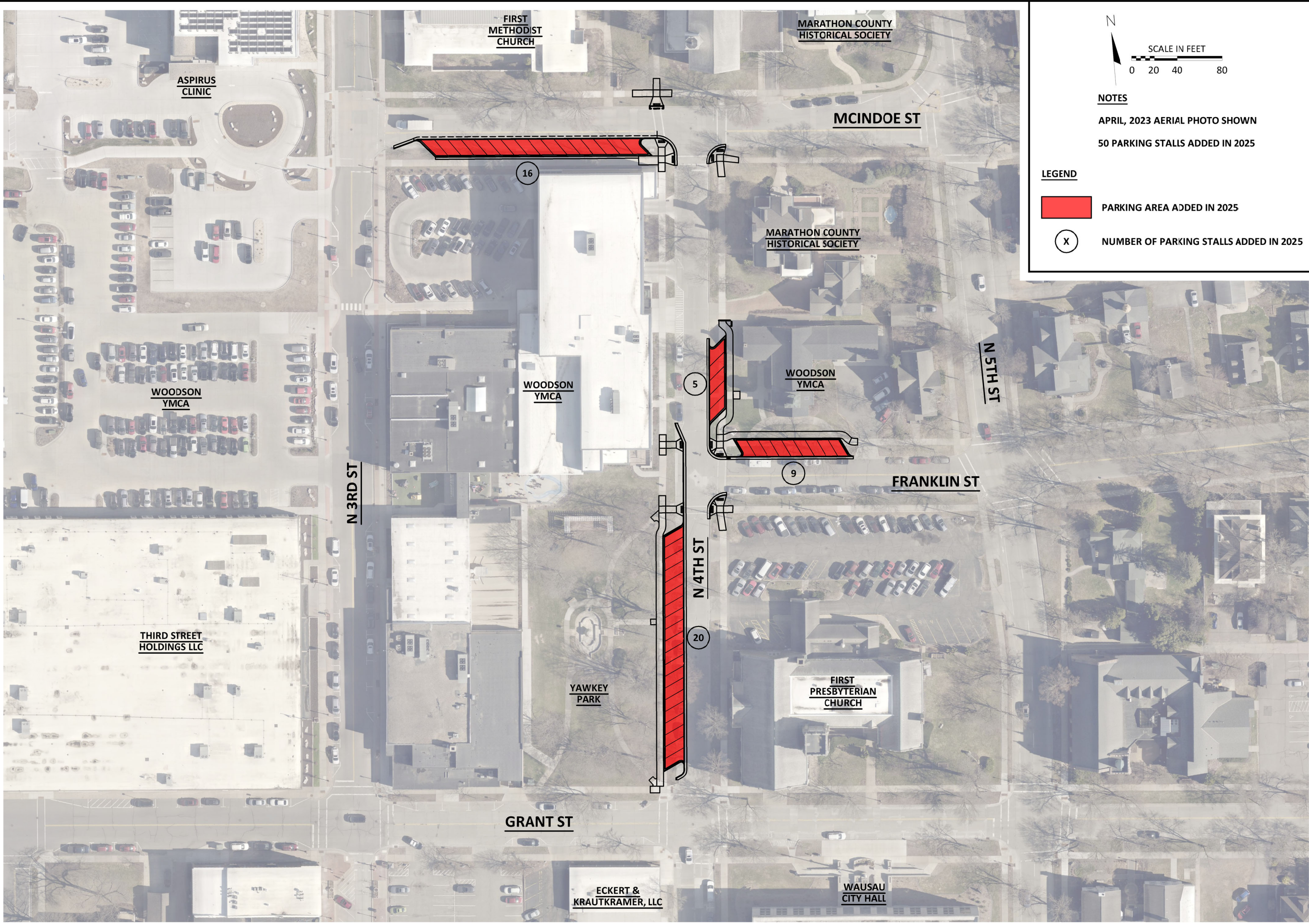
Motion by Alderperson Neal, seconded by Alderperson Watson, to Adjourn. Motion carried. Meeting adjourned at 6:30 PM.



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



DWG FILE NAME: O:\Engineering\DWG\PROJ1210\DWG1210_Parking_EXHIBIT.dwg, 12/3/2025 3:10:42 PM, Plotted by: J.D. VanBoxel



NOTES

APRIL, 2023 AERIAL PHOTO SHOWN
50 PARKING STALLS ADDED IN 2025

LEGEND

-  PARKING AREA ADDED IN 2025
-  NUMBER OF PARKING STALLS ADDED IN 2025

CITY OF WAUSAU Engineering Department 407 GRANT STREET WAUSAU, WI 54403-4783 (715) 261-6740 FAX (715) 261-6759		SURVEYED BY: REI/COW FIELD BOOK NO. PG PROJ. ENGINEER: T.J.NIKSICH DRAWN BY: J.D.VANBOXEL APPROVED BY: A.M.WESOLOWSKI POINT FILE:	
ISSUED FOR ☒ PRELIMINARY ☐ REVIEW/APPROVAL ☐ BIDDING/CONST. ☐ REC. REF. DWG. ☐ OFFICE USE		DATE 12/03/2025	REVISIONS J.D.VANBOXEL
N. 4TH ST, FRANKLIN ST AND MCINDOE ST PARKING STALLS ADDED IN 2025 2025 DOWNTOWN PARKING IMPROVEMENTS		SHEET NO. 1 OF 1 SHEETS	

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

CONFIRMATION OF MAYOR'S APPOINTMENTS

Confirming Appointments of the Mayor of the City of Wausau to the Ethics Board.

File Number: 26-0102

Date Introduced: January 13, 2026

Ethics Board

Appointee:
Tara Alfonso

Term:
Replacing Robyn DeVos

Term Ending:
4/30/2029

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 *

Tara G. Alfonso

First and Last Name

Residential Address *

Street Address

5 n.

Address Line 2

City

Wausau

Postal/Zip Code

54403

State/Province/Region

Wisconsin

Is this your residence for voter registration? *

☐ Yes ☒ No

Phone *

() 2

Email *

@t

How long have you been a Wausau resident? *

Since March, 2012

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? *

RETIRED 07/2024: Assistant City Attorney

Business Name *

City of Wausau

Business Address *

Street Address

407 Grant St.

Address Line 2

City

Wausau

State/Province/Region

Wisconsin

Postal/Zip Code

54403

Business Phone Number *

(715) 261-6500

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. ***

Current: Chesterton Founding Team - Newman Catholic Classical School: Holy Name ("NCCS");
occasional volunteer NCCS: Holy Name Library; volunteer meal provider for St. Mary's Oratory.

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 |
| ☐ Wausau Arts Commission | ☐ Wausau Veterans Committee |
| ☐ Wausau Water Works Commission | ☐ Room Tax Commission |

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

Ethics Board

Please list first, second and third choice

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

I am now retired and have the ability and desire to expand my volunteer efforts within the community. Having previously worked for the City of Wausau for 12 years in the City Attorney's Office as an attorney, I would like to offer that experience back to the City with the hope that my knowledge and experience would be helpful to the City government and in turn to the community at large.

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? *

As an attorney for approximately 40 years including in both federal government and municipal capacities, I am very familiar with the principles, application of and interpretation of legal statutes and local ordinances, constitutional mandates and substantive case law, and the legal and ethical procedures and processes required to analyze, assess and resolve a multitude of legal situations. My experience has also given me substantial knowledge of trial and administrative hearing procedures and rules. Further, prior to retiring, I participated in many hours of legal ethical education courses the substance of which have considerable application to the review, analysis, and understanding of issues under the City's ethics ordinance. Further, as a former assistant city attorney for the City of Wausau for 12 years I am very familiar with the City's Ethics Ordinance and participated in the redrafting of portions of the ordinance to clarify the complaint submission, hearing and other procedural processes.

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 *

Tara G. Alfonso

Date

12/23/2025

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Ordinance from the Common Council Amending Sections 2.03.020 Definitions, 2.03.030 Standards of conduct, 2.03.040 Organization, Composition and Authority of the Board and 2.03.060 Violations and Complaints.

Committee Action: None

File Number: 26-0106

Date Introduced: January 13, 2026

Ordinance Number: 61-6002

The Common Council of the City of Wausau do ordain as follows:

Add ()

Delete ()

Section 1. That Section 2.03.020 Definitions, is hereby amended to read as follows:

For the purpose of this chapter, the words set out in this section shall have the following meanings:

....

Unlawful means any act or omission prohibited by statute, ordinance or regulation of the United States, the State of Wisconsin or the City of Wausau.

Section 2. That Section 2.03.030 Standards of conduct, is hereby amended to read as follows:

(a) No official/employee shall use his or her public position, office, or title to obtain financial gain or anything of value for the private benefit of himself or herself or his or her immediate family, or for an organization with which the official/employee is associated **or to unlawfully cause or attempt to cause physical harm or economic or reputational damage to another person.**

....

(c) No official/employee shall, without proper legal authorization, disclose confidential information concerning the property, government, or affairs of the City. This includes information protected by attorney-client privilege or discussed in closed session. No official/employee may intentionally use or disclose information gained in the course of or by reason of his or her official position or activities in any way that could result in **unlawful physical harm or economic or reputational damage to another person or in the receipt of anything of value for himself or herself, for his or her immediate family or for any other person, if the information has not been communicated to the public or is not public information.**

(d) No official/employee shall use or attempt to use his or her public position, office or title to influence or gain unlawful benefits, advantages or privileges for himself, herself or other person **or to unlawfully cause or attempt to cause physical harm or economic or reputational damage to another person.**

....

(j) No official/employee shall, in his or her official capacity, **while using his or her official title or while**

otherwise purporting to act in his or her official capacity, commit any unlawful act or any act which he or she could reasonably be expected to know is in excess of his or her lawful authority, ~~do any act or use his or her official title in performing any act, which he or she knows is in excess of his or her lawful authority or which he or she knows he or she is forbidden by law to do in his or her official capacity.~~

Section 3. That Section 2.03.040 Organization, composition and authority of the board, is hereby amended to read as follows:

(a) There is created an ethics board with five members appointed by the Mayor and subject to confirmation by the Common Council. Members should be from diverse segments of the community. Each board member shall be a resident of the City and shall serve without compensation. ~~Following expiration of each initial term for the first appointment of board members and for the first appointment of alternate board members as described below, the term of office shall be five years, except as necessary to maintain staggered terms as described below.~~ Two similarly qualified alternate members may also be appointed by the Mayor and subject to confirmation by the Common Council. The Mayor shall designate such alternate members as first and second alternates. Alternate members shall act with full authority when a member of the board or other alternate member is absent, ~~or~~ ~~recuses himself or herself from acting on a complaint before the board, or abstains from voting or acting under this chapter.~~ On the first appointment of the board, board members shall be appointed for terms of one, two, three, four, and five years respectively. On the first appointment of the board alternates, the first alternate shall be appointed for a term of five years, and the second alternate shall be appointed for a term of two years. The terms shall remain staggered as described above. ~~Terms expire on April 30th of the year of expiration. Any vacancy shall be filled with appointment and confirmation of a member or alternate member for the remainder of the term of the member or alternate vacating office.~~

(b) The board is empowered to investigate any alleged violation of this chapter ~~upon its own motion or~~ upon the properly filed written complaint of a third party. To fulfill such purposes, the board shall have the powers set forth in section [2.03.075](#) and may prescribe and make available forms for use under this chapter.

(c) Meetings of the board shall be held as needed, except that an annual meeting shall be held ~~on the third Wednesday of in~~ January of each year. At such annual meeting, the members of the board shall select their own chairperson and vice-chairperson and may adopt such rules as may be necessary to carry out the duties and responsibilities of the board. Any rules shall be subject to the approval of the Common Council.

Section 4. That Section 2.03.060 Violations and complaints, is hereby amended to read as follows:

....

(c) *Initial determination by board.* The board shall review a third party complaint at a duly called meeting and determine whether it alleges facts sufficient to constitute a violation of this chapter. If the board determines that the verified complaint does not allege facts sufficient to constitute a violation of this chapter, it shall dismiss the complaint, and notify the complainant and the respondent in writing. If the board determines that the verified complaint ~~alleges facts sufficient to constitute a violation of this chapter,~~ or other information received, whether or not under oath, provides a reasonable basis for the belief that a violation of this chapter has been committed, or that investigation of a possible violation is warranted, it shall notify the respondent that the respondent has fourteen (14) days in which to file any response the respondent may wish to make with the board. ~~it~~ The Board may make an investigation with respect to any alleged violation, may proceed directly to order a hearing before the board, or may make a referral to the district attorney's office recommending further investigation and possible prosecution. In the event the board determines to proceed directly to hearing, it shall provide the respondent and the complainant a notice of the date and time of the hearing which shall be commenced within 30 days, unless the respondent petitions for, and the board consents to a later date.

(d) *Investigations, service, copies.* The board shall authorize any investigation by resolution which shall state the nature and purpose of the investigation and the actions or activities to be investigated. A copy of the resolution shall be mailed to each respondent identified in the resolution as a subject of the investigation and a general statement of the statutes and ordinances applicable to the investigation. Service of the resolution is complete upon mailing. If the board determines that a verified complaint was brought for harassment purposes or is frivolous, the board will so state. In proceedings on any complaint, the board shall provide copies of any orders or other documents issued by the board to both the respondent and the complainant. In proceedings on any complaint, the complainant and respondent shall provide to each other copies of any documents or material that they file with the board.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. This ordinance shall be in full force and effect on the day after its publication.

Adopted: 1/13/2026
Approved: 1/14/2026
Published: 1/21/2026
Attest: 1/14/2026

Approved:

Doug Diny, Mayor

Attested:

Kaitlyn A. Bernarde, City Clerk

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Common Council Approving Second Amended and Restated Declaration of Easement
– 700 Grand Avenue.

Committee Action: None

File Number: 25-0427

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, on November 15, 2022, the Common Council approved a proposal from Commonwealth Development Corporation for the development of affordable housing at 700 Grand Avenue; and

WHEREAS, on March 5, 2025, the Common Council approved a Purchase and Development Agreement with 700 Grand Apartments, LLC, f/n/a Commonwealth Development Corporation; and

WHEREAS, on April 29, 2025, the Common Council approved a Declaration of Easement for installation, repair and/or replacement of the city's storm sewer and watermain; and

WHEREAS, on May 27, 2025, the Common Council approved a First Amended and Restated Declaration of Easement; and

WHEREAS, Wisconsin Public Service (WPS) wishes to enter into an Easement Agreement with 700 Grand Apartments, LLC, the current owner of the property to construct, install, operate, maintain, repair, replace and extend underground utility facilities for the transmission and distribution of electric energy, television and telecommunications services and natural gas; and

WHEREAS, according to the First Amended Declaration, any entity wishing to install facilities within the Easement Area described in Exhibit A attached hereto is required to obtain an express written amendment to the First Amended and Restated Declaration of Easement.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby approves the Second Amended and Restated Declaration of Easement allowing 700 Grand Apartments, LLC and WPS to enter into an

easement to allow WPS to install their utilities over the City's storm sewer and watermain and that the proper City officials are hereby authorized and directed to execute the Second Amended and Restated Declaration of Easement.

Approved:

Doug Diny, Mayor

SECOND AMENDED AND RESTATED DECLARATION OF EASEMENT

This SECOND AMENDED AND RESTATED DECLARATION OF EASEMENT (this “Declaration”) is made as of _____, 2026 (the “Effective Date”) by the CITY OF WAUSAU, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin (the “City”).

RECITALS

A. WHEREAS, the City of Wausau (“Declarant”) executed a Declaration of Easement dated as of April 30, 2025, recorded in the Register of Deeds Office for Marathon County, Wisconsin on May 1, 2025 as Document No. 1916279 (the “Original Declaration”) and amended by that certain First Amended and Restated Declaration of Easement dated as of May 28, 2025, recorded in the Register of Deeds Office for Marathon County, Wisconsin on June 4, 2025 as Document No. 1918099 (the “First Amended Declaration”) with respect to the property commonly known as 700 Grand Avenue (the “Property”) as legally described in Exhibit A attached hereto and made a part hereof; and

B. WHEREAS, Wisconsin Public Service Corporation (“WPS”) wishes to enter into an Easement Agreement with 700 Grand Apartments, LLC, the current owner of the Property to construct, install, operate, maintain, repair, replace and extend underground utility facilities for the transmission and distribution of electric energy, television and telecommunications services and natural gas; and

C. WHEREAS, according to the First Amended Declaration, any entity wishing to install facilities within the “Easement Area” described in Exhibit B attached hereto and made a part hereof is required to obtain an express written amendment to the First Amended and Restated Declaration of Easement, signed by the Declarant.

D. WHEREAS, the Declarant hereby amends the Declaration of Easement as follows:

1. The City approves 700 Grand Apartments, LLC and WPS entering into an easement to allow WPS to install their utilities over the City’s storm sewer and watermain in the Easement Area.

Except as amended hereby, the Declaration of Easement and First Amended and Restated Declaration of Easement remain otherwise unchanged and in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Second Amended and restated Declaration of Easement has been duly executed and sealed as of the Effective Date.

CITY OF WAUSAU BY:

Doug Diny, Mayor

Kaitlyn A. Bernarde, City Clerk

STATE OF WISCONSIN)

ss

COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 2026, the above-name Doug Diny, Mayor and Kaitlyn A. Bernarde, City Clerk for the City of Wausau to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission expires: _____

This instrument was drafted by:

Anne L. Jacobson, City Attorney

for the City of Wausau

407 Grant Street

Wausau WI 54403

EXHIBIT A

Legal Description of Property

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 20050 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MARATHON COUNTY, WISCONSIN, ON APRIL 8, 2025 AS DOCUMENT NO. 1915043, SAID CERTIFIED SURVEY MAP BEING ALL OF LOTS 2, 3, & 4 AND PART OF LOT 1 OF ASSESSOR'S PLAT NUMBER 5 TO THE CITY OF WAUSAU, LOCATED IN GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

EXHIBIT B

Legal Description of Easement Area

Part of Lot 1 of Certified Survey Map No. 20050 recorded in the Office of Register of Deeds for Marathon County as Document No. 1915043, being part of Government Lot 2, Section 36, T29N, R7E, City of Wausau, Marathon County, Wisconsin, described as follows:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36; THENCE N 88°36'04" E ALONG THE EAST - WEST 1/4 LINE 1827.36 FEET; THENCE S 14°50'48" E 381.83 FEET TO THE WEST LINE OF GRAND AVENUE; THENCE S 73°42'16" W ALONG THE SOUTH LINE OF E. THOMAS STREET 20.00 FEET AND TO THE POINT OF BEGINNING; THENCE S 14°50'48" E ALONG THE WEST LINE OF GRAND AVENUE 79.21 FEET; THENCE S 55°10'37" W 187.08 FEET TO THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 20050; THENCE S 87°08'56" W ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 20050; THENCE 86.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST WHOSE RADIUS IS 5664.58 FEET, WHOSE CENTRAL ANGLE IS 0°52'42" AND WHOSE CHORD BEARS N 49°27'23" W 86.84' FEET TO THE SOUTH LINE OF E. THOMAS STREET; THENCE N 55°10'37" E ALONG THE SOUTH LINE OF E. THOMAS STREET 201.82 FEET; THENCE N 73°42'16" E ALONG THE SOUTH LINE OF E. THOMAS STREET 43.00 FEET TO THE POINT OF BEGINNING.

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Resolution from the Finance Committee Terminating Tax Increment District Number 7.

Committee Action: None

File Number: 05-1209

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral:</i>	YES ☒	NO ☐	<i>This will impact 2027 when the increment is eliminated.</i>	
	<i>Included in Budget:</i>	YES ☐	NO ☒	<i>Budget Source:</i>	
	<i>One-time Costs:</i>	YES ☐	NO ☒	<i>Amount:</i>	
	<i>Recurring Costs:</i>	YES ☐	NO ☒	<i>Amount:</i>	
SOURCE	<i>Fee Financed:</i>	YES ☐	NO ☒	<i>Amount:</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 passed a creation resolution creating Tax Incremental District Number Seven on January 10, 2006 and adopted a project plan that year; and

WHEREAS, the objectives of the district were to increase employment opportunities, property tax base and per capita income within the community; increase the availability of properly located business and industrial sites and accommodate and encourage new industries and the expansion of existing industry and business.

WHEREAS, Tax Incremental District Number Seven projects were completed within the prescribed allowed time; and

WHEREAS, the District's obligations have been satisfied and sufficient increment has been collected.

NOW THEREFORE BE IT RESOLVED that the City of Wausau Common Council does terminate Tax Increment District Number Seven effective January 10, 2026; and

BE IT FURTHER RESOLVED that the City of Wausau City Clerk shall notify the Wisconsin Department of Revenue, within 60 days of this resolution that the district has been terminated; and

BE IT FURTHER RESOLVED that pursuant to Section 66.1105(8) of the Wisconsin Statutes the City of Wausau proper city officials shall execute the prescribed termination forms, complete the final accounting and send final audited information to the Wisconsin Department of Revenue.

Approved:

Doug Diny, Mayor

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Joint Resolution from the Committee of the Whole and Finance Committee Authorizing a Referendum and Related Question for the City of Wausau to Increase the Property Tax Levy in the Amount of \$1,450,000 on an Ongoing Basis to Retain 12 Firefighter/Paramedics and Offset Expiring Grants.

Committee Action: Committee of the Whole 9-0; Finance Committee *Pending*

File Number: 26-0109

Date Introduced: January 13, 2026

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral:	YES ☐	NO ☐		
	Included in Budget:	YES ☒	NO ☐	Budget Source: \$1,450,000 of additional property taxes in 2027.	
	One-time Costs:	YES ☐	NO ☐	Amount:	
	Recurring Costs:	YES ☐	NO ☐	Amount:	
SOURCE	Fee Financed:	YES ☐	NO ☐	Amount:	
	Grant Financed:	YES ☐	NO ☐	Amount:	
	Debt Finance:	YES ☐	NO ☐	Amount:	Annual Retirement:
	TID Financed:	YES ☐	NO ☐	Amount:	
	TID Source:	Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐			

RESOLUTION

WHEREAS, the State of Wisconsin has imposed limits on town, village, city, and county property tax levies under Wis. Stat. § 66.0602; and

WHEREAS, the law limits the increase in the local property tax levy using a formula that starts with the previous year's levy and incorporates the percentage increase in equalized value due to new construction as the primary basis for the following year's increase; and

WHEREAS, in 2021 and 2022, the City of Wausau Common Council approved hiring 12 firefighter/paramedics to meet increasing service demands and call complexities, with 3-year grant funding provided by the FEMA SAFER grant and ARPA Grant; and

WHEREAS, the grant expiration will create a funding shortfall for these positions and result in the city exceeding the maximum allowable levy for the 2027 budget; and

WHEREAS, the City of Wausau Committee of the Whole met on November 3, 2025, and approved an April 7, 2026, referendum to exceed the state levy limit by a greater percentage than allowed by statute to retain 12 firefighter/paramedics to meet existing service demands and offset expired grant income; and

WHEREAS, the City of Wausau Finance Committee met on January 13, 2026, to review and recommend the referendum question; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau, Marathon

County, do hereby support an increase in the city tax levy for tax year 2026 (collected in 2027) to exceed the state levy limit. The Common Council intends that the levy increase be applied on an ongoing basis thereafter by including it in the base used to calculate the limit going forward.

BE IT FURTHER RESOLVED that the Common Council directs that the question of increasing the city tax levy for tax year 2026 (to be collected in 2027) by 3.956%, which would increase the city levy by \$1,450,000 over the past year's levy, for a city tax levy of \$38,106,773, shall be submitted to the electors in a referendum election to be held on April 7, 2026, in the following form:

"Under state law, the increase in the levy of the City of Wausau for the tax to be imposed for the next fiscal year, 2027, is limited to 3.544%, which results in a levy of \$36,656,773. Shall the City of Wausau be allowed to exceed this limit and increase the levy for the next fiscal year, 2027, for the purpose of retaining 12 firefighter/paramedic positions and offset expiring federal grants, by a total of 3.956%, which results in a levy of \$38,106,773, and on an ongoing basis, include the increase of \$1,450,000 for each fiscal year going forward?"

BE IT FURTHER RESOLVED, that the City Council establishes the following explanatory statement and effect of the vote on the referendum election ballot:

EXPLANATORY STATEMENT AND EFFECT OF VOTE The City Council of the City of Wausau, Marathon County, Wisconsin, recognizes that a Governing Body has control over the City's property tax levy up to the limits imposed by Wisconsin State Statutes. The City does not have the tax levy capacity under these limits to increase property taxes to fund the 12 firefighter/paramedic positions that were created and funded by the expired 3-year FEMA Safer Grant and the federal COVID Grant. The City Council desires to put this question to the voters in the form of a referendum on the April 6, 2026, Spring Election ballot to determine whether voters are willing to pay an additional \$1,450,000 in property taxes per year to retain the 12 firefighter/paramedic positions. The referendum election ballot will ask City of Wausau electors to vote "yes" or "no" on the referendum election question as set forth above.

A "yes" vote on the question means that the elector is in favor of \$1,450,000 of additional taxation by the City of Wausau through an ongoing increase in the annual property tax levy to maintain current staffing levels at the Wausau Fire Department.

A "no" vote on the question means that the elector is not in favor of \$1,450,000 of additional taxation to maintain current staffing levels at the Wausau Fire Department."

BE IT FURTHER RESOLVED, that the City of Wausau Common Council hereby directs the City Clerk to place the above referendum question on the April 6, 2026, ballot.

Approved:

Doug Diny, Mayor



Wisconsin state law outlines the requirements for a municipality or county (political subdivision) to complete when it pursues exceeding its levy limit by referendum or resolution.

Referendum Process

A political subdivision may exceed its allowable levy limit if the following is completed, as provided in sec. [66.0602\(4\)](#), Wis. Stats.

1. Governing body adopts a resolution proposing the amount of the levy increase and the percentage increase over the allowable levy, including the purpose of the increase and whether the increase is for the next fiscal year only, for a set number of years, or if it will apply on an ongoing basis
2. Resolution is approved via referendum
 - a. Odd-numbered years – may be held as a special referendum on the same election dates used by a school board under sec. [121.91\(3\)](#), Wis. Stats.
 - b. Otherwise – must be held during a spring primary/election, partisan primary, or general election
3. Clerk must publish the proper notices under sec. [66.0602\(4\)\(b\)](#), Wis. Stats.

Ballot language

The language on the ballot must state the question verbatim as provided in sec. [66.0602\(4\)\(c\)](#), Wis. Stats.

"Under state law, the increase in the levy of the (name of political subdivision) for the tax to be imposed for the next fiscal year, (year), is limited to%¹ (based on actual data or the political subdivision's best estimate), which results in a levy of \$....² Shall the (name of political subdivision) be allowed to exceed this limit and increase the levy for the next fiscal year, (year), for (purpose for which the increase will be used), by a total of%³ (based on actual data or the political subdivision's best estimate), which results in a levy of \$....?⁴"

If the increase is:

- **For the next fiscal year only** – question must include the percentage increase in the levy from the previous year's levy
- **For a set number of years** – question must include the amount of the increase for each fiscal year that the increase applies and include the percentage increase for the first year
- **On an ongoing basis** – question must include the amount of the increase for each fiscal year that the increase applies, and include the percentage increase for the first year

Calculating the correct amounts in ballot language above

1. Sum of your percentage increases for net new construction, terminated TID and subtracted TID. **Note:** Actual data certified by the Wisconsin Department of Revenue (DOR) should be used in the fall; and best estimate in the spring. DOR recommends using the data from the previous year's submitted levy limit worksheet.
2. Total levy prior to the increase, including all other adjustments (from Levy Limit Worksheet – Sec. D) and the personal property aid reduction
3. Divide the proposed increase by the total levy in (2)
4. Sum of the proposed increase and the total levy in (2)

Examples

Increase for one fiscal year only

"Under state law, the increase in the levy of the city of Badger for the tax to be imposed for the next fiscal year, 2021, is limited to 1.2%, which results in a levy of \$565,000. Shall the city of Badger be allowed to exceed this limit and increase the levy for the next fiscal year, 2021, for the purchase of a fire truck, by a total of 2.8%, which results in a levy of \$580,632?"

Increase on an ongoing basis

"Under state law, the increase in the levy of the city of Badger for the tax to be imposed for the next fiscal year, 2021, is limited to 1.2%, which results in a levy of \$565,000. Shall the city of Badger be allowed to exceed this limit and increase the levy for the next fiscal year, 2021, for the purpose of additional fire protection services, by a total of 2.8%, which results in a levy of \$580,632, and on an ongoing basis, include the increase of \$15,632 for each fiscal year going forward?"

Increase for a set number of years

"Under state law, the increase in the levy of the city of Badger for the tax to be imposed for the next fiscal year, 2021, is limited to 1.2%, which results in a levy of \$565,000. Shall the city of Badger be allowed to exceed this limit and increase the levy for the next fiscal year, 2021, for the purpose of additional fire protection services, by a total of 2.8%, which results in a levy of \$580,632, and include the increase of \$15,632 for fiscal years 2022 through 2026?"

Resolution Process

A town with a population of less than 3,000 may exceed its allowable levy limit if the following is completed, as provided in sec. [66.0602\(5\)](#), Wis. Stats.

1. Hold town board meeting – town board proposes and approves by majority vote and written resolution a specific amount for the levy increase
2. Post notice of special town meeting of electors – publish class 2 notice between 15-20 days prior to the special town meeting of electors, and include date, time and location of the meeting, as required under sec. [60.12\(3\)](#), Wis. Stats. The notice must include a separate agenda item that the town board approved a levy limit increase and the electors will vote on this increase.
3. Hold special town meeting – the electors vote to adopt a resolution approving the town board resolution.

Note:

- » The proposed levy increase must be the same on both resolutions
- » There must be a separate vote of electors to approve the increase that was proposed and approved by the town board and then a separate vote of electors to approve the total town tax levy

Resolution language

Similar to the referendum process, on both the town board and electors' resolution, include the items below.

1. Allowable increase percentage – sum of your percentage increases for net new construction, terminated TID and TID subtractions
2. Total levy prior to the proposed increase – total levy prior to the increase, including all other adjustments (from Levy Limit Worksheet – Sec. D) and the personal property aid reduction
3. Proposed percentage increase – divide the proposed increase by the total levy in (2)
4. Total levy including the proposed increase – sum of the proposed increase and the total levy in (2)
5. Voting results – for the electors' resolution only

Note: The Wisconsin Towns Association provides sample resolutions and notices on its [website](#).

If Approved – Sending Documents to DOR

Referendum approved

If your local government's referendum is approved, you must send the following to DOR within 14 days of the approved referendum as provided in sec. [66.0602\(4\)\(d\)](#), Wis. Stats.

- Copy of ballot (showing the referendum question that appeared on the ballot)
- Voting results
- Copy of governing body's signed resolution proposing the levy increase

Resolution approved

If your town's resolution is approved, you must send the following to DOR within 14 days of the electors' approval/adopted resolution as provided in sec. [66.0602\(5\)](#), Wis. Stats.

- Copy of signed town board resolution proposing the levy increase
- Copy of the published notice of the town meeting, including where and when it was posted
- Copy of the signed electors' resolution to exceed the levy limit (with voting results)

Note: All resolutions must be signed and dated

Questions?

Contact us at lgs@wisconsin.gov.