



OFFICIAL NOTICE & AGENDA REGULAR MEETING

MEETING: Committee of the Whole
DATE/TIME: Monday, July 13, 2026, at 6:30 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Carol Lukens
Michael Martens
Terry Kilian
Tom Neal
Andrew Wiskowski
Kristin Slonski
Matt Hoenecke
Sarah Watson
Vicki Tierney
Lou Larson
Bruce Trueblood

- 1 Call to Order by the Presiding Officer.**
- 2 Public comment regarding agenda items and reading of the City of Wausau Public Comment Statement.**
- 3 Consideration of the minutes of the preceding meeting(s).**
June 23, 2026 Council Retreat Committee of the Whole Minutes
- 4 Discussion and possible action.**
 - a. Presentation on the future of Lead Service Line Replacement Funding and a mandatory Lead Service Line Replacement ordinance.
 - b. Approving a needs assessment, construction budget, and related budget modification regarding the relocation of the Wausau Police Department to the available UW Stevens Point Marathon Campus and converting the existing police department to Central Fire.
 - c. Budget process and priorities.
- 5 Adjournment.**

Terry Kilian, Council President

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

DATE: 07/10/2028
TIME: 3:00 PM
POSTED BY: Kody Hart



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

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City of Wausau
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OFFICIAL MINUTE PROCEEDINGS REGULAR MEETING

MEETING: Committee of the Whole
DATE/TIME: Tuesday, June 23, 2026, at 6:30 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Carol Lukens Matt Hoenecke
Michael Martens Sarah Watson
Terry Kilian Vicki Tierney
Tom Neal Lou Larson
Andrew Wiskowski Bruce Trueblood
Kristin Slonski

1 Call to order by the presiding officer.

Common Council President Kilian presided.
The meeting was called to order at 06:30 PM.

Roll Call indicated 10 members present.
Members Present - Carol Lukens, Michael Martens, Terry Kilian, Tom Neal, Vicki Tierney, Lou Larson, Andrew Wiskowski, Kristin Slonski, Matt Hoenecke, Bruce Trueblood
Members Absent -
Members Excused - Sarah Watson
Present 10, Absent 0, Excused 1

2 Reading of the City of Wausau Public Comment Statement.

3 Comments and suggestions from preregistered citizens.

4 Presentations.

- a. Presentation by Wausau City Attorney's office on the role of the alder, open meetings law and Robert's Rules of Order, open records, and ethics and conflicts of interest.
Anne Jacobson, City Attorney at the City of Wausau, presented on the role of the alder, open meetings laws, Robert's Rules of Order, open records, and ethics and conflicts of interest.

Discussion was held. No action was taken.

5 Discussion.

- a. Council members' goals and visions pertaining to Strategic Priorities identified in the adopted City of Wausau Five-Year Strategic Plan (2022-2027)

1. Thriving Economy
2. Innovative Public Services
3. Cohesive and Connected Culture
4. Fun and Vibrant Community
5. Strong Regional Alliances

Discussion was held. No action was taken.

- b. Council members' additional priorities that are absent from the City of Wausau Five-Year Strategic Plan (2022-2027), along with goals and visions for those additional priorities.

Discussion was held. No action was taken.

6 Discussion and Possible Action.

- a. Identification of the top 3 priorities for the 2026-2028 term of the Wausau Common

Council.

Discussion was held.

Watson was present for the rest of the meeting.

Motion by Alderperson Kilian, seconded by Alderperson Trueblood, to direct the interim Executive Assistant to the Mayor of Wausau to compile the information to send to the Common Council President by the end of the week to disseminate the information to be acted upon.

Yes 11, No 0, Abstained 0

MOTION PASSED.

7 Adjournment.

Motion by Alderperson Hoenecke, seconded by Alderperson Larson, to adjourn. Motion carried.
Meeting adjourned at 9:30 PM.

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



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COMMITTEE OF THE WHOLE COUNCIL RETREAT – RESULTANT PRIORITIES (IDEAS)

1) COMMUNICATION WITH RESIDENTS

- *Increase engagement – listening to residents (survey their priorities)
- *Language barriers
- *Education for public
- *Communications manager?

2) CITY FINANCES

- *Prioritize critical needs
- *Reduce tax burden on residents
- *Understanding & managing city debt obligations
- *Diversify & increase revenue
- *Move forward responsibly with decisions that impact the tax levy

3) ECONOMY

- *Job Creation – New Businesses/attract new residents
- *Affordable housing – what is affordable (survey)-do we need more?
- *Diverse housing (size, units, price points) – do we need more

4) INFRASTRUCTURE

- *Street conditions
- *Public transit
- *Fleet facility
- *Sustainability - green innovation
- *Maintain city owned buildings

RELATED CONCERNS:

- *Corporate purchasing of single family homes
- *Special event reimbursement – Applicant paying more & surrounding municipalities contributing
- *Property tax breakdown on tax bills/newsletter
- *Revitalizing N2N
- *Infographic (with general categories) at each alder's seat as reminder of priorities when making policy decisions

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

ORDINANCE OF THE WAUSAU WATER WORKS COMMISSION	
Creating Chapter 13.66 Lead and galvanized water service line replacement, Section 13.66.010 Intent and purpose, Section 13.66.020 Authorization, Section 13.66.030 Rules of construction and definitions, Section 13.66.040 Survey and inspections, Section 13.66.050 Partial or full service line material replacement; public side or customer side, Section 13.66.060 Replacement priority, Section 13.66.070 Application and Scheduling, Section 13.66.080 Financing of replacement, Section 13.66.090 Exceptions, Section 13.66.100 Prohibitions, Section 13.66.110 Severability, Section 13.66.120 Penalties.	
Committee Action:	Ordinance Number:
Fiscal Impact:	2024: Total Allocation- \$5,790,028 (Principle Forgiveness - \$3,641,078; Loan Amount - \$2,148,950 (this should be at a rate of 0.5%)) Potential for up to \$60,000,000 out-of-pocket in the following four years depending on availability of funding
File Number:	Date Introduced:

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

Section 1. That Chapter 13.66 Lead and galvanized water service line replacement is hereby created and made up of the following Sections outlined below.

Section 2. That Section 13.66.010 Intent and purpose is hereby created to read as follows:

13.66.010 Intent and purpose.

Lead in drinking water poses a threat to the public health. Leaching of lead from lead service lines or from galvanized lines, that are or were downstream of lead, are sources of lead in drinking water. Additionally, aged water services including lead and galvanized lines can be a source of water loss and potential contamination. The Common Council of the City of Wausau therefore finds that it is in the public interest to establish a comprehensive program for the removal and replacement of lead and galvanized service lines in use within the Wausau Water Utility distribution system, and to that end, declares the purposes of this Chapter to be as follows:

- (1) Continue to ensure that the water quality at every tap of Wausau Water Utility customers meets the water quality standards specified under the Federal Safe Drinking Water Act;
- (2) Continue to reduce the level of lead in the City's drinking water to meet EPA standards in City drinking water for the health of City residents;
- (3) Continue to meet the Wisconsin Department of Natural Resources requirements for local compliance with the EPA's Lead and Copper Rule, as revised and amended;
- (4) Continue to replace all high-risk lead water service lines and all remaining lead water service lines in use in the City; and
- (5) Limit costs by setting a service replacement schedule when federal, state, or local funding is available.

Section 3. That Section 13.66.020 Authorization is hereby created to read as follows:

13.66.020 Authorization.

This Chapter is enacted pursuant to Wis. Stats. §§ 62.11(5), 281.12(5), 66.0627(8), and 196.372, and as mandated by 42 USC 300g of the Federal Safe Drinking Water Act, as amended, enforced by the EPA and the WDNR.

Section 4. That Section 13.66.030 Rules of construction and definitions is hereby created to read as follows:

13.66.030 Rules of construction and definitions.

This section and all rules and orders promulgated under this section shall be liberally construed so that the purposes enumerated in Section 13.66.010 may be accomplished. Words and phrases shall be construed and understood according to their common and usual meaning unless the contrary is clearly indicated. Within this chapter:

Childcare facility means any state-licensed or county-certified childcare facility including, but not limited to, licensed family childcare, licensed group centers, licensed day camps, certified school-age programs and Head State programs.

City means City of Wausau.

Confirmed water sample test means a tap water analysis, completed after a prior analysis that indicated lead levels at or above the EPA action level, and conducted in accordance with the Lead and Copper Rule, as revised and amended, with Wis. Admin. Code § N 809.547, and with instructions provided by the Wausau Water Utility.

Customer-side water service line means the water conduit pipe running from the water meter to the curb stop which is the Water Utility shut-off valve usually located behind the curb on public property.

Distribution system means the network of water pipes, including water mains and water service lines, owned and operated by the City of Wausau Water Utility.

EPA means the U.S. Environmental Protection Agency.

EPA action level means a measure of the effectiveness of the corrosion control treatment in water systems, as established by the Safe Drinking Water Acts Lead and Copper Rule, as revised and amended.

Federal Safe Drinking Water Act as codified as 42 USC §§ 300f - 300j-26.

Director means the Director of Public Works and Utilities.

High risk lead service means a lead and/or galvanized customer-side water service line identified in Section 13.66.050 and any lead and/or galvanized customer-side water service line where a confirmed water sample test of a customer's tap water reveals a lead concentration at or above the EPA action level.

Lead and Copper Rule means the rules created by the EPA, as revised and amended, and adopted by the WDNR in response to the passage of the Safe Drinking Water Act, which provides maximum containment level goals and national primary drinking water regulations (NPDWR) for controlling lead and copper in drinking water. NPDWR regarding approved treatment techniques include corrosion control treatment, source water treatment, lead and galvanized water service line replacement and public education. The rules may be found in 56 FR 26460, 40 CFR 141.80—141.90, and Wis. Admin. Code §§ NR 809.541 through 809.55.

Lead water service line means a water service line made of lead and/or galvanized steel, and any lead pigtail, gooseneck or other fitting which is connected to such a line. The term can apply to the customer-side water service line and/or the public-side water service line.

Licensed plumber means a person, firm, corporation or other entity licensed to perform plumbing work in the City by the State of Wisconsin.

Tenant means person or persons in actual possession of and living at a property.

PPB means parts per billion.

Property means any possessory interest, legal or equitable, in real property, including an estate, trust, or lien, and any buildings, structures and improvements thereon.

Property owner means a person or legal entity having a possessory interest, legal or equitable, in property, which defined term includes an estate, trust, or lien.

Service replacement schedule means the schedule adopted by the Wausau Waterworks Commission for the replacement of lead customer-side water service lines based on community resources; on availability of licensed plumbers and Water Utility resources to complete service line replacements; on physical location of properties with lead customer-side water service lines; and on availability of federal, state, or local funding.

Public-side water service line means the utility-owned portion of the water service line from the water main to the curb stop.

WDNR means the Wisconsin Department of Natural Resources.

Water Utility means the City of Wausau public water utility and its distribution system, also known as Wausau Water Works.

Section 5. That Section 13.66.040 Survey and inspections is hereby created to read as follows:

13.66.040 Survey and inspections.

Upon notice from the Water Utility, any person who owns, manages or otherwise exercises control over a property within the Water Utility distribution system shall allow the Water Utility to inspect the customer-side water service line or have the customer-side water service line inspected by a licensed plumber or other representative as authorized by the Director to determine whether the service line is lead, copper, cast iron, galvanized steel, plastic or other material.

Section 6. That Section 13.66.050 Partial or full-service line material replacement; public-side or customer side is hereby created to read as follows:

13.66.050 Partial or full-service line material replacement; public-side or customer-side.

- (a) All of the following service line material combinations are subject to partial or full replacement with copper, and/or plastic service lines under this division as identified:

SERVICE LINE MATERIAL REPLACEMENT

Public-Side	Customer-Side	Side Requiring Replacement
Lead	Lead	Both
Lead	Galvanized	Both
Lead	Copper	Public-side only
Lead	Plastic	Public-side only
Copper	Lead	Customer-side only
Copper	Galvanized	Customer-side only

Copper	Copper	Neither
Copper	Plastic	Neither
Plastic	Lead	Customer-side only
Plastic	Galvanized	Customer-side only
Plastic	Copper	Neither
Plastic	Plastic	Neither
Galvanized	Galvanized	Both
Galvanized	Copper	Public-side only
Galvanized	Plastic	Public-side only
Galvanized	Lead	Both

No other service line material combinations have been identified which require replacement under this division.

- (b) All lead water service lines (as defined in section 13.66.030) must be replaced regardless of location. Where both the customer-side and public-side water service lines are lead, the customer-side lead water service line shall be replaced at the same time as the public-side lead water service line and in accordance with any applicable state and federal requirements, as revised and amended and per section 13.66.070. If a customer-side lead water service line is connected to a public-side water service line that is not a lead water service line, the replacement of the customer-side lead water service line shall be completed under a schedule determined by the Water Utility, in compliance with all local, state, and federal requirements, as revised and amended. As of the effective date of the ordinance from which this Chapter is derived, no lead water service line will be allowed to connect to a Water Utility line once replaced.

Section 7. That Section 13.66.060 Replacement priority is hereby created to read as follows:

13.66.060 Replacement priority.

- (a) Owners, managers or persons otherwise exercising control over properties within the Water Utility distribution system with customer-side lead water service lines shall be required to replace the customer-side lead water service lines according to the order of priority and replacement schedule, that are established by the Wausau Water Works Commission.
- (b) Notwithstanding the schedules set forth herein and any limitations on funding sources which may be made available to either the Water Utility or the customer, all customer-side water service lines identified herein shall be replaced at a schedule in accordance with local, state, and federal law.

Section 8. That Section 13.66.070 Application and Scheduling is hereby created to read as follows:

13.66.070 Application and Scheduling.

All existing customer-side lead water service lines that connect to a public-side water service line must be replaced. The replacement schedule will be determined by the Water Utility.

Existing customer-side lead water service lines that are connected to a public-side water service line that is scheduled to be replaced or reconstructed as part of a Water Utility or City construction project shall be replaced in conjunction with the planned construction project. The Water Utility shall give written notice to the owner of their duty to replace the customer-side lead water service line. Scheduling of customer-side lead water service line replacements shall be coordinated with the Water Utility within 30 days of service of the written notice. Additional time to schedule the customer-side lead water service line replacement may be granted by the Director for good cause. Noncompliance with the Water Utility replacement schedule may result in enforcement pursuant to Section 13.66.120.

Section 9. That Section 13.66.080 Financing of replacement is hereby created to read as follows:

13.66.080 Financing of replacement.

Mandated lead service line replacement will only proceed as grant monies are available to fully fund the private side obligation for the full lead service line replacement and all related construction for the property owner.

~~A property owner shall be responsible for the cost of replacing the portion of a lead water service line that is a customer-side water service line that serves their property. The Water Utility shall be responsible for the cost of replacing all lead service lines that are public-side lead water service lines.~~

~~The City may establish a program to provide financial assistance to property owners replacing customer side lead water service lines. If the financial assistance does not cover the complete cost of replacing the customer side water lead service line, the property owner shall be responsible for the remaining balance.~~

Section 10. That Section 13.66.090 Exceptions is hereby created to read as follows:

13.66.090 Exceptions.

- (a) The Water Utility may modify the inspection requirement set forth under 13.66.040 if the customer so requests and demonstrates a compelling need.
- (b) Upon the demonstration of a compelling need, the owner of a single-family dwelling or a business to which the public has no access to tap water and with no

more than five employees, may request a change of schedule or an extension of time for compliance with Sections 13.66.050 through 13.66.070.

- (c) Guidelines for the consideration of requests under subsections (a) and (b) of this section will be established by the Wausau Water Works Commission.
- (d) Compliance deadlines will be calculated on a calendar year basis but may be deferred during the months of December through March on the basis of weather constraints.

Section 11. That Section 13.66.100 Prohibitions is hereby created to read as follows:

13.66.100 Prohibitions.

It shall be unlawful for any person to fail to comply with the applicable customer-side lead water service line replacement requirements as set forth herein or to violate any other provision of this Chapter.

Section 12. That Section 13.66.110 Severability is hereby created to read as follows:

13.66.110 Severability.

If any section or portion of this chapter is for any reason determined to be invalid or unconstitutional by the decision of a court of competent jurisdiction, that section or portion shall be deemed severable and shall not affect the validity of the remaining sections or portions of this Chapter.

Section 13. That Section 13.66.120 Penalties is hereby created to read as follows:

13.66.120 Penalties.

Any person who violates any provision of this Chapter may be subject to a forfeiture of no less than \$50.00 and no more than \$1,000.00. Each day a violation continues may be considered a separate offense.

Section 14. That Section 13.66.130 Authority to Discontinue Service is hereby created to read as follow:

13.66.130 Authority to Discontinue Service.

As an alternative to any other methods provided for obtaining compliance with this Chapter regarding replacement of a customer-side lead water service line, if it is determined by the Water Utility that an illegal customer-side lead water service line endangers public health, safety, or welfare, and requires immediate action, the Water Utility may discontinue water service to such

property after reasonable opportunity has been given to make the appropriate replacement. The customer shall have an opportunity for a hearing pursuant to Wis. Stat. Ch. 68 before the Wausau Water Works Commission, within ten days of such emergency discontinuation of services. Water service to such property shall not be restored until the illegal customer-side lead water service line has been removed, and its replacement has been installed in compliance with the provisions of this section and approved by the Water Utility.

Section 14. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 15. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:

Approved:

Approved:

Published:

Attest:

Doug Diny, Mayor

Attest:

Rachel Brown, City Clerk

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL

held on Tuesday, July 9, 2024, in Council Chambers, beginning at 6:30 p.m.,
Mayor Doug Diny presiding.

Roll Call

07/09/2024

Roll Call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Public Comment: Pre-registered citizens for matters on the agenda and other public comment

07/09/2024

1. Tom Kilian, 133 E. Thomas Street – spoke in favor of reducing the PILOT payment.
2. Orlando Alfanzo, 1015 Brown Street – spoke in opposition of the Lead Hazard Reduction Capacity Building grant and the ordinance on lead service lines and in favor of reducing the PILOT payment.
3. Jon Radtke, 703 Franklin Street - spoke in opposition of the ordinance on lead service lines.
4. Sid Ehfard, 302 Bopf Street – spoke in opposition of the ordinance on lead service lines.

Consent Agenda

07/09/2024

Without objection, item 24-0714 was pulled from the agenda for consideration by the Mayor

Motion by Larson, seconded by Lukens, to adopt all the items on the Consent Agenda as follows:

24-0701 from the Common Council Approve Minutes of a previous meeting(s) (06/11/2024).

24-0703 Ordinance from the Planning Commission Rezoning 1011 N 5th St from an MRL-12, Multi-Family Residential-12 to an NMU, Neighborhood Mixed Use.

01-1024 Joint Ordinance from the Infrastructure and Facilities Committee and Plan Commission Amending annexation ordinance no. 497-01L (annexing territory from the Town of Weston to the City of Wausau - Gilbertson - Poplar Lane).

93-0918 Joint Ordinance from the Infrastructure and Facilities Committee and Plan Commission Amending annexation ordinance no. 497-93E (annexing territory from the Town of Weston to the City of Wausau – Greenwood Hills).

24-0406 Final Resolution from the Infrastructure and Facilities Committee and Plan Commission Vacating and discontinuing a portion of right-of-way south of Adams Street abutting 1010 and 1012 Everest Boulevard and 1100 Highland Park Boulevard (that portion known as N. 11th Street on plat H.B. Huntington’s Addition to the City of Wausau, Document No. 167682.)

24-0711 Ordinance from the Infrastructure and Facilities Committee Designating no parking on the north side of Norton Street beginning 135 feet east of N. 1st Avenue extending to 150 east of N. 1st Avenue.

24-0712 Ordinance from the Infrastructure and Facilities Committee Designating no parking on the west side of Stettin Drive from Stewart Avenue to S. 44th Avenue and no parking on the east side of Stettin Drive beginning at the intersection of Stewart Avenue and extending 500 feet north.

24-0715 Resolution from the Infrastructure and Facilities Committee Approving Agreement for the Management and Maintenance of a Stormwater Facility (Aspirus Wausau Hospital – 333 Pine Ridge Boulevard).

24-0716 Resolution from the Infrastructure and Facilities Committee Approving State/Municipal Agreement for Transportation Alternatives Program (TAP) Project – 72nd Avenue Trail South Extension, Sunnyvale Park to Stewart Avenue.

24-0717 Resolution from the Infrastructure and Facilities Committee and Plan Commission Accepting dedication of right-of-way, accepting permanent utility easement, and accepting temporary easement for cul-de-sacs at the west end of Old Coach Road and at the west end of Birchwood Drive.

24-0108 Resolution from the Public Health & Safety Committee Approving Various Licenses as Indicated.

Yes Votes: 11 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

24-0714 **07/09/2024**

Motion by Henke, seconded by Watson, to adopt the Resolution from the Infrastructure and Facilities Committee Approving Agreement for the Management and Maintenance of a Stormwater Facility (Wausau School District – 1200 West Wausau Avenue).

Lukens stated concerns with microplastics and crumbed rubber used in the artificial turf at this particular site outlined in the agreement. It was stated the city maintained a strong relationship with the school district and this concern was raised to bring attention to this item of concern.

Rasmussen stated similar environmental concerns and player impacts of artificial turf. It was stated the facility is now in place and that the agreement must be approved to ensure those facilities are maintained for stormwater capacity.

Kilian stated more decisions made by the Common Council should consider environmental impact and thanked Lukens for bringing the concerns forward.

Lukens stated a desire to find a more sustainable and player friendly alternatives for the artificial turf.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	NO
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 9 No Votes: 2 Abstain: 0 Not Voting: 0 Result: PASSED

24-0704 **07/09/2024**

Motion by Henke, seconded by Lukens, to adopt the Resolution from the Finance Committee Authorization to Accept Lead Hazard Reduction Capacity Building grant through the Office of Lead Hazard Control and Health Homes through the U.S. Department of Housing and Urban Development.

Kilian stated the upfront amount of levy needed to support this program with an unknowing funding source and that the Economic Development Department did not have the staff capacity to support the program as well.

Martens stated the program was meant to identify lead in homes but did not provide funding for, or the ability to remediate, lead within homes.

Lukens stated opposition based on staff recommendations and statements provided by other alders.

Tierney stated opposition based on the capacity of the program to identify lead but not remediate it from homes.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	NO
2	Martens, Michael	NO
3	Kilian, Terry	NO

4	Neal, Tom	YES
5	Gisselman, Gary	NO
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	NO
8	Watson, Sarah	NO
9	Tierney, Vicki	NO
10	Larson, Lou	NO
11	Henke, Chad	NO

Yes Votes: 1 No Votes: 10 Abstain: 0 Not Voting: 0 Result: FAILED

24-0710

07/09/2024

Motion by Lukens, seconded by Henke, to adopt the Resolution from the Economic Development Committee Approving Sale of 1210 N. 3rd Street by the City of Wausau to DNA Taverns, LLC.

Gisselman stated the anticipated use for the lot would be for additional parking and stated the neighborhood and a nearby park should be considered in approving the sale.

Yes Votes: 11 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

Suspend the Rules

07/09/2024

Motion by Larson, second by Henke, to suspend Rule 6(B) Filing and 12(A) Referral of Resolutions for 24-0705, 24-0706, 24-0707, 24-0708, 24-0709, 92-0623.

Rasmussen made a parliamentary inquiry on if the rules are suspended, does that suspension mean automatic consideration of item 24-0718. It was stated if the motion to suspend the rules was passed, it would include the remainder of the agenda items for consideration.

Without objection, the Chair pulled item 24-0718 to be considered under the suspension of the rules separately and only items 24-0705, 24-0706, 24-0707, 24-0708, 24-0709, 92-0623 would be considered under the suspension of the rules at this time.

Yes Votes: 11 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

24-0705

07/09/2024

Motion by Watson, seconded by Larson, to adopt the Ordinance from the Wausau Water Works Commission Creating Chapter 13.66 Lead and galvanized water service line replacement, Section 13.66.010 Intent and purpose, Section 13.66.020 Authorization, Section 13.66.030 Rules of construction and definitions, Section 13.66.040 Survey and inspections, Section 13.66.050 Partial or full service line material replacement; public side or customer side, Section 13.66.060 Replacement priority, Section 13.66.070 Application and Scheduling, Section 13.66.080 Financing of replacement, Section 13.66.09 as amended.

Kilian stated constituents had reached out with concerns on public notice and lack of public input. It was stated the main concern with citizens is how the ordinance impacted them and if they would need to pay out of pocket for the cost of lead line replacements. Kilian stated a preference for tabling the ordinance until adequate notice can be given to the public and with more opportunity for public comment in multiple languages.

Rasmussen questioned if the scaling up of the line replacement program would come as funds are available through grants and that if grant funding was not available the cost would not be passed down to individual residents. It was stated the funding is determined upon on a year-by-year basis. Rasmussen stated concerns with not being able to leverage grant funding if there was no ordinance mandating lead line replacements on the public and private side and enforcement pieces for homeowners. It was further stated a goal to scale up the project as grant funding is made available and scale down as grant money is not accessible.

Motion by Rasmussen, seconded by Larson, to amend 24-0705 to add the clause, "Mandated lead service line replacement will only proceed as grant monies are available to fully fund the private side obligation for the full lead service line replacement and all related construction for the property owner."

McElhaney questioned if the grant funding would include driveway and landscaping work as part of the replacements. It was stated this was intended to include property restorations. *Without objection*, a friendly amendment was offered by McElhaney to specify all related construction.

Tierney stated an understanding of the amendment was to use the available grant money to ensure the private lead lines would be replaced without charging the residents. It was stated this was how this solution was presented to the public along with opportunities for public input.

Neal questioned if the amendment should make it clearer that the program would be fully funded for residents. It was questioned if there should be limits to what property restorations are covered. It was stated the disturbance to property is minimum and a limit to restoration costs would not be necessary. *Without objection*, a friendly amendment was offered by Neal to include fully funded.

Lukens stated support for the amendment and questioned if this amendment would be compatible with regulations of the Wisconsin Public Service Commission. It was stated that was only applicable if the utility funded private lead line replacement. Lukens stated this work would only cover lead lines and not the pipes inside homes.

Gisselman questioned the process of developing this ordinance without more public input and stated support for protecting citizens as much as possible while ensuring all citizens are made aware of the ordinance.

Kilian stated the amendment was a positive effort to protect the residents of the city. Kilian also stated the ordinance should not move forward until formal citizen input was provided.

McElhaney stated uncomfortableness with the ordinance without more clarification among the regulating agencies. It was stated that if grant money requires an ordinance it presents an unknown that can not be supported.

Rasmussen stated the goal is protecting residents against baring the burden of paying for lead line replacement and restoration.

Kilian stated there was a concern with this moving forward until there was public input sessions as they felt the city ordinance would leave citizens without a choice.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 10 No Votes: 1 Abstain: 0 Not Voting: 0 Result: PASSED

Watson questioned if a joint meeting with the Wausau Water Works Commission would be appropriate and asked to get a more layman's understanding of the ordinance and its impact ahead of future meetings out to the public.

Gisselman stated a preference of a Committee of the Whole to discuss this matter more thoroughly.

Watson requested the ordinance be sent to the regulating agencies for their input.

Lukens requested information be provided to the public on this ordinance in multiple languages.

Motion by Gisselman, seconded by Neal, to postpone consideration of the item 24-0705 to the August Common Council meeting.

Yes Votes: 11 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

24-0706

07/09/2024

Motion by Lukens, seconded by Rasmussen, to adopt the Resolution from the Finance Committee Approving Interlocal Agreement between the City of Wausau and Marathon County for the 2022 Byrne Justice Assistance Grant Program Award.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

24-0707

07/09/2024

Motion by Lukens, seconded by Watson, to adopt the Resolution from the Finance Committee Approving Interlocal Agreement between the City of Wausau and Marathon County for the 2023 Byrne Justice Assistance Grant Program Award.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

24-0708

07/09/2024

Motion by Lukens, seconded by Tierney, to adopt the Resolution from the Finance Committee Authorizing the City of Wausau to enter a 3-year (2024-2027) shared services agreement with the Wausau School District for School Resource Officers.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

24-0709

07/09/2024

Motion by Rasmussen, seconded by Larson, to adopt the Resolution from the Finance Committee Approving United Way impact grant funding for assisting the unhoused with security deposits.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

92-0623

07/09/2024

Motion by Larson, seconded by Tierney, to adopt the Resolution from the Finance Committee Approving First Amendment to Agreement for Lease to City of Parking Lot-Third and McClellan Streets (Curly Kale LLC).

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

Suspend the Rules

07/09/2024

Motion to consider the motion to take up 24-0718 objected by Rasmussen.

Rasmussen stated opposition to this resolution for consideration as it was not brought forward to a standing committee for consideration. It was stated the city's financial planner is going to conduct a meeting with the Finance Committee on the PILOT payment and this resolution is premature. Rasmussen stated the Mayor can propose a budget to the Common Council without direction from the Common Council at the forefront as this resolution does. It was stated the process was not the process of the city.

Point of Order by Watson on debating the suspension of the rules. *Point of Order not well taken by the Chair* as this was on the objection to take up the resolution and not the vote on suspension of the rules. The Chair stated this resolution was meant to provide guidance to the Mayor and President of the Wausau Water Works Commission to move forward.

Point of Order by Neal on why the vote to suspend the rules was not taken up. *Point of Order not well taken by the Chair* as this was on the objection but it was recommended that the vote to suspend the rules should be taken up.

Motion by Larson, seconded by Tierney, to Suspend Rule 6(B) Filing and 12(A) Referral of Resolutions for 24-0718.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	NO
2	Martens, Michael	NO
3	Kilian, Terry	YES
4	Neal, Tom	NO
5	Gisselman, Gary	NO
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	NO

8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	NO

Yes Votes: 5

No Votes: 6

Abstain: 0

Not Voting: 0

Result: FAILED

Public Comment & Suggestions

07/09/2024

1. Jay Kronenwetter, 310 Sturgeon Eddy Road – spoke on the Wausau School District Citizens Task Force on Elementary School Redistricting
2. Tom Kilian, 133 E. Thomas Street – spoke on low/moderate income linguistic rates, Wyatt Street environmental testing impact on federal funding, the Hmong language meeting the safe harbor threshold for Metro Ride Title XI analysis, lack of translation services, and the Liberation and Freedom Committee.

Adjourn

07/09/2024

Motion by Lukens, second by Henke, to adjourn the meeting. Motion carried. Meeting adjourned at 8:45 p.m.

Doug Diny, Mayor

Kaitlyn Bernarde, City Clerk

July
2026

EquiFlow Lead-Free Program

Progress Update & 2026 Outlook

City of Wausau | Wausau Water Works



Program Summary

LSL Replacements	2024	2025	2026	Total
Partial Replacements	600	253	1,010	1,863
Full Replacements	5	1,281	404	1,690
Total	605	1,534	1,414	3,553
<i>Rock Homes</i>	8	17	250	275

Funding Awards	2024	2025	2026	Total
Principal Forgiveness	\$2,749,435	\$9,949,435	\$7,738,036	\$20,436,906
Loans	\$2,172,756	\$4,908,074	\$6,693,548	\$13,774,378
Total	\$4,922,191	\$14,857,509	\$14,431,584	\$34,211,284

**Awarded 75% PF for private side replacements in 2024*

**Awarded 100% PF for private side replacements in 2025*

**Awarded 75% PF for private side replacements in 2026*

Program Highlights:

- Awarded approximately \$20M in principal forgiveness grants
- More than 2,600 LSL replacements completed with 2-years of construction commencement
- Maintaining a greater than 96% consent rate with homeowners
- More than 8,000 verification completed

Key Highlights

Successes:

- As a first mover, Wausau saved millions with favorable construction pricing
- High production volume has led to more funding for Wausau
- Award winning & nationally recognized program
 - “Best Utilities Project” by the North American P3 Awards in 2024
 - “Outstanding Leadership in LSL Replacement” by the LSLR Collaborative in 2026

Challenges:

- Heavy rock areas throughout the city
- DNR has been a challenge in terms of what they deem as an eligible cost
- Recent challenges with accessing a few dozen homes for LSL replacement in key areas that qualify for high principal forgiveness

2026 Progress

- Heavier focus on more complex & expensive “rock homes” while Wausau is awarded a high percentage of principal forgiveness
 - Bid out specific package for rock homes and awarded to low-bidder, A-1 Excavating
- Approximately 500 LSL replacements and 500 hydro-excavations completed YTD
- In addition to \$14M+ in LSL funding, DNR awarded Wausau a \$328,571 outreach grant to be used throughout Nov 2025 – May 2028.



Example rock home

2027 Projections & Beyond

- Submitted a funding application for \$18.6M to replace 1,310 LSLs throughout the City. We expect Wausau to be awarded much of this funding, however in 2026 the City was awarded \$2.8M less than it applied for.
- Application has two components, a specific census tract plan where approximately \$11M of the project scope will qualify for 75% private side PF while the remainder will be 50% private side PF across the entire city.
- Three-year bids received in 2024 expire in 2026, meaning the entire 2027 scope will need to be rebid, with prices expected to rise.
- According to DNR, 2027 will be the last year municipalities can use the subsidized 0.25% for public side replacements. Base SRF can still be used for public side costs.
- DNR expects there to be one more large funding year available for 2028, with a possibility of limited funding available for a few years to follow. We expect most of Wausau's LSLs can be removed by 2028, with less than 2,200 homes having an LSL after the 2027 scope is completed.

2027 Financial Projections

Construction	14,278,040
Contingency	713,902
Total Construction	14,991,942
Professional Services	3,484,364
Total Cost	18,476,306

Principal Forgiveness	7,916,470
Loans	10,559,836

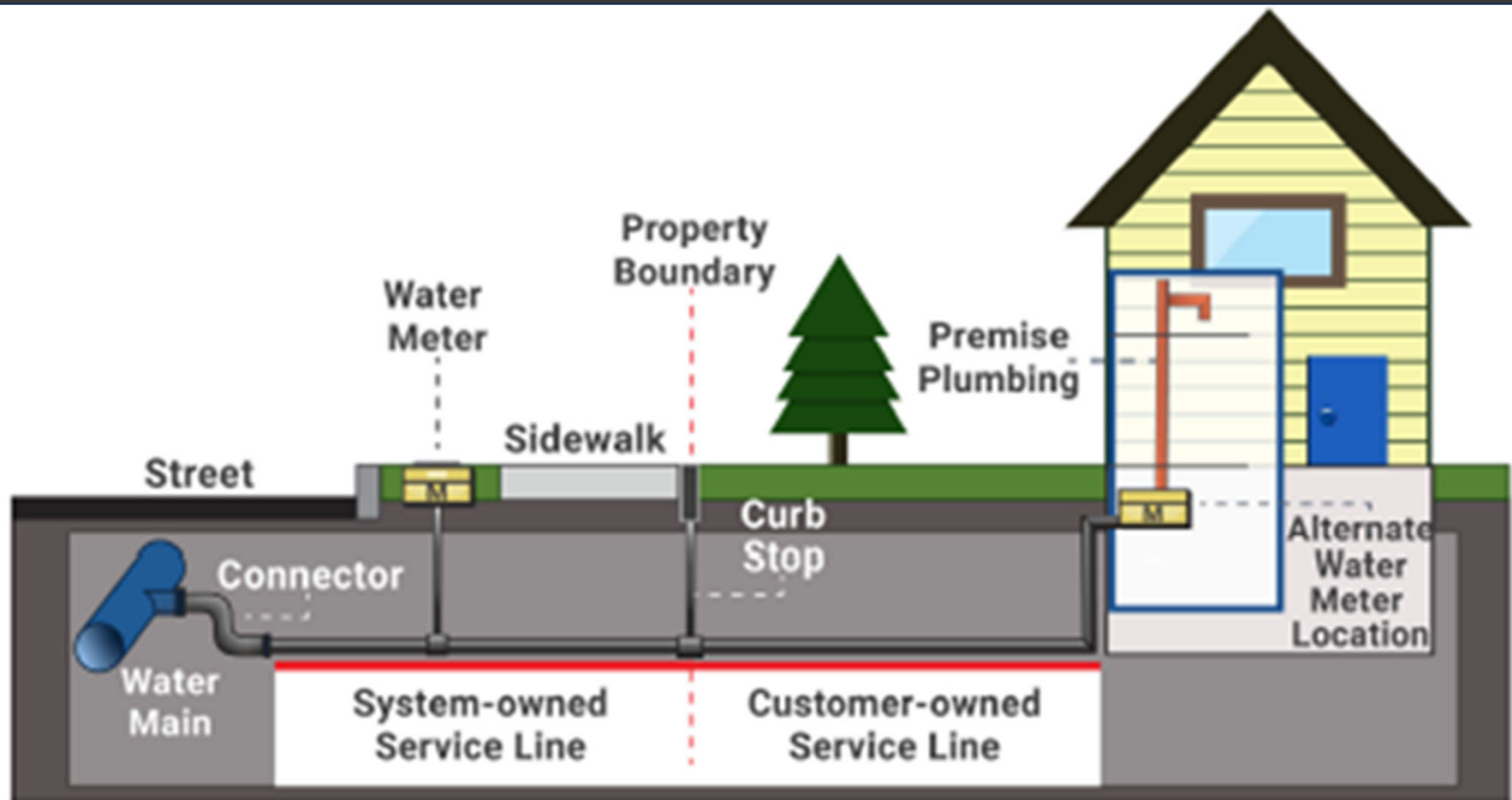
A close-up photograph of three cross-sections of pipes held in a hand. The pipes show varying degrees of internal corrosion and rust. The leftmost pipe has a dark, smooth interior. The middle pipe is heavily corroded with a thick, orange-brown rust layer. The rightmost pipe has a lighter, yellowish interior. The text "Mandatory Lead Service Line Replacement Ordinance" is overlaid in large, bold, black font across the center of the image.

Mandatory Lead Service Line Replacement Ordinance

Committee of the Whole Meeting

July 13, 2026

What are lead service lines?



U.S. EPA

What is a mandatory LSL replacement ordinance?



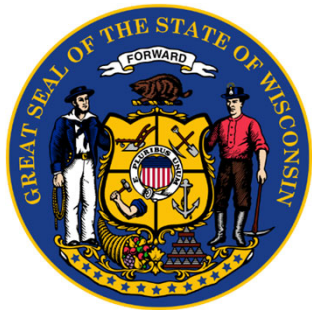
- DRAFT ordinance is included in the packet information along with the council minutes from the last council meeting the ordinance was presented.
- A mandatory lead service line replacement ordinance requires each **owner** of a property that is serviced by a customer-side water service line containing lead to replace that customer-side water service line under certain conditions. GK1
- Without an ordinance in place homeowners can decide NOT to replace their lead line.

Regulatory Requirements



Federal Regulations

- 2025 Lead and Copper Rule Improvements (LCRI) requires all Lead Service Lines to be removed from distribution systems by end of 2037. Added sampling requirements and lower action level thresholds creates a higher probability of lead exceedances requiring action by the utility.
- 2021 Lead and Copper Rule Revisions (LCRR) require water systems to prepare and maintain a service line inventory for both public and private side laterals.



State Regulations

- Wisconsin follows federal drinking water regulations and has some of its own state requirements related to reporting LSLs and replacements, including through the Public Service Commission (PSC).

PSC and DNR Funding



- Wisconsin Act 137 permits utilities and municipalities to provide financial assistance, through loans and grants, to private consumers for the express purpose of replacing private LSLs.
- Participation in Wisconsin Act 137 requires all LSLs to be replaced, both utility-side and customer-side.
- **In order to receive state approval from the Wisconsin Public Service Commission (PSC) to provide financial assistance to help customers replace customer-side LSLs, using ratepayer funds, municipalities must pass a municipal ordinance that outlines their general approach to implementing Wisconsin Act 137.**
- DNR LSL replacement funding program(s) provide more favorable scoring for applications from municipalities that have mandatory replacement ordinances.

Additional PSC, DNR, and EPA Requirements



- Per PSC: “The ordinance must require each owner of a premise located in ^{GK1} the city, town, or village that is serviced by a customer-side water service line containing lead to replace that customer-side service line.”
- PSC requires all customers in the same customer class to be treated equally.
- There are various detailed state and federal requirements that water systems should consider in their ordinances, such as:
 - Notification to customers prior to system-side LSL replacement (e.g., 45 days)
 - Timing of customer-side LSL replacements, once the public-side LSL has been replaced (e.g., 90 days)
 - Provision of mitigation measures (e.g., filters) following LSL replacements
 - Customer-side LSL replacements within a certain timeframe after notification by the water system (e.g., 12, 24, or 36 months) and timing of customer-side LSL replacement scheduling following notification (e.g., 30, 45 or 60 days).

Have other WI communities adopted mandatory LSL replacement ordinances?



- YES, many!
- Municipalities can tailor their ordinances to local needs, for example, with additional stipulations related to:
 - Deadlines for required replacement
 - Subsidies towards replacement
 - Financial assistance program
 - Triggers for mandatory replacement (e.g., leak, emergency repair, damaged line)
 - Right of entry to property
 - Potential penalties for non-compliance, up to and including disconnection

Timeline Considerations: PSC Approval

If a community is seeking PSC approval to use ratepayer funds to pay for LSL replacement, it will need the following:

- Ordinance must be drafted prior to PSC application submittal, and
- Ordinance must be enacted prior to commencement of utilities' financial assistance program.

PSC Approval Timeline



What are the cost implications of a mandatory LSL replacement ordinance?



- Municipalities typically include varying cost and funding information in their ordinances, such as information about responsibilities for payment.
- Potential funding sources for LSL replacements may include:
 - DNR SDWLP BIL LSL funding
 - **An LSL replacement ordinance helps with application scoring.**
 - PSC approval for use of ratepayer funds
 - **An LSL replacement ordinance is required.**
- Outside funding (e.g., Community Development Block Grant (CDBG) funding) may also be available for LSL replacements.

Questions?





Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

To: Committee of the Whole
From: Matthew Barnes, Chief of Police
Date: July 8, 2026
Subject: Approving a needs assessment, construction budget, and related budget modification regarding the relocation of the Wausau Police Department to the available UW Stevens Point Marathon Campus and converting the existing police department to Central Fire.

Purpose

The purpose of this report is to provide the Committee of the Whole with a comprehensive overview of the opportunity presented by Marathon County's Request for Proposals (RFP) for the redevelopment of the former UWSP–Wausau campus. The report outlines the operational, fiscal, strategic, and community partnership considerations associated with evaluating the campus as a potential new location for the Wausau Police Department (WPD), and potentially co-locating Wausau Fire Department's Central Fire Station (Fire Station One). This report also seeks direction from Council on whether to pursue detailed feasibility assessments and prepare an official submission in response to the County's RFP.

Background

Marathon County has issued a redevelopment RFP for the former University of Wisconsin–Stevens Point at Wausau campus, located at 518 S. 7th Avenue. The campus comprises multiple buildings, including the large North/South Hall, the Fieldhouse, dormitories, arts buildings, and other auxiliary structures. With UWSP consolidating operations elsewhere, substantial portions of the campus will become available for adaptive reuse.

The Wausau Police Department conducted a site visit of the campus and identified significant potential for relocation. Unlike traditional facility planning driven by immediate space shortages, this exploration is driven by a unique convergence of opportunities:

1. **The need to replace or significantly renovate Fire Station One**, currently estimated at \$28 million for new construction.
2. **The ability to repurpose the existing Wausau Police Department building into a modern fire station**, thereby avoiding duplication of major capital facilities.
3. **The availability of a large, well-maintained public facility** capable of accommodating the Police Department, with the potential for partnership uses that generate revenue and reduce long-term costs.

Marathon County has indicated it is open to considering proposals that encompass the entire campus, multiple buildings, or a phased redevelopment approach. Early expressions of interest from community stakeholders further suggest viable opportunities for shared use, co-location, and collaborative agreements. Based on preliminary discussions with Marathon County, we would anticipate offering **one dollar** for the property.

Current Conditions and Limitations

Wausau Police Department

Although the current police facility continues to support core operations, it has reached practical capacity. Numerous spaces have been repurposed to address emerging needs:

- Closets have been converted into offices
- The former file room now houses six detective workstations
- Booking/OWI processing space has been converted into an evidence processing lab
- A bathroom has been converted for use as a vented drug-testing area

These adaptations reflect both staff growth and changes in policing practices (e.g., expanded forensic work, enhanced evidence standards, growth in specialized units). The current building cannot be expanded in a cost-effective manner without disrupting operations and triggering additional upgrades.

Wausau Fire Department – Central Fire Station

The Fire Department’s primary station (Station One) is obsolete by modern fire service standards. Apparatus bay dimensions, ventilation systems, living quarters, and mechanical systems all require replacement or substantial renovation. A new station is estimated at \$28 million. Co-locating Fire Station One into the existing WPD building after police relocation could avoid some of this cost through adaptive reuse, reducing land acquisition needs and leveraging existing core infrastructure.

Opportunity Presented by the UWSP–Wausau Campus

Facility Capacity and Suitability

The North/South Hall alone offers more square footage than the Police Department would utilize even in a 30–50-year planning horizon. The building contains numerous classrooms, labs, offices, conference rooms, large lecture halls, an auditorium, and specialized instructional spaces. Key attributes include:

- Recently completed major maintenance projects
- Functional HVAC systems and updated infrastructure
- Multiple mechanical, electrical, and storage spaces suitable for evidence operations, training rooms, IT, specialty units, and administrative divisions
- Significant parking
- Multiple controlled-access points suitable for public-facing and secured operational zones

A relocation to this facility would represent a generational improvement in operational efficiency, training capability, and public service capacity.

Potential for Co-Located or Partner Uses

The Chief has been in communication with the Wausau School District Superintendent regarding leasing the south half of North/South Hall for district administrative offices. The district’s existing Longfellow building does not meet long-term needs, and the District has expressed interest in co-location.

Shared occupancy would offer:

- Lease revenue to offset maintenance and utility costs

- Strengthened partnerships between WPD and the School District
- Opportunities for coordinated youth programming, training, and improved communication

Other existing campus leaseholders could potentially remain or transition into new agreements depending on the redevelopment plan.

Evidence Storage Consolidation

WPD currently stores evidence across multiple facilities: the Industrial Park and Department of Public Works. Inclusion of the Fieldhouse in a redevelopment proposal could allow for consolidation of all evidence operations—including long-term, high-volume, and environmentally sensitive items—into a single secure structure. This consolidation may create an opportunity to **divest from existing external storage facilities**, generating long-term savings.

Additional Land and Redevelopment Potential

The campus footprint includes dormitory buildings and arts buildings south of the Fieldhouse. These areas could support future City redevelopment initiatives, additional municipal services, private development partnerships, or public-private mixed-use concepts. The city’s long-term strategic planning efforts could incorporate these spaces for economic development, housing, training facilities, or other municipal functions.

Financial and Operational Considerations

Increased Maintenance and Utility Costs

A larger building would inherently increase operational costs. However, several offsetting factors exist:

- Lease revenue from partner agencies
- Potential sale of the existing police facility
- Potential elimination of the need for a newly built \$28 million central fire station
- Reduction in long-term deferred maintenance liability across multiple City facilities
- Ability to utilize newer, more efficient building systems already in place at North/South Hall

A detailed cost assessment is required to quantify these impacts.

Unknowns Requiring Professional Assessment

Although the campus appears to be in strong condition, several major unknowns must be professionally evaluated:

- Future capital maintenance requirements
- Total renovation costs to convert North/South Hall for police operations
- Renovation costs to convert the current WPD facility for fire operations
- Comparative lifecycle savings between this option and constructing a new fire station
- Impacts of separating or redesigning the campus mechanical systems
- Requirements to isolate secured law enforcement areas
- Timeline implications relative to other city capital projects

These unknowns require expert architectural and engineering analysis.

Professional Consultations and Cost Estimates

The Chief has consulted with:

FGM Architects

FGM specializes in public safety facilities and has provided an estimated cost of **\$25,000** to conduct a comprehensive needs assessment, facility evaluation, and renovation cost estimate for converting North/South Hall into a modern police headquarters.

Five Bugles Design

Five Bugles, a recognized expert in fire station planning and design, would conduct a parallel assessment of:

- Renovating the current police station into a fire station
- Modernizing the existing bays to NFPA standards
- Estimating total project costs

Their assessment cost is pending but expected to be approximately **\$10,000** to **\$15,000**.

Together, these studies will provide the City with the data required to make a fiscally responsible decision.

Recommendation

Given the potential long-term operational, financial, and strategic benefits to the City, the following actions are recommended:

1. **Approve a budget modification** to fund feasibility studies by FGM Architects and Five Bugles Design.
2. **Direct City staff** to prepare a formal response to Marathon County's RFP expressing the City's interest and outlining the City's preliminary redevelopment concept.
3. **Authorize the Police and Fire Departments**, in coordination with the Mayor's Office and Public Works, to begin collecting detailed needs assessments and operational planning data to support the feasibility studies.
4. **Continue discussions with the Wausau School District** and other stakeholders regarding potential co-location, long-term lease arrangements, and shared facility programming.
5. **Evaluate the consolidation of evidence storage** and opportunities for the sale or repurposing of existing City storage sites.
6. **Ensure that the findings of the feasibility studies are presented to the Committee of the Whole and Common Council** upon completion, along with updated cost models and recommendations for next steps.

Conclusion

The former UWSP–Wausau campus presents an extraordinary opportunity to modernize and consolidate critical municipal public safety services in a way that may substantially reduce long-term capital burden, improve operational efficiency, and strengthen community partnerships.

Relocating the Police Department to North/South Hall—paired with repurposing the existing WPD building into a modernized Fire Station One—has the potential to address multiple longstanding facility challenges simultaneously. This transformational concept warrants thorough professional evaluation. The recommended

feasibility studies are necessary to determine whether this unique opportunity is in the City's best financial and operational interest.

Staff respectfully requests approval to proceed with the next steps outlined in this report.



PROPOSED CIP **Capital Improvements Program** 2027-2031



CITY OF WAUSAU, WISCONSIN | FISCAL YEAR 2027-2031

Fire



TOTAL COST OF EACH PROJECT BY YEAR

Department - Project Name	Prior to 2027	Current Year: 2027	Year 1: 2028	Year 2: 2029	Year 3: 2030	Year 4: 2031	Unfunded	Total
Fire								
Architectural Design of New Station 1	-	700,000	-	-	-	-	-	700,000
EMS Cardiac Monitors	-	215,000	-	-	-	-	-	215,000
Hose	-	-	-	-	60,000	-	-	60,000
New Fire Station	-	-	28,000,000	-	-	-	-	28,000,000
PFAS Free Turnout Gear	52,000	52,000	52,000	52,000	-	-	-	208,000
Radio Replacement	-	-	165,000	-	-	-	-	165,000
Self Contained Breathing Apparatus (SCBA) Replacement	-	-	-	400,000	-	-	-	400,000
Station 1 Fitness Equipment	-	25,000	-	-	-	-	-	25,000
Station 3 Parking Expansion	-	-	-	250,000	-	-	-	250,000
Station 3 Women's Locker Room Remodel	-	60,000	-	-	-	-	-	60,000
Training Facility	-	882,000	-	-	-	-	-	882,000
Fire Total	52,000	1,934,000	28,217,000	702,000	60,000	-	-	30,965,000

FUNDING SOURCES

The table below shows a summary of the funding sources for CIP projects by year.

Department / Funding Source / Funding Type	Fiscal Year						Unfunded	Total
	Prior to 2027	Current Year: 2027	Year 1: 2028	Year 2: 2029	Year 3: 2030	Year 4: 2031		
Fire								
Capital Projects Fund / GO Bonds or Notes	-	29,582,000	-	250,000	-	-	-	29,832,000
Capital Projects Fund / Property Tax Levy	52,000	352,000	217,000	452,000	60,000	-	-	1,133,000
Fire Total	52,000	29,934,000	217,000	702,000	60,000	-	-	30,965,000

Self Contained Breathing Apparatus (SCBA) Replacement

\$ 400,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-238	Fire	Critical	All stations	Failure to replace our SCBAs by 2030 will result in substantial risks and liabilities: • Increased Risk to Firefighter Safety: Outdated SCBAs are more prone to air leaks, malfunctions, and component failures. A failure during an interior fire attack or rescue operation could result in injury or death. • Non-Compliance with National Standards: Continued use of SCBAs beyond their certified lifespan may place the department out of compliance with NFPA standards, potentially affecting insurance ratings and liability coverage. • Higher Long-Term Maintenance Costs: As manufacturer support phases out, replacement parts will become more scarce and expensive. Annual testing and repairs will become costlier and less effective. • Loss of Grant Eligibility: Many state and federal grants require SCBAs to be within their service life. Failure to replace them on schedule could disqualify the department from critical grant funding opportunities. • Decreased Operational Efficiency: SCBA reliability is crucial for maintaining rapid deployment and firefighter confidence in dangerous environments. Equipment failure or underperformance slows down fire attack and rescue efforts, increasing risk to civilians and property.

Project Timeline

Starting Date- Estimated: 2029-01-01

Starting Date- Actual:

Completion Date - Estimated: 2029-12-31

Completion Date - Actual:

Additional Information

New Request	☒
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☐
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Health and Safety
Efficiency and productivity improvements
Supports Policies, Plans and Studies

Useful Life

15 Years



Project Description

The Wausau Fire Department is requesting capital funding for the replacement of all frontline Self-Contained Breathing Apparatus (SCBAs). This project will ensure that every firefighter is equipped with a safe, compliant, and reliable SCBA unit that meets current safety standards and performance requirements. The department plans to include this project to be replaced by 2029 Capital Improvement Budget.

Project Justification

The department's current SCBAs were purchased in 2015 and will be 14 years old by the time of proposed replacement in 2029. This will exceed the manufacturer's recommended service life and the NFPA 1981 standard replacement cycle by 2030. These units have served the department well, but are quickly approaching the end of their functional and supported lifespan. Key reasons for replacement include:

- End-of-Life Equipment: By 2030, our current SCBAs will no longer be supported by the manufacturer with replacement parts or software updates. This severely limits our ability to maintain the equipment and ensure it operates reliably in hazardous environments.
- Compliance with Updated NFPA Standards: SCBA safety and performance standards are updated every few years. Newer units incorporate significant advancements in firefighter safety, including better visibility, improved air management, and more durable electronics and harness systems.
- Improved Safety Features: Modern SCBAs include integrated thermal imaging capabilities, Bluetooth communication with facepiece-mounted radios, heads-up displays (HUD), and enhanced PASS alarms. These features increase situational awareness and overall safety on the fireground.

Operational Readiness and Reliability: As SCBAs age, they become more prone to malfunctions during use and require more frequent, costly maintenance. Ensuring every frontline firefighter has access to a dependable air supply is non-negotiable.

Functional Areas

Planning Connection

☐	Comprehensive Plan	
☐	Strategic Plan	
☐	Tax Increment District Plan	
☒	Other Planning Initiatives	Equipment replacement schedule

Capital Project Costs	\$ 400,000
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Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Contingency	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
Total	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000

Capital Funding Schedule	\$ 400,000
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Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects Fund	Property Tax Levy	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
Total		\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000

Operating Costs/Revenue Impact

☐	No Increase in operating costs	
☐	Expected decrease in operating costs	
☐	Expected Increase in operating costs	
☐	Expected revenue increase or new revenues	
☐	Expected loss of revenues	

Hose

\$ 60,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-365	Fire	High	606 E Thomas Street, Wausau, WI 54403	When fire hose funding is not provided, several operational and safety risks emerge that directly affect the department's ability to protect the community. Fire hoses naturally deteriorate over time due to heat, pressure, abrasion, and environmental exposure. Without proper funding to replace aging equipment, departments face the following impacts: • Increased equipment failures: Older hoses are more likely to burst or leak during operations, causing delays in fire suppression and increasing danger for crews and civilians. • Safety risks to firefighters: A failed hose line during a fire attack can expose firefighters to sudden heat, smoke, or structural instability, significantly increasing injury risk. • Reduced fire suppression effectiveness: Worn-out hoses often deliver lower or inconsistent water pressure, leading to slower knockdown times and larger, more destructive fires. • Higher property and infrastructure loss: Delays caused by unreliable equipment give fires more time to spread, resulting in greater damage, longer incident times, and increased recovery costs for the community. • Non-compliance with standards: Fire hoses must meet current NFPA and industry standards. Unfunded replacements mean operating with equipment that may not meet minimum safety requirements. • Increased long-term costs: Operating with outdated hoses leads to more frequent repairs, equipment damage, and potential liability exposure—costs that often exceed the price of timely replacement.



Project Timeline

Starting Date- Estimated: 2030-01-01

Starting Date- Actual:

Completion Date - Estimated: 2030-12-31

Completion Date - Actual:

Additional Information

New Request	☒
Continuation Project	☐
Recurring/Replacement Plan	☒
Deferred from Prior Years	☐
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Health and Safety
 Preservation and Maintenance of Existing Assets
 Efficiency and productivity improvements

Useful Life

10 Years

Project Description

This project seeks funding to replace aging and deteriorating fire hose used by our department's suppression crews. Fire hose is a critical component of every fire response, providing the primary means of delivering water and fire-suppressing agents to control and extinguish fires. Over time, hoses experience wear from heat, pressure, abrasion, and environmental exposure, leading to reduced performance and an increased likelihood of failure during emergency operations. Many of the hoses currently in service have reached or exceeded their recommended service life and no longer meet modern safety or performance standards. Continued use of this equipment poses significant risks, including reduced water flow, inconsistent pressure, and potential hose failures during active incidents. Replacing these hoses will ensure our firefighters have reliable, compliant, and safe equipment capable of operating effectively under demanding conditions. Funding for this project will support the purchase of new fire hoses in various sizes required for both interior and exterior operations, ensuring full operational readiness. Updated equipment will strengthen firefighter safety, improve suppression efficiency, and reduce property loss by enabling faster and more dependable fire attack. This investment is essential to maintaining high-quality emergency response capabilities, protecting both the community and the personnel who serve it.

Project Justification

Functional Areas

Fire hoses are a critical investment for the fire industry because they directly affect the safety, effectiveness, and speed of emergency response operations. Modern fire hoses ensure firefighters can deliver high-pressure water or fire-suppressing agents quickly and reliably, which is essential for protecting life, property, and community infrastructure. Key reasons funding is necessary:

- **Operational readiness:** Fire hoses degrade over time from heat, pressure, abrasion, and environmental exposure. Regular replacement ensures crews always have equipment that performs safely and reliably during emergencies.
- **Efficiency and fire control:** Updated hoses maintain stronger pressure and flow, which allows firefighters to control and extinguish fires more quickly—reducing property loss, operational time, and risk to personnel.
- **Safety:** Outdated or damaged hoses can fail during critical moments, putting firefighters and the public at risk. Funding ensures access to durable, compliant hoses that meet current safety standards.
- **Versatility for different incidents:** Departments need different hose sizes and types for interior attacks, wildland response, high-rise incidents, and hazardous environments. Funding supports a complete, mission-ready inventory.
- **Cost-effectiveness:** Proactive investment in quality fire hoses reduces long-term costs associated with equipment failure, injuries, or preventable property damage.

Planning Connection

☐ Comprehensive Plan	
☒ Strategic Plan	WFD Strategic Plan
☐ Tax Increment District Plan	
☐ Other Planning Initiatives	

Capital Project Costs								\$	60,000
Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total	
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000
Total	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000

Capital Funding Schedule								\$	60,000
Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects Fund	Property Tax Levy	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
Total		\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000

Operating Costs/Revenue Impact

☐ No Increase in operating costs	
☐ Expected decrease in operating costs	
☐ Expected Increase in operating costs	
☐ Expected revenue increase or new revenues	
☐ Expected loss of revenues	

Radio Replacement

\$ 165,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-236	Fire	Critical	All stations	Failing to replace the department's aging portable radios would create significant safety, operational, and financial consequences: • Increased Risk to Firefighter Safety: Without reliable communication, firefighters may be unable to call for help in a Mayday situation or coordinate movements in dangerous, low-visibility environments. This poses a direct threat to their lives and the safety of civilians. • Operational Inefficiency: Poor radio performance can cause communication breakdowns during critical incidents, slowing response times, reducing effectiveness, and creating confusion among crews operating in high-stress situations. • Maintenance and Downtime Costs: Continuing to repair and maintain unsupported, obsolete equipment will lead to growing downtime, unavailability of critical radios during emergency responses, and inefficient use of maintenance funds. • Reduced Compliance and Mutual Aid Capability: Inability to maintain interoperability with regional mutual aid partners and statewide emergency communication systems could hinder Wausau's role in joint response efforts or large-scale incidents. • Loss of Accountability: Without individually issued, functioning radios, tracking personnel and ensuring communication discipline becomes more difficult, increasing administrative and safety concerns.



Project Timeline

Starting Date- Estimated: 2028-01-01

Starting Date- Actual:

Completion Date - Estimated: 2028-12-31

Completion Date - Actual:

Additional Information

New Request	☒
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☐
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Health and Safety
 Efficiency and productivity improvements
 Supports Policies, Plans and Studies

Useful Life

10 Years

Project Description

The Wausau Fire Department is requesting capital funding for the replacement of firefighter portable radios. This project aims to equip each firefighter with a new, modern portable radio to ensure safe, reliable, and interoperable communication during emergency operations.

Project Justification

The department's current inventory of portable radios was purchased in 2015. These radios have now exceeded their expected service life and are becoming increasingly unreliable due to age-related wear, outdated technology, and limited manufacturer support. As frontline communication tools, they are essential for firefighter safety and operational effectiveness in hazardous and dynamic environments. Key reasons for replacement include:

- **Safety-Critical Communication:** In fireground operations, clear and dependable radio communication is essential for coordinating tactics, requesting resources, transmitting Mayday calls, and maintaining accountability. Outdated radios compromise this capability, placing both responders and the public at greater risk.
- **End-of-Life Equipment:** The current radios are no longer supported with firmware updates or replacement parts by the manufacturer. This increases the risk of radio failure during use and makes maintenance both costly and less effective.
- **Interoperability and Compliance:** Modern radios offer enhanced interoperability with regional and statewide emergency communication systems and meet updated NFPA and P25 digital communication standards.
- **Individual Issuance:** Assigning a radio to each firefighter improves accountability, hygiene, and readiness, reducing delays in deployment and ensuring every member has immediate access to communication tools.

Functional Areas

Planning Connection

☐	Comprehensive Plan	
☐	Strategic Plan	
☐	Tax Increment District Plan	
☒	Other Planning Initiatives	Equipment replacement schedule

Capital Project Costs	\$ 165,000
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Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Contingency	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Total	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000

Capital Funding Schedule	\$ 165,000
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Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects Fund	Property Tax Levy	\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Total		\$ -	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000

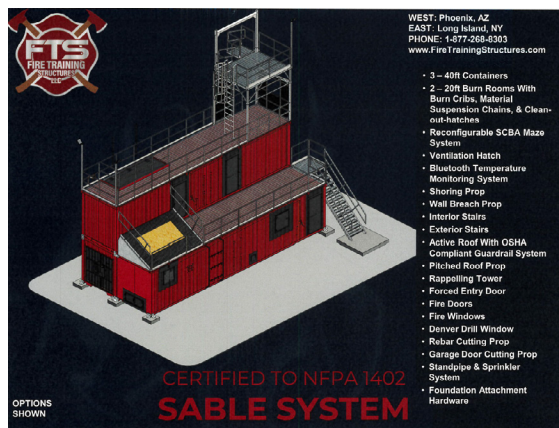
Operating Costs/Revenue Impact

☐	No Increase in operating costs	
☐	Expected decrease in operating costs	
☐	Expected Increase in operating costs	
☐	Expected revenue increase or new revenues	
☐	Expected loss of revenues	

Training Facility

\$ 882,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-232	Fire	High	TBD	Firefighters may not receive hands-on training in realistic conditions, which can impact readiness and effectiveness in actual emergencies. Inadequate training may reduce the department's ability to safely and efficiently respond to complex incidents like structure fires, hazmat situations, or technical rescues. There will be higher risk of injury or error due to lack of practice in simulated, high-stress environments. Construction costs typically rise over time. Delaying the project could result in higher future costs for the same facility. Some grants or matching funds may be contingent on timely local investment and may be lost if the project stalls, as well as the capitol money NTC has set aside for this collaboration. Training facilities are tied to ISO ratings, accreditation, or OSHA/NFPA compliance, the department's rating or standing could be negatively affected.



Project Timeline

Starting Date- Estimated: 2027-01-01

Starting Date- Actual:

Completion Date - Estimated: 2027-12-31

Completion Date - Actual:

Additional Information

New Request	☐
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☒
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Efficiency and productivity improvements

Community Enhancement

Health and Safety

Useful Life

20-30 Years

Project Description

The proposed project involves the design and construction of a dedicated Fire Training Facility to serve as a centralized location for live-fire exercises, technical rescue drills, hazardous materials response training, and other essential firefighter readiness programs. This facility will support compliance with National Fire Protection Association (NFPA) standards, ISO rating requirements, and ensure our personnel maintain high levels of operational readiness and safety.

The facility will feature a multi-story burn building, smoke simulation areas, confined space and ventilation training props, and classroom space for instruction and scenario reviews. It will allow for consistent, realistic, and safe training environments to prepare firefighters for the full range of emergency situations they may encounter in the field.

The absence of a local training facility currently requires personnel to travel off-site for many critical training events, leading to increased costs, scheduling limitations, and decreased availability for emergency response within our jurisdiction. Establishing a permanent training facility will reduce reliance on external sites, improve departmental efficiency, and directly enhance public and firefighter safety.

Project Justification

The construction of a dedicated Fire Training Facility is a critical infrastructure investment that directly supports firefighter safety, operational readiness, and regulatory compliance. This facility will address existing training deficiencies by providing our personnel with a consistent, controlled environment to conduct essential hands-on exercises in live-fire scenarios, technical rescue operations, and hazardous material response.

Currently, the department lacks an on-site training facility and must rely on external locations—often requiring significant travel time, scheduling coordination, and added costs. This not only limits the frequency and effectiveness of training, but also reduces on-duty availability and emergency response coverage within our jurisdiction. A local facility will allow us to conduct regular, high-quality training with minimal disruption to daily operations.

In addition to enhancing readiness, the training facility is necessary to meet national standards set by the National Fire Protection Association (NFPA), including NFPA 1403 for live-fire training. Compliance with these standards is vital for reducing risk to personnel, maintaining professional certifications, and achieving favorable ISO ratings, which directly impact community insurance rates and public safety expectations.

The facility will also serve as a regional training resource, strengthening mutual aid relationships and creating opportunities for interagency collaboration. This shared use model can reduce training costs across departments and improve consistency in emergency response practices across the area.

Failure to secure funding for this project will continue to hinder our ability to maintain essential training, limit our competitiveness for grant opportunities, and delay the development of a long-term, sustainable training solution. Investing in this facility now avoids future cost escalation and positions the department—and the community—for safer, more effective emergency response for decades to come.

Functional Areas

Planning Connection

☐	Comprehensive Plan	
☒	Strategic Plan	WFD training requirements per plan
☐	Tax Increment District Plan	
☒	Other Planning Initiatives	ISO ranking increase

Capital Project Costs	\$ 882,000
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Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Construction/Equipment Purchases	\$ -	\$ 882,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 882,000
Total	\$ -	\$ 882,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 882,000

Capital Funding Schedule	\$ 882,000
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Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects Fund	GO Bonds or Notes	\$ -	\$ 882,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 882,000
Total		\$ -	\$ 882,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 882,000

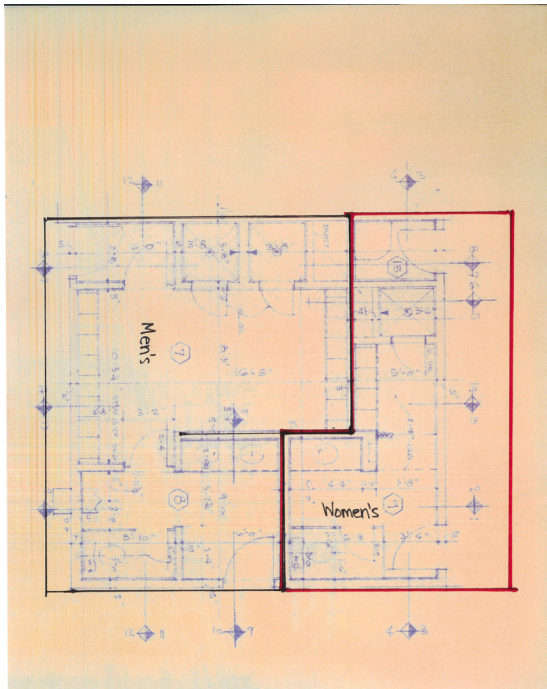
Operating Costs/Revenue Impact

☐	No Increase in operating costs	
☐	Expected decrease in operating costs	
☐	Expected Increase in operating costs	
☐	Expected revenue increase or new revenues	
☐	Expected loss of revenues	

Station 3 Women's Locker Room Remodel

\$ 60,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-211	Fire	High	800 E. Bridge Street	Remodeling the women's locker room to accommodate multiple users will have a significant positive impact on both operational efficiency and employee well-being. Currently, the limited space causes bottlenecks during shift changes, forcing personnel to wait or rush through changing and hygiene routines, which can affect punctuality and readiness. Improving capacity and privacy will reduce these delays, promote a more respectful and comfortable environment, and help prevent potential safety or harassment concerns associated with overcrowded or inadequate facilities. Additionally, providing equitable and modern locker room amenities supports recruitment and retention of female firefighters, fosters inclusivity, and demonstrates the department's commitment to creating a supportive workplace for all personnel. Without these improvements, challenges related to space constraints and privacy will continue to impact morale, efficiency, and overall workplace culture.



Project Timeline

Starting Date- Estimated: 2027-01-01

Starting Date- Actual:

Completion Date - Estimated: 2027-12-31

Completion Date - Actual:

Additional Information

New Request	☒
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☐
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Preservation and Maintenance of Existing Assets

Health and Safety

Efficiency and productivity improvements

Useful Life

15 Years

Project Description

This project proposes the remodel of the existing women's locker room to increase capacity and functionality, allowing it to accommodate more than one person simultaneously. The current locker room is undersized for the growing number of female personnel, resulting in limited privacy, inefficient use of space, and scheduling challenges. The remodel will include expanded locker areas, additional shower and restroom facilities, and improved layout to enhance privacy, safety, and comfort. Upgrading this space supports gender equity, promotes a positive work environment, and aligns with the department's commitment to inclusivity and employee well-being.

Project Justification

The remodel of the women's locker room is essential to address the growing needs of our female personnel and to provide a safe, private, and functional space that aligns with modern standards. The current facility is inadequate for the number of women on staff, leading to inefficiencies, discomfort, and potential safety concerns. Upgrading the locker room will enhance daily operations by reducing congestion during shift changes and ensuring all employees have access to appropriate changing and hygiene facilities. This project also supports the department's goals of fostering diversity, equity, and inclusion, which are critical for recruitment, retention, and overall morale. Investing in this remodel demonstrates a commitment to employee well-being and operational readiness.

Planning Connection

☐ Comprehensive Plan	
☒ Strategic Plan	Failing facilities are a part of WFD Strategic Plan
☐ Tax Increment District Plan	
☐ Other Planning Initiatives	

Functional Areas

Capital Project Costs								\$	60,000
Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total	
Contingency	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Total	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000

Capital Funding Schedule								\$	60,000
Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects Fund	Property Tax Levy	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Total		\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000

Operating Costs/Revenue Impact									
☐	No Increase in operating costs								
☐	Expected decrease in operating costs								
☐	Expected Increase in operating costs								
☐	Expected revenue increase or new revenues								
☐	Expected loss of revenues								

EMS Cardiac Monitors

\$ 215,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-185	Fire	Medium	606 E. Thomas Street, 3017 Seymour Lane, 800 E. Bridge Street	Not funding the cardiac monitors through capital improvement creates a gap in emergency medical readiness, potentially jeopardizing patient care, staff safety, and community trust. While alternatives exist, they often come with trade-offs in reliability, speed, or cost-effectiveness.



Project Timeline

Starting Date- Estimated: 2027-01-01

Starting Date- Actual:

Completion Date - Estimated: 2027-12-31

Completion Date - Actual:

Additional Information

New Request	☒
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☐
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Health and Safety

Efficiency and productivity improvements

Supports a revenue generating service

Useful Life

7 Years

Project Description

Given the clinical importance, operational reliability, and financial implications, I recommend the approval of capital improvement funding in the amount of \$175,000 for the acquisition of 4 cardiac monitors. This investment ensures we continue to deliver lifesaving care with the highest degree of safety and effectiveness.

Project Justification

The mission statement of the Wausau Fire Department is "to provide rapid, professional emergency services to protect and enhance our community." We, at the Wausau Fire Department believe that the benefit of receiving this CIP request to purchase cardiac monitors is perfectly aligned with our mission; it will enhance our service delivery and assist us in protecting our community members from possible death because of increased assessment capabilities. This equipment will assist us in accurately differentially diagnosing a condition so early treatment intervention can transpire directly impacting morbidity and mortality within our service area.

Planning Connection

☐ Comprehensive Plan	
☐ Strategic Plan	
☐ Tax Increment District Plan	
☒ Other Planning Initiatives	Equipment replacement schedule

Capital Project Costs

\$ 215,000

Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Contingency	\$ -	\$ 215,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,000
Total	\$ -	\$ 215,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,000

Capital Funding Schedule

\$ 215,000

Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects Fund	Property Tax Levy	\$ -	\$ 215,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,000
Total		\$ -	\$ 215,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215,000

Functional Areas

Operating Costs/Revenue Impact

☐ No Increase in operating costs	
☐ Expected decrease in operating costs	
☐ Expected Increase in operating costs	
☐ Expected revenue increase or new revenues	
☐ Expected loss of revenues	

Station 3 Parking Expansion

\$ 250,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-183	Fire	High	800 E. Bridge Street	The lack of adequate parking at Fire Station #3 is causing a range of operational and logistical challenges. During shift changes or joint operations, limited space leads to delays and complications, with some personnel forced to park offsite—potentially increasing response times or risking missed calls. Safety is also a growing concern, as vehicles parked too close to apparatus bays or in undesignated areas create hazards and can obstruct emergency vehicle movement. This situation negatively affects public perception, as visitors and officials may face inconvenient or unsafe parking conditions, while overflow parking in nearby neighborhoods has led to complaints and strained community relations. Furthermore, the limited parking capacity restricts the station's ability to support future staffing increases, host training sessions, or accommodate specialized units like battalion chiefs or paramedic supervisors. Finally, continued reliance on inadequate or improvised parking arrangements could result in violations of city zoning, ADA accessibility, or other regulatory standards—highlighting the urgent need for a capital improvement to expand parking capacity.

Project Timeline

Starting Date- Estimated: 2029-01-01

Starting Date- Actual:

Completion Date - Estimated: 2029-12-31

Completion Date - Actual:

Additional Information

New Request	☐
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☒
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Efficiency and productivity improvements

Preservation and Maintenance of Existing Assets

Economic Development Benefits

Useful Life

20-30 Years



Project Description

Over the past year and a half, Fire Station #3 has experienced a steady increase in staffing levels to meet growing service demands. However, the station's small, original parking area no longer accommodates the number of personnel on shift, visiting staff, or occasional training attendees. On-street parking, once used as overflow, is now limited and increasingly discouraged by nearby residents due to congestion and visibility concerns. As a result, staff are often forced to park in unsafe or unauthorized areas, creating operational and safety challenges. It has become clear that the current parking capacity no longer supports the station's daily needs, let alone future growth, making a capital improvement for expanded parking a critical infrastructure priority.

Project Justification

Expanding the parking area at Fire Station #3 is a necessary capital improvement to support the station's current operations and future growth. With increased staffing levels, limited on-site parking, and growing restrictions on street parking due to neighborhood concerns, the current infrastructure is no longer adequate. Personnel routinely face challenges finding safe, accessible parking, which can delay response times and compromise operational readiness. The expansion will enhance safety, improve efficiency during shift changes and emergency responses, and ensure compliance with zoning and accessibility standards. Additionally, it will support future staffing increases, training activities, and specialized units. This project is essential to maintain service reliability, support staff, and preserve positive community relations.

Planning Connection

☐ Comprehensive Plan	
☒ Strategic Plan	Failing facilities are a part of WFD Strategic Plan
☐ Tax Increment District Plan	
☒ Other Planning Initiatives	Increased staffing

Functional Areas

Capital Project Costs								\$	250,000
Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total	
Land&Row Acquisition	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	200,000
Construction/Equipment Purchases	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	50,000
Total	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	250,000

Capital Funding Schedule								\$	250,000
Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects	GO Bonds or								
Fund	Notes	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	250,000
Total		\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	250,000

Operating Costs/Revenue Impact

☐ No Increase in operating costs	
☐ Expected decrease in operating costs	
☐ Expected Increase in operating costs	
☐ Expected revenue increase or new revenues	
☐ Expected loss of revenues	

Station 1 Fitness Equipment

\$ 25,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-171	Fire	High	606 E. Thomas Street, Wausau	Workout equipment for the fire station is critical to maintaining the health, safety, and effectiveness of our firefighters.



Project Timeline

Starting Date- Estimated: 2027-01-01

Starting Date- Actual:

Completion Date - Estimated: 2027-12-31

Completion Date - Actual:

Additional Information

New Request	☒
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☐
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Health and Safety
Efficiency and productivity improvements
Supports Policies, Plans and Studies

Useful Life

10-15 Years

Project Description

We are seeking capital improvement funding to purchase new workout equipment for the fire station in order to support firefighter health, wellness, and operational readiness. Firefighting is a physically demanding profession that requires strength, endurance, and cardiovascular fitness to perform safely and effectively in high-stress environments. Much of our current equipment is outdated, worn, or no longer meets the functional needs of our personnel. Replacing and upgrading this equipment will promote injury prevention, improve recovery, and support overall physical conditioning, which directly impacts job performance and reduces long-term healthcare and workers' compensation costs. A well-equipped fitness area also enhances morale and demonstrates the department's commitment to firefighter wellness and resilience.

NFPA 1582 Standard on Comprehensive Occupational Medical Program for Fire Departments and NFPA 1583 Standard on Health-Related Fitness Programs for Fire Department Members

Project Justification

Investing in new workout equipment for the fire station is critical to maintaining the health, safety, and effectiveness of our firefighters. Physical fitness is essential for meeting the rigorous demands of emergency response, reducing injury risk, and ensuring personnel can perform at their best during high-stress situations. Our current fitness equipment is outdated and insufficient to meet the needs of a growing and diverse workforce, limiting opportunities for proper conditioning and rehabilitation. By upgrading our fitness facilities, we can support injury prevention, lower healthcare and workers' compensation costs, and improve overall employee morale and retention. This capital improvement aligns with industry best practices and demonstrates a proactive commitment to firefighter wellness and operational readiness.

Planning Connection

☐ Comprehensive Plan	
☒ Strategic Plan	WFD Strategic Plan
☐ Tax Increment District Plan	
☐ Other Planning Initiatives	

Capital Project Costs

\$ 25,000

Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Construction/Equipment Purchases	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000

Functional Areas

Capital Funding Schedule

\$ 25,000

Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects Fund	Property Tax Levy	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total		\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000

Operating Costs/Revenue Impact

☐	No Increase in operating costs	
☐	Expected decrease in operating costs	
☐	Expected Increase in operating costs	
☐	Expected revenue increase or new revenues	
☐	Expected loss of revenues	

Architectural Design of New Station 1

\$ 700,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-170	Fire	Critical	815 Grand Avenue, Wausau	The consequences of not moving forward with the construction of a new fire station are significant and multifaceted. The current facility is in poor condition, requiring constant maintenance to address aging mechanical systems, including electrical, HVAC, plumbing, and structural components. Moreover, the building no longer meets the demands of modern fire service operations—such as report writing, handling phone calls, and conducting meetings with the public or city officials. Its limited functionality and shared workspaces create distractions and inefficiencies for both office staff and frontline personnel. Additionally, the impact on health and safety is profound, as firefighters live in the station 24/7; improved living conditions are essential for promoting employee well-being and creating a safer work environment. Upgrading the facility would also significantly boost employee morale by providing a workspace that supports their physical and mental health.

Project Timeline

Starting Date- Estimated: 2027-01-01

Starting Date- Actual:

Completion Date - Estimated: 2027-12-31

Completion Date - Actual:

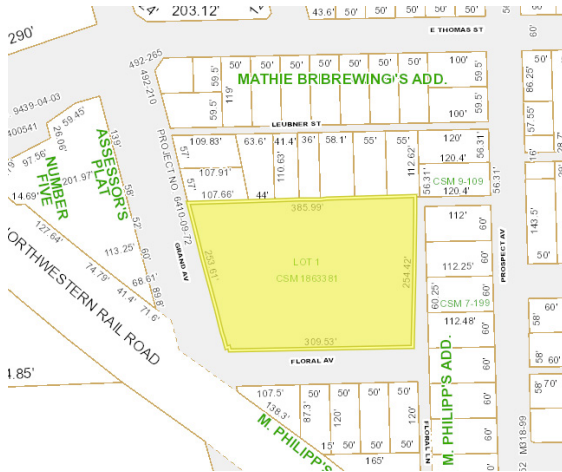
Additional Information

New Request	☐
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☒
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Health and Safety
Community Enhancement
Supports a revenue generating service

Useful Life 50 Years



Project Description

This is a request to allow Wendel/5 Bugles Design to move forward with an architectural design of a new station in 2027. These designs are based off a 6.5% of the total building cost and is what we did with new station 2 when we started that project. This 6.5% would cover all design of the fire station up until groundbreaking, essentially the bidding documents for a new fire station. The rough estimate of this request is \$700,000.

Project Justification

The replacement of station 1 is long overdue, we have outgrown the station and efficiencies are lacking in both design and building services. The replacement of station 1 has been a consideration for the past 10 plus years. We have deliberated upon many options over the past 4 years as to specific station locations and structure payouts. Last year the city purchased land at 815 Grand Avenue for the future build of a new fire station.

Planning Connection

☐ Comprehensive Plan	
☒ Strategic Plan	Failing facilities are a part of WFD Strategic Plan
☐ Tax Increment District Plan	
☐ Other Planning Initiatives	

Capital Project Costs

\$ 700,000

Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Planning / Feasibility Study	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000
Total	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000

Functional Areas

Capital Funding Schedule									\$	700,000
Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total	
Capital Projects Fund	GO Bonds or Notes	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	700,000
Total		\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	700,000

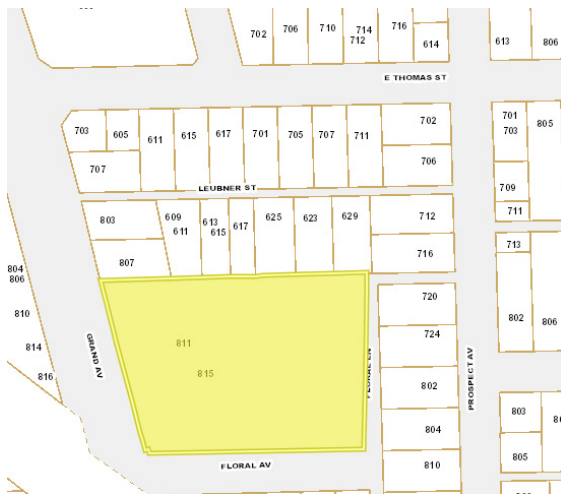
Operating Costs/Revenue Impact

☐	No Increase in operating costs	
☐	Expected decrease in operating costs	
☐	Expected Increase in operating costs	
☐	Expected revenue increase or new revenues	
☐	Expected loss of revenues	

New Fire Station

\$ 28,000,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-116	Fire	High	Grand Avenue	The consequences of not moving forward with the construction of a new fire station are significant and multifaceted. The current facility is in poor condition, requiring constant maintenance to address aging mechanical systems, including electrical, HVAC, plumbing, and structural components. Moreover, the building no longer meets the demands of modern fire service operations—such as report writing, handling phone calls, and conducting meetings with the public or city officials. Its limited functionality and shared workspaces create distractions and inefficiencies for both office staff and frontline personnel. Additionally, the impact on health and safety is profound, as firefighters live in the station 24/7; improved living conditions are essential for promoting employee well-being and creating a safer work environment. Upgrading the facility would also significantly boost employee morale by providing a workspace that supports their physical and mental health.



Project Timeline

Starting Date- Estimated: 2028-01-01

Starting Date- Actual:

Completion Date - Estimated: 2029-12-31

Completion Date - Actual:

Additional Information

New Request	☐
Continuation Project	☐
Recurring/Replacement Plan	☐
Deferred from Prior Years	☒
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Health and Safety
Community Enhancement
Supports a revenue generating service

Useful Life 50 Years

Project Description

This project involves the design and construction of a new fire station to replace the existing outdated facility. The current station no longer meets the operational, safety, or space requirements necessary to support modern firefighting and emergency medical services. The new station will provide expanded apparatus bays, improved living quarters, dedicated administrative and training spaces, and enhanced community engagement areas. It will be designed to accommodate current staffing levels and allow for future growth, while incorporating energy-efficient systems and meeting all relevant building codes and safety standards. This investment is critical to ensuring timely emergency response, improving firefighter health and safety, and strengthening the department's ability to serve the community effectively.

Project Justification

The replacement of station 1 is long overdue, we have outgrown the station and efficiencies are lacking in both design and building services. The replacement of station 1 has been a consideration for the past 10 plus years. We have deliberated upon many options over the past 4 years as to specific station locations and structure payouts. Last year the city purchased land at 815 Grand Avenue for the future build of a new fire station.

Planning Connection

☐ Comprehensive Plan	
☒ Strategic Plan	Failing facilities are a part of WFD Strategic Plan
☐ Tax Increment District Plan	
☐ Other Planning Initiatives	

Functional Areas

Capital Project Costs								\$	28,000,000
Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total	
Construction/Equipment Purchases	\$ -	\$ -	\$ 28,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000,000
Total	\$ -	\$ -	\$ 28,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000,000

Capital Funding Schedule								\$	28,000,000
Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Capital Projects Fund	GO Bonds or Notes	\$ -	\$ 28,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000,000
Total		\$ -	\$ 28,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000,000

Operating Costs/Revenue Impact

☐ No Increase in operating costs	
☐ Expected decrease in operating costs	
☐ Expected Increase in operating costs	
☐ Expected revenue increase or new revenues	
☐ Expected loss of revenues	

PFAS Free Turnout Gear

\$ 208,000

Project Number	Department	Department Priority	Location	Alternatives/Impacts if project is not funded
2026-097	Fire	High	606 E Thomas Street, Wausau, WI 54403	From 2002 to 2019, the IAFF found that 66% of deaths in the line-of-duty for firefighters were a result of some form of cancer. NIOSH research in 2013 found elevated rates of mesothelioma and testicular cancer, among several others. The volume of data suggests that many disease outcomes for firefighters across the nation, including various cancers, may be linked to PFAS exposures from Turnout Gear - a required form of PPE for the job.

MORNING PRIDE™
TAILS™ SYSTEM

The Morning Pride® Tails™ system combines advanced pattern engineering with reduced weight to give you a better range of motion, increased protection, and improved ventilation. By strategically reducing excessive overlap at the front of the coat and adding length to the back, the Tails™ system significantly improves mobility in the front and maximizes protection in the back.

- Comfort Chinstraps (optional)**
Curved design for better fit and less irritation
- Articulating Drag Rescue Device**
Adjusts to maintain equal leverage on a downed firefighter even when pulling from an angle (patented)
- New Shoulder/Arm Pattern**
Increased arm mobility when reaching and more even weight distribution across shoulders
- Forward Flex™ Sleeve**
Patented design eliminates undesirable sleeve retraction when reaching up or forward
- Continuous 360° Protection**
Outer shell, moisture barrier, and thermal barrier overlap at coat facings, collar linings, and pant fly to give uninterrupted protection
- Large Inspection Ports**
Patented feature allows for easier inspection of thermal liner and moisture barrier
- Standard snap tab**
Keeps shell and liner aligned
- Reshaped Neck/Collar**
Contoured fit for more natural comfort around the neck and across the shoulders
- Kinetic Kut™ Styling**
Significantly reduces hem rise and sleeve retraction, allowing for greater range of motion and protection (patented)
- Single Seam Sleeves**
Innovative design eliminates second seam, reducing wear point
- Waterproof Wristlets**
Double-layer tough and durable Nomex® wristlets with continuous moisture barrier provide a liquid seal at the wrist (patented)
- Double Stitched Trim**
Higher durability
- Tails™ System**
Reduces weight, increases range of motion and eliminates bunching when bending forward. Also increases visibility from behind and improves torso ventilation
- Hybrid Long Tabbed Wristlets**
Durable and comfortable thumb locator option doesn't interfere with glove donning
- Low-waist Comfort Pant**
Increases mobility at waist, reduces weight, and allows for more ventilation
- New Liner Attachment**
More robust attachment, easier to remove liner from shell
- Full Access Fly**
Easier donning and doffing
- Full Range of Motion Crotch**
Patented U-shaped design and diamond shaped insert allow greater leg mobility (patented)
- Seam Guards**
Placed over trim threads at high-abrasion areas on the coat and pant to reduce wear (patented)
- Better Pant/Boot Interface**
Easier to store pants on newer style boots



Project Timeline

Starting Date- Estimated: 2025-01-01

Starting Date- Actual: 2025-01-01

Completion Date - Estimated: 2029-12-31

Completion Date - Actual:

Additional Information

New Request	☐
Continuation Project	☒
Recurring/Replacement Plan	☐
Deferred from Prior Years	☐
Partnership Project	☐
Mandated Project	☐

Strategic Focus Area

Health and Safety
Efficiency and productivity improvements
Preservation and Maintenance of Existing Assets

Useful Life

10 Years

Project Description

Recent studies have shown that all three layers of fire fighter turnout gear contain Per and Polyfluoroalkyl Substances (PFAS), a class of fluorinated chemicals known as “forever chemicals” which have been linked to cancer and other serious health effects.^{1,2} These studies highlight the risks associated with the materials and finishes used in turnout gear even before it is exposed to its first fire. Eliminating cancer from the fire service starts with removing this toxic bunker gear from use. The ask is to begin a transition to PFAS-free gear by 2029 by purchasing at least 13 sets of gear per year that is proven to be PFAS free. The estimated cost of all gear for one individual will be \$4,000 equating \$52,000 in 2027.

Project Justification

This will be an adjustment to cost purchasing new gear that is at the end of it's life with PFAS free gear providing a safer environment for our firefighters. Previous gear replacement is around \$4,000 per set of gear. This will give our firefighters the same protection during firefighting and rescue operations as they had before with the added protection of being PFAS free which is proven to cause cancer among firefighters.

Planning Connection

☐ Comprehensive Plan	
☐ Strategic Plan	
☐ Tax Increment District Plan	
☒ Other Planning Initiatives	Equipment replacement schedule

Capital Project Costs

\$ 208,000

Description	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total
Construction/Equipment Purchases	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ -	\$ -	\$ -	\$ 208,000
Total	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ -	\$ -	\$ -	\$ 208,000

Functional Areas

Capital Funding Schedule									\$	208,000
Funding Sources	Funding Type	Prior Year(s)	2027 Budget	2028 Budget	2029 Budget	2030 Budget	2031 Budget	Unfunded	Project Total	
Capital Projects Fund	Property Tax Levy	\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ -	\$ -	\$ -	\$ -	208,000
Total		\$ 52,000	\$ 52,000	\$ 52,000	\$ 52,000	\$ -	\$ -	\$ -	\$ -	208,000

Operating Costs/Revenue Impact

☐	No Increase in operating costs	
☐	Expected decrease in operating costs	
☐	Expected Increase in operating costs	
☐	Expected revenue increase or new revenues	
☐	Expected loss of revenues	

Request for Proposals

**Redevelopment of
Former UWSP-Wausau Campus—Extended
518 S 7th Ave
Wausau, WI 54401**

ISSUED: May 18, 2026

PROPOSALS DUE: 10:00 AM August 24, 2026



FOR FURTHER INFORMATION

PLEASE CONTACT:

Troy Torgerson, Facility Planner
Marathon County Facilities & Capital Management
1100 Lake View Drive Suite 800, Door #43
Wausau, WI 54401
(715)261-6980
facilities.capital@marathoncounty.gov

Section 1 PROJECT SUMMARY

Marathon County, in conjunction with the city of Wausau, is seeking redevelopment proposals for the former site of the Wausau campus of University of Wisconsin - Stevens Point at Wausau (UWSP-Wausau), located at 518 S 7th Avenue in Wausau, WI.

The County will review Developer proposals and prioritize them according to job creation potential, impact on workforce housing, market demand, and highest economic and financial benefit to the County; however, the County will review all proposals, regardless of the nature of corporate status (i.e., corporation, non-profit, etc.), and reserves the right to select the proposal it determines to be in the best interest of the County consistent with the evaluation criteria stated herein. The Developer has the option to pursue rezoning the property with the City of Wausau.

The County is open to proposals that address both rehabilitation or demolition and new construction. Developers may submit proposals for the entire campus or for specific buildings. The County will not accept proposals for partial occupancy of a building; proposals must be for entire building – not portions of a building. If Developer intends to share space, it is incumbent on the Developer to arrange shared space agreements. Appendix A includes a list of current lease holders along with their contact information. Developers with questions regarding the future plans of these organizations should contact the organizations directly.

The County reserves the right to prioritize proposals that provide for the redevelopment of the entire campus project area.

The County is also open to proposals that call for the County to maintain ownership with a long-term lease with the Developer. The County is not bound to accept any proposal for this project and reserves the right to reject any or all proposals.

Please note that the first RFP process resulted in two proposals that were considered by the Human Resources, Finance, and Property Committee on May 13, 2026. One of the proposals is for the Center for Civic Engagement (Theater) and County staff were directed to move forward and develop an agreement with that proposal. The other proposal was for the Fieldhouse and Old Arts Building, and that proposal can be found on pages 35-66, [here](#). While this second RFP is being issued, this proposal is still active and will be further considered along with any other proposals that are received. We are including it here for context and in case this proposal may be complementary to another proposal being considered for submission.

Interested parties are encouraged to review the criteria for the release of redevelopment funding in connection with the Wisconsin Economic Development Commission's (WEDC) \$2 million University of Wisconsin Branch Campus Redevelopment Grant under the Wisconsin State Budget Act 250 grant program. A program summary is available on WEDC's website (<https://wedc.org/transparency/annual-report-on-economic-development/program-summaries/>). Marathon County government reserves the right to apply for funding via the program consistent with the winning proposal or proposals.

Section 2 PROJECT INTRODUCTION

SITE OVERVIEW

The UWSP Wausau Campus is currently occupied and managed by the University of Wisconsin system. In July 2026, UWSP-Wausau will relocate to the Wausau campus of North Central Technical College. UWSP will maintain the campus and honor current leases and usage

reservations through December 2026.

The campus sits on 10.46 acres just East of Marathon County Park bordered by Stewart Avenue to the North and Pardee Street to the South. The neighborhood is mixed use with neighbors including Marathon County Parks facilities and Trinity Lutheran Church.

The campus is made up of five parcels with seven buildings: Main Campus Building (153,577 sq ft), Center for Civic Engagement (33,356 sq ft), Fieldhouse (32,712 sq ft), Marathon Hall (Dorm 11,776 sq ft), East Arts Building (8,775 sq ft), West Arts Building (6,589 sq ft), and the Central Heating Plant (2,476 sq ft). **As a reminder, the Center for Civic Engagement is not among the buildings this RFP is seeking proposals for.**

Below is a map and an aerial view of the campus. Photos and floorplans of each building are located in Appendix A.

Image 1: UWSP Wausau Campus Map

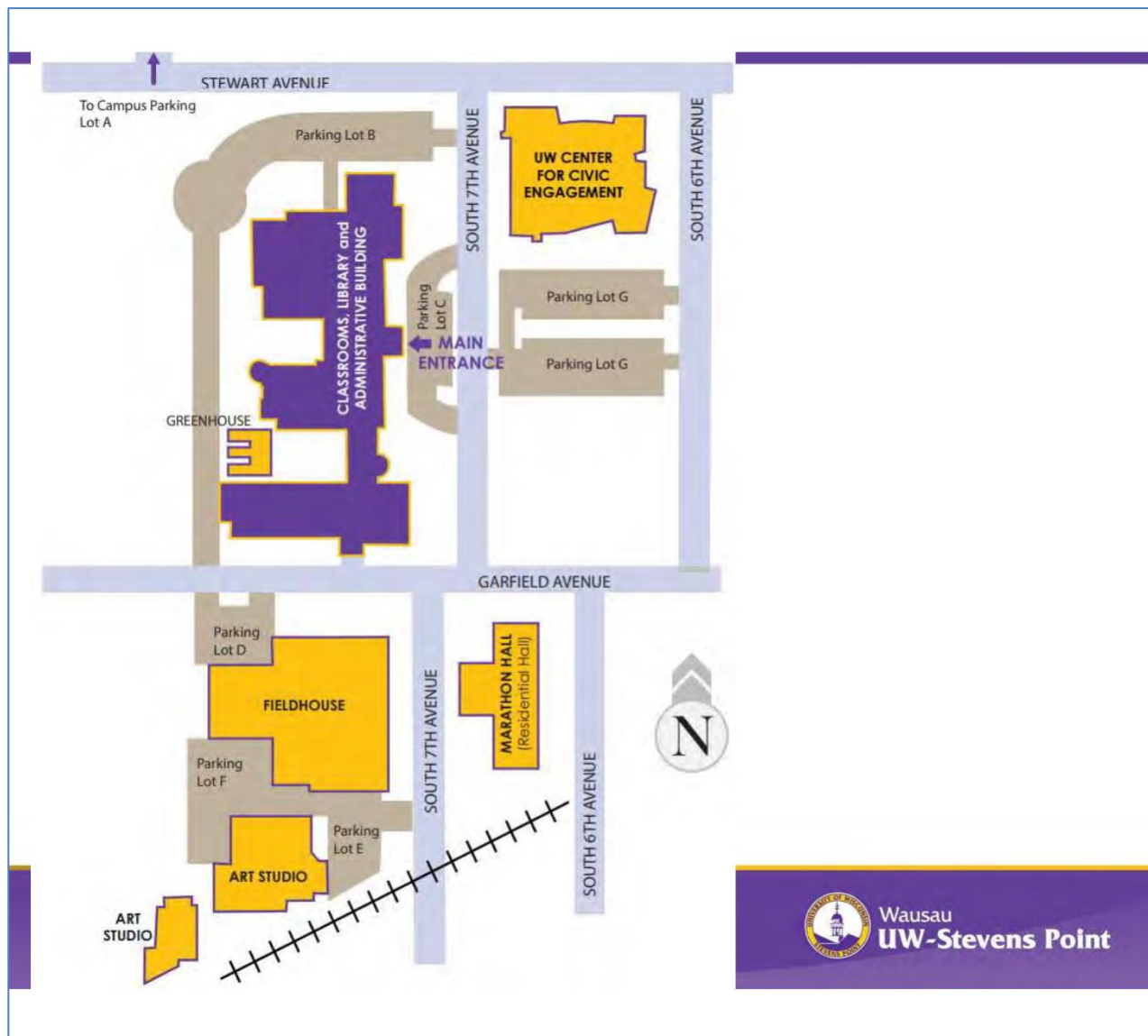
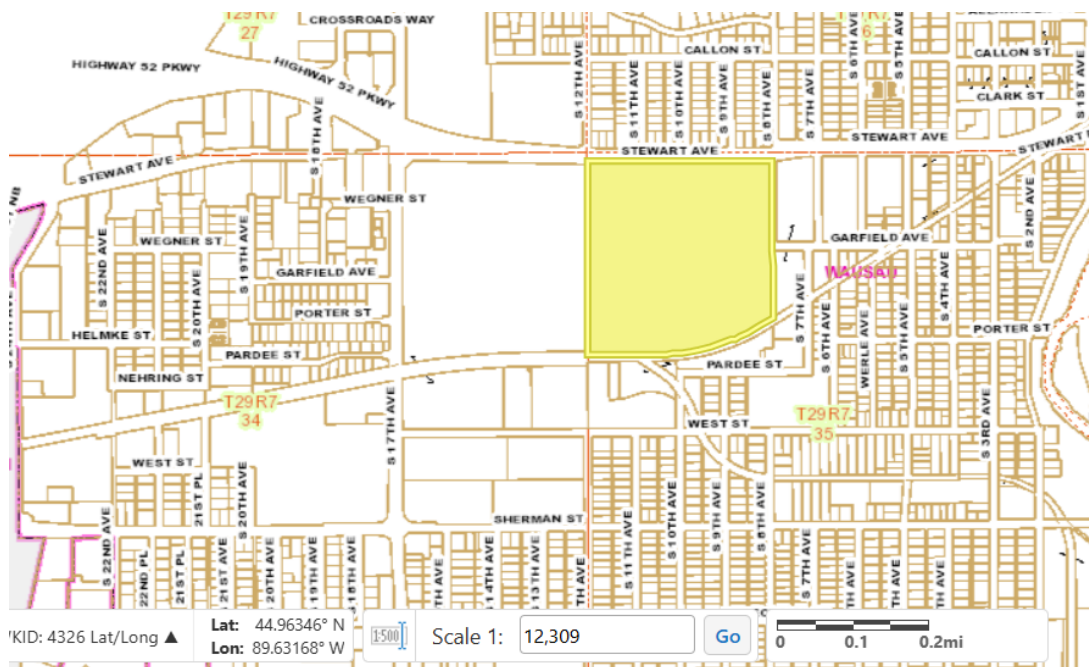


Image 4: Tax Parcel View –



COMMUNITY OVERVIEW

Wausau is a city of approximately 39,900 people located in Marathon County, Wisconsin. The Wausau metropolitan area population is 84,535 and includes Weston, Rib Mountain, Schofield, Rothschild, and Kronenwetter. Marathon County is the largest geographical county in Wisconsin with a total population of 138,013.

Wausau and Marathon County have strong transportation, utility, higher education, cultural and workforce development networks that have produced a strong manufacturing base and extensive medical, retail, service, and residential development. The County focuses on collaborating with existing and new businesses in the development process-with an economic development goal to foster economic growth, job creation and quality of life through attracting and retaining business and industry, providing resources to promote small business development, encouraging tourism, and supporting community revitalization.

The Wausau metropolitan area is home to several major businesses, including Greenheck, Wausau Homes, Aspirus Health Care, Liberty Mutual Insurance, Wausau Tile, Marathon Cheese, and Kolbe & Kolbe.

Marathon County serves as a shopping hub for the region. Recognized national and regional stores are located within .5 miles of this site, including HyVee Grocery Store, Festival Foods, Walgreens, Kwik Trip, Starbucks, several banks, restaurants, coffee shops, and many more. Aspirus Wausau Hospital and Clinics as well as Marshfield Clinic are 2 miles to the West, while Wausau's thriving downtown area lies 1 mile to the East, boasting the Grand Theater as well as many restaurants and local shops. The Rib Mountain Drive shopping area is 3 miles to the South and is home to several national chains such as Walmart, Sam's Club, Old Navy, Kohls, Chipotle, and many more.

GENERAL PROJECT COMMENTS / STANDARD CONDITIONS OF APPROVAL

The intended outcome of this Request for Proposals (“RFP”) process is a Development Agreement (“DA”) that will establish terms and conditions, and further define the scope, design, overall use and development of the Project upon which the selected Developer can purchase or enter a long-term lease agreement on the County property.

For the purposes of this RFP, “Developer” is intended to include any purchaser of site, such as a business owner, individual, or property development entity.

Developers and their employees, agents, or representatives, must attend a mandatory site visit on either Wednesday, June 24, 2026 or Tuesday July 21, 2026 for the purpose of inspecting the property. The Developer shall defend, indemnify, and hold the County, its employees, officers and agents, harmless from any injury, property damage or liability arising out of the exercise by Developer of this right of access, other than injury, property damage or liability relating to the gross negligence or willful misconduct of the County or its officers, agents or employees.

Section 3: PROPOSAL REQUIREMENTS

A complete, concise, and professional response to this RFP will enable the County to identify the Developer who will provide the highest benefit to the County and will be indicative of the level of the Developer’s experience and commitment to the proposed project. Proposals must demonstrate that the approach, design, and financing plan for the proposed project will allow the project’s successful development and delivery. Proposals must include the following items.

1. **Executive Summary** – Provide a brief, high level description of the vision for the property and the overall project, including:
 - a. Size in acres and/or square feet of building space
 - b. Type of use(s) planned (e.g. commercial, residential, office, or a mixed-use combination)
 - c. Conceptual design
2. **Development Organization Overview:** Provide the following information about your company:
 - a. Official registered name (Corporate, D.B.A., Partnership, etc.),
 - b. Dun & Bradstreet Number
 - c. Primary and secondary Standard Industrial Classification (SIC) numbers
 - d. Address, main telephone number, toll-free numbers, and facsimile numbers.
 - e. Key contact name, title, address (if different from above address), direct telephone and fax numbers for the person authorized to contractually bind the organization for any proposal against this RFP.
 - f. Brief history, including year established and number of years your development team has taken on similar projects.
3. **Description of the Developer’s experience developing the proposed type of project elsewhere:**
 - a. Name and location of project(s)
 - b. Description of project(s)
 - c. Completion date of project(s)
 - d. Experience in dealing with other County projects and/or have experience in purchasing government property for private development

4. **Explanation of the role the Developer’s organization will play in the proposed project and a list of other members, partners, principals, etc. and their roles (if any).**
5. **The proposed general timeframe for the development of the Developer’s proposed project.** If multiple components or phases are planned, include a list of all.
6. **Demonstration of the Developer’s financial capacity to complete the project within the proposed timelines.**
7. **Description of the benefit(s) the proposed project brings to the County, including:**
 - a. Purchase price or primary long-term lease terms
 - b. Projected capital investment
 - c. Projected number of direct jobs if applicable
 - d. Projected number of workforce housing units and price point, if applicable
 - e. Property Tax and Sales Tax impact
 - f. Other benefits to the County

Additional details for the Proposal can be found in Section 7: Proposal Format

Section 4: TIMELINES

EVENT	DATE
Release Request for Proposals (RFP)	May 18, 2026
Mandatory Walk Through 1—10:00 AM at 518 S 7 th Ave	June 24, 2026
Mandatory Walk Through 2—10:00 AM at 518 S 7 th Ave	July 21, 2026
Deadline for submitting questions – 10AM	July 31, 2026
Proposal deadline - 10AM	August 24, 2026
Evaluation of Submission by County Staff *	August 24-28, 2026
HRFC Review & Recommendation to County Board*	September 9, 2026
Marathon County Board Presentation*	September 17, 2026
County Board Proposal approved and developer selected *	September 2026
Final Contract executed*	NLT November 2026
Project commences	TBD

*Subject to change at discretion of County

The deadline for final proposals is 10:00AM, Central Standard Time, on August 24, 2026.

One printed copy of the proposal along with an electronic copy on a USB Flash Drive or by e-mail shall be submitted. The printed copy is required even if the proposal is submitted by email.

Marathon County is not responsible for any technical issues, errors, or delays related to the electronic submissions of proposals. It is the sole responsibility of the proposer to ensure that all documents are submitted and received successfully, completely, and on time through the designated electronic system or platform. Proposers are strongly encouraged to allow sufficient time to address any technical problems that may arise. Late, incomplete, or corrupted submissions, regardless of the cause, may be disqualified from consideration at the sole discretion of the County. Proposers are also strongly encouraged to confirm receipt of electronic submissions with a separate communication (e.g., e-mail, phone call) to the Marathon County staff member who is the lead for the procurement they are responding to. Marathon County is not responsible for electronic submissions that are undelivered or filtered as junk mail or spam communications.

Section 5: INQUIRIES

Please direct all inquiries concerning this RFP to:

Marathon County
Attn: Troy Torgerson, Facility Planner
Marathon County Facilities and Capital Management
1100 Lake View Drive Suite 800, Door #43
Wausau, WI 54401
(715)261-6980
facilities.capital@marathoncounty.gov

The department can also be reached through the main entrance for 1100 Lake View Drive at Door #23. Use the desk phone to call the number above and someone will meet you.

Requests for additional information and/or clarification of RFP content or intent must be submitted in writing (e-mail or letter) to the above address.

Questions must be submitted no later than 10:00 AM on August 24, 2026

If responses are merited, they will be provided in writing and furnished to all prospective developers in an addendum.

Section 6: DEVELOPER'S RESPONSIBILITIES

Following Developer selection and execution of a Memorandum of Understanding, Developer shall proceed with detailed due diligence, pre-development, and entitlement activities while working with County to negotiate a Development Agreement that will include a Purchase and Sale Agreement or Long-Term Lease Agreement for the property.

The County anticipates that the general scope of the successful Developer team's responsibilities would include, but not be limited to:

ENTITLEMENTS

The Developer shall be responsible for all aspects of the Project including pre-development planning, any additional environmental review, and design. The selected Developer shall be responsible, at its sole expense, for obtaining all land use entitlements and other government approvals required for its proposed Project.

PREDEVELOPMENT COSTS

The selected Developer shall bear all predevelopment costs relating to this project. All fees or expenses of engineers, architects, financial consultants, attorneys, planning or other consultants or contractors retained by Developer for any study, analysis, evaluation, report, schedule, estimate, environmental review, surveys, planning and/or design activities, drawings, specifications or other activity or matter relating to the Project shall be the sole responsibility of and undertaken at the sole cost and expense of Developer and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of, or in reliance upon the County.

LEGISLATIVE ACTION

County and Developer acknowledge that the County must exercise its independent legislative authority in making any and all findings and determinations required of it by law concerning the County Parcel. Developer selection does not restrict the legislative authority of the County in any manner whatsoever and does not obligate the County to enter into the Development Agreement or to take any course of action with respect to the Project.

FINANCING

The Developer shall be responsible for providing funding for the Project, whether it be in the form of debt financing, equity, tax credits or a combination of these methods. If debt financing is used, no financial risk or credit risk shall be imposed upon or borne by the County.

CONSTRUCTION

The Developer shall be responsible for demolition, construction and commissioning of the Project including obtaining all permits, fees, and approvals necessary for construction of the Project.

Section 7: PROPOSAL FORMAT

A complete, concise, and professional response to this RFP will enable the County to identify the Developer who will provide the highest benefit to the County and will be indicative of the level of the Developer's experience and commitment to the proposed project. Proposals must demonstrate that the approach, design, and financing plan for the proposed project will allow the project's successful development and delivery.

The following minimum information should be provided in each proposal and will be utilized in evaluating each proposal submitted. To expedite the evaluation of proposals, submittals should be no more than twenty-five pages. Proposals should include the following items:

- **Detailed completion of Questions 1 thru 6 in Section 3**
- **Scope of Development** which shall include the following:
 - The firm / team's statement of qualifications.
 - A narrative description that expresses the firm / team's understanding of the project and vision for development. The narrative should reflect the respondent's development design intent, strategy, implementation expertise, and understanding of the scope of work.
 - Resumes with related expertise of the specific Developer and any other consultant or subcontractor resumes with relevant expertise and experience. Resumes can be included as an appendix which does not affect the page limit.
 - **Descriptions of the firm's / team's last three completed projects** that demonstrate the Developer's:
 - Experience in working with municipalities and/or other public agencies to develop mixed use residential and commercial projects.
 - Ability to complete projects of a similar size, scope, and purpose in a timely manner.
 - Description of any other completed projects (representative examples) of similar types of projects. Include current addresses, telephone numbers, and the names of reference contacts for each project.
 - **Proposed offer price to purchase the Site** to include earnest money deposit amount and proposed terms, **or should the developer be seeking a long-term land lease with the County, a summary of all proposed terms the developer would seek in connection with said lease.** If public participation is anticipated, propose the public investment structure, and amount and provide financial analysis to demonstrate why such participation is necessary.
 - Analysis of the proposed job creation potential, market demand, and the economic and financial benefits of the uses proposed for the Site.
 - A proposed approach for undertaking this development, including:
 - Detailed scope of work and
 - Schedule for predevelopment analysis, entitlement review, construction, etc.
 - Standard statements:
 - A statement that this RFP shall be incorporated in its entirety as a part of the Developer's proposal.
 - A statement that this RFP and the Developer's proposal will jointly become part of the "Development Agreement" ("DA") agreement for this project when the DA is fully executed by the Developer and the County Board of Marathon County,
 - A single and separate section "EXCEPTIONS TO THE COUNTY'S REQUEST FOR PROPOSAL" containing a complete and detailed description of any/all exceptions to the provisions and conditions of this Request for Proposal upon which the

- Developer's proposal is contingent and which shall take precedent over this RFP,
- Disclosure and evidence of financial stability
 - Disclosure of any potential conflicts of interest that could be relevant to this project in any manner.
 - Disclosure of any projects/financing on which the team or any of its members has defaulted.
 - Disclosure of whether the developer or any officer, director, or owner thereof has had judgments entered against it, him, or her within the past 10 years for breach of contracts for governmental or nongovernmental construction or development.
 - Disclosure of whether the developer has been in substantial noncompliance with the terms and conditions of prior construction contracts with a public body.
 - Disclosure of whether any officer, director, owner, project manager, procurement manager, or chief financial official thereof has been convicted within the past 10 years of a crime related to financial fraud or to governmental or nongovernmental construction or contracting.
 - Disclosure of whether any officer, director, or owner is currently debarred from bidding or contracting, pursuant to an established debarment procedure, by any public body, agency of any state, or agency of the federal government.
 - Other evidence of financial stability of developer (can be submitted under confidential cover as detailed in "Submission Process").

The County will not be liable for any expenses incurred by Developers responding to this solicitation. All material submitted will be maintained by the County consistent with its internal policies.

EVALUATION CRITERIA

Proposals will be judged according to the following criteria:

- **5% Completeness of proposal** – The proposal includes all of the information requested in this RFP.
- **15% Developer experience** and ability to carry out the project within the proposed timeline.
- **75% Value** – The proposed project will provide lasting value to the County, neighborhood, and all stakeholders. The proposed lease payment or property purchase price will be considered when assessing project value. Value will be determined by (but not limited to) the following:
 - **Purchase Price and/or Long-term lease value**
 - **Number of Jobs**
 - **Workforce Housing Units created**
 - **Sales Tax & Property Tax Generation**
 - **Expected Quality of Proposed Work**
 - **Alignment with local community needs and expectations**
- **5% Overall fit with County Strategic Plan**

ADDITIONAL EVALUATION INFORMATION

The review committee may request answers to specific questions about the proposals orally or in writing prior to making a final selection. Selection will be based on the overall strength of each proposal, and the evaluation is not restricted to consideration of any single factor, such as cost.

SUBMIT PROPOSALS TO:

Troy Torgerson, Facility Planner
Marathon County Facilities and Capital Management
1100 Lake View Drive Suite 800, Door #43
Wausau, WI 54401
(715)261-6980
facilities.capital@marathoncounty.gov

SUBMISSIONS

One printed copy of the proposal along with an electronic copy on a USB Flash Drive or by e-mail shall be submitted. The printed copy is required even if the proposal is submitted by email.

Marathon County is not responsible for any technical issues, errors, or delays related to the electronic submissions of proposals. It is the sole responsibility of the proposer to ensure that all documents are submitted and received successfully, completely, and on time through the designated electronic system or platform. Proposers are strongly encouraged to allow sufficient time to address any technical problems that may arise. Late, incomplete, or corrupted submissions, regardless of the cause, may be disqualified from consideration at the sole discretion of the County. Proposers are also strongly encouraged to confirm receipt of electronic submissions with a separate communication (e.g., e-mail, phone call) to the Marathon County staff member who is the lead for the procurement they are responding to. Marathon County is not responsible for electronic submissions that are undelivered or filtered as junk mail or spam communications.

Section 8: STANDARD TERMS AND CONDITIONS

ACCEPTANCE-REJECTION OF BIDS OR PROPOSALS

The review committee reserves the right to accept or reject any or all proposals or portions thereof without stated cause. Upon selection of a finalist, the County by its proper officials shall attempt to negotiate and reach a final agreement with the finalist. If the County, for any reason, is unable to reach a final agreement with this finalist; the County then reserves the right to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal. The County may also elect to reject all proposals and re-issue a new RFP.

The County has the sole authority to select a Developer for this project and may accept the proposal that demonstrates the best abilities and qualifications to meet the needs of the County. The County reserves the right to waive any formalities, defects, or irregularities, in any proposal, response, and/or submittal where the acceptance, rejection, or waiving of such is in the best interests of the County. The County reserves the right to disqualify any proposal, before or after opening, upon evidence of collusion, intent to defraud, or any other illegal practice on the part of the Developer.

Any current licensure or non-discrimination claims against you/your organization and those having occurred in the past five years, especially any resulting in claims or legal judgments against you must be disclosed in the proposal.

The County reserves the right to retain all proposals submitted and to use any ideas in a proposal, regardless of whether that proposal is selected. Submission of a proposal indicates

acceptance by the proposing Developer of the conditions contained in this Request for Proposals, unless clearly and specifically noted.

The County will not pay for any information requested, nor is it liable for any costs incurred by the Developers in preparing and submitting proposals.

Bids/proposals MUST be date and time stamped by the office of the Facilities & Capital Management on or before the date and time that the bid/proposal is due. Bids/proposals date and time stamped in another office will be rejected. Receipt of a bid/proposal by the mail system does not constitute receipt of a bid/proposal by Facilities & Capital Management.

DEVELOPER INDEMNIFICATION

Developer shall indemnify, defend, and hold the County, their officers, agents and employees harmless from any and all claims, damages, losses, causes of action and demands, including, without limitation, the payment of all consequential damages, expert witness fees, reasonable attorney's fees and other related costs and expenses, incurred in connection with or in any manner arising out of Developer's performance of the work contemplated by this RFP. Submitting a response to this RFP signifies that the Developer is not covered under the County's general liability insurance, employee benefits, or worker's compensation. It further establishes that the Developer shall be fully responsible for such coverage. Developer's obligation to indemnify shall survive expiration or termination of this RFP and shall not be restricted to insurance proceeds, if any, received by the County and their officers, agents and employees.

PUBLIC RECORD

Proposals received will become the property of the County. All responses are subject to public disclosure under Wisconsin Public Records Law. Marathon County recognizes that respondents must submit financial information that it may deem confidential and proprietary to comply with the requirements of this solicitation. To the extent permissible by law, the County agrees to keep confidential any confidential proprietary information included in a response, provided that (1) the respondent identifies the confidential proprietary portions of the response, (2) the respondent identifies as confidential and proprietary only those portions of the submittal that are confidential and proprietary, and (3) the respondent states why protection is necessary. Respondents shall not designate their entire response as confidential and proprietary, nor shall they so designate information that is already public. Should a request for records be received and the respondent has identified a portion of the response as confidential, the respondent agrees to indemnify the County relative to any and all claims or litigation seeking release of said information. Marathon County retains the sole authority to determine what records are public and/or confidential under the Wisconsin Public Records laws.

ASSIGNMENT

Developer selection includes consideration of the merits of the firm / team. Assignment of the proposal is discouraged, and the County reserves the right to cancel the contract if the contract is assigned without County's written consent.

RFP ADDENDA

The County may determine it is necessary to revise any part of this solicitation. Revisions will be made by written addenda, and it is the Developer's responsibility to understand and comply with any addenda to this solicitation. Addenda will be posted on the County's website, www.marathoncounty.gov under Business, Request for Proposals, or vendors may contact the County representative on this project. A direct link is also provided on the next page.

Troy Torgerson, Facility Planner
Marathon County Facilities and Capital Management
1100 Lake View Drive Suite 800, Door #43
Wausau, WI 54401
(715)261-6980
facilities.capital@marathoncounty.gov

Please see additional project information identified below at the following link:

<https://www.marathoncounty.gov/rfps>

1. Appendix A:
 - a. Current Lease Holders
 - b. Campus Map
 - c. Building Floor Plans and Photos

ADDENDA:

RESPONSES TO DEVELOPER QUESTIONS SUBMITTED PRIOR TO July 31, 2026 WILL BE RELEASED TO ALL APPLICANTS (IF QUESTIONS ARE RECEIVED).

IF ISSUES ARISE (E.G., TIMELINE EXTENSIN) OTHER ADDENDA MAY BE POSTED ON THE WEBSITE AND COMMUNICATED TO THOSE WHO SIGNED IN AT EITHER OF THE MANDATORY WALKTHROUGH MEETINGS AT ANY TIME DURING THE RFP PROCESS.

Request for Proposals

APPENDIX A

Building Floor Plans and Photos

Former UWSP-Wausau Campus
518 S 7th Ave
Wausau, WI 54401



FOR FURTHER INFORMATION PLEASE CONTACT:

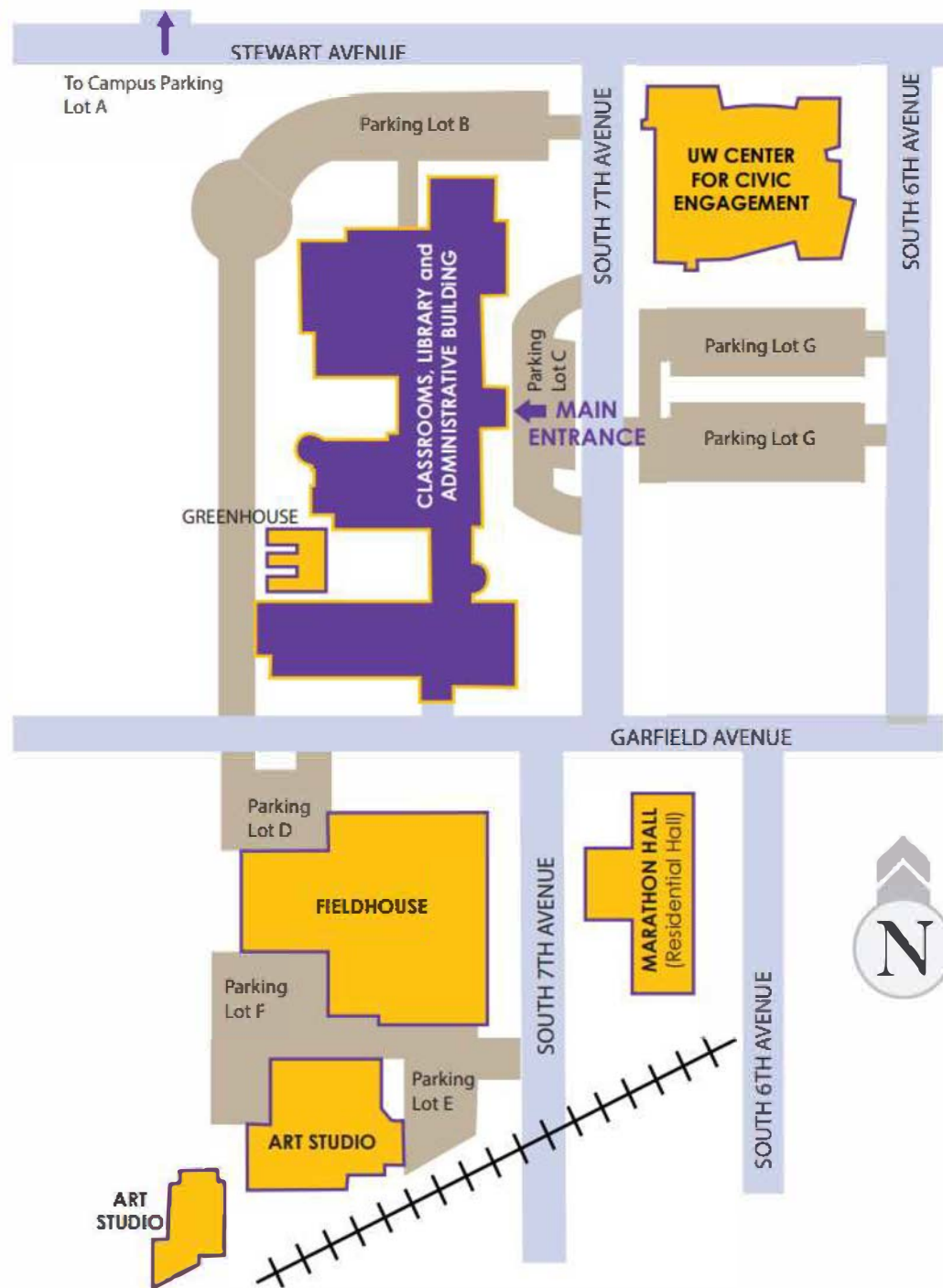
Troy Torgerson, Facility Planner
Marathon County Facilities & Capital Management
1000 Lake View Drive Suite 300, Door #35
Wausau, WI 54401
(715)261-6980
facilities.capital@marathoncounty.gov

Current Lease Holders

Below is a list of organizations currently leasing space on the UWSP Wausau Campus.

All questions regarding leases and the future plans of these organizations should be directed to the lease holders at the contact information below.

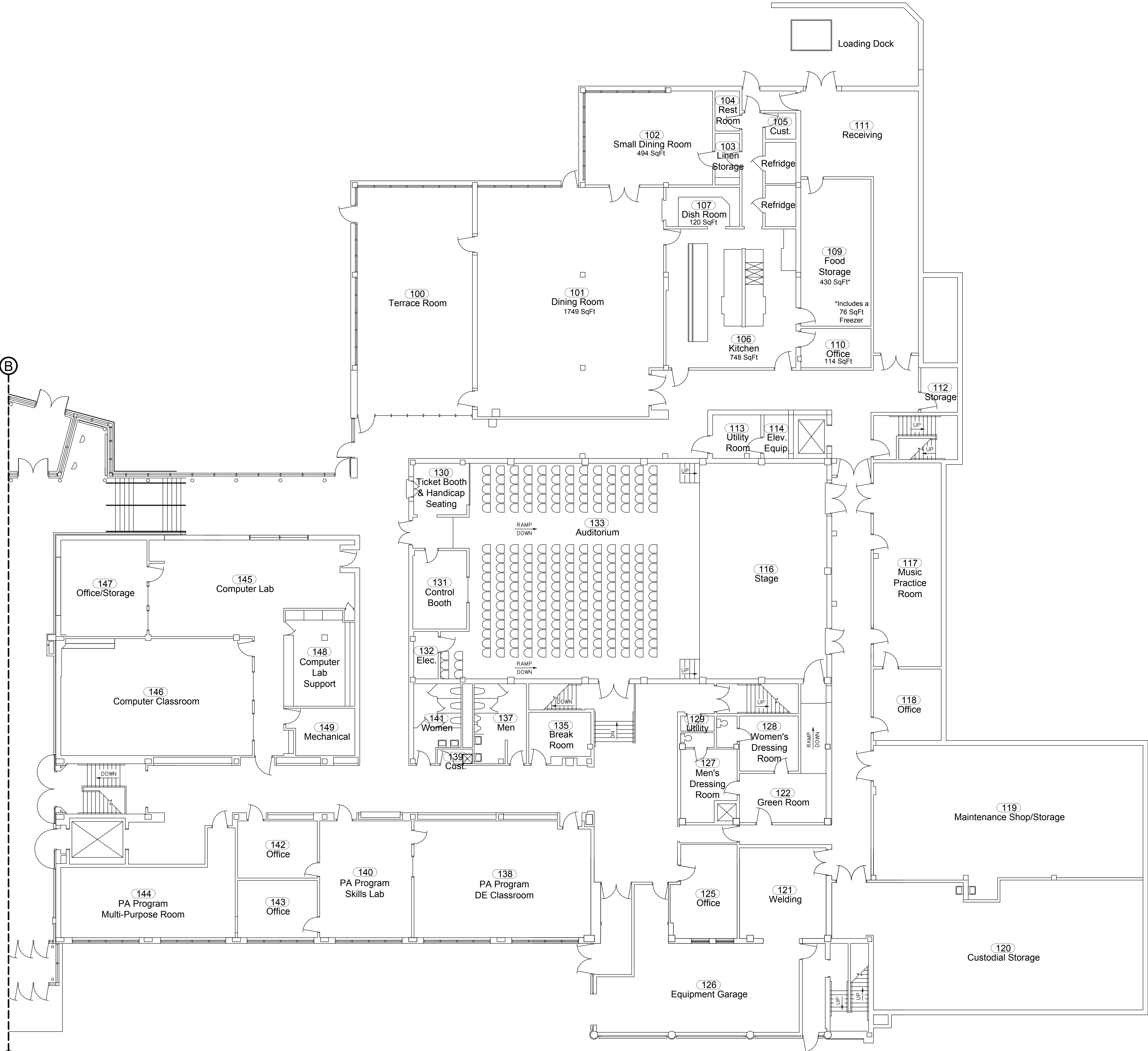
	Room	Phone	Email	Contact Name
MAIN BUILDING				
Wausau School District Project Life—090	90	715-261-0500		Wausau School District
North Central AHEC (Area Health Education Centers)086	86	715-849-2432	nthill@nahec-wi.org	Director: Nicole Thill
UW Madison Physician Assistant Program	138, 140, 142, 143, 144	608-263-5621	Paprogram@med.wisc.edu	
These Hands School of Massage	195	715-849-4881	Thsomllc@gmail.com	
Northern Highland AHEC	333	715-218-6699	gkell@wnhahec.org	Director: Gail Kell
CENTER FOR CIVIC ENGAGEMENT				
WIPPS -also shares the 104 suite with some staff/faculty from	100	715-600-6636	Info@wipps.org	
WPR	202	715-679-5125		WPR Central Region

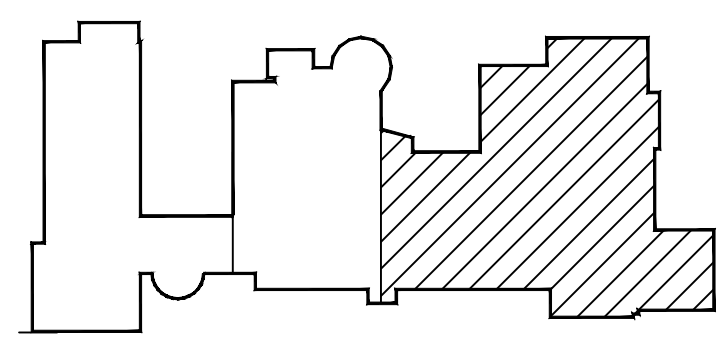


Main Building

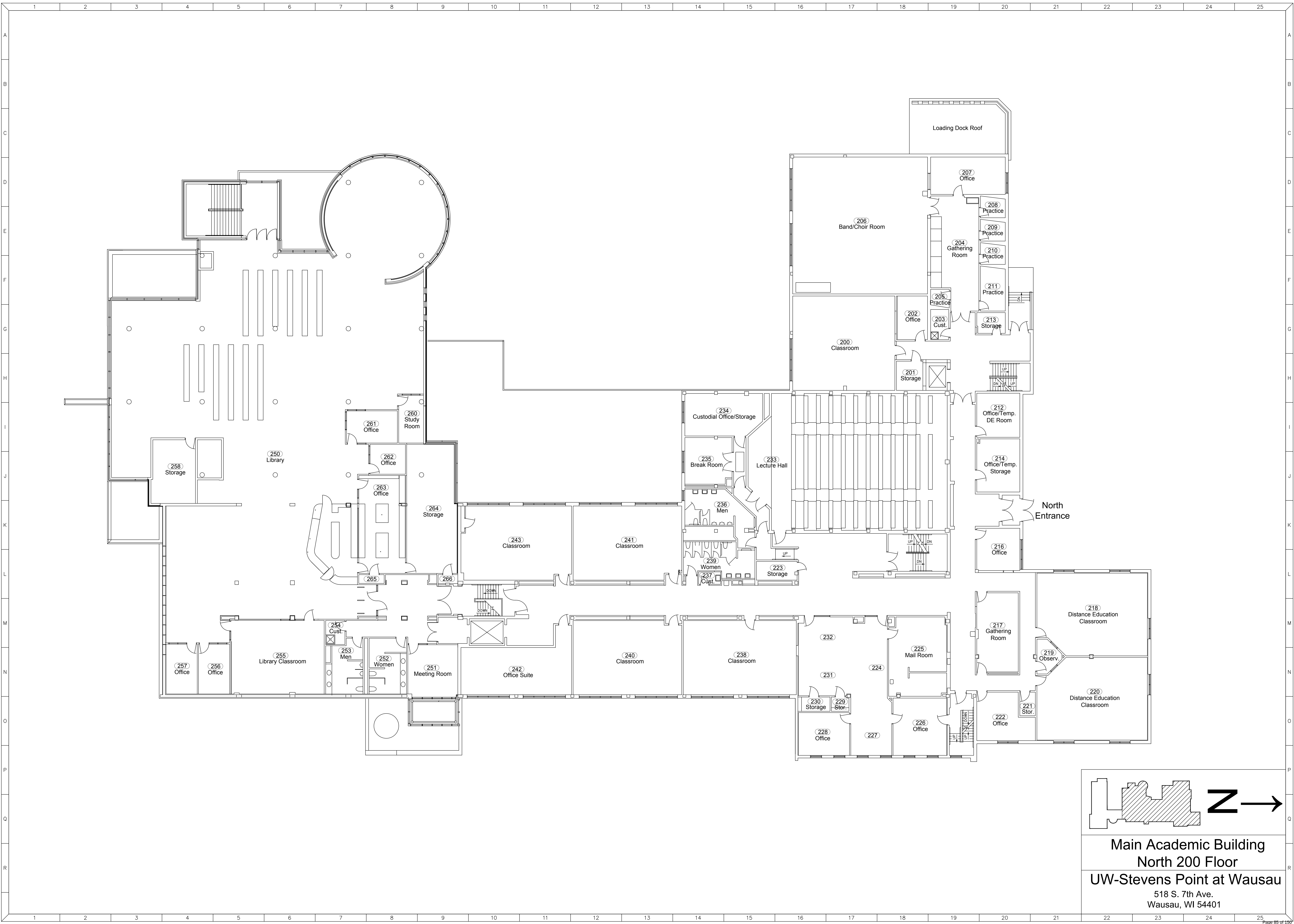
518 S. 7th Ave., Wausau, Wis.

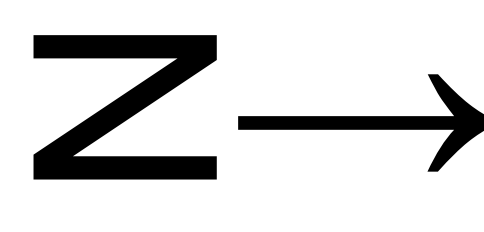
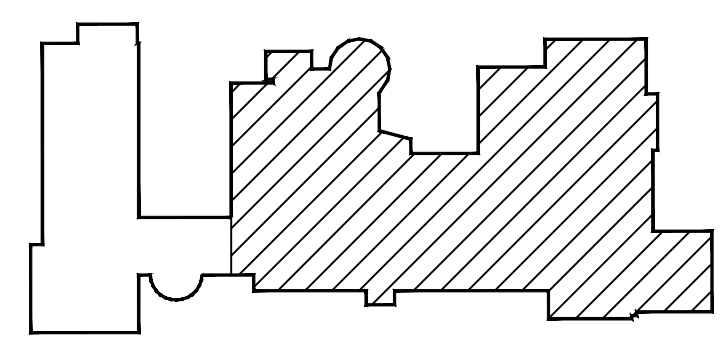






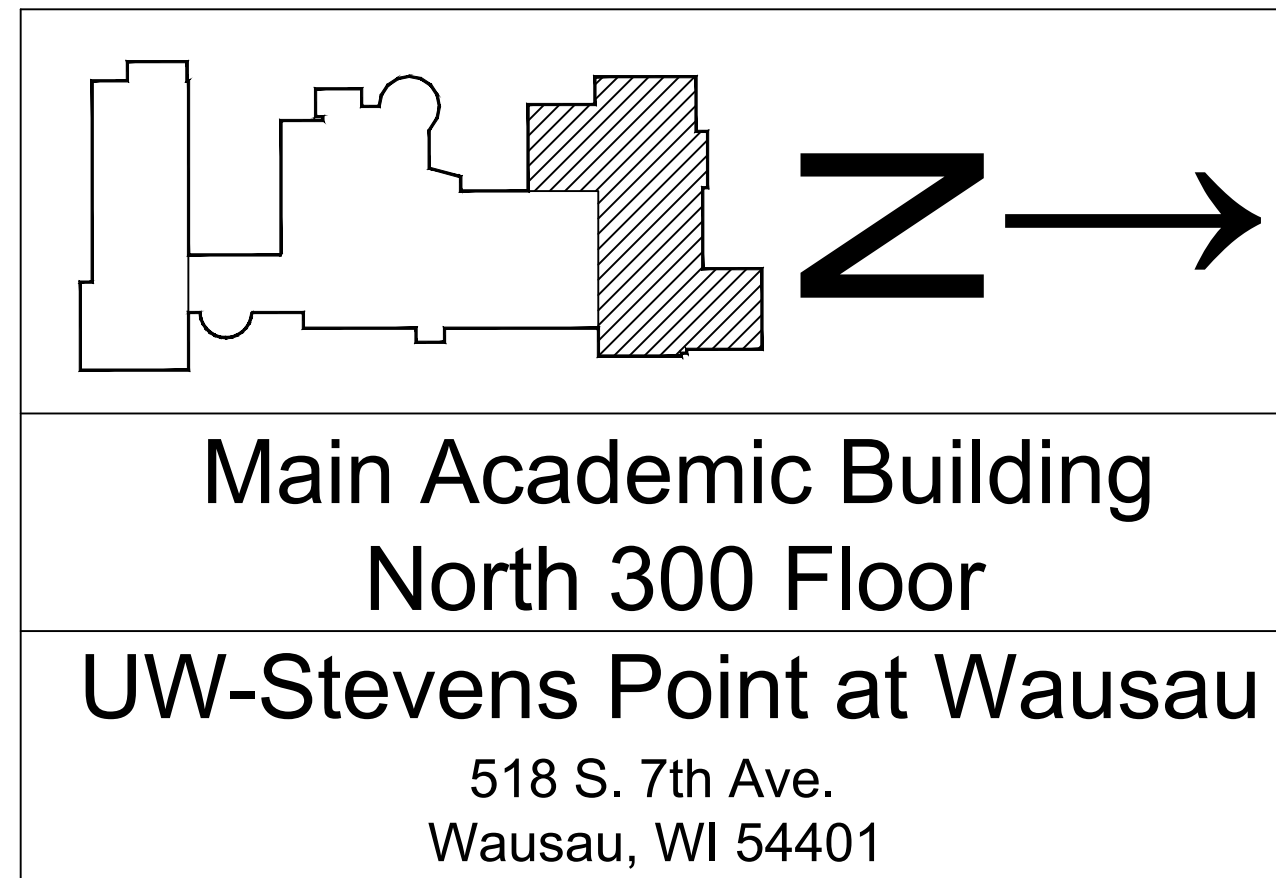
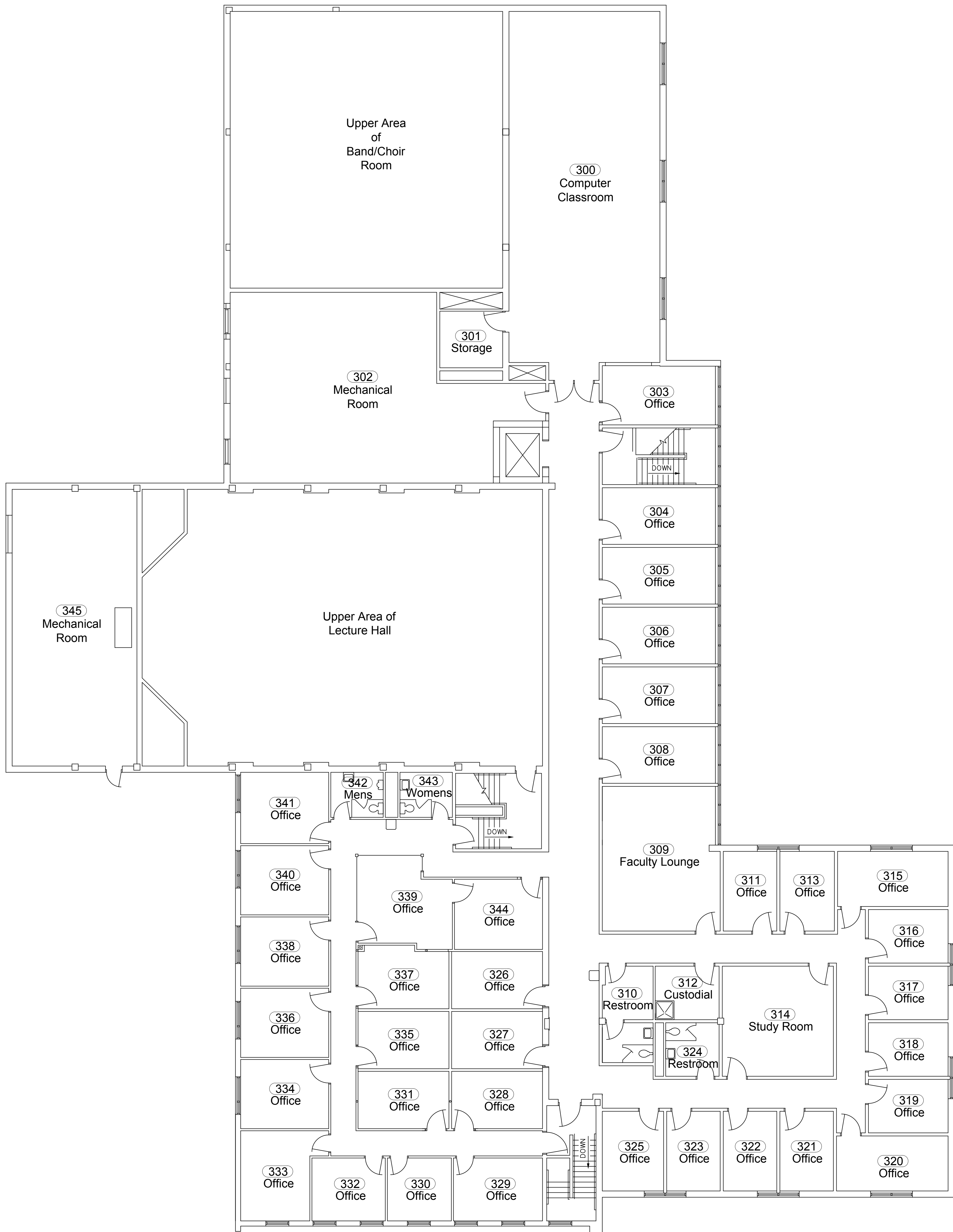
Main Academic Building
North 100 Floor
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401





Main Academic Building
North 200 Floor

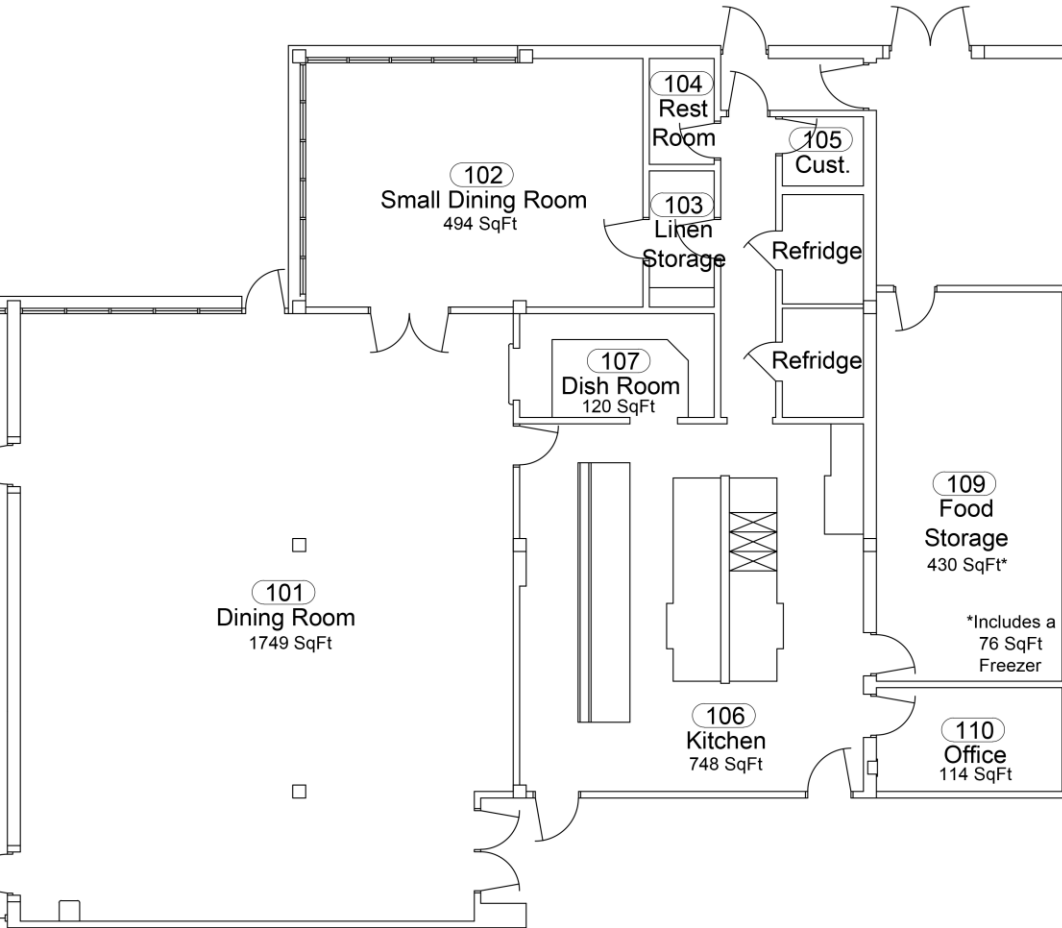
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401



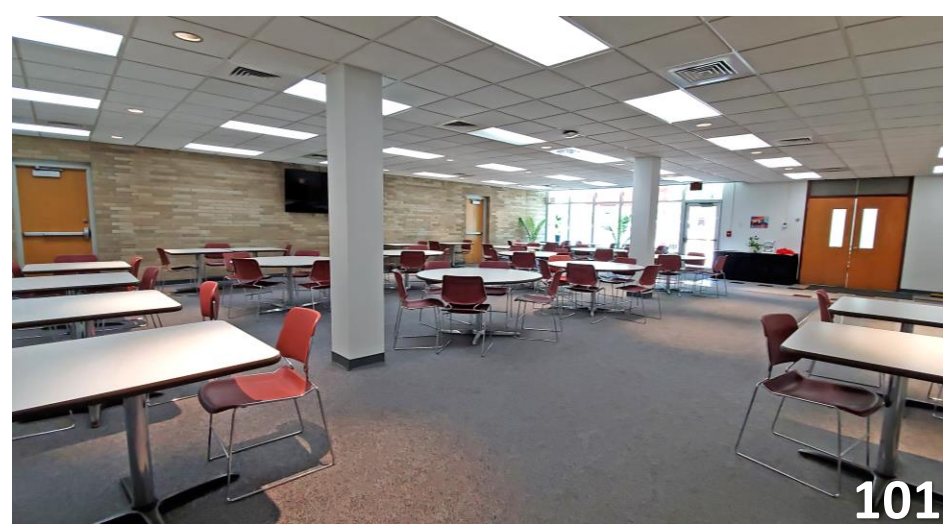
Main Academic Building
North 300 Floor
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401

Dining Services

3,655 Total SqFt.



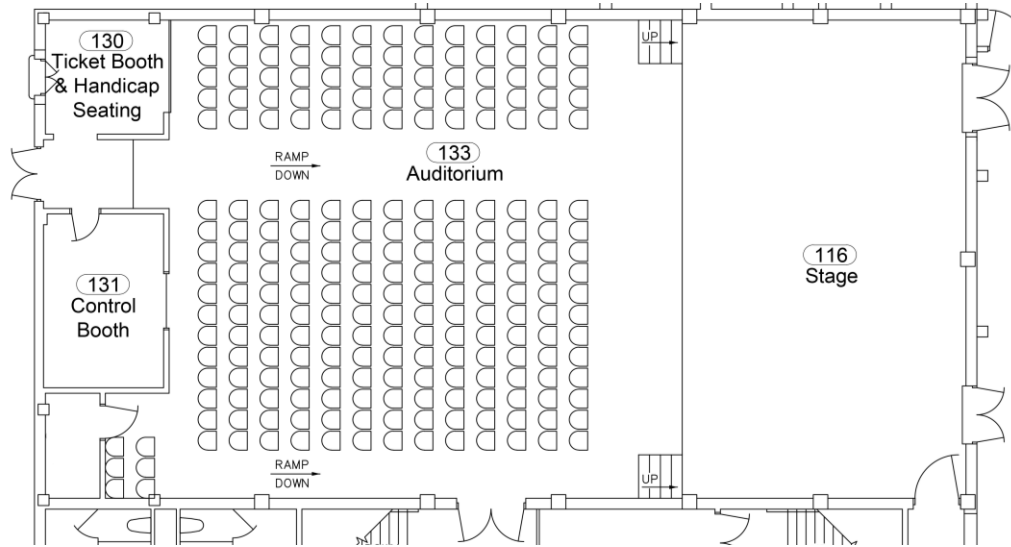
- 101 Dining Room – 1,749 SqFt.
 - 86 Seating Capacity
- 102 Small Dining Room – 494 SqFt.
- 106 Kitchen – 748 SqFt.
 - Two 52 Sq.Ft. Walk-in Refrigerators
- 107 Dish Room – 120 SqFt.
- 109 Food Storage – 430 SqFt.
 - Includes a 76 SqFt. Walk-in Freezer
- 110 Office – 114 SqFt.





133 Auditorium

3,610 Total SqFt.



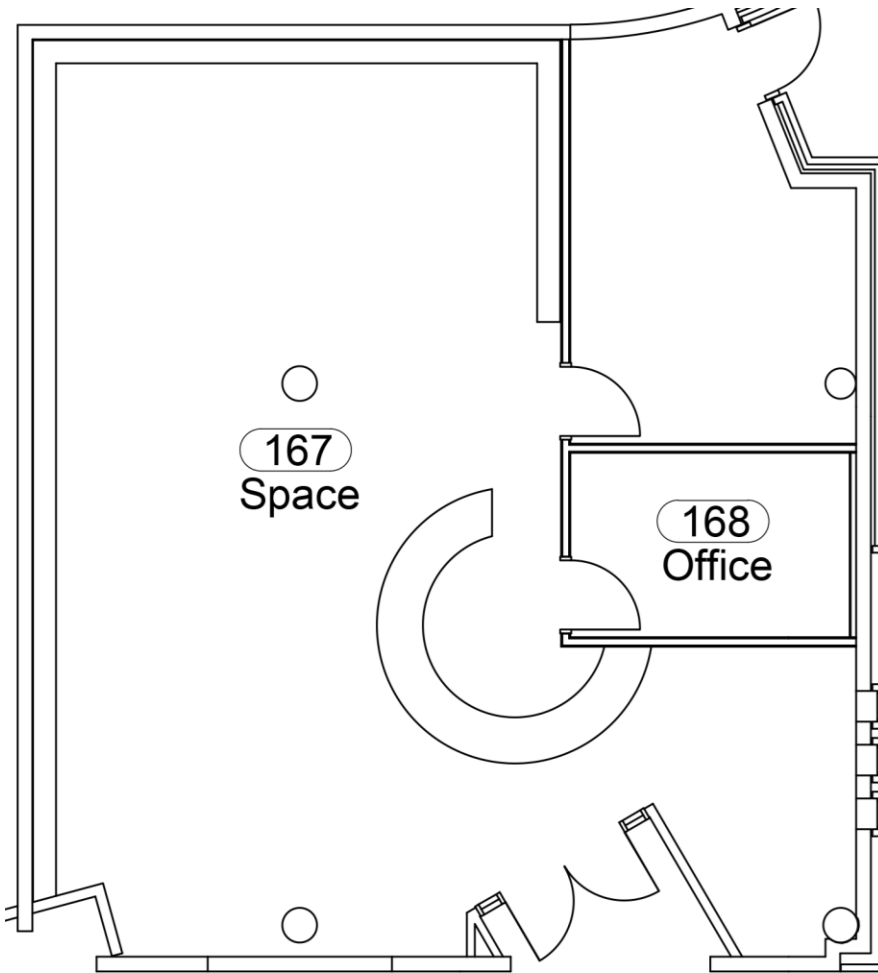
- 116 Stage – 1,123 SqFt.
 - 38' Wide, 11'9" High Proscenium
 - 13' Trim Height
- 130 Handicap Seating – 116 SqFt.
- 131 Control Booth – 173 SqFt.
- 133 Auditorium – 2,196 SqFt.
 - 232 Seating Capacity
 - Large Projection Screen
 - 48 – 1.8Kw Lighting Dimmers



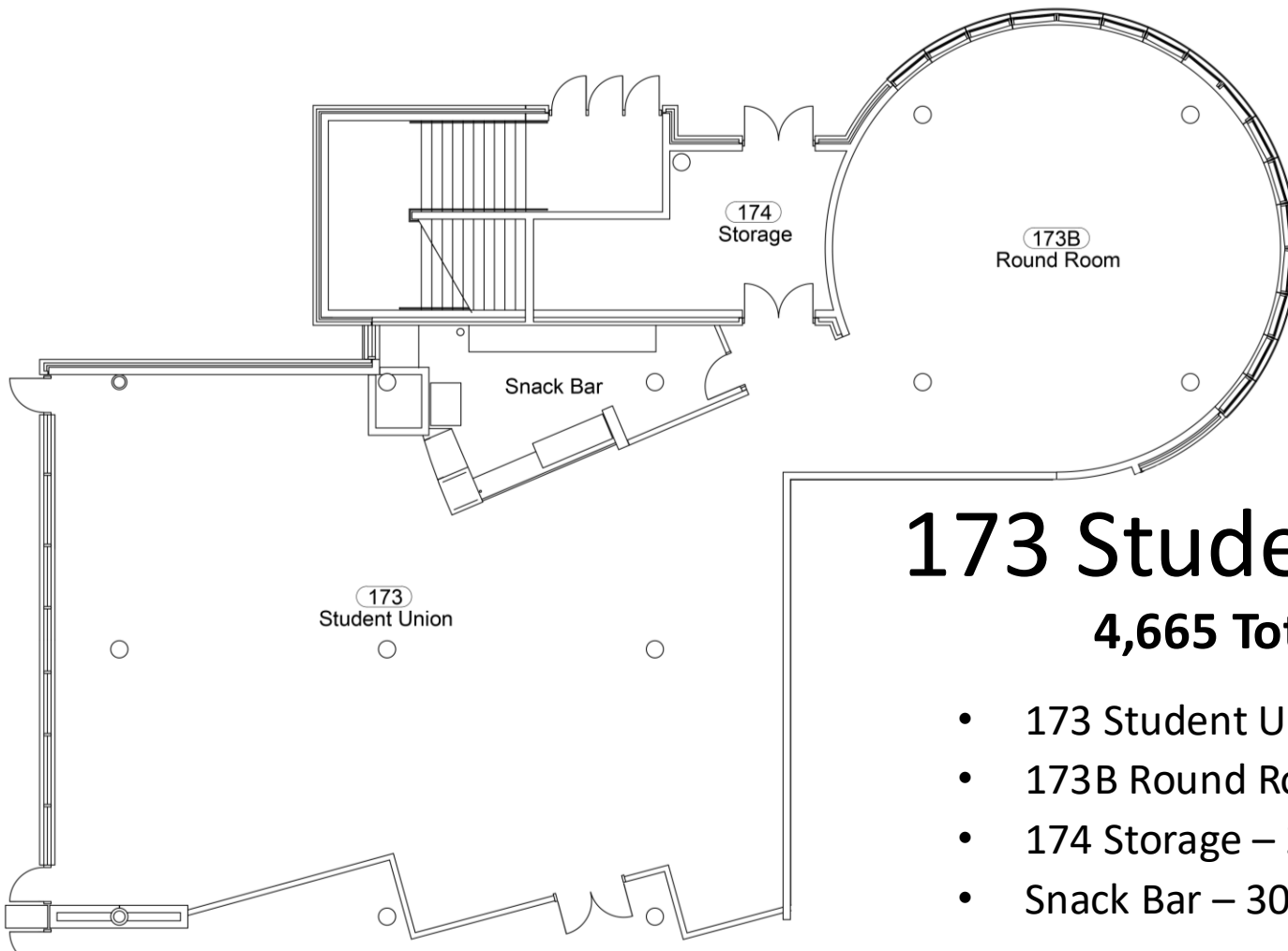
167 Bookstore

1,119 Total SqFt.

- 167 Bookstore – 1,022 SqFt.
 - Circular Customer Service Desk
- 168 Office – 97 SqFt.







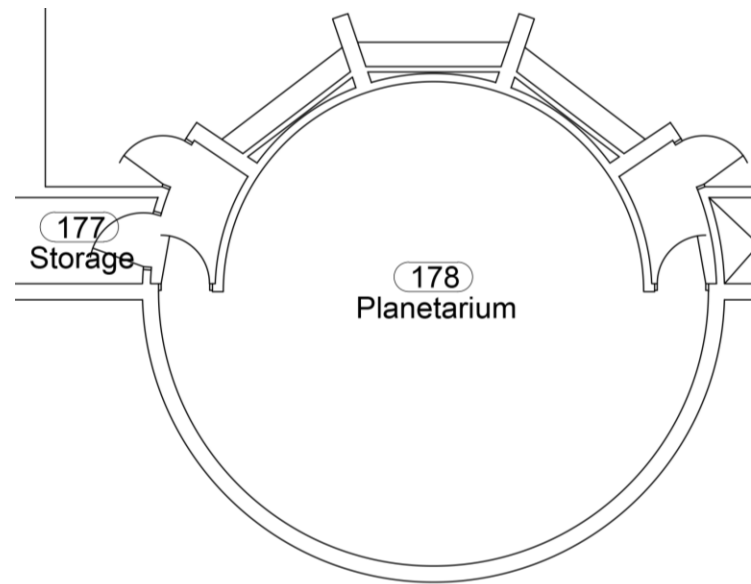
173 Student Union

4,665 Total SqFt.

- 173 Student Union – 2,870 SqFt.
- 173B Round Room – 1,198 SqFt.
- 174 Storage – 296 SqFt.
- Snack Bar – 301 SqFt.



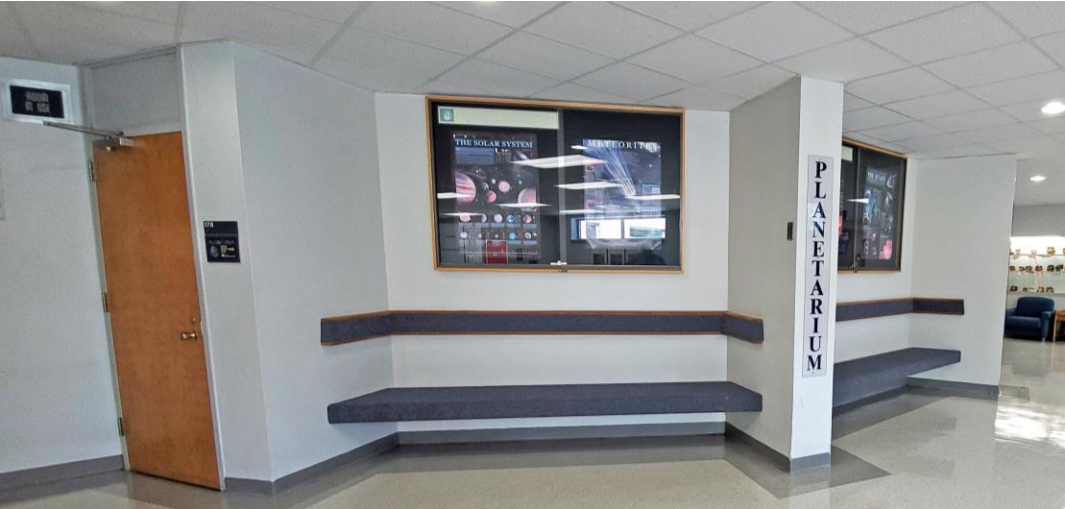
- Currently Contains
 - Ping Pong Table
 - Slate Pool Table
 - 42" TV and Gaming System with 50,000 Games
 - Three Zone Audio System
 - Tables & Chairs for Relaxing or Studying

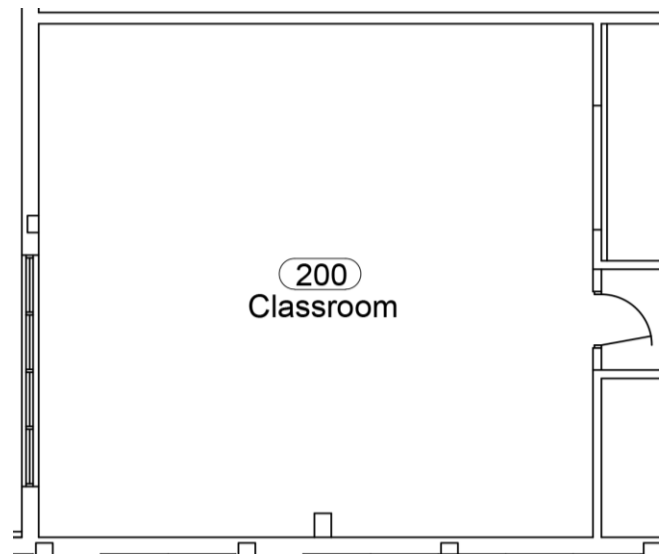


178 Planetarium

710 Total SqFt.

- 36 Total Seats
- Projector Last Renovated in 2006

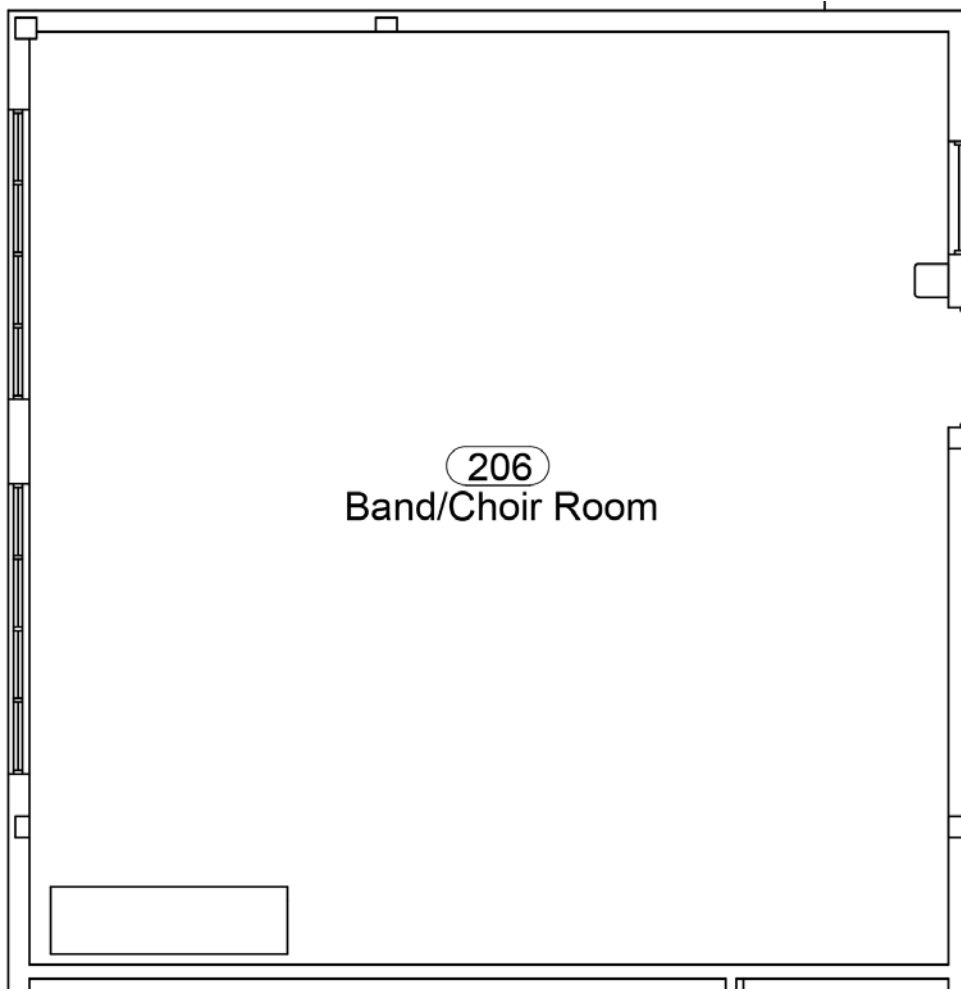




200 Classroom

994 Total SqFt.

- 28 Seating Capacity
- Three Dry Erase Boards with Music Staff Lines
- Projection Screen

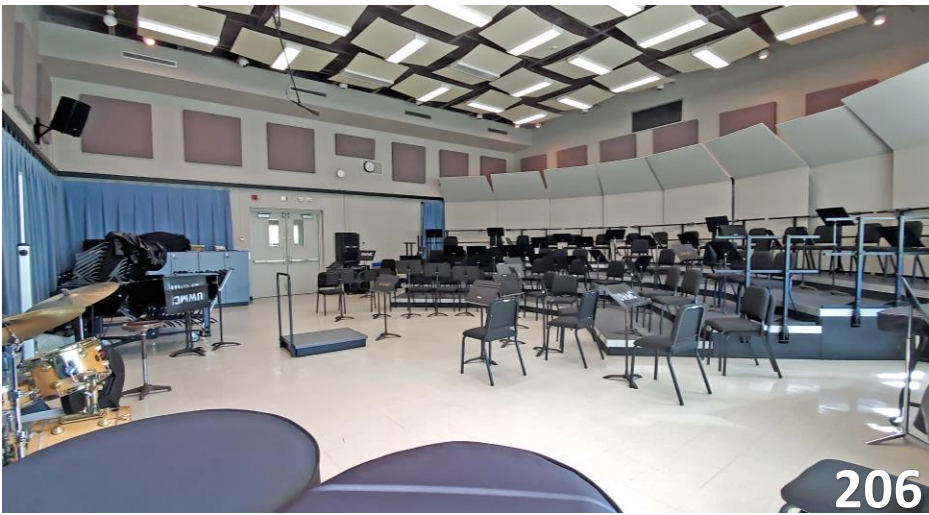
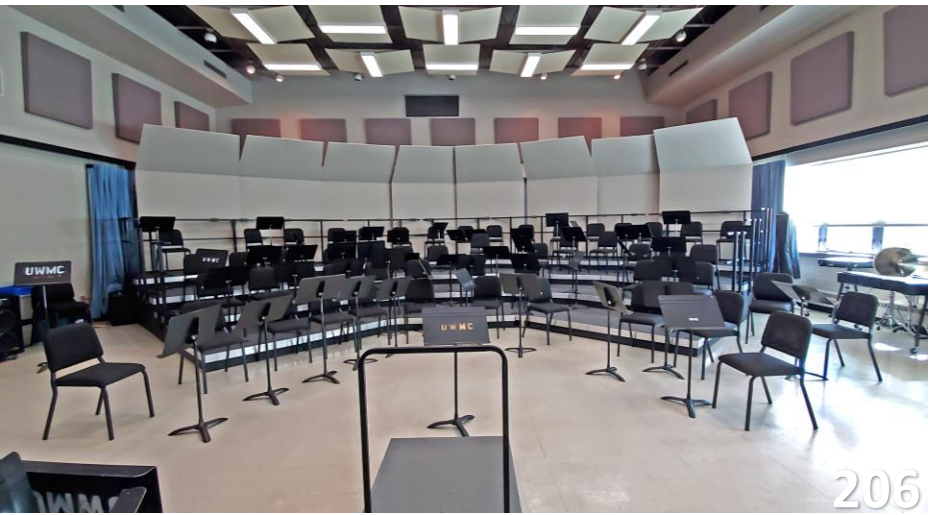


206

Band/Choir Room

1,906 Total SqFt.

- 80 Seating Capacity
- Four Platform Tiers
 - 4ft depth
 - 8", 16", 24", 32" Heights
- Adjustable Acoustic Curtains
- 8 Orchestra Shell Sections
- Built-in Stereo Audio Recording & Playback



Greenhouse

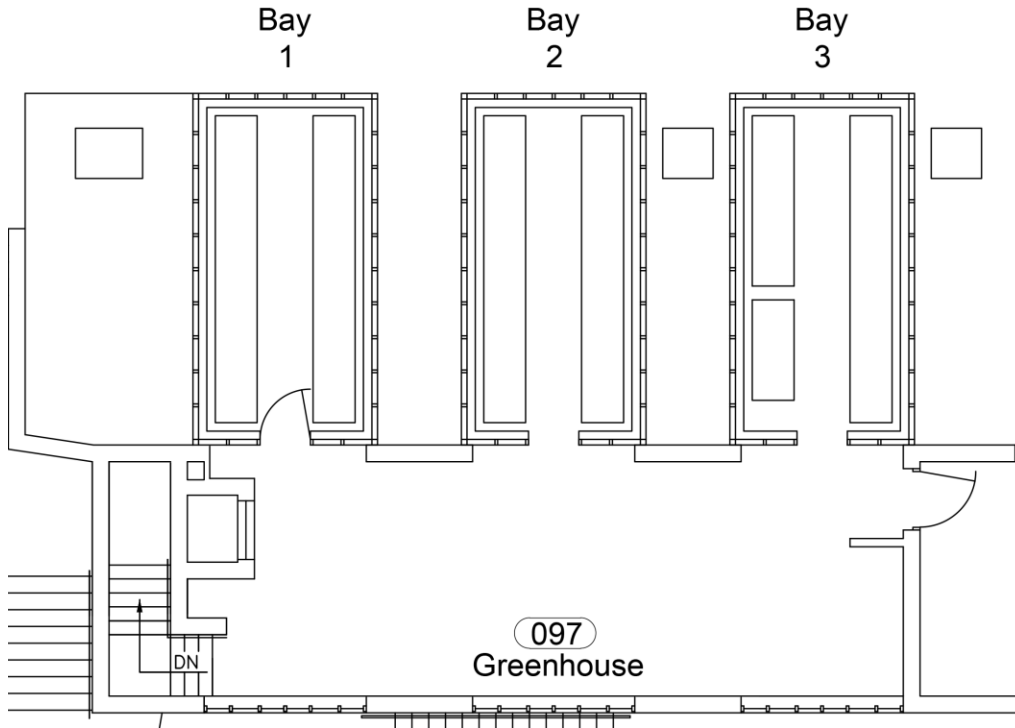
518 S. 7th Ave., Wausau, Wis.



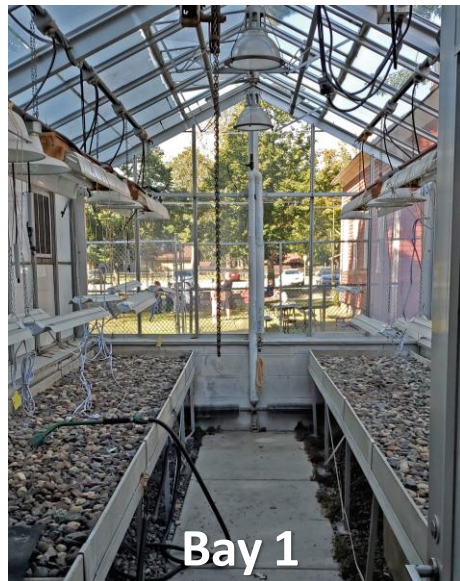
Greenhouse

1,130 Total SqFt.

- 097 Greenhouse – 590 SqFt.
 - Outside Access from West Alleyway
- Bay 1 – 180 SqFt.
- Bay 2 – 180 SqFt.
- Bay 3 – 180 SqFt.



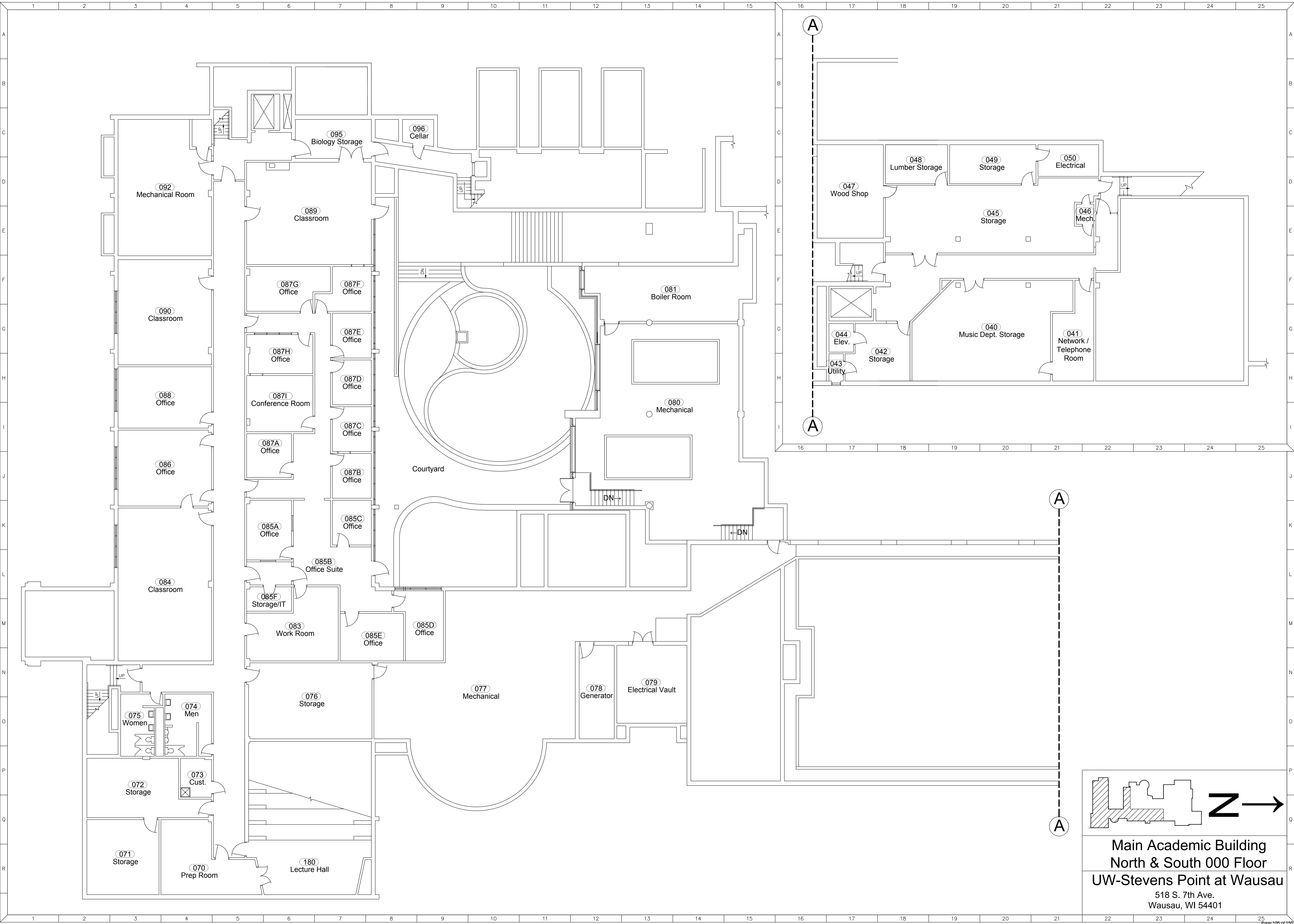
085

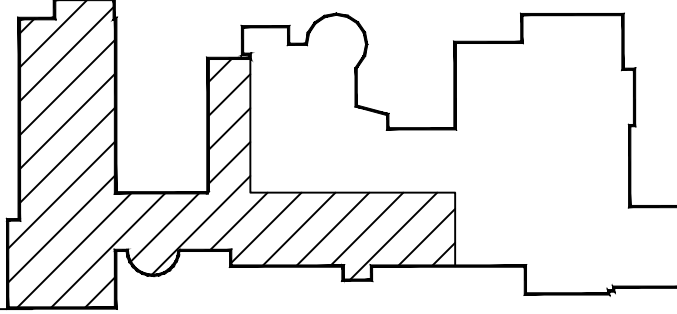


South Hall

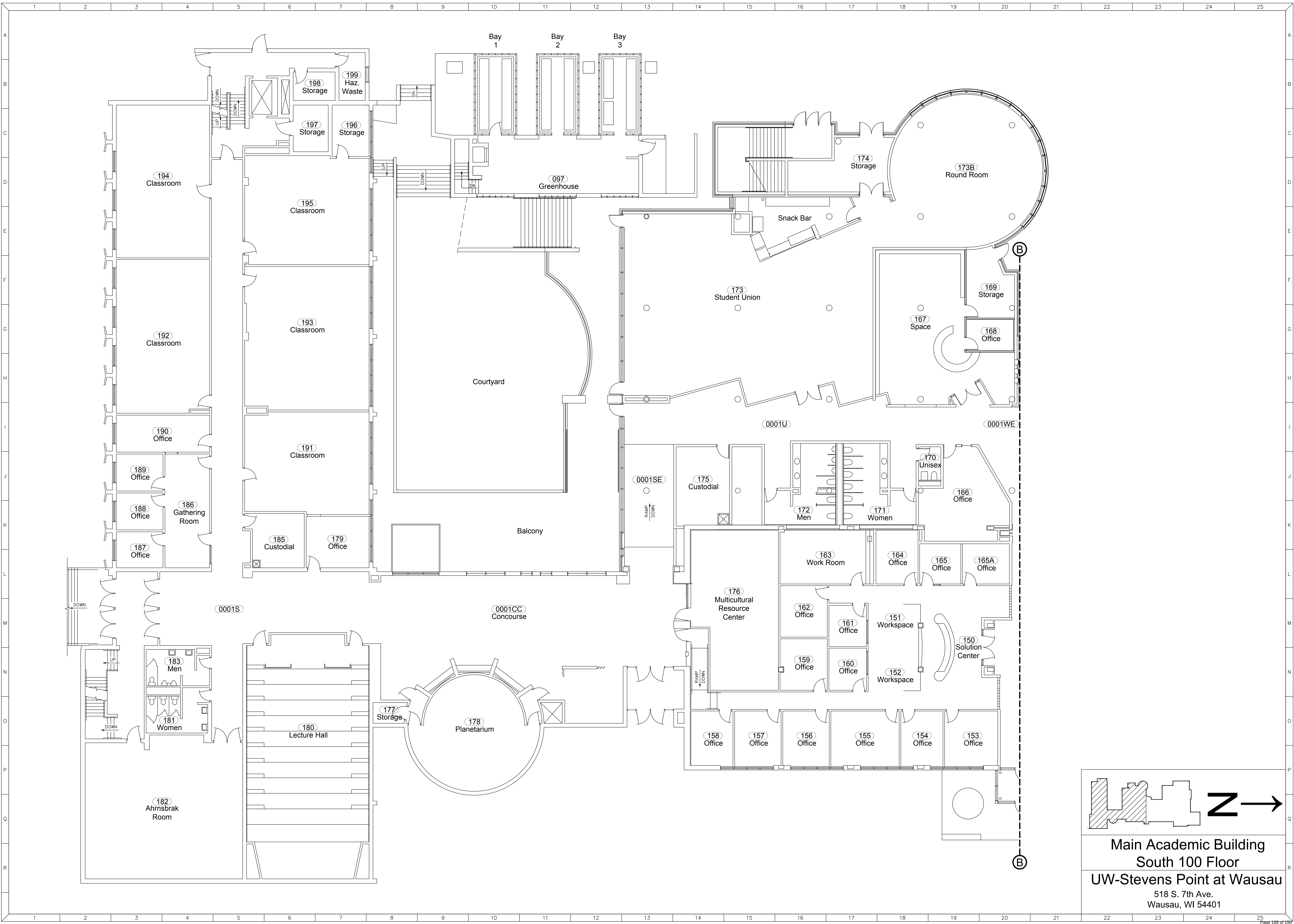
518 S. 7th Ave., Wausau, Wis.

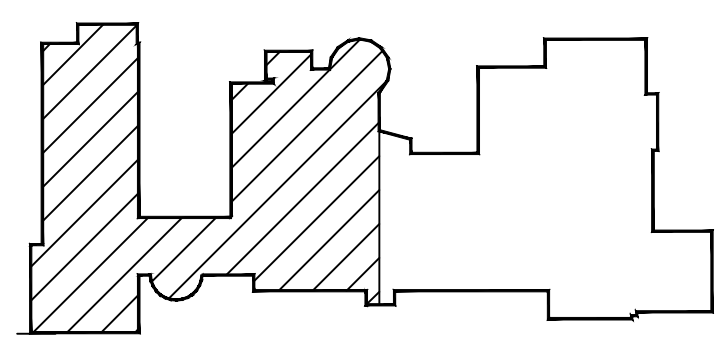






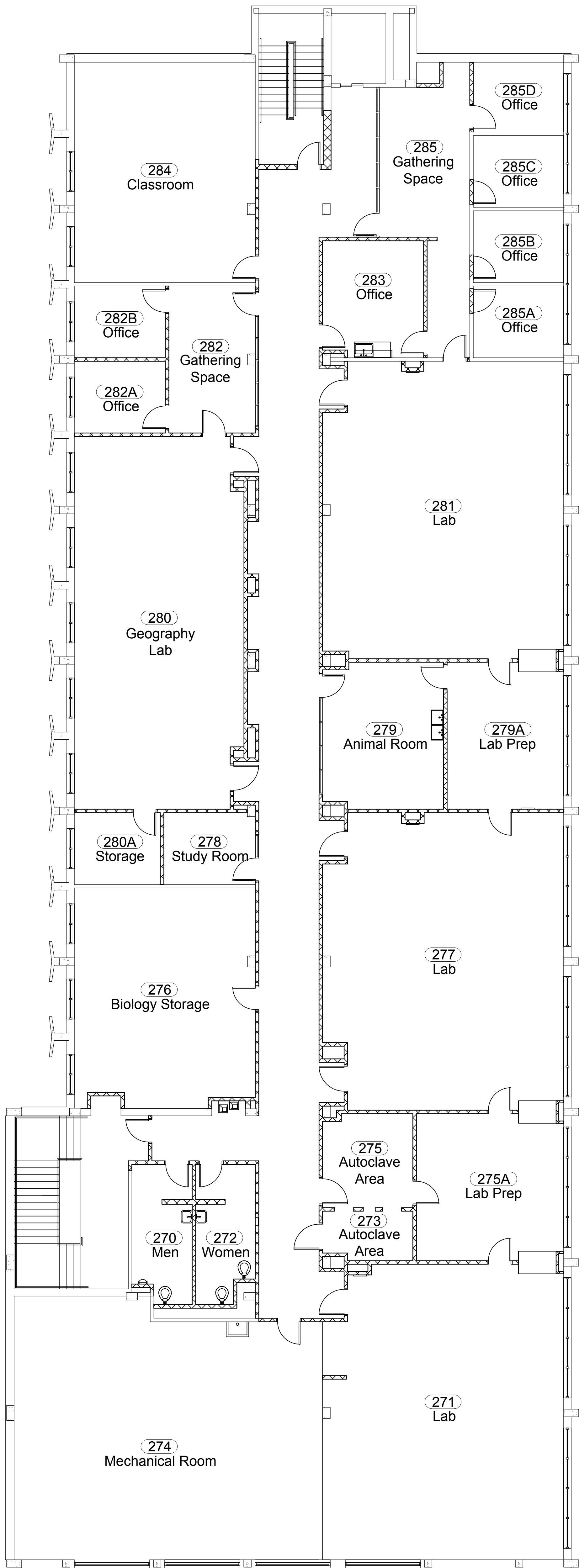
Main Academic Building
North & South 000 Floor
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401

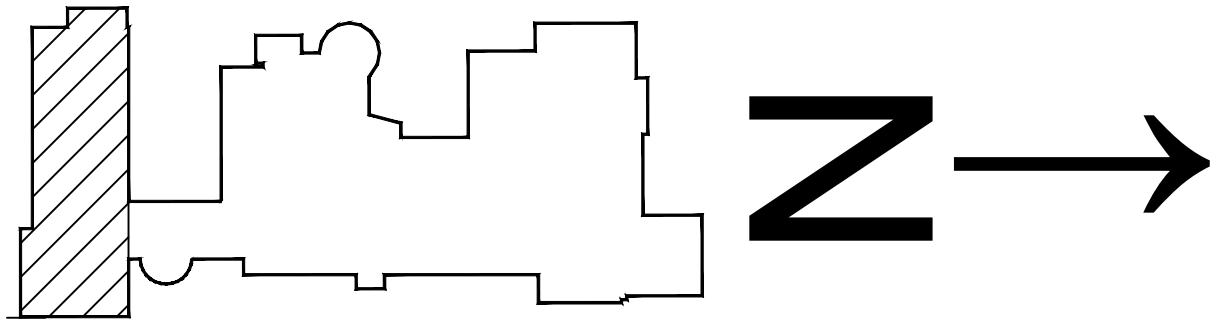


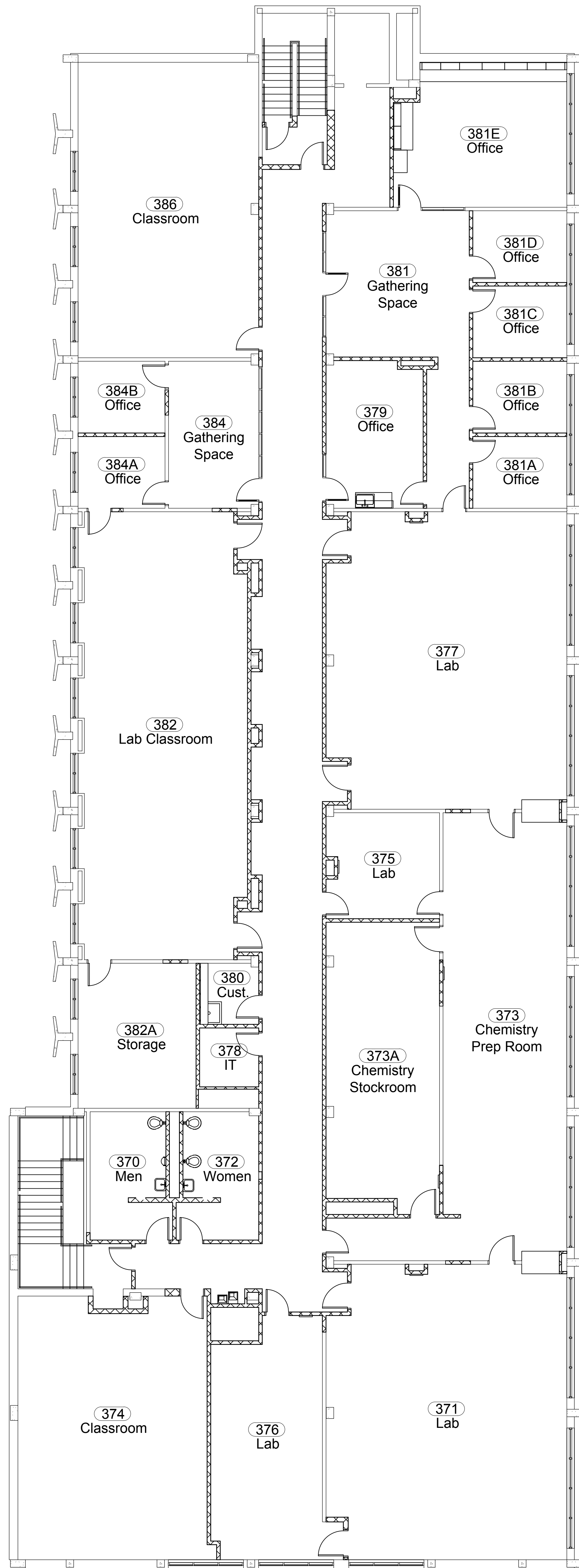


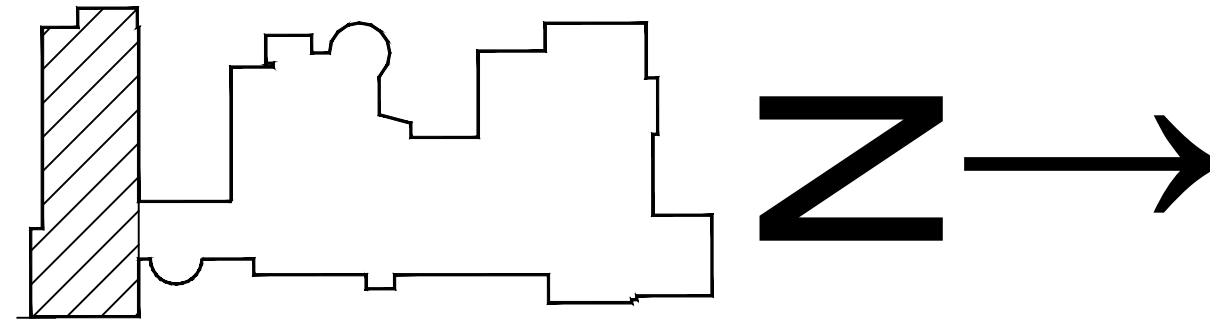
Z →

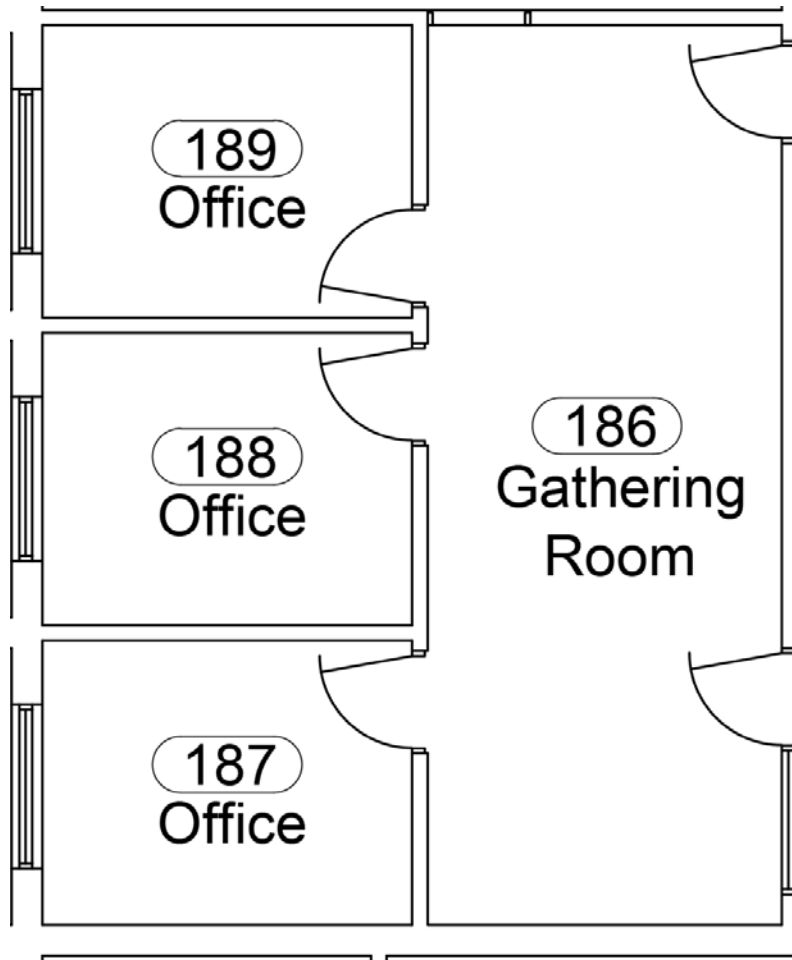
Main Academic Building
South 100 Floor
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401




Main Academic Building
South 200 Floor
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401




Main Academic Building
South 300 Floor
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401



186 Office Suite

675 Total SqFt.

- 186 Gathering Room – 336 SqFt.
- 187 Office – 111 SqFt.
- 188 Office – 114 SqFt.
- 189 Office – 114 SqFt.



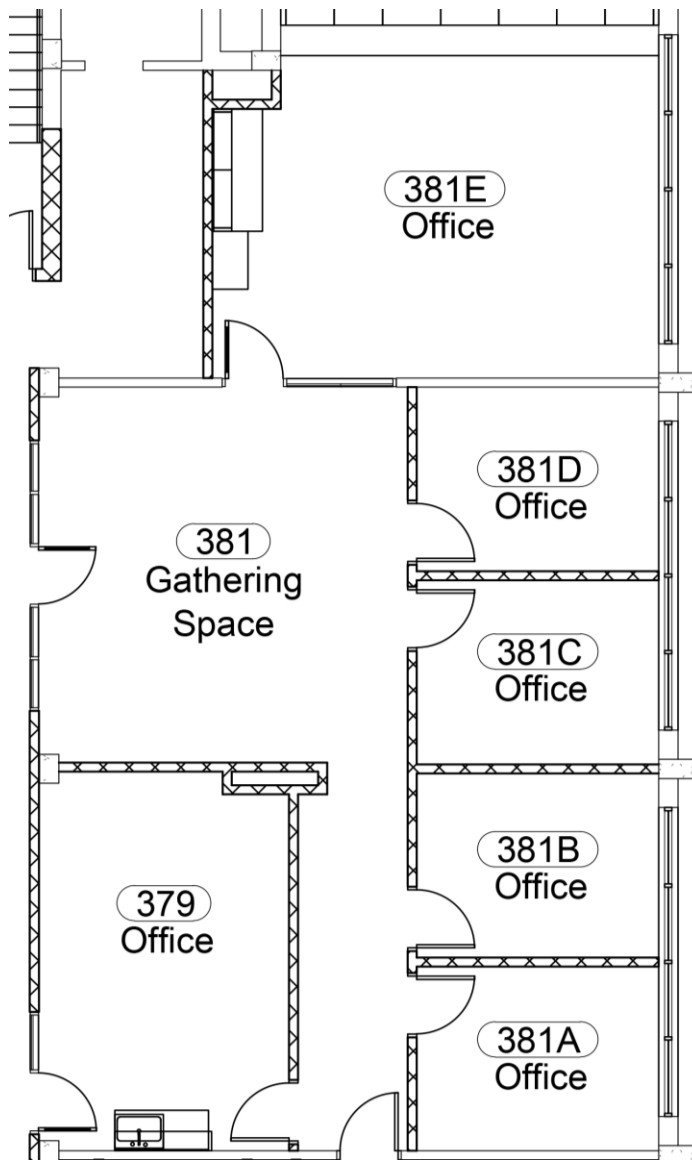
186



188



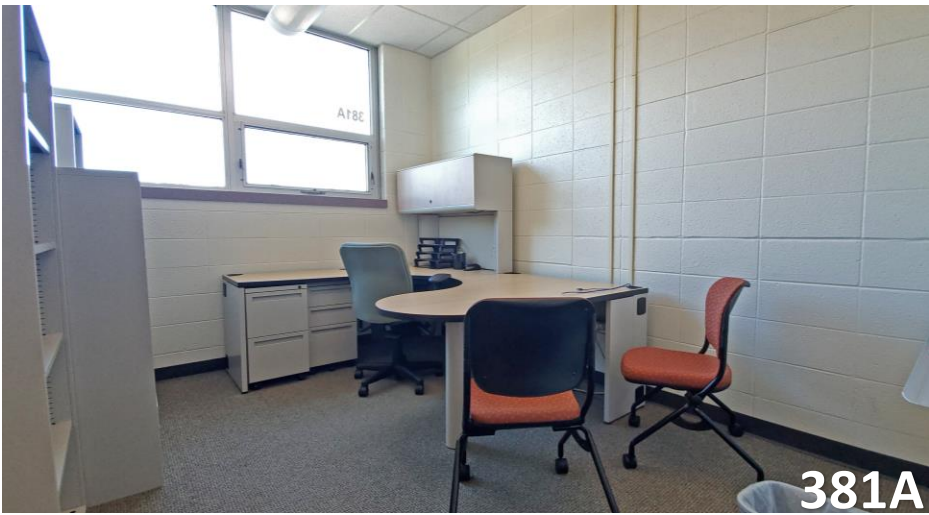
189

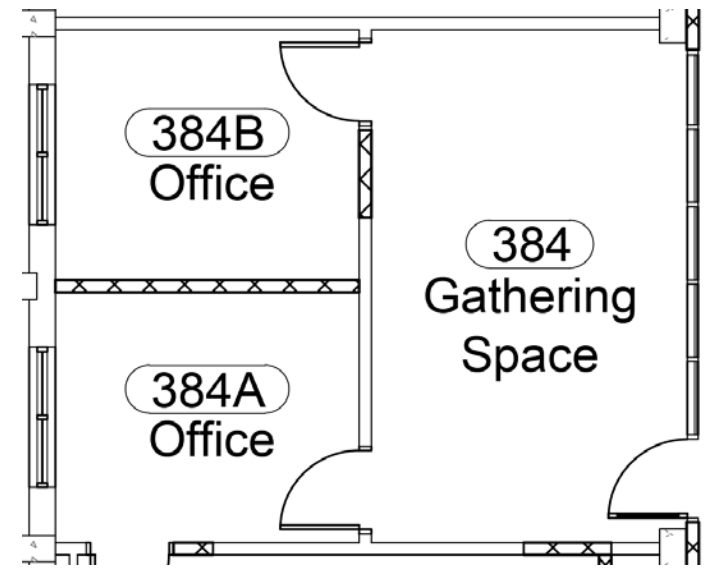


381 Office Suite

1,628 Total SqFt.

- 379 Office – 247 SqFt.
 - Includes Kitchenet
- 381 Gathering Space – 480 SqFt.
- 381A Office – 119 SqFt.
- 381B Office – 119 SqFt.
- 381C Office – 119 SqFt.
- 381D Office – 119 SqFt.
- 381E Office – 425 SqFt.

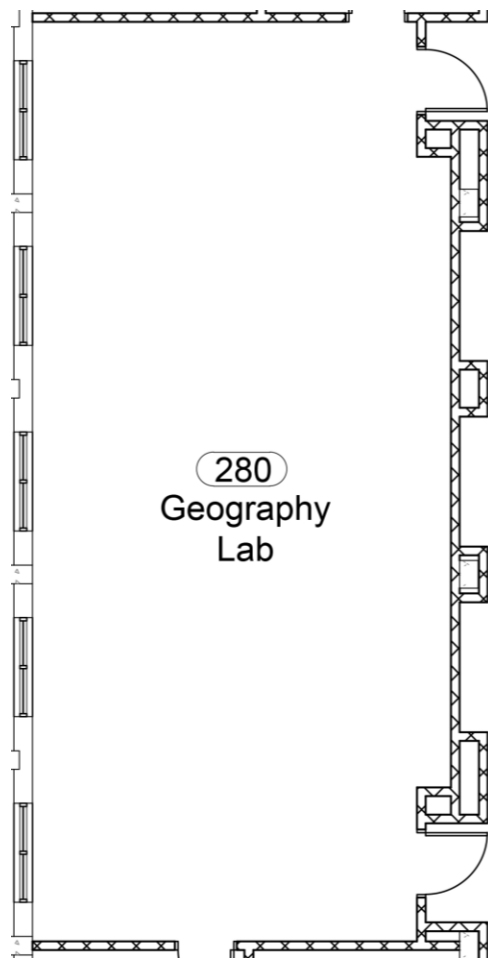




384 Office Suite

452 Total SqFt.

- 384 Gathering Space – 232 SqFt.
- 384A Office – 110 SqFt.
- 384B Office – 110 SqFt.



280 Geography Lab

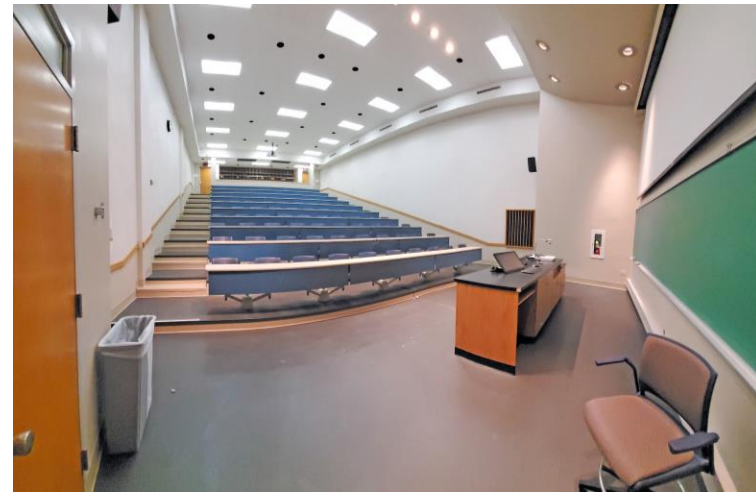
1,084 Total SqFt.
40 Seating Capacity

180

Lecture Hall

1,878 Total SqFt.

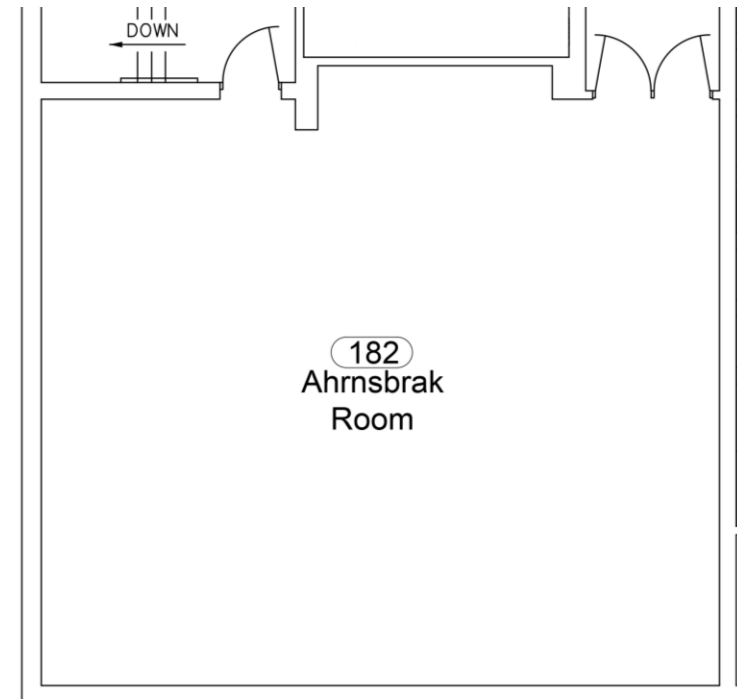
180
Lecture Hall



- 106 Seating Capacity
- Large Projection Screen
- Chalk Board

182 Ahrnsbrak Room

1,443 Total SqFt.



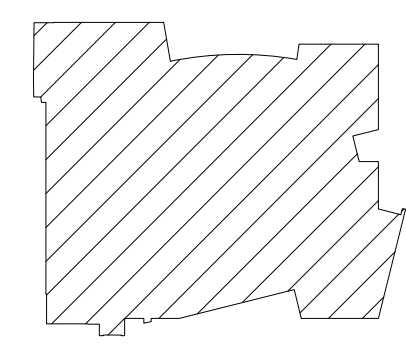
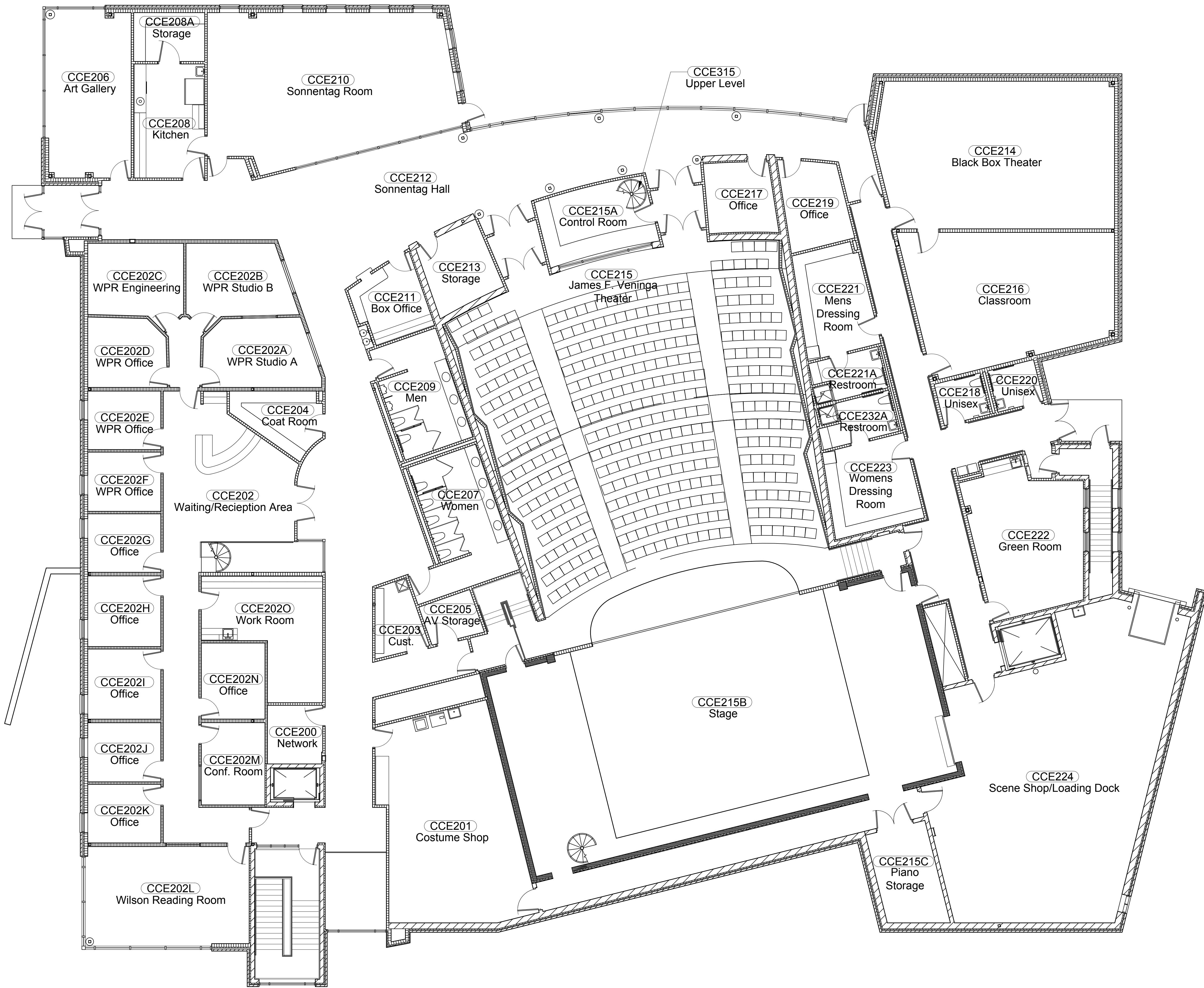
- Projection Screen
- Track Lighting for Wall Displays
- Double Door Entrance from South Hall



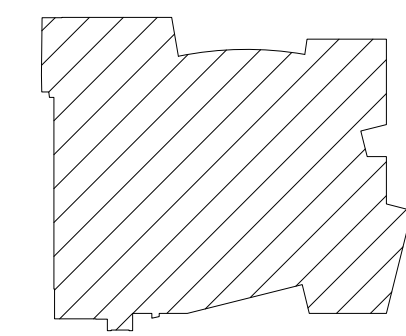
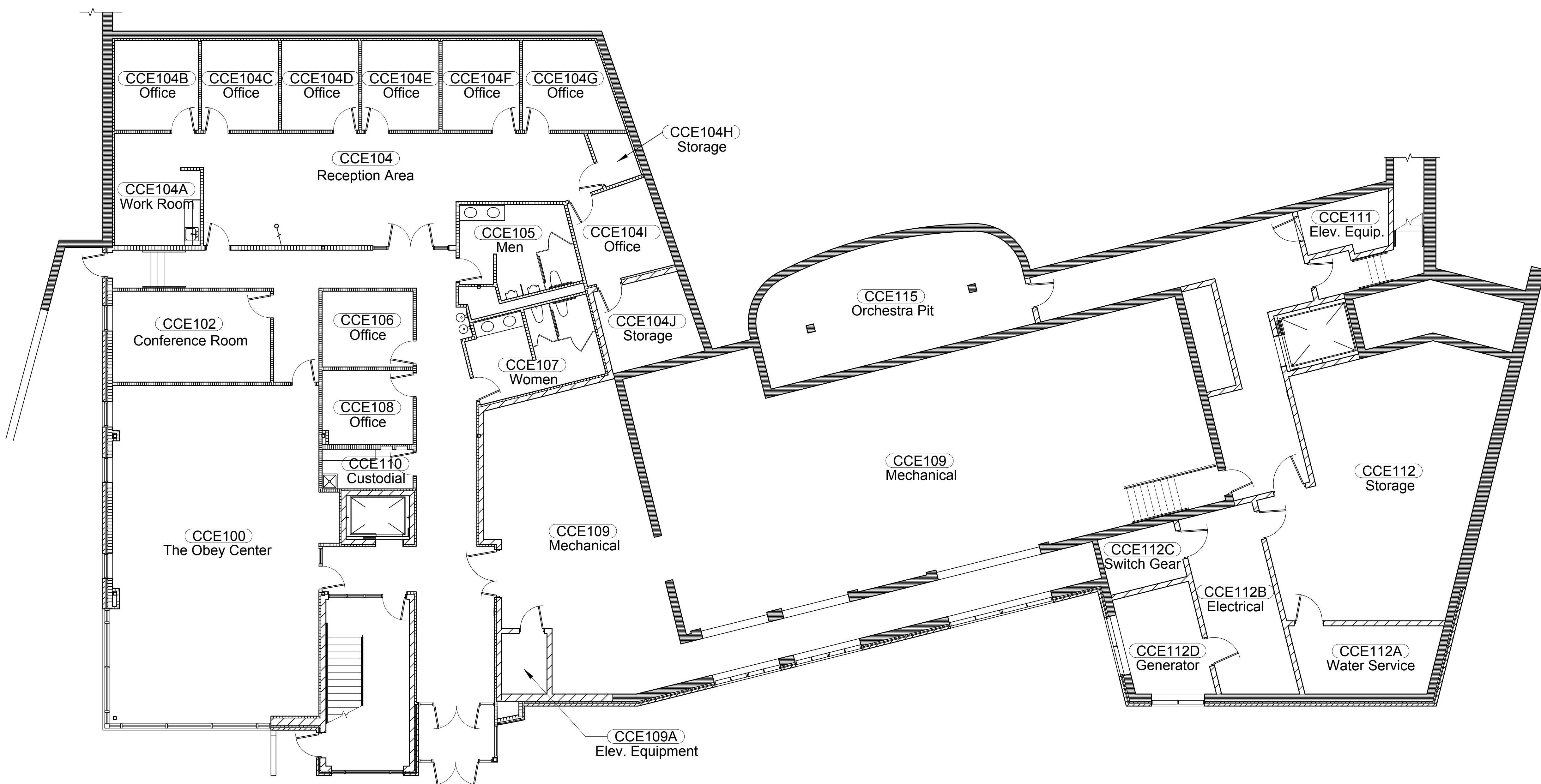
UW Center for Civic Engagement

625 Stewart Ave., Wausau, Wis.





UW Center for Civic Engagement
200 Floor
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401



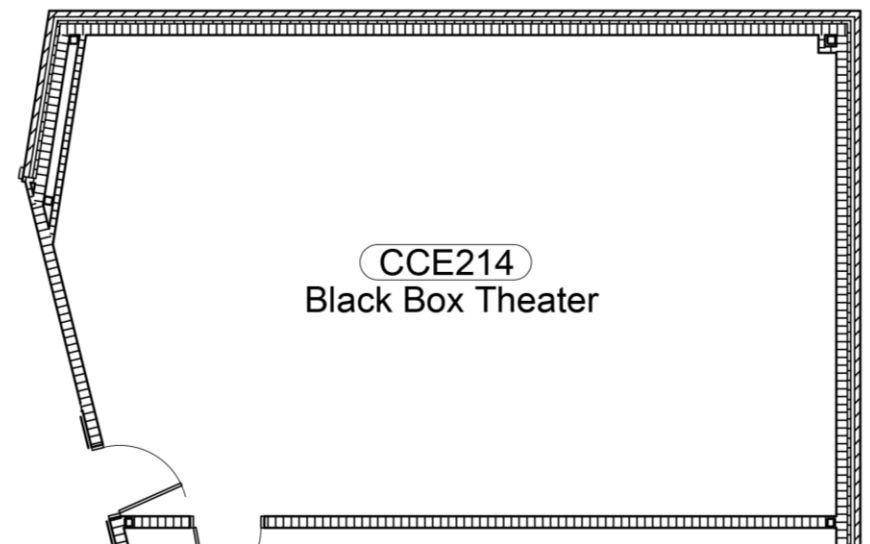
UW Center for Civic Engagement
100 Floor
UW-Stevens Point at Wausau
518 S. 7th Ave.
Wausau, WI 54401

CCE 215

Veninga Theater

- 366 Seating Capacity
- Dressing Rooms
- Green Room
- Scene Shop/Loading Dock





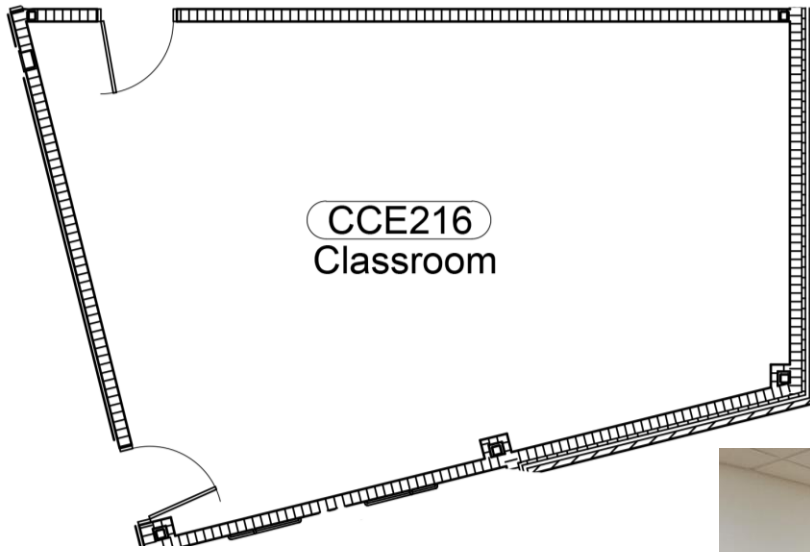
CCE 214

Black Box Theater

958 Total SqFt.

- 50 Seating Capacity
- Large Projection Screen
- Flexible Space
- Adjustable Acoustic Curtains
- Black Epoxy Floor





CCE 216 Classroom

715 Total SqFt.

- 32 Seating Capacity
- Projection Dry Erase Board



East Art Studio

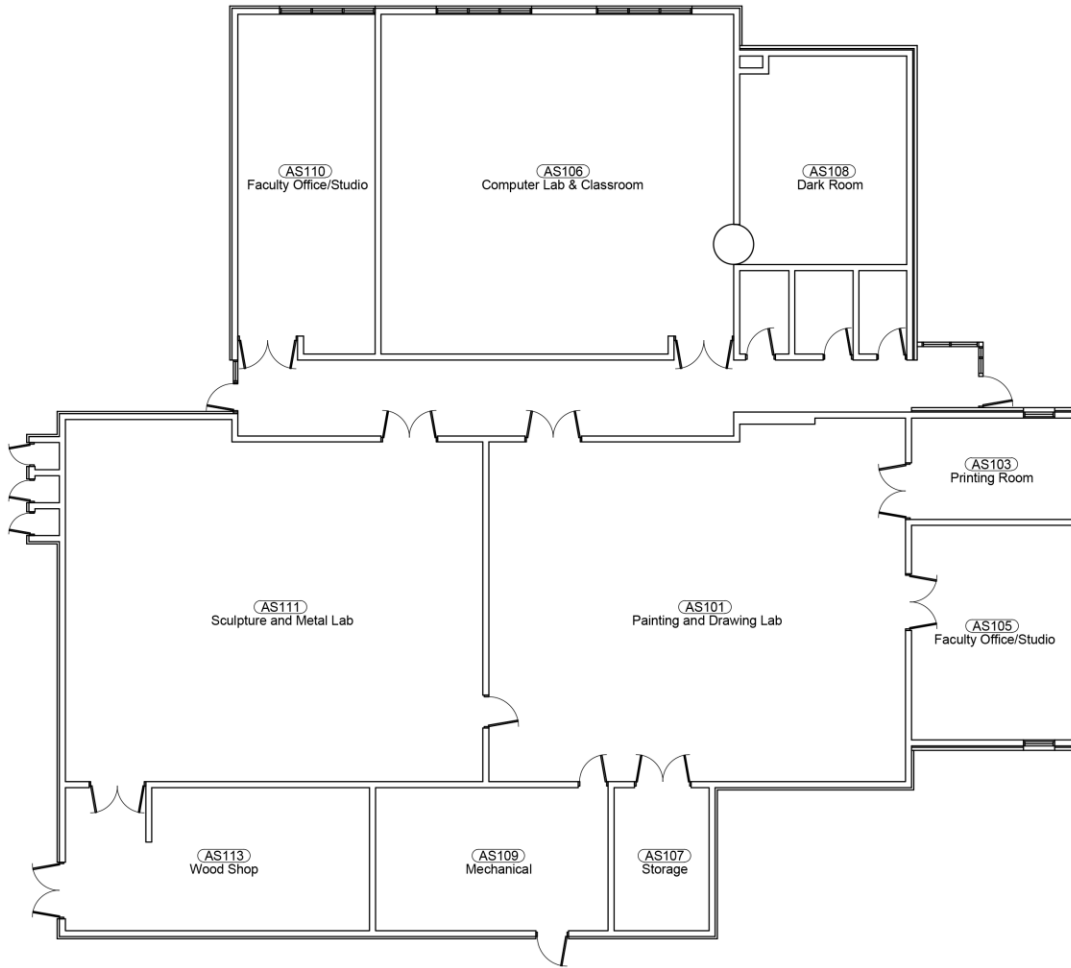
620 S. 7th Ave., Wausau, Wis.



East Art Studio

9,037 Total SqFt.

8,119 Useable SqFt.



- AS101 Painting & Drawing Lab
 - AS103 Printing Room
 - AS105 Faculty Office/Studio
 - AS107 Storage
- AS111 Sculpture & Metal Lab
 - AS113 Wood Shop
- AS106 Computer Lab & Classroom
 - AS108 Dark Room
- AS110 Faculty Office Studio

AS101 Printing & Drawing Lab



1,814 SqFt.

- Direct Northern Exposure Natural Light
- Sealed Concrete Floor
- Florescent Lighting and Dimmable Incandescent Track Lights
- 4 Utility Sinks
- Computer Projector & Screen
- 170 SqFt. Storage Room

AS103 Printing Room



205 SqFt.

- Direct Northern Exposure
Natural Light Window
- Sealed Concrete Floor

AS105 Faculty Office/Studio



432 SqFt.

- Direct East & Southern Exposure Natural Light
- Sealed Concrete Floor
- Florescent Lighting
- Utility Sink

AS106 Computer Lab & Classroom



1,483 SqFt.

- Direct & Indirect Northern Exposure Natural Light
- Sealed Concrete Floor
- Florescent Lighting & LED Can Lights
- 2 Utility Sinks
- Computer Projector & Screen
- Air Conditioning
- Power Strips along North & South Walls
- Entrance to AS108 Dark Room

AS110 Faculty Office/Studio



568 SqFt.

- Sealed Concrete Floor
- Florescent Lighting
- Northern Exposure Windows

AS111 Sculpture & Metal Lab



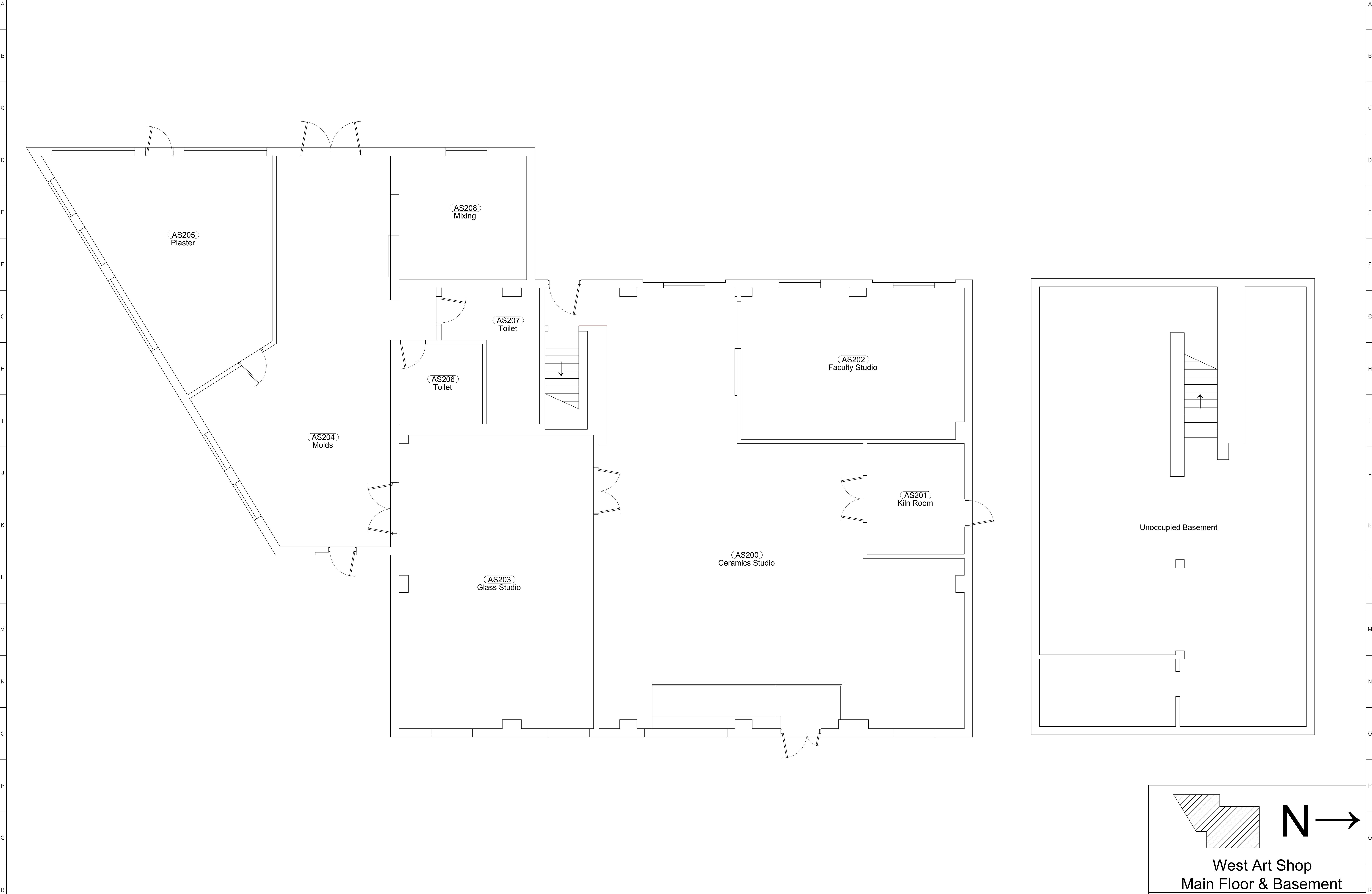
1,820 SqFt.

- Direct Northern Exposure Natural Light
- Large Double Utility Sink
- Floor & Wall Power Outlets
- Welding Area with
 - Plumbed Supply Lines for
 - Acetylene
 - Oxygen
 - Propane
 - Compressed Air
 - Originally Wired for
 - 200A Tig Welder
 - 70A Mig Welder
 - 100A Arc Welder
 - 90A Plasma Cutter
 - 90A Spot Welder
 - 3 Portable Welders
 - 3 Articulated Welding Fume Extractors

West Art Studio

626-A S. 7th Ave., Wausau, Wis.







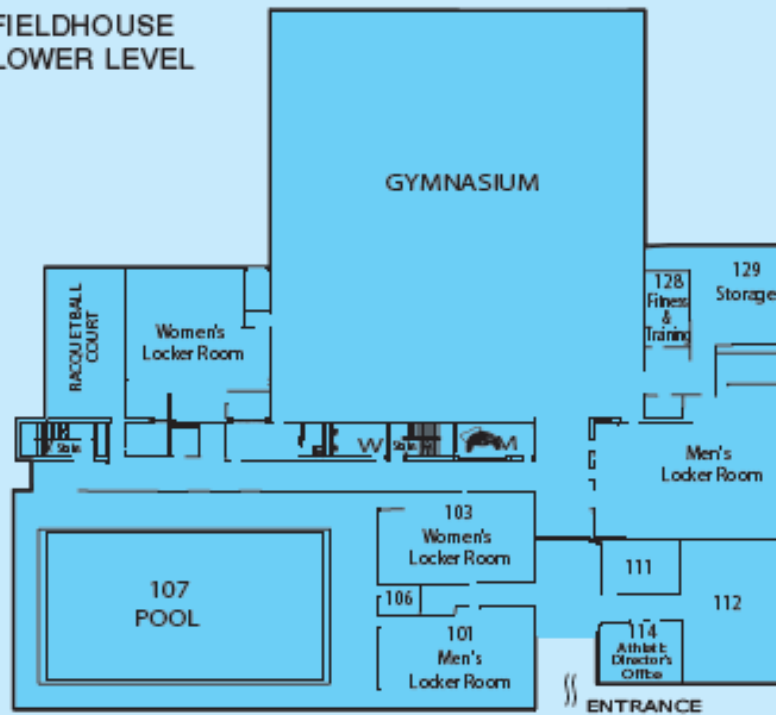


Fieldhouse

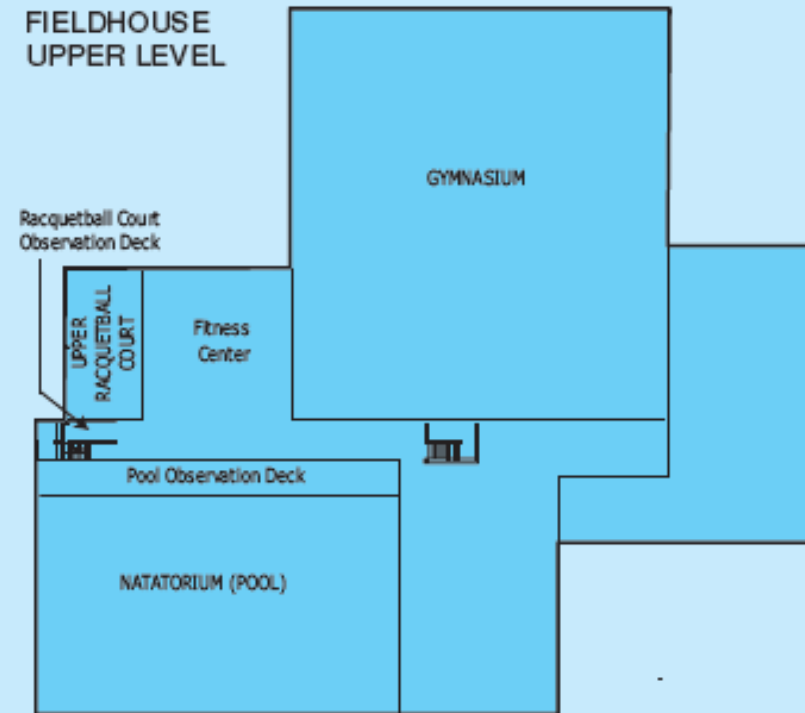
608 S. 7th Ave., Wausau, WI



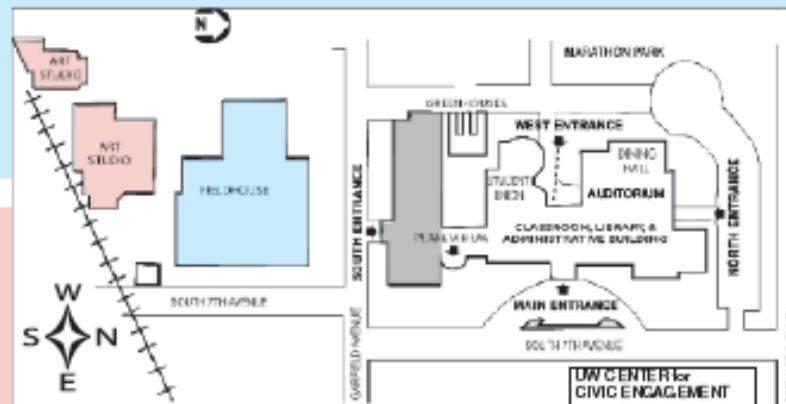
FIELDHOUSE LOWER LEVEL



FIELDHOUSE UPPER LEVEL



FIELDHOUSE







Residence Hall

615 Garfield Street, Wausau, WI

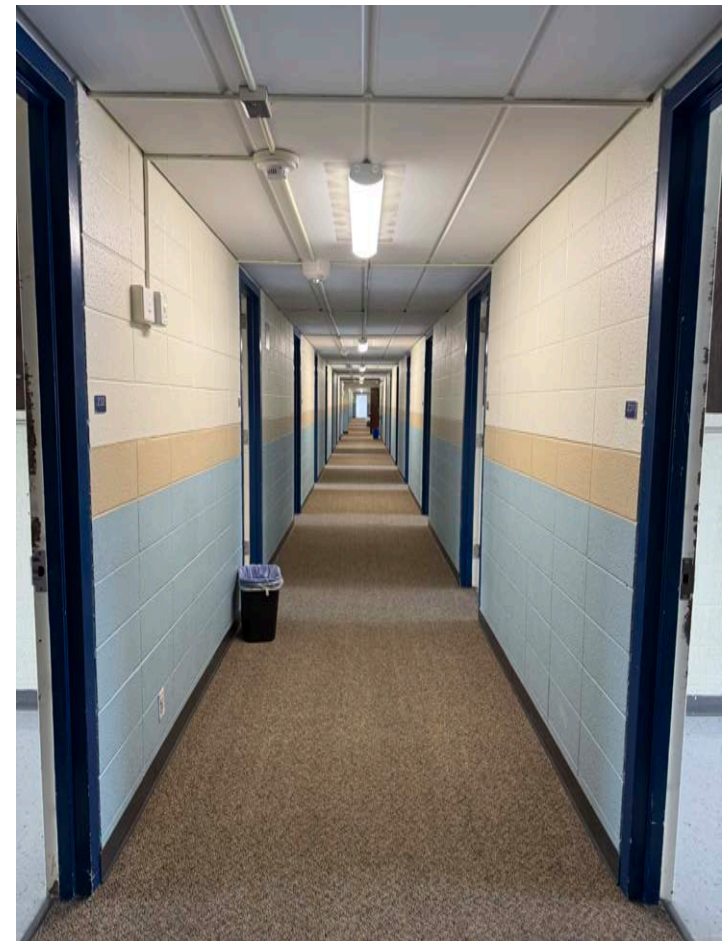






Dorm Room

Hall



Mail Room



Kitchenettes and Office



Laundry Rooms



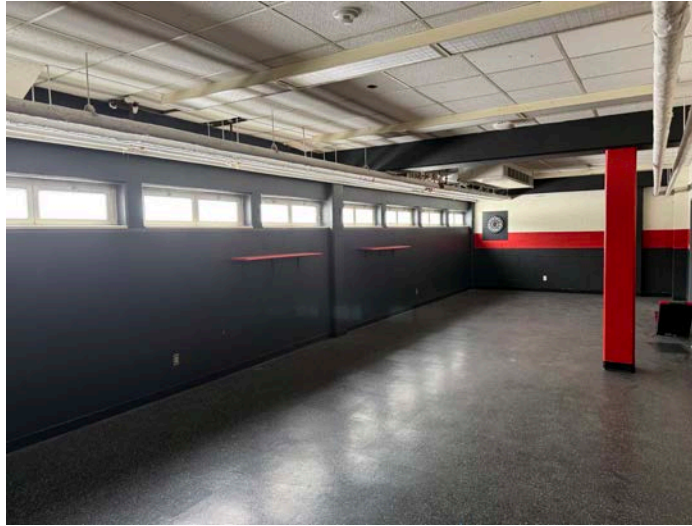
Offices



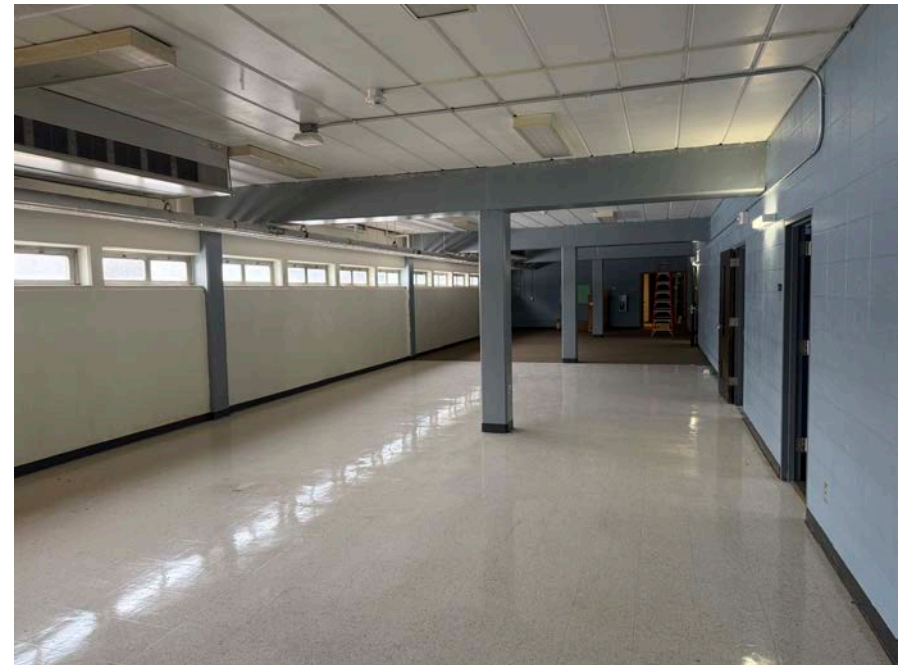
Mechanical Room



Elevator



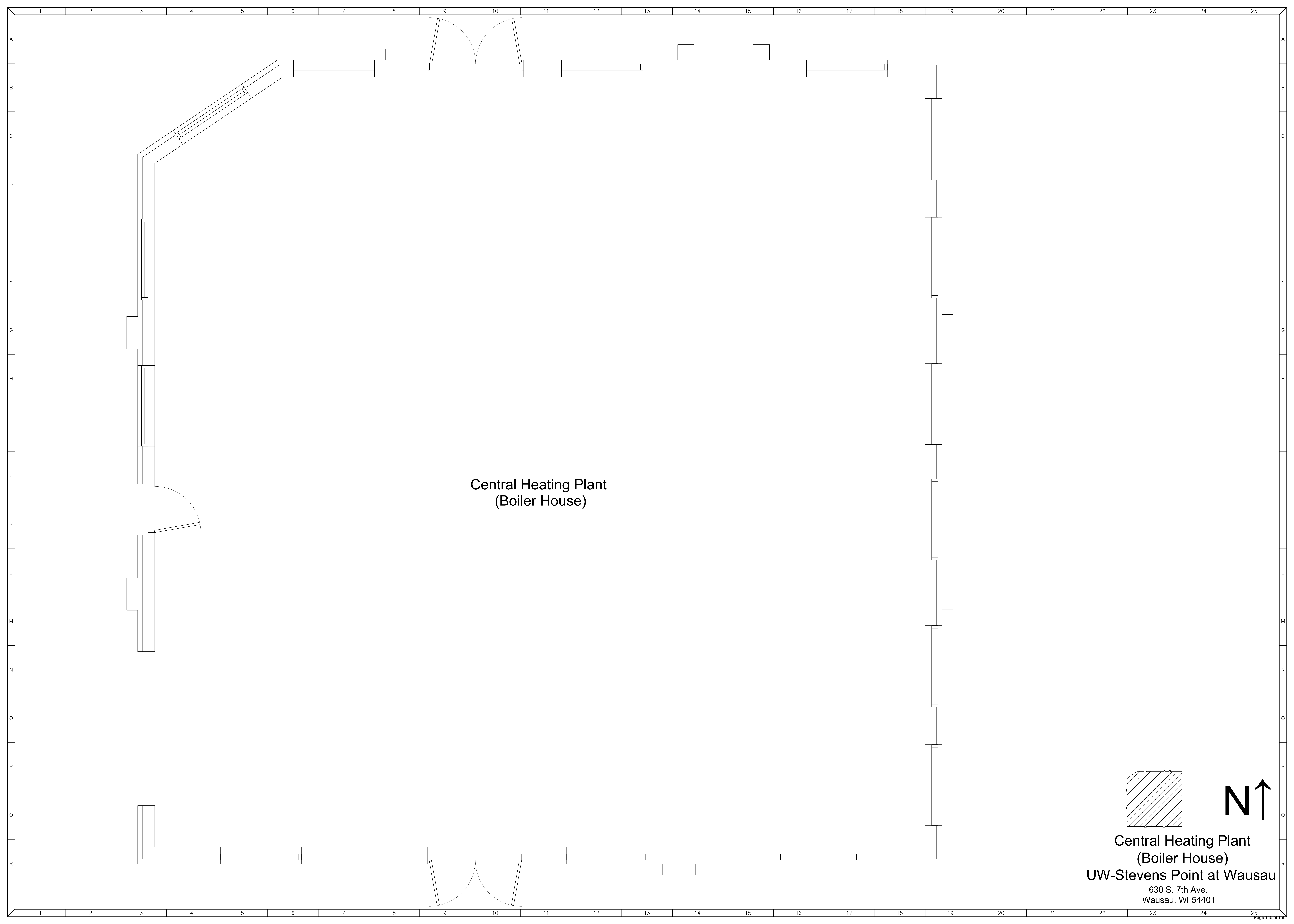
Basement Lounges, Gameroom & Storage



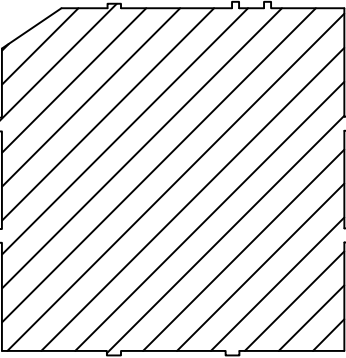
Heating Plant

630 N 7th St. Wausau, WI





Central Heating Plant
(Boiler House)



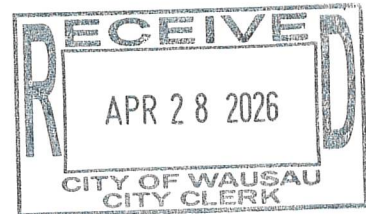
N↑

Central Heating Plant
(Boiler House)

UW-Stevens Point at Wausau

630 S. 7th Ave.
Wausau, WI 54401





April 28, 2026

We, the undersigned members of the City of Wausau Common Council, pursuant to Rule 13 of Chapter 2.16 — Standing Rules of the Common Council, respectfully request that an agenda item be placed on the May 12, 2026 Common Council meeting agenda calling for a Committee of the Whole to discuss the City's budget process.

Purpose of the Committee of the Whole:

To provide an opportunity for the Common Council to engage in early discussion and alignment regarding:

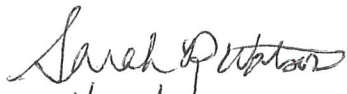
- Budget priorities
- Budget development strategies
- Budget timeline and key decision points

This conversation is intended to support collaboration between the Council and administration and to ensure that Council perspectives are incorporated early in the budget development process.

Proposed Agenda for the Committee of the Whole:

- Overview of the budget process, timeline, and constraints, presented by the Finance Director
- Council discussion on budget priorities
- Council discussion on budget development strategies
- Council discussion on timeline and key decision points
- Public Comment

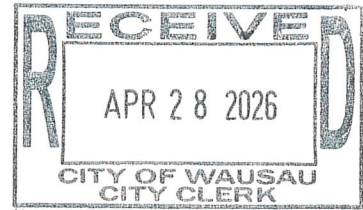
Respectfully submitted,


4/27/26

Sarah Watson
Aldersperson, District 8


4/27/26

Carol Lukens
Aldersperson, District 1



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Respectfully submitted,

Sarah R Watson
4/27/26

Sarah Watson
Aldersperson, District 8

Carol Lukens
4/27/26

Carol Lukens
Aldersperson, District 1

Purpose

- a. establish a shared understanding of Council priorities
- b. understand and explain fiscal challenges and strategic opportunities early enough in the budget cycle to meaningfully inform departmental budget development
- c. provide policy-level guidance and identify areas for further exploration

What it is NOT:

- a. not intended to determine specific budget reductions
- b. not used to approve new revenue sources
- c. not used to direct departmental operations

Proposed Discussion Topics

1. Fiscal Outlook and Budget Assumptions
 - o Current financial outlook
 - o Anticipated revenue trends
 - o Inflationary pressures
 - o Labor and benefit cost assumptions
 - o Capital and infrastructure obligations
 - o State and federal funding considerations
2. Council Priority Setting
 - o Strategic Plan implementation
 - o Core service expectations
 - o Infrastructure priorities
 - o Public safety priorities
 - o Economic development goals
 - o Quality of life investments
 - o Long-term financial sustainability
3. Revenue Strategy Exploration
 - o Existing fee review
 - o Cost recovery opportunities
 - o User fee structures
 - o Grant opportunities
 - o Public-private partnerships
 - o Economic growth strategies
 - o Transportation-related funding options
 - o Other legally available revenue mechanisms like storm water utility or a sales tax.

4. Efficiency and Cost Management Exploration

- Process improvements
- Technology investments
- Shared services
- Intergovernmental collaboration
- Organizational efficiencies
- Asset utilization
- Capital project prioritization

5. Committee Engagement Framework

- Standing committees review issues within their policy areas.
- Committees identify opportunities, challenges, and recommendations.
- Committees report findings back to Finance and/or Committee of the Whole.

Desired Outcomes

- A. Identify key budget priorities.
- B. Establish broad budget assumptions.
- C. Identify areas requiring further study.
- D. Develop a committee review framework.
- E. Provide guidance to departments prior to final budget preparation.

Proposed Timeline

June: Committee of the Whole discussion on priorities, assumptions, and fiscal sustainability.

June-August: Standing committees discuss opportunities within their respective policy areas and provide feedback.

August: Committee of the Whole receives committee recommendations and identifies priority areas.

September: Administration and departments incorporate Council guidance into budget development. provide policy-level guidance and identify areas for further exploration.

October: Formal budget presentation and review process begins.