



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Finance Committee
DATE/TIME: Tuesday, February 24, 2026 at 6:00 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

CANCELED

- 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).**
February 10, 2026 Regular Finance Committee Meeting
- 3 Discussion and possible action.**
 - a.** Approving Airspace Obstruction Removal Agreement with Schofield Ridgeland Legacy LLC – 724 and 732 Ridgeland Avenue, Schofield.
 - b.** Approving Airspace Obstruction Removal Agreement with Zachary Lange – 811 Ridgeland Avenue, Schofield.
 - c.** Approving Sole Source Request for the purchase of red dot sights for the Wausau Police Department.
- 4 Adjournment.**

Michael Martens, Chair

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

DATE: 02/20/2026
TIME: 11:00 AM
POSTED BY: Kody Hart



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

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



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





OFFICIAL MINUTES
REGULAR MEETING

MEETING: Finance Committee
DATE/TIME: Tuesday, February 10, 2026 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 05:19 PM.

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

Martens read the public comment statement.

1. Tony Gonzalez, address not provided - spoke on agenda item 3 a.

Tierney was present for the rest of the meeting.

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

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

January 27, 2026 Regular Finance Committee Minutes

3 Discussion and possible action.

- a. Authorization for entering into Memorandum of Understanding with both Healthy Opportunities for Latin Americans (HOLA) and New Beginnings Inc. through the U.S. Department of Housing and Urban Development (HUD) Lead Hazard Reduction Capacity Building Grant.

Tierney stated there was a need to communicate effectively with non-English speaking residents as the community becomes more diverse.

Griner questioned if the Request For Proposals only received the two responses. It was stated these two organizations were the only two that responded.

Martens stated the two organizations seemed to be amenable to the services needed. Martens questioned whether the timings of the release for RFP over the holiday season was a concern. It was stated this was an initial concern but that delaying the release of an RFP would mean a delay in providing these services.

Motion by Watson, seconded by Tierney, to approve the MOU for HOLA and New Beginings. Motion Passed 4-0.

b. Approving Amendment to Professional Services Contract with EPLEX, LLC.

Martens stated this was a contract for services the same as usual, but it accounted for an increase in prices for the services.

Griner questioned if this was a cost increase due to the increase from the vendor for the services. It was stated this was an increase in cost due to the increase in cost from the vendor and that the cost would be passed to homeowners through an increase in fees for the service.

Motion by Watson, seconded by Griner, to approve the amendment to professional services contract with EPLEX, LLC. Motion 4-0.

c. Approving Amendment to the City of Wausau Comprehensive Fee Schedule Regarding Commercial Building and Plumbing Plan Reviews.

Motion by Watson, seconded by Griner, to approve the amendment to comprehensive fee schedule. Motion Passed 4-0.

d. Approving Airspace Obstruction Removal Agreement with Schofield Ridgeland Legacy LLC – 724 and 732 Ridgeland Avenue, Schofield.

Watson questioned the unknown budget source. It was stated the source had not been identified as the full cost of the obstruction removal remained unknown.

Griner questioned if the obstruction removal would be contracted out or done internally. It was stated that the question is still to be determined based on the cost analysis. Griner further stated concerns for ongoing maintenance.

Tierney questioned if the cost would come back to the committee. It was stated that it would come back for approval of the costs. Tierney stated a preference for delaying the agreement until the cost becomes known. Tierney further stated opposition.

Watson stated that approval of the agreement would not authorize the funding but move the matter forward to show the Federal Aviation Administration that the city was serious about reconstructing the main runway in accordance with regulations.

Griner questioned if the matter could be delayed while the city finds cost estimates to accompany the agreement. Griner also asked that zoning amendments be considered.

Motion by Griner, seconded by Watson, to postpone this item until the February 24, 2026 meeting. Motion Passed 4-0.

e. Approving Airspace Obstruction Removal Agreement with Zachary Lange – 811 Ridgeland Avenue, Schofield.

Motion by Griner, seconded by Watson, to move to postpone this item until the February 24, 2026 meeting. Motion Passed 4-0.

f. Approving Sixth Amendment to Advanced Physical Therapy and Sports Medicine, S.C. On-Site Health Services Agreement.

Watson stated that the increase is less than inflation.

Martens stated that it is likely that if the city went with another vendor, it would likely result in an increase in the cost to provide those services.

Motion by Griner, seconded by Tierney, to approve the Sixth Amendment to Advanced Physical Therapy and Sports Medicine, S.C. for the agreement. Motion Passed 4-0.

- g.** Approving Sole Source Request for the purchase of real estate acquisition services related to traffic signal relocation at the intersections of Grand Avenue/Townline Road and Grand Avenue/Sturgeon Eddy Road through Becher Hoppe for the Wausau Department of Public Works.

Motion by Watson, seconded by Tierney, to approve the source request for the purchase of real estate acquisition services related to traffic signal relocation at the intersections of Grand Avenue/Townline Road and Grand Avenue/Sturgeon Eddy Road through Becher Hoppe for the Wausau Department of Public Works. Motion Passed 4-0.

- h.** Approving lease of the Riverlife Park Concession Building to Sawmill Mini Golf, LLC for the operation of an ice cream business.

Watson stated there was a good discussion at the Parks & Recreation Committee that while this vendor may not tick off every want from the RFP, there was a need to fill that space with a food vendor.

Martens stated this will have an economic multiplying effect by having a food vendor occupying that space and drawing people to Riverlife Park.

Motion by Tierney, seconded by Watson, to approve lease of the Riverlife Park Concession Building to Sawmill Mini Golf, LLC for the operation of an ice cream business. Motion Passed 4-0.

4 Adjournment.

Motion by Watson, seconded by Tierney, to adjourn. Motion carried. Meeting adjourned at 06:04 PM.

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



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



AIRSPACE OBSTRUCTION REMOVAL AGREEMENT

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

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

and

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

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

1. RECITALS

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

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

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

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

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

2. PURPOSE

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

3. IDENTIFICATION OF OBSTRUCTIONS

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

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

4. RESPONSIBILITIES OF THE PARTIES

4.1 Responsibilities of the City of Wausau

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

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

4.2 Responsibilities of SCHOFIELD RIDGELAND LEGACY LLC

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

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

5. COSTS AND COMPENSATION

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

6. INDEMNIFICATION AND LIABILITY

6.1 Indemnification by SCHOFIELD RIDGELAND LEGACY LLC

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

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

6.2 Indemnification by the City of Wausau

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

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

6.3 Limitation of Liability

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

6.4 Survival

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

7. TERM AND TERMINATION

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

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

8. MISCELLANEOUS

a. **Governing Law:** This Agreement shall be governed by the laws of the State of Wisconsin.

b. **Amendments:** Any amendment must be in writing and signed by both Parties.

c. **Entire Agreement:** This document constitutes the entire agreement between the Parties regarding the subject matter herein.

d. **Severability:** If any provision is held invalid, the remaining provisions shall remain in full force and effect.

10. SIGNATURES

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

CITY OF WAUSAU

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

SCHOFIELD RIDGELAND LEGACY LLC

By: _____

Name: _____

Title: _____

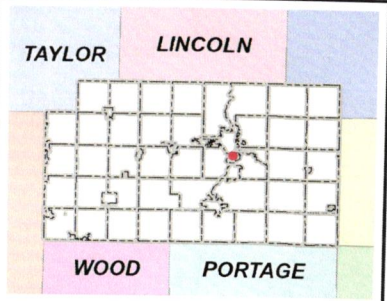
Date: _____



Land Information Mapping System



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



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



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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

Notes

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

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

Committee Action: *Pending*

File Number: 26-0203

Date Introduced: February 10, 2026

FISCAL IMPACT SUMMARY

	<i>Budget Neutral:</i>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Cost is unknown at this time and will be determined once a tree removal contractor is engaged.
COSTS	<i>Included in Budget:</i>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Fee Financed:</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Debt Finance:</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i> <i>Annual Retirement:</i>
	<i>TID Financed:</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source:</i>	<i>Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

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

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

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

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

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

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

Approved:

Doug Diny, Mayor

AIRSPACE OBSTRUCTION REMOVAL AGREEMENT

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

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

and

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

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

1. RECITALS

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

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

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

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

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

2. PURPOSE

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

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6.1 Indemnification by SCHOFIELD RIDGELAND LEGACY LLC

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

6.2 Indemnification by the City of Wausau

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

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

6.3 Limitation of Liability

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a. **Governing Law:** This Agreement shall be governed by the laws of the State of Wisconsin.

b. **Amendments:** Any amendment must be in writing and signed by both Parties.

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d. **Severability:** If any provision is held invalid, the remaining provisions shall remain in full force and effect.

10. SIGNATURES

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

CITY OF WAUSAU

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

ZACHARY D. LANGE

By: _____

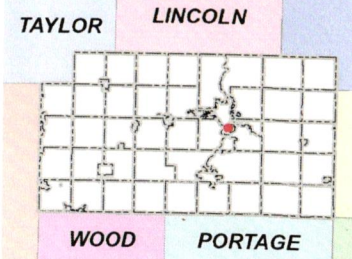
Name: _____

Title: _____

Date: _____



Land Information Mapping System



Remove this tall deciduous tree from 811 Ridgeland Ave

Legend

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

50.00 0 50.00 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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

Notes

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

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

Committee Action: *Pending*

File Number: 26-0204

Date Introduced: February 10, 2026

FISCAL IMPACT SUMMARY

	<i>Budget Neutral:</i>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Cost is unknown at this time and will be determined once a tree removal contractor is engaged.
COSTS	<i>Included in Budget:</i>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Fee Financed:</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Debt Finance:</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i> <i>Annual Retirement:</i>
	<i>TID Financed:</i>	YES <input type="checkbox"/>	NO <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source:</i>	<i>Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

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

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

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

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

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

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

Approved:

Doug Diny, Mayor