



OFFICIAL NOTICE AND AGENDA - REVISED

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

Meeting of the:	COMMON COUNCIL OF THE CITY OF WAUSAU
Date/Time:	Tuesday, November 7, 2023 at 6:30 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers
Members:	Carol Lukens, Michael Martens, Tom Kilian, Doug Diny, Gary Gisselman, Becky McElhaney, Lisa Rasmussen, Sarah Watson, Dawn Herbst, Lou Larson, Chad Henke

Call to Order

Pledge of Allegiance / Roll Call / Proclamations

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

File #	CMT	Consent Agenda	ACT
23-1001	COUN	Minutes of a previous meeting. (10/24/2023)	Place on file
21-0811	FIN	Resolution Approving Advance Ordering of 2024 Vehicles and Equipment	Approved 5-0
23-0108	PH&S	Resolution Approving or Denying Various Licenses as Indicated	Approved 4-0

File #	CMT	Resolutions and Ordinances	ACT
23-1103		Mayor's Appointments	Placed on file

23-1109 Public Hearing: Proposed 2024 City of Wausau Budget

23-1105	HR & FIN	Joint Resolution Approving the reclassification of Transit Supervisor form grade 18 to grade 17	Approved 4-0 Approved 5-0
23-1104	PLAN	Ordinance Rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development	Approved 6-0

Suspend Rule 6(B) Filing and 12(A) Referral of Resolutions (2/3 vote required)

23-1106	FIN	Resolution Approving City's accepted Counter-Offer to Purchase for 811 and 815 Grand Avenue and related budget modification	Pending
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Public Comment & Suggestions

Adjournment

Signed by Mayor Katie Rosenberg

Members of the public who do not wish to appear in person may view the meeting live on the Internet, by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail kaitlyn.bernarde@ci.wausau.wi.us with "Common Council public comment" in the subject line prior to the meeting start.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 11/06/23 @ 11:00 AM Questions regarding this agenda may be directed to the City Clerk.

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

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, October 24, 2023, in Council Chambers, beginning at 6:38 p.m.,
Mayor Katie Rosenberg presiding.

Roll Call

10/24/2023

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, Tom	YES
4	Diny, Doug	YES
5	Gisselman, Gary	EXCUSED
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Presentation: Awards from FireOPS for Mayor Rosenberg and Alderman Diny

Presentation was given by Adam Rahn, Firefighter with the City of Wausau Fire Department and President of Local 415, and Maxxwel Nowitzke, Firefighter with the City of Wausau Fire Department and Vice President of Local 415, who presented the award from the Professional Fire Fighters of Wisconsin, for completion of the Wisconsin Fire Ops 101 program.

Consent Agenda

10/24/2023

Motion by Watson, second by Larson, to adopt all the items on the Consent Agenda as follows:

23-1001 Minutes of a previous meeting. (10/10/23)

12-1106 Resolution Authorizing Downtown Snow/Ice Removal 2023-2024.

23-1008 Resolution Accepting Temporary and Permanent Easement with Wausau Area Chamber of Commerce for the installation of a lift station at 209 West Washington Street.

23-1009 Resolution Accepting Temporary Easement with Wisconsin Public Service Corp for the extension of sanitary sewer main at 201 West Washington Street.

23-1010 Resolution Accepting Permanent Easement with Wisconsin Public Service Corp for the extension of sanitary sewer main at 215 West Washington Street.

23-1011 Resolution Approving Northcentral Wisconsin Stormwater Coalition Cooperative Agreement.

23-0912 Resolution Accepting dedication of a portion of 7119 Stewart Avenue for public right-of-way.

23-0912A Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 5411 Stewart Avenue, Parcel 36, Transportation Project Plat 6999-09-02.

23-0912B Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 5602 Stewart Avenue, Parcel 27, Transportation Project Plat 6999-09-02.

23-0912C Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 5606 Stewart Avenue, Parcel 26, Transportation Project Plat 6999-09-02.

23-0912D Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 7015 Stewart Avenue, Parcel 11, Transportation Project Plat 6999-09-02.

23-0912E Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 7111 Stewart Avenue, Parcel 13, Transportation Project Plat 6999-09-02.

23-0912F Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement and New Highway Right-of-Way Fee at 7120 Stewart Avenue, Parcel 3, Transportation Project Plat 6999-09-02.

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

23-1014 **10/24/2023**

Motion by Henke, seconded by Watson, to adopt the Resolution from the Capital Improvements & Street Maintenance Committee Approving the connecting highway recession and designation for rerouting STH 52 and Business Highway 51 and execution of Agreements.

Kilian questioned if there was a proper public comment period for this item and questioned if this item could be referred back to committee for a public comment meeting to better inform residents. It was stated that there was proper notice for the meeting and the public comment period was published as required by the Wisconsin Department of Transportation.

Diny stated that normally when an alder has concerns on an item, the item is deferred, and questioned if there would be value in having the meeting for public comment in conjunction with the passage of this item at a future time. It was also questioned whether the meeting would be a regular committee meeting, council meeting, or a neighborhood meeting.

Kilian stated being amicable to the idea of having a public comment period for this item prior to the vote on this at a future meeting. It was stated that there may be concerns with changing traffic flows and patterns that impacted neighborhood walkability and following federal protocols and regulations. Kilian stated that formal concerns on this matter will be filed with the related.

Rasmussen stated the Wisconsin Department of Transportation has been a partner in working to make walkability and public safety accommodations a priority and that there is an unwillingness to delay action which risks transportation funds from the state.

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

Yes Votes: 8 No Votes: 2 Abstain: 0 Not Voting: 1 Result: PASSED

23-1013 **10/24/2023**

Motion by Rasmussen, seconded by Herbst, to adopt the Resolution from the Wausau Water Works Commission Declaring Official Intent to Reimburse Expenditures from the Clean Drinking Water Fund Program for Wastewater Treatment Plant Headworks – Influent Screens in Year 2024.

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

Suspend the Rules **10/24/2023**

Motion by Watson, second by Henke, to suspend Rule 6(B) Filing and 12(A) Referral of Resolutions. *(2/3 majority required)*

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

23-1012 **10/24/2023**

Motion by Rasmussen, second by Henke, to adopt Resolution from the Common Council Approving contract with Flock Group, Inc. for automated license plate recognition cameras.

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

Yes Votes: 9 No Votes: 1 Abstain: 0 Not Voting: 1 Result: PASSED

23-0912G **10/24/2023**

Motion by Lukens, seconded by Watson, to adopt the Resolution from the Finance Committee Discussion and possible action on approving accepted offer for the following parcel in the Stewart Avenue, South 72nd Avenue to South 48th Avenue street project: Parcel 49 (4805 Stewart Avenue & 4905 Stewart Avenue) – New Highway Right-of-Way Fee/Temporary Limited Easement.

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

22-1109 **10/24/2023**

Motion by Watson, seconded by Rasmussen, to adopt the Resolution from the Finance Committee Approving 2023 Budget Modification - City Hall Security Improvements.

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

Yes Votes: 8 No Votes: 2 Abstain: 0 Not Voting: 1 Result: PASSED

04-1006 **10/24/2023**

Motion by Watson, seconded by Lukens, to adopt the Resolution from the Finance Committee Approving the 2024 Operating Plan for Business Improvement District (BID) No. 1.

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

03-1112 Amendment **10/24/2023**

Motion by Kilian, seconded by Diny, to amend the Joint Resolution from the Human Resources and Finance Committees Approving a 3% pay increase for elected officials including the Alderspersons and the Mayor of the City of Wausau to decrease alder pay by 3%.

Rasmussen stated that a previous alder considered time spent serving in this position and calculated an hourly rate of \$1.27 an hour. It was stated that the average person doesn't take these positions for the money but to serve their community. Rasmussen stated that the current wage is adequate for the work being done.

Larson stated that the amendment was ludicrous.

Herbst stated opposition and suggested that a decrease in salary should come from the alder who proposed the amendment.

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

Yes Votes: 2

No Votes: 8

Abstain: 0

Not Voting: 1

Result: FAILED

03-1112

10/24/2023

Motion by Herbst, seconded by Larson, to adopt the Joint Resolution from the Human Resources and Finance Committees Approving a 3% pay increase for elected officials including the Alderspersons and the Mayor of the City of Wausau.

Larson questioned to Rasmussen if there has been a raise in alder salary since Rasmussen has been on the Common Council. Rasmussen stated that there has not been in increase in that time. Larson stated that alders make important decisions and while employees receive regular increases in wages to attract candidates, alders are often excluded.

Herbst stated that the amount of work that goes into being on the Common Council including attending meetings and reading the packet material constitutes an increase in salary.

Rasmussen stated that due to the increases in water and sewer rates in addition to a likely increase in the mill tax rate in the upcoming budget, an increase in salary is not appropriate. It was stated that in the future the salary should be examined to ensure that the salary is keeping pace with other local elected officials.

Diny stated opposition as there are more important issues to discuss than a salary increase for elected officials.

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

Yes Votes: 2

No Votes: 8

Abstain: 0

Not Voting: 1

Result: FAILED

Adjourn

10/24/2023

Motion by Kilian, second by Watson, to adjourn the meeting. Motion carried. Meeting adjourned at 7:17 p.m.

Katie Rosenberg, Mayor
Kody Hart, Deputy City Clerk

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

RESOLUTION OF THE FINANCE COMMITTEE	
Approving Advance Ordering of 2024 Vehicles and Equipment	
Committee Action:	Approved 5-0
Fiscal Impact:	No greater than \$3,300,000
File Number:	21-0811
Date Introduced:	November 7, 2023

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source: 2024 Budget</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: Motor Pool Revenues</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, the motorpool replaces vehicles and equipment annually, which is typically done after the first of the year; and

WHEREAS, funding for the purchase comes from departmental use charges; and

WHEREAS, COVID has caused global delays and production challenges that have drastically increased delivery times; and

WHEREAS, vendors are reporting significant delivery delays of up to two years; and

WHEREAS, aged vehicles and equipment becomes problematic and increases maintenance costs; and

WHEREAS, ordering 2024 vehicles and equipment in 2023 can be done by securing a purchase order because payment is made when the unit is delivered in 202; and

WHEREAS, your Finance Committee met and recommends approving ordering proposed 2024 vehicles and equipment in 2023 in order to compensate for extended delivery times; now therefore


BE IT RESOLVED the Common Council of the City of Wausau does hereby approve placing the order of proposed 2024 vehicles/equipment in 2023 by securing a 2023 purchase order with payment to be made when vehicles/equipment are received in 2024.

Approved:

Katie Rosenberg, Mayor



MEMORANDUM

DATE: October 17, 2023
TO: Finance Committee
FROM: Solomon King 
RE: Purchasing equipment early

Fleet has come before the finance committee in previous years requesting early procurement of equipment. The global challenges of receiving equipment within a timely period are still on-going. An example of that challenge would be public works recently receiving equipment ordered in 2021, and an order of marked squads submitted in September 2022 having a status of “Order processing” for production.

The memo supplied to the finance committee last year explained the type of “living” replacement plan fleet follows. All the information and challenges listed still exist and are the reason for this request. *Past memo attached for reference.*

Discussions with suppliers during quarters one and two showed a positive outlook on lead time reductions going forward. However, that has drastically changed with current negotiations taking place in the automotive industry. The current negotiations are expected to impact the industry for months, possibly years again. The most recent conversations with these suppliers are now the same suggestions given in the past, which are to order early, expect delays, expect cancellations, and be patient.

I ask the finance committee to consider allowing fleet to begin the process of procuring equipment early for the following year.

Solomon King
Fleet Manager



TEL: (715) 261-6961
FAX: (715) 261-0337

DATE: 07/15/22

TO: Finance Committee

FROM: Solomon King, Fleet Manager

RE: Purchasing equipment early

The motor-pool has been working to provide the highest quality equipment as soon as possible, while maintaining the fiscal responsibility of a municipality. The motor-pool is responsible for the purchase, upfit, maintenance, repair, and disposal of rollingstock equipment for the departments of airport, fire, police and public works. These tasks are accomplished by following a “living” replacement plan that is continually updated following certain conditions of equipment and recommendations of standard life cycles.

Our current path of purchasing equipment is to order in the year it is scheduled to be replaced. This processes of specing, purchasing and receiving equipment was traditionally accomplished within one year with minimal challenges or delays.

With the current global wide delays and challenges in production, we have a drastic increase in order to receive times. This makes it a challenge to follow our replacement plan path. Equipment is being ordered, but not received until the next year, or in some cases, two years. This includes equipment that is currently on order for the motor-pool. Ongoing conversations with dealers, vendors, and suppliers suggest that this problem will continue for years to come. The common suggestion across the board is to order equipment early, expect more delays, expect possible cancellations, and be patient. This global issue has become a daily challenge and has absorbed most of the focus of the motor-pool.

I ask the finance committee to consider the option of allowing motor-pool to begin the process of procuring equipment early for the following year in the hope it will allow departments to receive their equipment in the year it was scheduled to be replaced.

Thank you,

Solomon King
Fleet Manager

FINANCE COMMITTEE

Date and Time: Tuesday, October 24, 2023 @ 5:30 p.m., Council Chambers

Members Present: Lisa Rasmussen, Michael Martens, Carol Lukens, Sarah Watson, and Doug Diny

Others Present: Mayor Rosenberg, MaryAnne Groat, Emily Ley, Anne Jacobson, Matt Barnes, Bob Barteck, Jeremy Kopp, James Henderson, Eric Lindman, Dustin Kraege, Liz Brodek, Jamie Polley, Solomon King, Kody Hart, Alder Gisselman, Alder Herbst

Discussion and possible action regarding purchasing equipment early (Motor Pool / Fleet)

Rasmussen directed staff to come back to the Finance Committee if there is a significant purchasing variance from what is estimated.

Motion by Diny, seconded by Watson, to approve. Motion carried 5-0.

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

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE	
Approving or Denying Various Licenses as Indicated	
Committee Action:	Approved 4-0
Fiscal Impact:	None
File Number:	23-0108
Date Introduced:	November 7, 2023

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

RESOLUTION

WHEREAS, your Public Health and Safety Committee considered certain license applications at its October 16, 2023 meeting, and has made recommendations that are attached hereto in the meeting minutes and recommends these actions to the Council for its approval, now therefore

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

Approved:

Katie Rosenberg, Mayor



PHS Date 10/16/2023

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
185989	9061 - "Class A" Beer & Liquor	SUBEDI, SURESH	1906 N 10TH AVE, APT 6 WAUSAU WI 54401		FAST FUEL MART			Yes	Yes	
186028	9064 - "Class B" Beer & Liquor	TYLER, DANIEL	604 WILLIAMS STREET ROTHSCHILD WI 54474		THE PINERY COFFEE COMPANY			Yes	Yes	
185994	9075 - Cigarette	,	102 N 3RD AVE WAUSAU WI 54401		FAST FUEL MART				Yes	
Total Licenses										0

CLERK'S REPORT TO PUBLIC HEALTH & SAFETY COMMITTEE

October 16, 2023 Meeting

AGENDA ITEM # 2

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

ADDITIONAL INFORMATION

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

1. **Denial Recommendations: New Operator's License: Jason McGlone** - This application is recommended for denial due to a 2018 conviction for Substantial Battery with intent to cause bodily harm.
2. **Class B Beer & Liquor** –The Liquor License Review Subcommittee will review the application of The Pinery Coffee Company LLC, owner, Daniel Tyler, premises located at 300 N 3rd St, Suite 103, (license formerly held by Honest J's Wausau LLC, Devon Marx), just prior to the PH&S meeting with the recommendation to be included in the list.
3. **Class A Beer & Liquor** – Gandaki Mart LLC, owners Hari Raj Khanal, Suresh Subedi, and Suman Rijal, for new construction of service station/convenience store at 102 N 3rd Avenue. They anticipate opening in mid-November. They also own two other stations in the city at 1205 Merrill Avenue and 802 E Wausau Avenue.
4. There are no special events applications this month.

***Note:** Links to the Special Events Applications will be emailed to the committee

STAFF RECOMMENDATION

Approve or deny as indicated on the summary report including those that may be introduced at the meeting. Please let me know if you have any question regarding any license applications listed.

Mary Goede, Deputy Clerk

Date of Report: October 13, 2023

(715) 261-6621

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Monday, October 16, 2023, at 5:15 p.m., (Council Chambers)

Members Present: Lisa Rasmussen, Doug Diny, Lou Larson, Becky McElhaney

Members Excused: Chad Henke

Others Present: Mayor Rosenberg, Jeremy Kopp, Matt Barnes, Tegan Troutner, Tara Alfonso, Tracy Rieger, Mary Goede

Consider approval or denial of various license applications

Lisa Rasmussen stated there was one denial recommendation for an Operator's License for Jason McGlone.

Jason McGlone addressed the committee about the charges his record from 2018. He stated that year was a very rough year for him. He explained he is a combat marine, exited service in 2001, and was being treated for PTSD and was unfortunately not in a good place during that timeframe. He stated he made some poor decisions and did some things he was not proud of but has since gone to therapy at two different locations, Gateway Counseling and Jerry Olson, both out of Marshfield. The therapy with Jerry Olson was court ordered as part of his probation and release. The Gateway Counseling was more focused on the PTSD in order to remove him from the medications associated with it. He stated he has learned to communicate and express his feelings and is not the same person he was then. He accepted responsibility for what he did but is now trying to move forward with his life. He indicated he very much enjoys working as a bartender for Tyler Vogt and wants it to be his full-time career. It was noted that he has not had any other charges since 2018.

Police Chief Matt Barnes stated the substantial battery conviction is an automatic disqualifier for a license, however, it is the chief's responsibility to review any rehabilitation efforts that were done. Barnes explained this is not just entail talking to him about it, but that he should bring documentation that he has successfully completed probation and attended counseling so that he can make a recommendation being fairly confident these issues no longer impact his life.

Rasmussen stated the committee could hold taking action on the license until Mr. McGlone can provide the documentation of rehabilitation to the chief. Chief Barnes stated he would be willing to review any documentation and re-evaluate the recommendation. Doug Diny suggested a letter from his employer in support could also be submitted.

Rasmussen stated the license list also includes a Class A Beer & Liquor license for a new gas station/convenience store on N 3rd Ave, as well as a Class B Beer & Liquor license for The Pinery Coffee Company at the former Honest J's. The Liquor License Review Subcommittee met with the new owner prior to this meeting and unanimously recommended approval. She noted the owner will evaluate the share of the business that involves the use of the license and before they renew it, will take stock if they really need it.

Motion by McElhaney, second by Diny to approve or deny licenses as recommended by staff, with the exception of Jason McGlone *to hold action to November. Motion carried 4-0.

*Deputy Clerk Mary Goede pointed out if the chief changes his recommendation to approval for Jason McGlone, it would not need to come back to the committee next month because the committee only considers denial recommendations. If it is changed to approval the license can be immediately issued by the clerk.

CONFIRMATION OF MAYOR'S APPOINTMENTS

to Boards, Commissions and Committees: *Police and Fire Commission*

File Number: 23-1103

Date Introduced: November 7, 2023

Police & Fire Commission

Rick Reyer (N)

601 Lake View Dr

Term Exp 4/30/2025

715-470-2025

*Replacing unexpired term of Michael Loy

- (N) Individual is filling the unexpired term of a former member
- (1) Individual is in their own 1st full term
- (#) Designates the term number appointed to

Approved:

Katie Rosenberg, Mayor

Office of the Mayor
Katie Rosenberg



TEL: (715) 261-6800
FAX: (715) 261-6808

MEMORANDUM

DATE: November 1, 2023
TO: Mary Goede, Deputy City Clerk
FROM: Katie Rosenberg
RE: Appointments to various Boards, Committees, and Commissions

Please place the following appointment on the city council agenda for Tuesday, November 7, 2023:

POLICE AND FIRE COMMISSION

Rick Reyer (New Appointment, replacing Michael Loy)
601 Lake View Dr
Wausau, WI 54403
715-470-3977
rick.reyer@gmail.com
Term ends 4/30/2025



Citizen Participation Form

Thank you for your interest in becoming involved with a City of Wausau Boards Committees or Commissions. The Mayor's Office will make recommendations to the City Council for placement based, in part, on your responses to the following questions; please provide us with some information to use when considering your appointment by completing the questions below. You are welcome to attach additional information such as your resume or vitae that may further support your appointment. For additional information, visit the City's Web Site at www.ci.wausau.wi.us, or call the Mayor's Office at 715-261-6800. This form will remain on file for three years. A list of existing Boards, Commissions and Committees (including general information) can be found on our website. <https://www.ci.wausau.wi.us/Departments/CityCouncil/BoardsCommitteesCommissions.aspx> Please consider becoming a part of this important community resource group.

Contact Information

First Name *

Rick

Last Name *

Reyer

Address *

Street Address

601 Lake View Dr.

Address Line 2

City

Wausau

Postal / Zip Code

54403

State / Province / Region

WI

Country

United States

Phone *

(715)470-3977

Email *

rick.reyer@gmail.com

Years as a Wausau Resident, if applicable *

50

Occupation/Employer, if applicable

Retired - officially on Nov. 4, 2023

Business Information

Business Name

Address

Street Address

Address Line 2

City

Postal / Zip Code

State / Province / Region

Country

Boards, Commission and/or Committee Information

Which Boards, Commissions and/or Committees interest you?

Board, Commission and/or Committee

You may choose more than one from the list provided. Order in preference.

Why are you interested in serving on these particular Committees? *

My father instilled in me a deep respect for first responder community as he served in law enforcement in another part of the state when I was very young. Today, I would like to support our law enforcement and fire departments in a more meaningful way.

What qualifications can you bring to these Committees? *

In service to the commission I bring my previous work experiences of crisis and strategic communications, leadership, project management and budgeting.

On what other City Committee(s) are you currently serving, if any?

None

Other Community Involvement

Previous Involvement:

Central Wisconsin Symphony Orchestra - Board President

Wausau Early Birds Rotary - Member

Current:

Wisconsin Institute for Public Policy and Service - Partner

References(Please Include 3)

Reference

First Name *

Mara

Last Name *

Prausa

Address *

Street Address

[Redacted]

Address Line 2

City

Wausau

Postal / Zip Code

54401

State / Province / Region

WI

Country

United States

Phone *

[Redacted]

Relationship to You *

Friend

First Name *

Jane

Last Name *

Ritger

Address *

Street Address

[Redacted]

Address Line 2

City

Wausau

Postal / Zip Code

54401

State / Province / Region

WI

Country

United States

Phone *

[Redacted]

Relationship to You *

Friend/Colleague

First Name *

Marc

Last Name *

Carlson

Address *

Street Address

[Redacted]

Address Line 2

City

Wausau

State / Province / Region

WI

Postal / Zip Code

54403

Country

United States

Phone *

[Redacted]

Relationship to You *

Friend

Additional Information

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

Attachment(s)

Limit to 3 upload files

NOTICE OF PUBLIC HEARING CITY OF WAUSAU 2024 BUDGET

A public hearing on the City of Wausau 2024 budget is scheduled for Tuesday November 7, 2023 at 6:30PM in City Hall Council Chambers at 407 Grant Street, Wausau WI. The budget may be viewed at the Clerk/Customer Service Office from 8:00AM to 4:30PM Monday through Friday or on the City of Wausau's Web Site www.ci.wausau.wi.us. Below is a summary of the Proposed 2024 Budget.

	2023 ADOPTED BUDGET	2023 MODIFIED BUDGET	ACTUAL 9/30/2023	2023 ESTIMATED ACTUAL	2024 PROPOSED BUDGET	DOLLAR CHANGE	% CHANGE
GENERAL FUND							
GENERAL FUND REVENUES							
General Property Tax Levy	\$22,220,541	\$22,220,541	\$22,220,541	\$22,220,541	\$22,519,618	\$299,077	1.35%
Other Taxes	265,265	265,265	176,626	275,265	277,745	12,480	4.70%
Intergovernmental Grants & Aids	9,695,961	9,695,961	5,847,066	9,695,961	12,322,051	2,626,090	27.08%
Licenses & Permits	733,985	733,985	872,009	918,214	733,280	(705)	-0.10%
Fines, Forfeitures and Penalties	378,000	378,000	194,945	315,000	355,000	(23,000)	-6.08%
Public Charges for Services	2,744,875	2,744,875	2,500,166	2,744,875	3,726,025	981,150	35.74%
Intergovernmental Charges for Services	1,046,938	1,046,938	313,759	1,046,938	302,210	(744,728)	-71.13%
Miscellaneous Revenues	754,503	754,503	1,638,267	1,553,300	1,457,054	702,551	93.11%
Other Financing Sources	2,221,355	2,221,355	146,355	2,221,355	2,221,355	-	0.00%
TOTAL GENERAL FUND REVENUES	40,061,423	40,061,423	33,909,734	40,991,449	43,914,338	3,852,915	9.62%
GENERAL FUND EXPENDITURES							
General Government	5,063,040	5,084,980	4,181,189	4,830,852	5,319,439	256,399	5.06%
Public Safety	20,399,463	20,399,663	15,960,412	20,098,390	23,142,670	2,743,207	13.45%
Transportation/Public Works	10,860,113	10,985,113	6,488,972	10,371,244	11,197,887	337,774	3.11%
Sanitation, Health and Human Services	996,000	996,000	668,625	996,000	1,026,800	30,800	3.09%
Parks, Recreation, Cultural and Education	3,343,883	3,343,183	29,744	3,204,969	3,527,542	183,659	5.49%
TOTAL GENERAL FUND EXPENDITURES	40,662,499	40,808,939	27,328,942	39,501,455	44,214,338	3,551,839	8.73%
Excess(Deficiency) of Revenues over Expenditures	(601,076.00)	(747,516)	6,580,792	1,489,994	(300,000)		
Total Fund Balance, January 1	14,551,780	14,551,780		14,551,780	16,041,774		
Total Projected Fund Balance, December 31	\$13,950,704	\$13,804,264		\$16,041,774	\$15,741,774		

ALL FUNDS - SUMMARY

	FUND BALANCE		PROPOSED 2024 BUDGET		
	01/01/2023	PROJECTED 12/31/2023	GENERAL PROPERTY TAX LEVY	OTHER REVENUE	EXPENDITURES
Governmental Fund Types					
General Fund	\$14,551,780	\$16,041,774	\$22,519,618	\$21,394,720	\$44,214,338
Special Revenue Funds:					
Community Development Funds	4,584,597	5,048,202	425,000	258,751	822,170
Economic Development Fund	278,529	250,000		0	10,000
Environmental Clean Up Fund	1,326,427	1,164,920		98,000	195,671
Hazardous Materials Fund	224,133	224,346		81,000	80,787
Room Tax Fund	466,651	551,501		1,000,000	812,086
Public Access Fund	77,977	103,995		71,000	68,935
Recycling Fund	826	141,536	704,441	148,150	852,291
400 Block/RiverLife Fund	212,597	190,148		76,440	211,540
Animal Control Fund	132,935	112,968	59,693	173,210	248,713
Debt Service Fund	600,531	459,921	4,398,000	8,055,455	12,479,770
Capital Projects Funds:					
Capital Projects Fund	1,053,530	1,694,840	505,709	6,113,383	6,619,092
Capital Purchasing Fund	161,220	120,737	714,554	0	748,514
Tax Increment District #3 Fund	(1,100,089)	458,268		6,632,927	5,948,093
Tax Increment District #6 Fund	(71,318)	1,016,416		4,106,678	2,607,350
Tax Increment District #7 Fund	0	0		2,088,960	2,088,960
Tax Increment District #8 Fund	(787,956)	(751,311)		2,092,740	1,913,330
Tax Increment District #9 Fund	(249,114)	(293,324)		24,573	7,150
Tax Increment District #10 Fund	98,805	(914,937)		4,692,006	4,143,360
Tax Increment District #11 Fund	230,061	1,010,891		1,739,382	2,108,478
Tax Increment District #12 Fund	(1,487,774)	(827,105)		2,543,717	2,475,230
Internal Service Funds:					
Motor Pool Fund	10,524,676	9,848,896		6,751,075	6,751,075
Liability Insurance Fund	750,041	862,224		977,716	972,500
Benefits Fund	1,364,877	1,374,230		6,771,000	6,771,000
Enterprise Funds:					
Water Utility Fund	41,828,319	41,140,616		12,814,100	12,779,361
Sewer Utility Fund	48,920,611	49,215,433		9,793,745	9,631,686
MetroRide Fund	6,150,374	6,150,374	976,589	3,268,576	4,417,927
Parking Fund	15,499,112	15,470,148	297,000	498,000	795,000
Airport Fund	1,526,598	1,480,414	260,439	157,500	417,939
Total All Funds			30,861,043	102,422,804	131,192,345
		Total 2023 Property Tax Levy	29,980,918		
		Increase	880,125		
		Percent Increase	2.936%		

SCHEDULE OF INDEBTEDNESS

	12/31/2023
General Obligation Debt	Outstanding or Authorized
General Obligation Bonds	\$35,130,000
General Obligation Notes	35,495,000
Foundation Loans	1,609,779
Total General Obligation Debt Outstanding	\$72,234,779
Special Obligation Notes	17,550,000
Revenue Bond Debt	13,395,000
Clean Water Fund	82,775,661
Safe Drinking Water Fund	41,803,726
	\$155,524,387

PROPOSED DUE TO NEW OR DISCONTINUED ACTIVITIES AND PROGRAMS

The 2024 budget represents a cost to continue plan. Additions include: 3% salary increase for non-represented employees, 5.1% increase in health insurance, retirement rate increase, and an increase in election budget (presidential election year).

CITY OF WAUSAU 2024 SUPPLEMENTAL BUDGET REQUESTS

DEPARTMENT	DEPT PRIORITY	DESCRIPTION	ONE TIME OR ONGOING	FTE	COSTS					REVENUES		NET BUDGET IMPACT	ASSESSED TAX RATE IMPACT	COMPOSITE SCORE	Notes:	
					PERSONNEL	CONTRACTUAL SERVICES	SUPPLIES EXPENSE	CAPITAL OUTLAY	TOTAL	AMOUNT	FUNDING SOURCE					
NON-PERSONNEL LINE ITEM ADJUSTMENTS																
1	Fire Department	High	Paramedic Tuition (8)	One Time	-	-	24,000	-	-	24,000	24,000	Arpa	-	\$ -	71	
2	Public Works -Streets	Critical	Hot Mix Asphalt	Ongoing	-	-	-	25,000	-	25,000	-		25,000	\$ 0.00886	70	-
3	Fire Department	High	Firefighter Cancer Screening	Ongoing	-	-	23,800	-	-	23,800	23,800	Insurance Fund	-	\$ -	60	
4	Police Department	High	Recruitment and Retention	Ongoing	-	-	-	11,000	-	11,000	-		11,000	\$ 0.00390	59	
5	Municipal Court		Marathon County Restorative Justice Program Support	One Time	-	-	-	25,000	-	25,000	-		25,000	\$ 0.00886	56	
6	Econ & Com Development	Medium	Neighborhood Listening Sessions	Ongoing	-	-	-	10,000	-	10,000	10,000	Economic Development	-		54	
7	Public Works -Motor Pool	Critical	On Call Expenses	Ongoing	-	11,960	-	511	-	12,471	12,471	Motor Pool	(0)		53	
8	Police Department	High	Commercial Travel	Ongoing	-	-	-	10,000	-	10,000	-				45	Unfunded
9	Public Works -Motor Pool	High	Propane Dual Fuel Conversion (10-15 vehicles)	Ongoing	-	-	-	-	75,000	75,000	-				35	Unfunded
Subtotal Line Item Adjustments					-	\$ 11,960	\$ 47,800	\$ 81,511	\$ 75,000	\$ 216,271	\$ 70,271		\$ 61,000	\$ 0.02162		
2022 PERSONNEL REQUESTS																
1	Police/Fire Department	Critical	Shared Administrative Assistant Position	Ongoing	1.00	74,375	-	-	-	63,383	-		63,383	\$ 0.02246	56	Modified to April 2024 start date and revised to expected annual cost
2	Public Works -Streets	High	Street Crew Staff (3 FTE over 3 yrs)	Ongoing	1.00	80,000	-	-	-	60,000	-				55	Unfunded resubmit future years
3	Econ & Com Development	High	Administrative Assistant Position	Ongoing	1.00	98,000	-	-	-	22,242	5,569	CDBG & TIF funds*	16,673	\$ 0.01093	42	Revised to April 2024 start date and 55% time to save on WRS
Subtotal New Requests					3.00	\$ 252,375	\$ -	\$ -	\$ -	\$ 145,625	\$ 5,569		\$ 80,056	\$ 0.033391		
TOTAL					3.00	\$ 264,335	\$ 47,800	\$ 81,511	\$ 75,000	\$ 361,896	\$ 75,840		\$ 141,056	0.055010		

Updated 10/30/23. Sorted by composite score

**CITY OF WAUSAU
2024 ADOPTED BUDGET ANALYSIS- LEVY DEPENDENT FUNDS**

	2024 PROPOSED BUDGET	SAFER, ARPA AND POLICE GRANTS	SUPPLEMENTAL REQUESTS	2024 PROPOSED BUDGET	2023 ADOPTED BUDGET	CHANGE INCREASE (DECREASE)	PERCENT CHANGE
GENERAL FUND							
Expenditures	\$42,373,418	\$1,840,920	\$124,383	\$44,338,721	\$40,662,499	\$3,676,222	9.041%
Revenues	19,699,349	1,695,371		21,394,720	18,141,958	3,252,762	17.929%
Employee Vacancy Savings	300,000			300,000	300,000	0	0.000%
Fund's Net Levy Requirement	22,374,069	\$145,549	\$124,383	22,644,001	22,220,541	423,460	1.906%
RECYCLING FUND							
Expenditures	852,291			852,291	812,668	39,623	4.876%
Revenues	147,850			147,850	147,800	50	0.034%
Fund's Net Levy Requirement	704,441			704,441	664,868	39,573	5.952%
COMMUNITY DEVELOPMENT/ECONOMIC DEVELOPMENT FUND							
Expenditures	822,170		16,673	838,843	756,812	82,031	10.839%
Revenues	258,751			258,751	264,051	(5,300)	-2.007%
Fund Balance Application	138,419			138,419	216,184	(77,765)	-35.972%
Fund's Net Levy Requirement	425,000	-	16,673	441,673	325,000	116,673	35.899%
DEBT SERVICE FUND							
Expenditures	12,479,770			12,479,770	11,689,676	790,094	6.759%
Revenues	8,055,455			8,055,455	7,306,929	748,526	10.244%
Fund Balance Application	26,315			26,315	184,747	(158,432)	
Fund's Net Levy Requirement	4,398,000			4,398,000	4,198,000	200,000	4.764%
CAPITAL PROJECT FUND							
Expenditures	6,629,092			6,629,092	9,463,490	(2,834,398)	-29.951%
Revenues	1,259,433			1,259,433	4,493,884	(3,234,451)	-71.975%
Debt Proceeds	4,863,950			4,863,950	4,474,606		
Fund Balance Application				-	-	-	0.000%
Fund's Net Levy Requirement	505,709	-	-	505,709	495,000	10,709	2.163%
CENTRAL EQUIPMENT AND FACILITY CAPITAL FUND							
Expenditures	748,514			748,514	670,500	78,014	11.635%
Revenues	-			-	-	-	0.000%
Fund Balance Application	33,960			33,960	55,946	(21,986)	
Fund's Net Levy Requirement	714,554	-		714,554	614,554	100,000	16.272%
METRO RIDE FUND							
Expenditures	4,417,927			4,417,927	4,394,232	23,695	0.539%
Revenues	3,268,576			3,268,576	3,504,340	(235,764)	-6.728%
Fund Balance Application	172,762			172,762	0	172,762	
Fund's Net Levy Requirement	976,589	-		976,589	889,892	86,697	9.742%
PARKING FUND							
Expenditures	795,000			795,000	1,134,543	(339,543)	-29.928%
Revenues	498,000			498,000	777,509	(279,509)	-35.949%
Fund Balance Noncash Depreciation				-	60,000	(60,000)	0.000%
Fund's Net Levy Requirement	297,000	-		297,000	297,034	(34)	-0.011%
WAUSAU DOWNTOWN AIRPORT FUND							
Expenditures	417,939			417,939	374,336	43,603	11.648%
Revenues	157,500			157,500	158,000	(500)	-0.316%
Fund's Net Levy Requirement	260,439			260,439	216,336	44,103	20.386%
ANIMAL CONTROL							
Expenditures	248,713			248,713	238,189	10,524	4.418%
Revenues	173,210			173,210	173,210	0	0.000%
Fund Balance Application	15,810			15,810	5,286	10,524	
Fund's Net Levy Requirement	59,693			59,693	59,693	0	0.000%
TOTAL LEVY BEFORE INCREMENT	30,715,494	145,549	141,056	31,002,099	29,980,918	1,021,181	3.406%
City's Share of TIF Increment	5,456,455	22,476	21,779	5,507,365	4,629,793	877,572	18.955%
TOTAL LEVY	\$36,171,949	168,025	162,835	\$36,509,464	\$34,610,711	\$1,898,753	5.486%
Assessed Value	\$3,361,549,800			\$3,361,549,800	\$3,264,070,400	\$97,479,400	2.986%
Tax Rate Per \$1,000 of Assessed Value	\$10.76050			\$10.8609020	\$10.603543	\$0.25736	2.427%
Equalized Value	\$4,030,170,800			\$4,030,170,800	\$3,680,737,900	\$349,432,900	9.494%
Tax Rate Per \$1,000 of Equalized Value	\$8.97529			\$9.059036	\$9.4031990	(\$0.344163)	-3.660%

**JOINT RESOLUTION OF THE HUMAN RESOURCES COMMITTEE
AND FINANCE COMMITTEE**

Approving the reclassification of Transit Supervisor form grade 18 to grade 17

Committee Action: HR: Approved 4-0
Fin: Approved 5-0

Fiscal Impact: \$9,443.20

File Number: 23-1105

Date Introduced: November 7, 2023

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, Bus Operator II in Transit is within \$600 annually of the pay for Transit Supervisors and;

WHEREAS, to combat compression within the labor and supervisor group, we recommend moving Transit Supervisor from grade 18 to grade 17 and;

WHEREAS, your Human Resources Committees reviewed and approved the reclassification of the Transit Supervisor from grade 18 to grade 17. MIN \$50,648.00 MID \$ 62,316.80 and MAX \$70,928.00 and;

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the reclassification of position of Transit Supervisor be effective at the start of the next pay period following selection as approved by this resolution.

Approved:

Katie Rosenberg, Mayor

Human Resource Committee Packet

October 2023

Agenda Item
Request Human Resources Committee to discuss and possibly act on moving Transit Supervisor from grade 18 to grade 17
Background
The Transit Supervisors supervise union employees. Over the years, the union employees have received increases that outpace the supervisors. After 48 months, a Bus Driver 2 is making \$58,073 annually. The newest supervisor in transit is making \$57,636. The move in grade along with proposed salary increases will put the supervisors where they need to be. We will need to monitor their salaries upon ratification of each new contract to make sure they have enough distance between them and the employees they supervise.
Fiscal Impact
\$9,443.20 for both supervisors
Staff Recommendation
Discuss and possible action on moving transit supervisors from grade 18 (min \$46,883.0, mid \$57,636.80 max \$65,644.80) to Grade 17 (\$ 50,648, mid \$62,316.80, max \$70,928.00
Staff contact: James Henderson (715-261-6634)

DRAFT

**CITY OF WAUSAU HUMAN RESOURCES COMMITTEE
MINUTES OF OPEN SESSION**

DATE/TIME: October 9, 2023, at 4:45 p.m.
LOCATION: City Hall (407 Grant Street) – Council Chambers
MEMBERS PRESENT: Becky McElhaney (C), Gary Gisselman, Tom Killian, Michael Martens
MEMBERS ABSENT: Dawn Herbst
Also Present: J. Henderson, Mayor Rosenberg, E. Lindman, M. Barnes, M. Groat

Discussion and Possible Action Approving Reclassification of the Transit Operations Supervisor Position from Grade 18 to Grade 17.

Henderson said that this item stemmed from the August 14th Police Department supervisor compression adjustment item. Henderson had a discussion with Transit and it was discovered that the newest supervisor was making less than the top pay for a Bus Operator. Henderson believes that moving the position up a grade, along with the scale adjustment proposed from the wage study, should fix this issue, however, he said that any time a contract is approved that supervisor rates will need to be reviewed.

Martens asked if there is a reason why Henderson is recommending moving the transit supervisors up a grade instead of giving them a percentage increase that would give them a 5% spread from the drivers. Henderson said that there are more layers of management in the Police Department, and that by moving the transit supervisors up a grade this should fix the issue for some time. Martens asked if the grades don't represent an increase in responsibilities and job duties. Henderson said that he did look at this and believes that the supervisors were not properly classified; he also discussed this with the Transit Director and Deputy Transit Director and they agreed with the reclassification.

Gisselman asked if a policy that encompasses these issues and how to handle them could be created. Henderson said that he would like to make sure that supervisor rates are looked at when union contracts are approved and would like to have a committee that looks at everything and makes recommendations. Henderson went on to say that this is largely an issue with non-union supervisors and union employees because increases are not the same.

Motion by Killian to approve the reclassification of the Transit Operations Supervisor position from Grade 18 to Grade 17. Second by Martens. All ayes. Motion passed 4-0.

FINANCE COMMITTEE

Date and Time: Tuesday, October 24, 2023 @ 5:30 p.m., Council Chambers

Members Present: Lisa Rasmussen, Michael Martens, Carol Lukens, Sarah Watson, and Doug Diny

Others Present: Mayor Rosenberg, MaryAnne Groat, Emily Ley, Anne Jacobson, Matt Barnes, Bob Barteck, Jeremy Kopp, James Henderson, Eric Lindman, Dustin Kraege, Liz Brodek, Jamie Polley, Solomon King, Kody Hart, Alder Gisselman, Alder Herbst

Discussion and possible action on moving Transit Supervisor from grade 18 to grade 17

Motion by Martens, seconded by Lukens, to approve. Motion carried 5-0.

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

ORDINANCE OF THE PLAN COMMISSION

Rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development

Committee Action: Approved 6-0

Fiscal Impact: None.

File Number: 23-1104

Date Introduced: November 7, 2023

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

Section 1. That the site of lands described as follows:

KOEBKES ADD LOT 4 & 5 BLK 1, MORE COMONLY KNOWN AS 514 SOUTH 21ST AVENUE AND KOEBKES ADD LOT 11 BLK 1, MORE COMMONLY KNOWN AS 503 SOUTH 22ND AVENUE.

now comprising a part of SR-2, Single Family Residential-2 Zoning District and SR-5, Single Family Residential-5 according to the Zoning Ordinance of the City of Wausau is hereby rezoned to PUD, Planned Unit Development Zoning District.

Section 2. This change in zoning shall be designated on the official city zoning map.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:
Approved:
Published:
Attest:

Approved:

Katie Rosenberg, Mayor

Attest:

Kaitlyn Bernarde, City Clerk

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 17th, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, Dawn Herbst.

Others Present: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz, Andrew Lynch, Jim Wanserski, Chad Henke

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

Mayor Katie Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: 514 South 21st Ave and 503 South 22nd Ave, rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development. (Ghidorzi)

Brad Lenz explains that REI Engineering, on behalf of 514 S 21st Ave, is requesting a change in the zoning for the two properties, to begin the process of expanding and providing additional parking. Developers state the current parking is not sufficient for the Boardwalk development and the commercial development.

Mayor Rosenberg opens the public hearing.

Chad Henke from 112 N 12th Ave is here on behalf of Patrick Bacher & Richard Louze who are the homeowners of 505 S 22nd Ave, neighboring the one of the two properties. Henke states that Bacher and Louze are not able to attend, but Bacher and Louze met with REI Engineering to discuss the proposed plan which led to new plans being drawn. Henke requests that the new drawings to be submitted and addressed.

Tom Radenz from REI Engineering is here on behalf of the Ghidorzi company. Radenz further explains the new drawings have more details and reiterates that he met with Bacher and Louze in previous meetings. During those meetings, the current issues were resolved with changed solutions like removing some of the lighting, reassigning parking spots for the business, changing the fencing, and changing the landscaping. The new drawings and plans carry the new solutions that were made in those meetings.

Mayor Rosenberg closes the public hearing.

Discussion and possible action on rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development. (Ghidorzi)

Lenz addresses that the letter from Bacher and Louze in the packet is prior to the meetings between REI Engineering and the surrounding neighbors. It is not their current thoughts and opinions. Lenz also mentions that based on the parking calculation from REI Engineering the current parking lot meets the minimum parking standards but does not necessarily meet the needs of businesses. The proposed parking plan will provide additional parking but not go over the maximum parking standards.

Bohlken questions about the setback of the fence to the adjacent home. Lenz states that the initial plans do not show an accurate setback. Radenz also clarifies that the new proposed plans show a clearer design of the fence offset 5 feet from the lot lines. Bohlken questions if Louze and Bacher's home is close to the fence. Radenz states the adjacent home from the fence is Louze and Bacher's home. Radenz states he provided them with the new plans based on the new solutions but have not heard back. However, Radenz stated Henke and him will follow up again with the neighbors about the new plans.

Plan Commission
October 17, 2023— Page 2

Mayor Rosenberg states that Louze and Bacher reached out to her, and they stated they felt heard from REI Engineering and from the Common Council.

Motion by Brueggeman and seconded by Bohlken. Motion approved 6-0. This item will go to the Common Council on November 7, 2023.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: October 11, 2023
Subject: Expand Planned Unit Development zoning to 503 S. 22nd Ave and 514 S. 21st Ave

Introduction

REI Engineering, Inc., on behalf of 514 S. 21st Avenue, LLC, is proposing to expand PUD zoning south of the current Boardwalk on Stewart development at 2111 Stewart Avenue. The expanded PUD would include former street right-of-way from 21st and 22nd Avenues as well as a portion of the former alley between the two streets. It would also include a single-family lot (503 S. 22nd Ave.) and a portion of a single-family lot (514 S. 21st Ave). Both lots are owned by the developers. The house on 22nd Ave, which has been vacant for some time, would be razed, while the house on 21st Ave would remain.

The purpose of the zoning expansion is to provide additional parking, which the developers say is currently insufficient for the Boardwalk development and the commercial development next door (2205 Stewart Avenue). Below is an aerial view of the buildings.

Image 1. Aerial view of subject buildings, looking north.



The proposed plan (attached) shows additional parking perpendicular to the back of the commercial buildings, with a green space buffer to the nearby residences. Details of the landscaping, fencing, lighting, etc. will be reviewed during subsequent Specific Implementation Plan approval. The current action is to review the General Development Plan and whether the new properties should be brought into the PUD.

Included in the packet is a parking analysis done by the developers' team that shows the estimated number of parking stalls being provided and how that relates to the minimum and maximum parking standards in our zoning ordinance. The current parking provided is above the minimum required; the proposed additional parking would keep the total number of parking stalls under the maximum. The calculations include the three commercial buildings plus three "service vehicles" for each of the four military branches that rent space in the buildings.

Criteria for Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development (PUD). It states that in its review of an application for a PUD the plan commission shall make findings with respect to ten criteria (below). Some of the criteria pertain more to establishment of a new PUD, while others relate more to the specific plans instead of the general plans.

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.
2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.
5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
8. The proposed Planned Unit Development project will positively contribute to

and not detract from the physical appearance and functional arrangement of development in the area.

9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.
10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

Staff does not see too many issues with the applicable criteria, particularly at this stage of the general development plan. Details provided in the next phase – specific implementation plan – will help provide further clarity on whether the applicable criteria are met.

Particularly relating to the comprehensive plan (referenced in #2 above), perhaps the most applicable objective is to maintain a harmonious balance of existing land uses. Under this objective, the effects of incompatible land uses should be mitigated from residential land uses. It is possible that with the changes being planned, there will be improved compatibility between the commercial and nearby residential uses.

May 12, 2023



City of Wausau
Attn: Bill Hebert
City of Wausau Zoning Administrator
407 Grant St.
Wausau, WI 54403



Subject: Review and approval of Zoning Amendment, Street and Alley Vacation, and a Certified Survey Map, 503 S. 22nd Avenue and 514 S. 21st Avenue.

Dear Bill,

We are submitting the enclosed materials on behalf of 514 S. 21st Avenue, LLC for review and approval at the June/July 2023 Capital Improvements Street Maintenance, Planning Commission, and City Council meetings.

The intent of this zoning map amendment application and CSM is to provide additional parking opportunities to further support the current boardwalk development demand and help alleviate congestion issues of an under parked area. The subject properties outlined above have been acquired and conceptually designed (see concept plan attachment) with the goal of presenting an efficient plan for how additional parking can be accomplished while providing suitable buffering from the residential context.

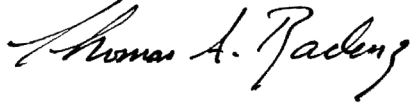
We are therefore requesting zoning map amendments for portions of both subject parcels and partial ROW vacations of S 22nd Ave and S 21st Ave (refer to legal description of exact area) to then combine through utilization of a CSM with the current boardwalk PUD. The resulting parcel area will provide the boardwalk development with a route of accomplishing the goal of additional parking opportunities with minimal impacts to the adjacent neighborhood.

Enclosed you will find the following documents for review and approval:

- Application(s) for Zoning Map Amendment – One for each property
- Check for \$800 for the Zoning Map Amendment
- Check for \$100 for the Certified Survey Map review
- Conceptual Development Plan of the Proposed Improvements
- Legal Description of the Subject Rezone Effort and Exhibit Map
- Legal Descriptions of the Subject Street and Alley Vacations
- Parking Study – Amended from 2022 Study

Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,
REI Engineering, Inc.

A handwritten signature in black ink that reads "Thomas A. Radenz". The signature is written in a cursive style with a large, prominent initial 'T'.

Tom Radenz, PLS
Vice President/Senior Consultant

cc. Chuck Ghidorzi, 514 S. 21st Avenue, LLC, Suite 300, 2100 Stewart Avenue, Wausau, WI 54401

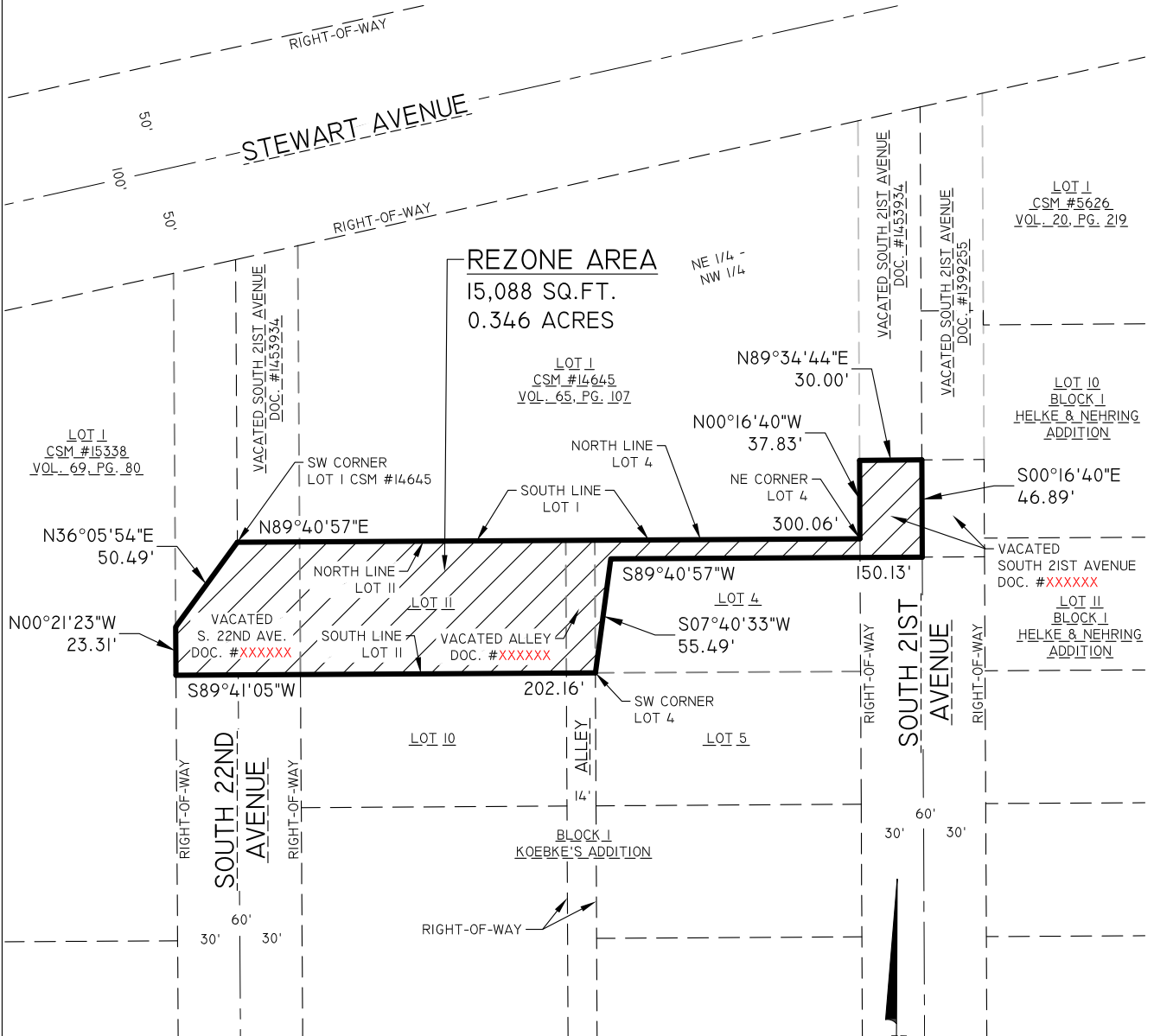
DRAWING FILE: P:\14100-4\199\14129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\14129 REZONE.DWG LAYOUT: EXHIBIT MAP-VERTICAL PLOTTED BY: JESSER MAY 12, 2023 - 12:55PM

EXHIBIT MAP

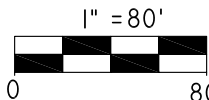
A PARCEL OF LAND BEING ALL OF LOT II, AND PART OF LOT 4 OF BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND THAT PART OF VACATED SOUTH 22ND AVENUE DESCRIBED IN **XXXXXX**, THAT PART OF VACATED SOUTH 21ST AVENUE DESCRIBED IN **XXXXXXXX** AND THAT PART OF THE VACATED ALLEY IN SAID BLOCK I DESCRIBED IN **XXXXXX**, ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID VACATED SOUTH 21ST AVENUE, 37.83 FEET TO THE NORTH LINE OF SAID VACATED SOUTH 21ST AVENUE; THENCE NORTH 89°34'44" EAST, COINCIDENT WITH THE NORTH LINE OF SAID VACATED SOUTH 21ST AVENUE, 30.00 FEET TO THE CENTERLINE OF SAID VACATED SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID CENTERLINE, 46.89 FEET TO THE SOUTH LINE OF SAID VACATED SOUTH 21ST AVENUE; THENCE SOUTH 89°40'57" WEST, COINCIDENT WITH SAID SOUTH LINE OF VACATED SOUTH 21ST AVENUE AND THE WESTERLY EXTENSION THEREOF, 150.13 FEET; THENCE SOUTH 07°40'33" WEST, 55.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 AND SOUTHEAST CORNER OF SAID VACATED ALLEY IN BLOCK I; THENCE SOUTH 89°41'05" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID VACATED ALLEY, THE SOUTH LINE OF SAID LOT II, AND THE SOUTH LINE OF SAID VACATED SOUTH 22ND AVENUE, 202.16 FEET TO THE SOUTHWEST CORNER OF SAID VACATED SOUTH 22ND AVENUE; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH THE WEST LINE OF SAID VACATED SOUTH 22ND AVENUE, 23.31 FEET; THENCE NORTH 36°05'54" EAST, COINCIDENT WITH SAID WEST LINE OF VACATED SOUTH 22ND AVENUE, 50.49 FEET TO THE NORTHWEST CORNER OF SAID VACATED SOUTH 22ND AVENUE AND THE SOUTHWEST CORNER OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°40'57" EAST, COINCIDENT WITH THE NORTH LINE OF SAID VACATED SOUTH 22ND AVENUE, THE SOUTH LINE OF SAID LOT I, THE NORTH LINE OF SAID LOT II, THE NORTH LINE OF SAID VACATED ALLEY, AND THE NORTH LINE OF SAID LOT 4, 300.06 FEET TO SAID NORTHEAST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15,088 SQUARE FEET, OR 0.346 ACRES, MORE OR LESS.



NOTES:
 1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF LOT II AND LOT 4 OF BLOCK I OF KOEBKE'S ADDITION, MEASURED TO BEAR NORTH 89°40'57" EAST.



REI Engineering, INC.

REZONE AREA
 SOUTH 22ND AVE. & SOUTH 21ST AVE.
 WAUSAU, WISCONSIN

FIGURE : EXHIBIT MAP	
PROJECT NO. 4129	DRAWN BY: JLR
DATE: 05/12/2023	

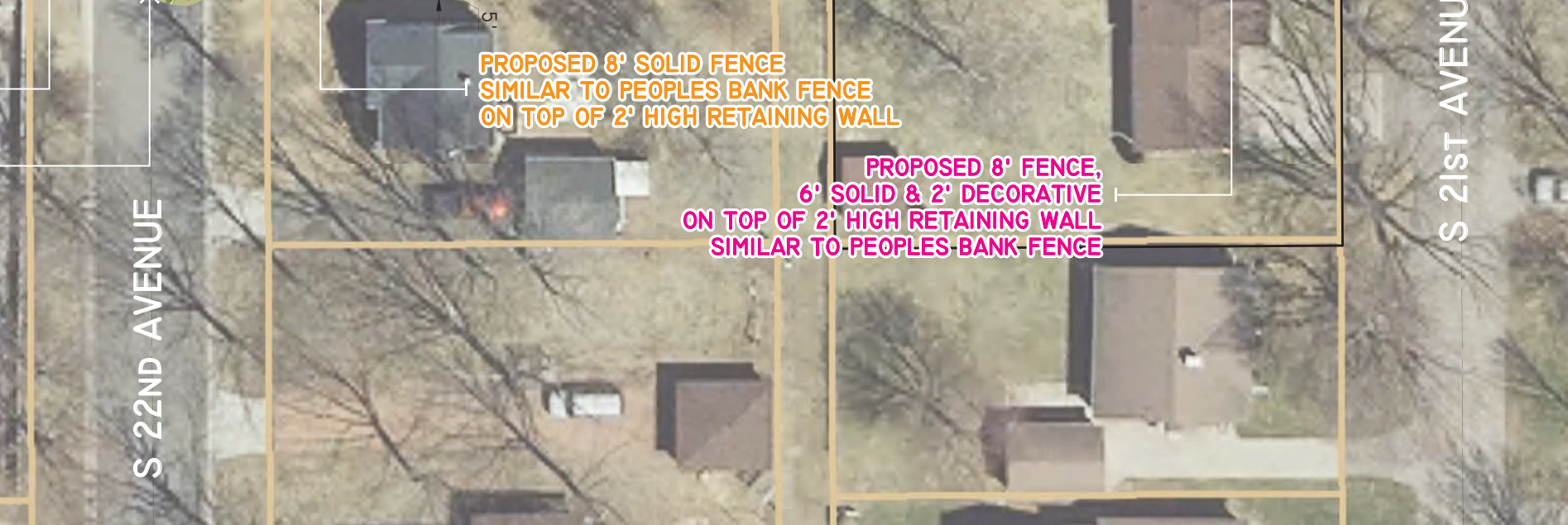
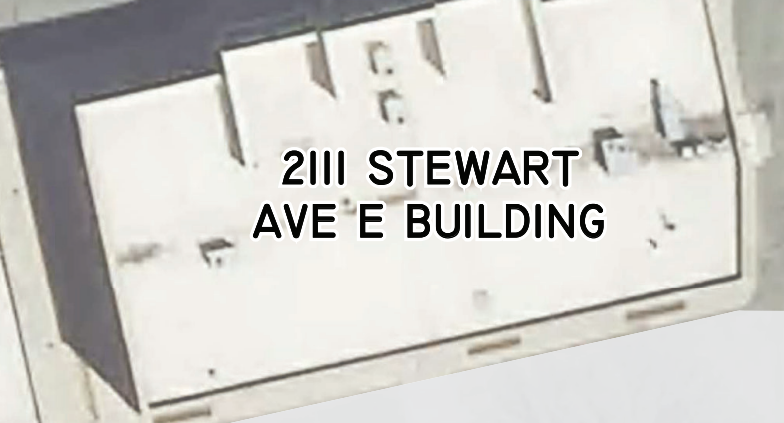
Rezone Description

A parcel of land being all of Lot 11, and part of Lot 4 of Block 1 of Koebke's Addition, recorded in Volume 10, on Page 6, as Document Number 430598, filed in the Marathon County Register of Deeds Office; and that part of vacated South 22nd Avenue described in xxxxxxx, that part of vacated South 21st Avenue described in xxxxxxxx and that part of the vacated Alley in said Block 1 described in xxxxxxx, all located in the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, more particularly described as follows:

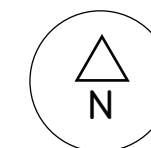
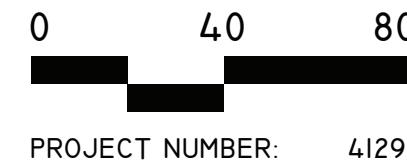
Commencing at the Northeast corner of said Lot 4, also being the point of beginning; thence North $00^{\circ}16'40''$ West, coincident with the west line of said vacated South 21st Avenue, 37.83 feet to the north line of said vacated South 21st Avenue; thence North $89^{\circ}34'44''$ East, coincident with the north line of said vacated South 21st Avenue, 30.00 feet to the centerline of said vacated South 21st Avenue; thence South $00^{\circ}16'40''$ East, coincident with said centerline, 46.89 feet to the south line of said vacated South 21st Avenue; thence South $89^{\circ}40'57''$ West, coincident with said south line of vacated South 21st Avenue and the westerly extension thereof, 150.13 feet; thence South $07^{\circ}40'33''$ West, 55.49 feet to the Southwest corner of said Lot 4 and Southeast corner of said vacated Alley in Block 1; thence South $89^{\circ}41'05''$ West, coincident with the south line of said vacated Alley, the south line of said Lot 11, and the south line of said vacated South 22nd Avenue, 202.16 feet to the Southwest corner of said vacated South 22nd Avenue; thence North $00^{\circ}21'23''$ West, coincident with the west line of said vacated South 22nd Avenue, 23.31 feet; thence North $36^{\circ}05'54''$ East, coincident with said west line of vacated South 22nd Avenue, 50.49 feet to the Northwest corner of said vacated South 22nd Avenue and the Southwest corner of Lot 1 of Certified Survey Map Number 14645, recorded in Volume 65, on Page 107, as Document Number 1465126, filed in the Marathon County Register of Deeds Office; thence North $89^{\circ}40'57''$ East, coincident with the north line of said vacated South 22nd Avenue, the south line of said Lot 1, the north line of said Lot 11, the north line of said vacated Alley, and the north line of said Lot 4, 300.06 feet to said Northeast corner of said Lot 4 and the point of beginning.

Said parcel contains 15,088 square feet, or 0.346 acres, more or less.

STEWART AVENUE



BOARDWALK PARKING CONCEPT
STEWART AVE - WAUSAU, WI (10/03/2023)



Boardwalk - Parking Study
2111 & 2205 Stewart Avenue, Wausau
East Building - 2111 Stewart Avenue

<i>Tenant</i>	<i>Land Use</i>	<i>Square Feet/Capacity</i>	<i>Min. No. Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Min. No. Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Service Vehicles</i>	<i>Existing No. Parking Stalls</i>	<i>Proposed No. Parking Stalls</i>
Chop-Stix	Restaurant	50	1/5 persons at Max. capacity	150% of Min.	10	15	0	11	15
Sherwin Williams	Indoor Sales/Service	5,000	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	8	12	0	9	10
Remedy Staffing	Office	1,706	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	6	0	5	5

West Building - 2111 Stewart Avenue

Army Recruiter	Office	1,578	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	9*	3	3	9
Navy Recruiter	Office	1,905	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	5	11*	3	3	11
Redwing	Indoor Sales/Service	1,648	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	6	0	2	6
Gunderson Cleaners	Indoor Sales/Service	1,317	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	3	5	0	2	4
Milan	Personal or Professional Service	1,578	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	6	0	2	5
Subtotal					42	70	6	37	65

2205 Stewart Avenue

<i>Tenant</i>	<i>Land Use</i>	<i>Square Feet/Capacity</i>	<i>Min. No. Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Min. No. Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Service Vehicles</i>	<i>Existing No. Parking Stalls</i>	<i>Proposed No. Parking Stalls</i>
Jimmy Johns	Restaurant	35	1/5 persons at Max. capacity	150% of Min.	7	11	0	11	11
Great Clips	Personal or Professional Service	1,578	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	6	0	6	6
Marines Recruiter	Office	1,480	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	9*	3	9	9
Air Force Recruiter	Office	1,480	1/400 sq. ft. of gross floor area over 2,000 sq. ft.	150% of Min.	4	9*	3	9	9
Qdoba	Restaurant	56	1/5 persons at Max. capacity	150% of Min.	11	17	0	17	17
Subtotal					30	52	6	52	52
					<i>Min. No. Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Service Vehicles</i>	<i>Existing No. Parking Stalls</i>	<i>Proposed No. Parking Stalls</i>
Total					72	122	12	89	117

Notes:

- 1.) 23.06.06(5)(c) - One reserved parking space shall be provided for each service vehicle used by the operation during business hours
- 2.) Handicap parking requirements: 1 per 25 total stalls, 2 per 26 - 50 total stalls, 3 per 51 - 75 total stalls, 4 per 76 - 100 total stalls
- 3.) The Maximum Number of Parking Stalls Includes the Service Vehicles for Each



Dear Department of Public Works Committee and Council members,

I am reaching out to express concerns about the vacation of 22nd Ave in front of 503 S. 22nd Ave for Ghidorzi Construction to expand their parking lot. We have been homeowners of 505 S. 22nd Ave since 2005. We have concerns about the proposal as we are surrounded on three sides by Ghidorzi property. When the Ghidorzi commercial buildings were first built on Stewart Ave, several homes were raised around us and our neighborhood lost character. Promises were made then of a solid fence and landscaping. The lighting was not as subdued as promised, it was later addressed and corrected. We have made multiple noise complaints because of the drive-through across our street. The young adults working at the restaurants never seem to leave the parking lot at 11pm when they close. The fence that was installed is open slat, not solid as was promised. Light spills through it, and trash frequently blows through it into our yard. The landscaping that was promised was a rock and a scrub shrub, that has never been maintained. The construction phase included an abandoned foundation that sat for months and was not fenced. Our street was an eyesore. When the open slat fence started going up, we were told that it was already purchased, and would not be changed. The boulevard across the street was not mowed and when I called the Ghidorzi property manager, he reported that it was not his to maintain. I called the city to encourage them to reach out to Ghidorzi Companies and met with someone in the property management office and it was finally addressed.

We are concerned because this new project as proposed includes a lot of promises. Our home is a mere 7 feet 6 inches from our property line. We do appreciate the proposed green space between our home and the proposed parking spaces. We want to be assured that any changes to this plan will be reviewed by us and include our input and approval. We have learned that last minute changes to Ghidorzi can and have happened without city approval. We have a history of being misled by Ghidorzi Company promises. We are concerned that the existing fence will just be recycled and moved over. We have concerns that the light and headlights of cars will be shining in our windows. We have concerns that our driveway will be the turnaround for the block as our street is dead-end. Our neighborhood is famous for frustrating drivers looking for a way to Stewart Avenue. We are concerned about losing trees. One of which was planted by the city to shield our view of the drive-thru for Jimmy Johns. The loss of trees greatly affects our privacy and the beauty of our street. We are hoping to save the maple that was planted at our request, as it is now well established. Another big concern is snow removal. Currently the city pushes snow to the end of our street. With the proposed ending of our street at our lot line, our house at the end of the block will barely have access when the snow is piled at the end of our street. We have invested a lot of money and energy making our little house a nice home. We have replaced the roof and windows and replaced the driveway. We have invested in our property and need our home's real value to reflect its recent reassessment and higher taxes. We would like the planning committees, the city of Wausau, and Ghidorzi Companies to guarantee that we as homeowners will not be slighted again.

We are concerned about the comfort and value of our home. We are asking that the proposed changes protect us from noise, traffic, and light pollution. We want our home to be as comfortable and valuable after these changes happen as it is now. We want to see every step of the proposed changes, and we would like an 8-foot solid fence (no slats) between us and our commercial neighbor the entire length of our property, and across the end of our street. This kind of planning has happened between The Peoples State Bank and the home behind their parking lot. That kind of fencing would provide privacy and security for our home. We are asking for actual landscaping in the proposed green space. A couple of trees would provide noise reduction and additional privacy. We are asking that Ghidorzi Companies be a

good neighbor and act with consideration to their neighbors. We will be asking Ghidorzi Companies to keep promises, and we are hopeful that you will too.

Sincerely,

Homeowners at 505 S. 22nd Avenue Wausau WI, 54401

Patrick Bacher and Richard Louze

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving City's accepted Offer to Purchase for 811 and 815 Grand Avenue and related budget modification

Committee Action: *Pending*

Fiscal Impact: \$805,000.00

File Number: 23-1106

Date Introduced: November 7, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source 2024 borrowing</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount 805,000</i> <i>Annual Retirement about \$100,000 over 10 years</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input checked="" type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, the 64-year old Fire Station One no longer meets the needs of the Wausau Community; and

WHEREAS, during a 2015 study of the three fire stations, Station One was found to be substandard and short on space for current fleet apparatus, lacking proper facilities and privacy for female firefighters, adequate bathroom facilities, sufficient office space for administrative staff and training space, and

WHEREAS, the acquisition of the parcel located at 811 and 815 Grand Avenue ("Property") is strategic as it is in close proximity of the current Station One; and

WHEREAS, your Finance Committee met on September 12, 2023, in closed session and gave direction to staff to negotiate an accepted offer for the purchase of the Property, subject to Council approval; and

WHEREAS, the City made an offer on September 19, 2023, which was counter-offered; and

WHEREAS, your Finance Committee met on October 10, 2023, in closed session and gave direction to staff to further negotiate; and

WHEREAS, on October 11, 2023, the City accepted the counter-offer from Gordon Rohde GRR Income Trust (“Seller”) for the purchase of the subject Property for \$805,000; and

WHEREAS, your Finance Committee, at their November 7, 2023 meeting, considered and recommends approving the city’s accepted Count-Offer to Purchase for 811 and 815 Grand Avenue and the following budget modification which will be reimbursed from the 2024 debt issue.

*Fund	*Cost Center	Revenue Category	Spend Category	Project	Debit Amount	Credit Amount
440 Capital Projects Fund - Bond Proceeds	Fire Capital		58212 Land - Fire	Fire Station 1 Land Acquisition	\$805,000.00	\$0.00
440 Capital Projects Fund - Bond Proceeds	Financing	49120 Proceeds from Notes			\$0.00	\$805,000.00

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the purchase of land located at 811 and 815 Grand Avenue be approved and that the proper City officials are authorized to close this transaction.

BE IT FURTHER RESOLVED that the proper City officials are authorized to process the budget amendment as proposed.

Approved:

Katie Rosenberg, Mayor