



OFFICIAL NOTICE AND AGENDA

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 21, 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
23-1101	COUN	Minutes of a previous meeting (11/07/2023).	Place on file
22-1110	FIN	Resolution Levying Special Assessments for the 2023 Street Construction Project of North 17th Avenue from Stewart Avenue to Elm Street.	Approved 5-0
23-1108	HR	Resolution Approving change to minimum education/training requirement for law enforcement officers.	Approved 5-0
23-1120	CISM & PLAN	Resolution Approving Vistas at Greenwood Hills First Addition Preliminary Plat	Approved 5-0 Approved 6-0

File #	CMT	Resolutions and Ordinances	ACT
23-1103		Mayor's Appointments	Placed on file
23-1121	FIN	Resolution Establishing the 2024 Property Tax Equivalent for Wausau Water Works Wausau Wisconsin.	Approved 5-0
23-1109	FIN	Resolution Adopting the 2024 City of Wausau Budget and General Property Tax to Support Same.	Approved 4-1
23-1110	CISM	Preliminary Resolution Levying Special Assessments for 2024 Street Construction Projects.	Approved 5-0

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

22-0105	ED	Resolution Approving the First Amendment to SCS Wausau AKA S.C. Swiderski Riverlife Development Agreement	Pending
23-1111	FIN	Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement, New Highway Right-of-Way Fee, and Landscaping at 7255 Stewart Avenue, Parcel 1, Transportation Project Plat 6999-09-02.	Pending
23-1112	FIN	Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 7019 Stewart Avenue, Parcel 12, Transportation Project Plat 6999-09-02.	Pending
23-1113	FIN	Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 5450 Stewart Avenue, Parcel 41, Transportation Project Plat 6999-09-02.	Pending
23-1114	FIN	Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 5400 Stewart Avenue, Parcel 42, Transportation Project Plat 6999-09-02.	Pending
23-1115	FIN	Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement at 5300 Stewart Avenue, Parcel 43, Transportation Project Plat 6999-09-02.	Pending
23-1116	FIN	Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement and New Highway Right-of-Way Fee at 5050 Stewart Avenue, Parcel 44, Transportation Project Plat 6999-09-02.	Pending
23-1117	FIN	Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement and New Highway Right-of-Way Fee at 5000 Stewart Avenue, Parcel 47, Transportation Project Plat 6999-09-02.	Pending
23-1118	FIN	Resolution Approving Nominal Payment Parcel for a Temporary Limited Easement and New Highway Right-of-Way Fee at 4900 Stewart Avenue, Parcel 48, Transportation Project Plat 6999-09-02.	Pending
23-1119	COUN	Resolution Approving Agreement with FAA for Transfer of Entitlements apportioned to Wausau Downtown Airport.	Pending

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.

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, November 7, 2023, in Council Chambers, beginning at 6:30 p.m.,
Mayor Katie Rosenberg presiding.

Roll Call

11/07/2023

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	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Proclamations:

The Mayor of the City of Wausau Proclaims:
Homelessness Awareness Month (November 2023)
Hmong New Year (November 11 and 12, 2023)

Consent Agenda

11/07/2023

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

23-1001 Minutes of a previous meeting. (10/24/2023)

21-0811 Resolution Approving Advance Ordering of 2024 Vehicles and Equipment.

23-0108 Resolution Approving or Denying Various Licenses as Indicated.

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

23-1003

11/07/2023

Motion by Lukens, seconded by Henke, to confirm the Mayor's Appointment of Rick Reyer to the Police & Fire Commission.

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

23-1109

11/07/2023

Public Hearing: Proposed 2024 City of Wausau Budget

None

23-1105

11/07/2023

Motion by Lukens, seconded by Herbst, to adopt the Joint Resolution from the Human Resources and Finance Committees Approving the reclassification of Transit Supervisor from grade 18 to grade 17.

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

23-1104

11/07/2023

Motion by Henke, second by Herbst, to adopt Ordinance from 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.

Henke stated that many of the citizen concerns were answered and addressed.

<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	NO
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	NO
11	Henke, Chad	YES

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

Suspend the Rules **11/07/2023**

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

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

22-1106 Refer to Capital Improvements and Street Maintenance Committee
11/07/2023

Motion by Gisselman, seconded by Larson, to refer the resolution to the Capital Improvements and Street Maintenance Committee.

Gisselman questioned as to why this matter was taken up exclusively by the Finance Committee when, according to the city website, it is the Capital Improvement and Street Maintenance Committee which would recommend the purchase, sale, or leasing of real estate by the city and to recommend the use or disposition of vacant land. It was stated that this should have gone before the CISM Committee for review and then the Finance Committee to address the funding aspect of the purchase.

Rasmussen questioned the value of the referral to the CISM Committee as consideration of the property was originally recommended by the Capital Improvement Project Committee to be included in the Proposed 2024 City of Wausau Budget through the Finance Committee. It was stated that the need for finding a new location for Fire Station 1 has been widely made known. Rasmussen further stated that delay on this could push the purchase back to January of 2024.

Martens stated that there have been many opportunities for this to be reviewed as it came forward as an ARPA request, and then a CIP planning discussion.

Larson stated that regardless of its approval will be given or not, the item should be discussed further in committee.

Lukens stated concerns with this motion as it may imply that this item was not transparently before the Common Council. It was stated that alders need to be careful with their words and motions as to not instill public distrust.

McElhaney questioned if this item was discussed in open session. Rasmussen stated that it was acted upon in open session and that the details of the need for this purchase was conducted in previous open meeting discussing ARPA and CIP, in addition to the Finance Committee. It was stated that the closed session meetings discussing this item were limited to purchasing negotiations on the property.

Kilian stated that it is confusing to the public when items do not go through the proper process as stated publicly and stated that the city could do a better job with the matter of transparency. Kilian stated that the referral adheres to the outlined rules and duties of the committees.

Larson stated concerns with a slippery slope of moving items forward without them going to the proper committees.

Herbst stated concerns with having a CISM Committee meeting, Finance Committee, and a meeting of the Common Council all in the time allotted in this agreement to purchase and because of that stated opposition to the referral.

Rasmussens stated that there are examples of other land purchases by the city which does not go through the CISM Committee and stated concerns with losing the sale of the property due to the perceived minutia of the process.

Watson stated concerns with this motion to refer being brought up now when the items have been discussed in the Finance Committee for several months already, when it could have been referred to the CISM Committee during those months.

Point of Order raised by Larson against Lukens speaking for a third time. *Point of Order was not well taken by the chair* as there were no objections heard to Lukens speaking again on this matter.

Lukens questioned as to what the proper process is based on the ordinances and rules. It was stated the ordinance does not apply because it refers to the sale of city owned property while this item is a purchase and because the ordinance differs from the committee descriptions on the website. It was stated that generally it is the decision of the Common Council to outline and agree upon the process.

<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	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	NO
8	Watson, Sarah	NO
9	Herbst, Dawn	NO
10	Larson, Lou	YES
11	Henke, Chad	NO

Yes Votes: 5

No Votes: 6

Abstain: 0

Not Voting: 0

Result: FAILED

23-1006

11/07/2023

Motion by Rasmussen, seconded by Martens, to adopt the Resolutions from the Finance Committee Approving City's accepted Counter-Offer to Purchase for 811 and 815 Grand Avenue and related budget modification. *(2/3 majority required)*

Gisselman questioned if there would be a need to purchase houses on Prospect Avenue. It was stated that there would not be a need for these purchases as traffic would be routed around onto Floral Avenue. Gisselman questioned if the traffic on Grand Avenue could handle a new station. It was stated that the Floral Avenue location would alleviate traffic issues because the new station would not drive onto a controlled intersection as it does currently. Gisselman stated strong support for the Fire Department and support of the motion.

Larson stated a preference for discussing an alternative site on Thomas Street at the old Social Services building. It was also stated that there are numerous facility needs by the city and was concerned that they might be biting off more than they can chew in terms of building new facilities all at once.

Rasmussen stated that this is purchasing the land, not authorizing the building of a new fire station. It was stated that in the interim the property could be used for training purposes and that there were no current plans to build multiple facilities without retiring current debt.

Kilian questioned the environmental studies conducted on the site as previous environmental studies which were conducted on other sites did not find contamination when contamination was later found to be present.

<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	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	NO
11	Henke, Chad	YES

Yes Votes: 9

No Votes: 2

Abstain: 0

Not Voting: 0

Result: PASSED

Adjourn

11/07/2023

Motion by Watson, second by Herbst, to adjourn the meeting. Motion carried. Meeting adjourned at 7:24 p.m.

Katie Rosenberg, Mayor
Kody Hart, Deputy City Clerk

DRAFT

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

RESOLUTION OF THE FINANCE COMMITTEE

Levying Special Assessments for the 2023 Street Construction Project of North 17th Avenue from Stewart Avenue to Elm Street

Committee Action: Approved 5-0

Fiscal Impact: Estimated construction cost \$1,800,000; estimated special assessments \$153,000

File Number: 22-1110

Date Introduced: November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$1,800,000</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: Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$1,800,000</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, on November 22, 2022, a preliminary resolution was adopted for the proposed public street construction project which included the removal and replacement of bituminous concrete and/or Portland cement concrete pavement, curb and gutter, drive approaches, installation and/or replacement of sidewalk and sanitary sewer, water and storm sewer laterals where necessary, on the following street during 2023:

North 17th Avenue from Stewart Avenue to Elm Street

WHEREAS, the Engineer's report was filed in the office of the City Clerk; a public hearing was held December 6, 2022 for the project; and the Board of Public Works reported upon the hearing to the Capital Improvements and Street Maintenance Committee regarding the comments of those who appeared at said hearing and

WHEREAS, the Capital Improvements and Street Maintenance Committee did recommend to the Common Council that the projects be constructed during 2023, and the Common Council accepted the Committee's report at its meeting of January 10, 2023 and ordered that the projects be advertised for bid; and

WHEREAS, bids were received by the Board of Public Works and the low bidder was awarded the street construction projects and

WHEREAS, on September 26, 2023 a resolution was passed by the Common Council levying special assessments for all 2023 Street Construction Projects, which included the project of North 17th Avenue from Stewart Avenue to Elm Street; and

WHEREAS, the reconstruction of North 17th Avenue from Stewart Avenue to Elm Street experienced several issues causing delays and the reconstruction project was not completed in 2023 as anticipated; and

WHEREAS, your Finance Committee, at their November 7, 2023 meeting discussed and approved delaying special assessments until 2024 due to the delays in completing the project; and

WHEREAS, the street construction project special assessments for each property affected are attached hereto and made a part hereof;

NOW THEREFORE, BE IT RESOLVED,

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

Assessments under \$300: If payment is not made prior to November 1, 2024, the special assessment will be placed on the 2024 real estate tax bill and be due in full on or before January 31, 2025. There is no interest charged when paid in full. Assessments totaling less than \$300 must be paid in full and do not qualify for a payment schedule.

Assessments totaling \$300 but less than \$20,000: If full payment is not made prior to November 1, 2024, assessments totaling \$300 but less than \$20,000 will automatically be placed on the five-year payment schedule on the 2024 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2024 real estate taxes **OR**

- B. Payment of the first one-fifth of the assessment with the 2024 real estate taxes without interest. The remaining balance is paid in equal installments on the next four real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% (the 2023 rate was 4.517%) beginning February 1, 2025, on the unpaid balance. The remaining balance may be paid at any time with interest calculated through the month of payment.

Assessments over \$20,000: If payment is not made prior to November 1, 2024, assessments totaling \$20,000 or more will automatically be placed on the ten-year payment schedule on the 2024 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2024 real estate taxes **OR**
- B. Payment of the first one-tenth of the assessment with the 2024 real estate taxes without interest. The remaining balance is paid in equal installments on the next nine real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% (the 2023 rate was 4.517%) beginning February 1, 2025, on the unpaid balance. The remaining balance may be paid at any time with interest calculated through the month of payment.

Real estate taxes may be paid in full or in three installments (January 31, April 30, July 31). Regardless of how real estate taxes are paid, special assessments must be paid on or before January 31, 2025. No payments can be applied to real estate taxes if special assessments are not paid. Section 74.12(11)(a), Wisconsin Statutes, specifically states that if a treasurer receives a payment from a taxpayer which is not sufficient to pay all general property taxes, special assessments and special taxes due, the treasurer shall apply the payment to the amounts due, including interest and penalties, in the following order: (1) personal property taxes; (2) delinquent utility charges; (3) special charges; (4) special assessments; (5) special taxes; (6) general property taxes.

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

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

Approved:

Katie Rosenberg, Mayor

Department of Public Works
Engineering Division



Allen M. Wesolowski, P.E.
City Engineer

TO: Finance Committee

FROM: Allen M. Wesolowski, P.E.
City Engineer

DATE: November 2, 2023

SUBJECT: Special Assessments for 2023 Street Construction Project C – North 17th Avenue,
Stewart Avenue to Elm Street

The resolution to levy special assessments for 2023 Street Construction Projects was passed by Council on September 26, 2023. This resolution included the construction project of North 17th Avenue from Stewart Avenue to Elm Street. In accordance with this resolution, payments for special assessments were due prior to November 1, 2023. At the time of this resolution passing Council, Engineering staff was under the assumption the roadway construction would be at or near completion. However, due to several issues on the project, the construction is not completed and final completion is not anticipated until Spring of 2024. Due to the delay in completion, Engineering did not mail out assessment bills for the project.

Engineering is requesting these assessment bills be mailed out in the Spring of 2024 with payments due by November 1, 2024.

FINANCE COMMITTEE

Date and Time: Tuesday, November 7, 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, Anne Jacobson, Matt Barnes, Jeremy Kopp, Eric Lindman, Dustin Kraege, Liz Brodek, Randy Fifrick, Kody Hart, Alder Gisselman, Alder Kilian

Noting the presence of a quorum Chairperson Rasmussen called the meeting to order at 5:30 p.m.

Discussion and possible action regarding Special Assessments for 2023 Street Construction Project C - North 17th Avenue, Stewart Avenue to Elm Street.

Motion by Martens, seconded by Diny, to levy those assessments at completion. Motion carried 5-0.

DRAFT

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

RESOLUTION OF THE HUMAN RESOURCES COMMITTEE	
Approving change to minimum education/training requirement for law enforcement officers.	
Committee Action:	Approved 5-0
Fiscal Impact:	None
File Number:	23-1108
Date Introduced:	November 21, 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, pursuant to s. 165.85, Wis. Stats., the legislature finds that the administration of criminal justice is of statewide concern and that the public interest requires that standards for education and training be established; the Law Enforcement Standards Board (“Board”) is empowered to establish minimum education, training and recruitment standards for admission to employment as a law enforcement officer; and

WHEREAS, Chapter LES 1 of the Wisconsin Administrative Code establishes the Board’s statutory authority to set such standards and in Ch. LES 2.01(1)(e) sets such minimum qualifications for recruitment by requiring that an applicant for employment as a law enforcement officer shall possess either a 2 year associate degree from a Wisconsin technical college system district or its accredited equivalent from another state or a minimum of 60 fully accredited college level credits; that an applicant who has not met this standard at the time of employment shall meet this standard as a requirement of recertification by the Board at the end of the fifth year of employment as a law enforcement officer; and

WHEREAS, your Human Resources Committee discussed at its November 13, 2023 meeting, the desire to set high standards but maintain the flexibility to accommodate quality candidates for employment, and recommends requiring at time of application, either

- a minimum of five (5) years, full-time, certified law enforcement experience within or outside of the state, or
- graduation from an applicable accredited high school , or GED certification, and a 2 year associate degree from a Wisconsin technical college system district or its accredited equivalent

from another state or a minimum of 60 fully accredited college level credits and any other education qualifications required for the position at the time of application, except that an applicant who has not yet attended the law enforcement academy shall possess a minimum of 40 fully accredited college level credits, and be granted 20 college credits from the Board for completion of the 720 hour law enforcement academy.

NOW THEREFORE, BE IT RESOLVED by the Common Council that it hereby adopts in full the recommendations of the Human Resources Committee set forth herein for the education and training standards required for employment as a law enforcement officer.

Approved:

Katie Rosenberg, Mayor

Human Resource Committee Packet

November 2023

Agenda Item
Request Human Resources Committee to discuss and possibly act on Requesting change of minimum qualifications in the City of Wausau Police and Fire Commission manual.
Background
<p>The Wausau Police Department values education and finding the best candidates to serve the community. Historically Wausau PD has higher standards regarding college credits than what is required by the state. The state of Wisconsin requires a police officer candidate to have 60 post high school credits, within five years of employment as an officer.</p> <p>The PFC manual and the Wausau Police Department currently requires a police officer candidate to have a minimum of 60 post high school credits at time of hire, or 40 credits for those candidates the department will sponsor through a state Law Enforcement Academy. 20 credits are given for completion of the academy.</p> <p>The Department wishes to have the ability to hire qualified candidates and have our minimum qualifications match the state guidelines. We wish to be able to hire a candidate without the appropriate amount of college credits and require them to obtain the 60 post high school credits within five years of employment with our department.</p>
Fiscal Impact
none
Staff Recommendation
Discuss and possibly acting on Requesting change of minimum qualifications in the City of Wausau Police and Fire Commission manual.
Staff contact: James Henderson (715-261-6634)



WAUSAU

*...as the standard of
excellence in policing*

Memorandum

From: Captain Melinda Pauls, Police Department
To: Human Resource Committee
Date: November 13, 2023
Re: Addendum to hiring requirements of the Police Department

Purpose:

Requesting change of minimum qualifications in the City of Wausau Police and Fire Commission manual.

Background:

The Wausau Police Department values education and finding the best candidates to serve the community. Historically Wausau PD has higher standards regarding college credits than what is required by the state. The state of Wisconsin requires a police officer candidate to have 60 post high school credits, within five years of employment as an officer.

The PFC manual and the Wausau Police Department currently requires a police officer candidate to have a minimum of 60 post high school credits at time of hire, or 40 credits for those candidates the department will sponsor through a state Law Enforcement Academy. 20 credits are given for completion of the academy.

The Department wishes to have the ability to hire qualified candidates and have our minimum qualifications match the state guidelines. We wish to be able to hire a candidate without the appropriate amount of college credits and require them to obtain the 60 post high school credits within five years of employment with our department.

Impact:

Infrequently a situation may arise in which the best candidate(s), do not at first fulfill our normal standard hiring practices. The police department strives to hire the best candidates and recognizes those candidates may sometimes not already have 60 post high school credits, at the time of hire.

Chief Barnes will be present to discuss the reasoning for this request and the intended use of a change in policy.

Recommendation:

Department recommends the committee allow the department to hire the best qualified candidates by allowing flexibility in the current hiring requirements.

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

JOINT RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE AND PLAN COMMISSION

Approving Vistas at Greenwood Hills First Addition Preliminary Plat

Committee Action: CISM: 5-0; Plan Commission: 6-0

Fiscal Impact: This plat, if approved, will allow for the plat process to move ahead.

File Number: 23-1120

Date Introduced: November 21, 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, on October 12, 2023 your Capital Improvements and Street Maintenance Committee and on October 17, 2023 your Plan Commission reviewed the Vistas at Greenwood Hills First Addition Preliminary Plat; and

WHEREAS, the preliminary plat delineates lots proposed for single-family dwellings, as well as lots for proposed condominium units; and

WHEREAS, concerns regarding the end point of the public roadway called Reserve Drive, emptying into the private roadway of Green Vistas Drive, were raised by both committees, and were directed to be addressed on the Final Plat; now therefore,

BE IT RESOLVED by the Common Council of the City of Wausau that the Vistas at Greenwood Hills First Addition Preliminary Plat is hereby approved, contingent upon a permanent cul-de-sac or other code compliant resolution being depicted on the final plat when it is submitted for approval, addressing the access issue

Approved:

Katie Rosenberg, Mayor

AGENDA ITEM
Discussion and possible action on Preliminary Plat for Vistas at Greenwood Hills First Addition
BACKGROUND
<p>A preliminary plat has been submitted. See attached.</p> <p>Staff is currently reviewing the plat and will provide comments to CISM.</p> <p>Staff does have the concern on the east end of the plat where the roadway dead ends into a private roadway. This private roadway designation is currently in dispute. Staff recommends against the current plan to dead end a public roadway into a private road. City equipment would not be able to maintain the proposed roadway with this configuration. If the roadway to the east remains private, a cul-de-sac should be constructed as part of this plat or at a minimum an easement should be granted on the private roadway to allow city vehicles to turn around in the existing roundabout or to exit to the south to Oswald Road.</p>
FISCAL IMPACT
Future building lots for tax base.
STAFF RECOMMENDATION
Staff recommends approving the preliminary plat with the conditions the access or cul-de-sac in the east end be resolved on the final plat.
Staff contact: Allen Wesolowski 715-261-6762

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: October 12, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Lisa Rasmussen, Gary Gisselman, Doug Diny, Chad Henke

Also Present: Allen Wesolowski, Tara Alfonso, Jill Kurtzhals, Andrew Lynch, Dustin Kraege, Solomon King, Lori Wunsch, Nathan Wincentsen – Riverside Land Surveying

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

Discussion and possible action on Preliminary Plat for Vistas at Greenwood Hills First Addition

Wesolowski explained there are concerns with the plat. The plat would go from Osswald Road to Green Vistas Drive, which is a private road at this point but under consideration to turn public. Typically, a plat would not be approved this way; it would need a cul-de-sac on the end for a turnaround. If Green Vistas Drive does become public right-of-way, this issue would go away. Another way to get around it would be to grant an easement on Green Vistas Drive to get to Osswald or an easement is given around the existing roundabout so that plow trucks could get around. This would have to be addressed in the final plat. This area is also currently zoned as UDD. The request is to rezone to a SR3. The zoning change would have to go through as part of this plat. Park Land Dedication would have to be reviewed as part of the Developer Agreement. Trails were put in that are requested to be moved. Park Land Dedication fees may or may not apply. This should be reviewed by the Park Director.

Rasmussen feels that developers want private driveways and private roads until it is time to rebuild them. When it comes time to rebuild, there is a fight if it is theirs or ours. We want future building lots and to build up tax base, but the Plan Commission will have to address the cul-de-sac issue. She feels an easement is not enough. If our trucks are allowed through, when it comes time to rebuild the road they could claim our plow trucks caused the wear and tear. If this is approved, a direction needs to be sent to the Plan Commission to push a cul-de-sac.

For clarification, Wesolowski said Reserve Drive would be public right-of-way. The concern is that on the east end you would dead end into a private roadway at this point. Turning the private roadway into public is currently with the Attorney's Office.

Nathan Wincentsen, Riverside Land Surveying, is representing Jim Wanserski as he is out of town. Wanserski's attorney and the City Attorney are working through things. As far as the rezoning, they are only looking to rezone 6 lots on the north end. Those lots were originally set up to be condos, but the Greenwood Vistas Development Group has decided to make them single-family residential lots like they are along the golf course. The golf course single-family lots are zoned SR3 and the request is to do the same for the 6 lots. The remaining would stay UDD. All the infrastructure is in place other than the road is not built.

Diny asked if the process would be hindered if this is approved with the condition that the access issue is resolved. Wincentsen said a temporary cul-de-sac may be an option with the temporary going away once the private/public issue is resolved. He added that the existing roundabout could be used as a turn around. He does not know if it would make sense to build a turnaround with the roundabout 200' away.

Rasmussen is concerned about getting our equipment in and out and turned around without complication. She referred to a previous development with a similar private/public situation. They wanted to drive around with golf carts and did not want anyone else on the road except them. When the road started to decay, half of the people involved had a different recollection of the discussion. She does not want us in a similar pickle. If we need a cul-de-sac to get our equipment turned around, it should be demanded up front.

Wesolowski explained that Green Vistas Drive is currently a private drive. They have requested it to be public, which is currently being handled by the Attorney's Office. This plat dead ends into a private street. The infrastructure is there for development. Discussion followed.

Wesolowski noted that this is a preliminary plat. The final plat would come back to committee. Wincentsen stated they would address any recommendations or concerns.

Rasmussen moved to approve contingent upon resolution of all the concerns voiced by the Engineering Department, including the issue of the cul-de-sac and the end point emptying into a private road. Seconded by Diny.

Henke asked if this could be pushed back. Wesolowski noted that by ordinance the City has 90 days to review the plat. If the plat was held another month it would be up against the 90 days.

Diny asked if there would be an issue with dumping snow as presumably we could be dumping on private property. Wesolowski said that is one of the concerns. If approved the way it is now, plow trucks would have to back up and have no place to push the snow. That will have to be resolved on the final plat. Wincentsen said that is something they can have conversations on.

There being a motion and a second, motion to approve contingent upon resolution of all the concerns voiced by the Engineering Department, including the issue of the cul-de-sac and the end point emptying into a private road carried 5-0.

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.

Discussion and Possible action on Preliminary Plat for Vistas at Greenwood Hills First Addition.

Lenz states this preliminary plat came from Capital Improvements and Street Maintenance Committee. There will be a final plat that will come back. The biggest concerns are that the public street which is shown on the plat will run into the private street on the east end. Solutions and discussion of a possible cul-des-sac, and possibly providing an easement for snow removal trucks to get back on to public roads. Capital Improved and Street Maintenance Committee approved the preliminary with the contingency that the concerns addressed by Engineering department be resolved before the final plat.

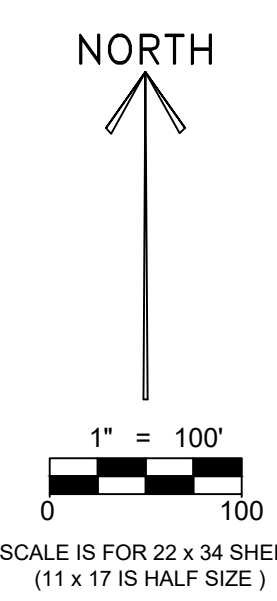
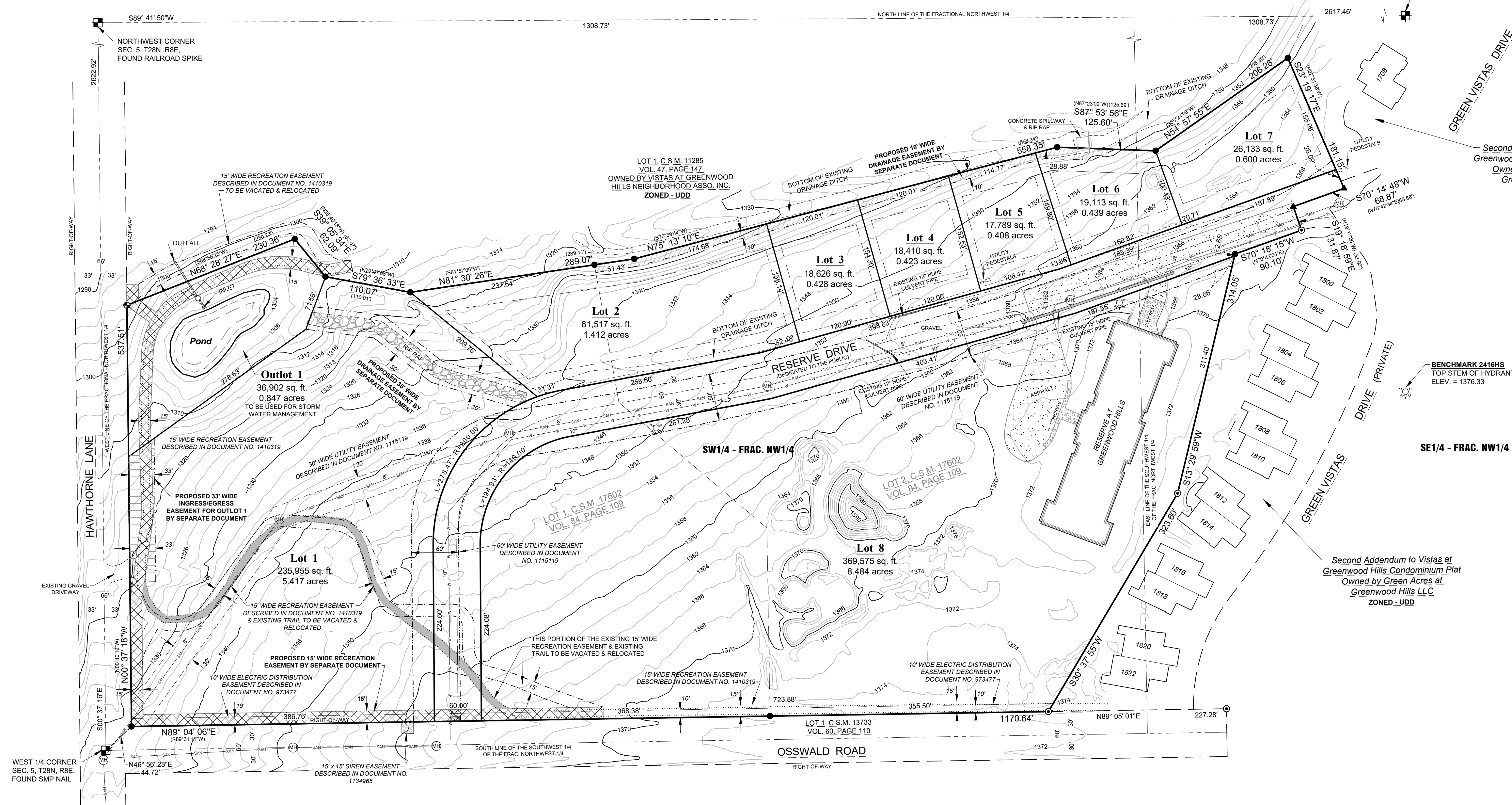
Mayor Rosenberg asks if the Engineering department feels these issues are plausible to resolve. Lindman responds that there are different options, but the options are more long-term resolutions whereas this preliminary plat is a 90-day timeline for moving forward. Mayor Rosenberg asks Jim Wanserski for any additional information he'd like to address.

Jim Wanserski, 1809 Green Vista Dr, states when the preliminary plat was done years ago, it was to provide 16 condominium units. This new preliminary plat is to bring those lots back to 6 residential homes which neighbors around are much in favor of.

Motion by Brueggeman and seconded by Bohlken. Motion approved 6-0. This item will go to the Common Council on November 21, 2023.

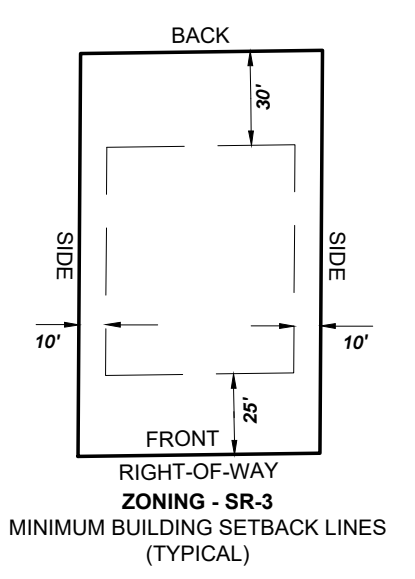
**PRELIMINARY PLAT OF
VISTAS AT GREENWOOD HILLS FIRST ADDITION**

Of Lot 1 and Lot 2 of Certified Survey Map Number 17602 recorded in Volume 84 of Certified Survey Maps on Page 109 as Document Number 1727582 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



LEGEND

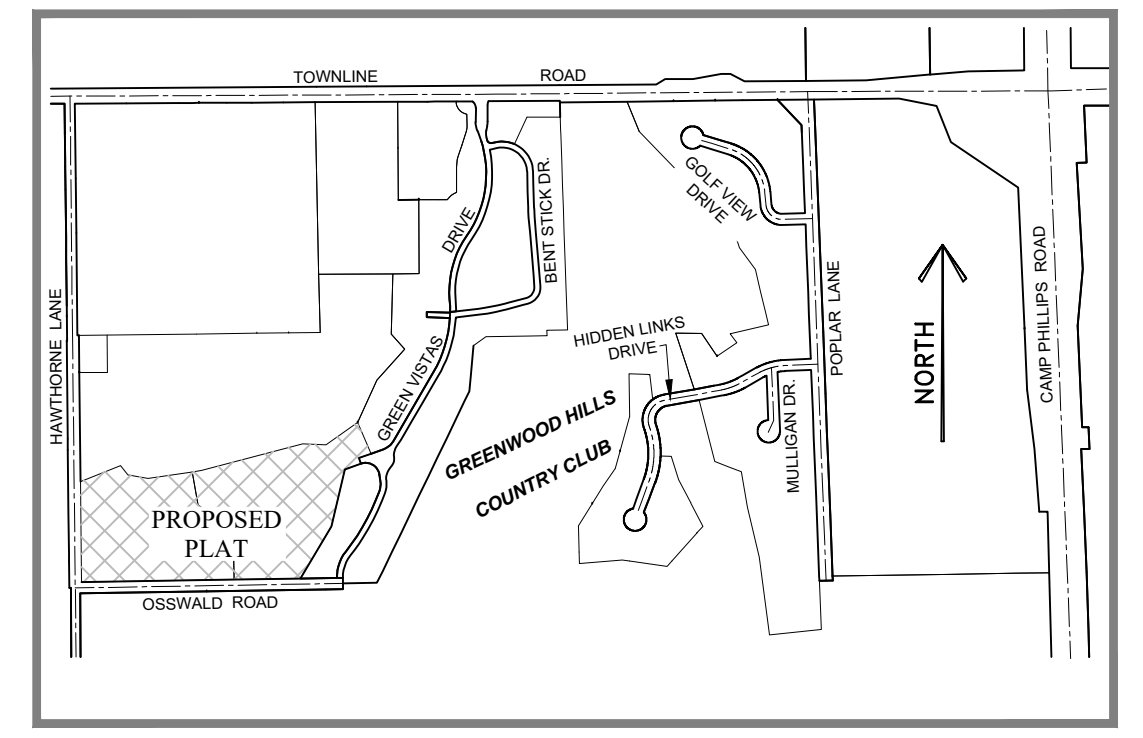
- - FOUND 1" REBAR
- - FOUND 1-1/4" O.D. IRON PIPE
- - FOUND 3/4" IRON BAR
- ▲ - FOUND MAG NAIL
- () - RECORDED BEARING/LENGTH
- ⊕ - EXISTING SANITARY MANHOLE
- ⊕ - EXISTING HYDRANT
- - EXISTING 8" SANITARY SEWER
- - EXISTING 10" WATER MAIN
- 1372 - CONTOUR 2' INTERVAL
- 1370 - CONTOUR 10' INTERVAL



OWNER / SUBDIVIDER:
VISTAS AT GREENWOOD HILLS DEVELOPMENT, INC.
JAMES E. WANSERSKI
1809 GREEN VISTAS DRIVE
WAUSAU, WI 54403
(715) 432-5258
jameswanserski@gmail.com

SURVEYOR:
RIVERSIDE LAND SURVEYING LLC
NATHAN WINCENTSEN
5310 WILLOW STREET
WESTON, WI 54476
(715) 571-3669
nathan@riversidelandsurveying.com

ENGINEER:
MARATHON TECHNICAL SERVICES
NICHOLAS BANCUK, PE
1669 SCHOFIELD AVENUE, SUITE 115
SCHOFIELD, WI 54476
(715) 843-7292
nick@mtsllc.net



Location Map
NORTH 1/2, SECTION 5, T28N, R8E,
CITY OF WAUSAU, MARATHON COUNTY
(NOT TO SCALE)

- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE WEST LINE OF THE FRACTIONAL, NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 00°37'16" EAST.
 - THE TOTAL AREA OF THE PLAT IS 854,339 SQUARE FEET OR 19.613 ACRES, MORE OR LESS.
 - THE CURRENT ZONING IS: UDD. LOTS 2 - 7 WILL BE REZONED TO SR-3, SINGLE FAMILY RESIDENTIAL. SETBACKS AS PER ZONING ORDINANCE FOR THE CITY OF WAUSAU ARE AS SHOWN HEREON.
 - ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO CITY OF WAUSAU BENCHMARK 2416HS, TOP STEM OF HYDRANT ON THE EAST SIDE OF GREEN VISTAS DRIVE - ELEVATION = 1376.33
 - CONTOURS AS SHOWN HEREON ARE SUPPLIED FROM MARATHON COUNTY GIS DATA AND ARE APPROXIMATE.
 - THE RIGHT-OF-WAY OF OSSWALD ROAD IS BASED ON LOT 1 OF C.S.M. 13733, VOL. 60, PAGE 110 AND THE RIGHT-OF-WAY OF HAWTHORNE LANE IS BASED ON DOCUMENT NO. 1468547, C.S.M. VOL. 60, PAGE 110 AND C.S.M. VOL. 34, PAGE 85.
 - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS. THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.
 - PROPOSED ROAD LENGTH OF RESERVE DRIVE IS 1429 FEET.



SURVEYOR'S CERTIFICATE:
I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief, that as the direction of Vistas at Greenwoodhills Development, Inc., Owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said preliminary plat thereof is a correct and accurate representation of all existing land divisions and features and that the plat fully complies with the provisions of Chapter 236, Wisconsin Statutes and Chapter 74 and Subdivision Regulations of the City of Wausau.

Dated this 29th day of August 2023
Nathan J. Wincentsen
Riverside Land Surveying, LLC
Nathan J. Wincentsen
WI P.L.S. S-2539

SHEET
1 OF 1

PRELIMINARY PLAT OF
VISTAS AT GREENWOOD HILLS FIRST ADD.
SECTION 5, T28N, R8E, CITY OF WAUSAU,
MARATHON COUNTY, WISCONSIN

REVISIONS:
SURVEYED BY: NJW / SMH
DRAWN BY: MFL
CHECKED BY: NJW
APPROVED BY:
DATE: AUGUST 29, 2023

RIVERSIDE LAND SURVEYING LLC
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894
email - mail@riversidelandsurveying.com

PROJECT No.
2952

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

RESOLUTION OF THE FINANCE COMMITTEE

Establishing the 2024 Property Tax Equivalent for Wausau Water Works Wausau Wisconsin

Committee Action: Approved 5-0

Fiscal Impact: no change

File Number: 23-1121

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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source: Wausau Water Works</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$1,590,000</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: Financed through user fees</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" 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, Wisconsin Statute Section 66.0811(2) provides that the income of a municipal public utility is to be used to make payments to meet operation, maintenance, depreciation, interest and debt service fund requirements, local and school tax equivalents, additions and improvements and other necessary disbursements or indebtedness; and

WHEREAS, Wisconsin Administrative Code, Section PSC 109.02, establishes a methodology for calculating the local tax equivalent a municipality is to pay to a municipality; and

WHEREAS, a municipality’s governing body may adopt a resolution authorizing the collection of a lower tax equivalent payment than allowed under PSC 109.02, Wis. Administrative Code; and

WHEREAS, the City of Wausau Finance Committee recognizes the financial limitations of the Wausau Water Works water utility due to the new treatment plant and wishes to smooth the user rate structure; and

WHEREAS, your Finance Committee has developed a 2024 budget that maintains the prior year tax equivalent revenue budget for the general fund in the amount of \$1,590,000 and wishes to establish the 2024 tax equivalent for the same; and

WHEREAS, for clarification, the flat tax equivalent of \$1,590,000 authorized in this resolution, is the tax equivalent reported to the Public Service commission for the year 2024; and

NOWHERE BE IT RESOLVED, by the Common Council of the City of Wausau that the tax equivalent payment from the water utility be set at \$1,590,000 for the year 2024; and

BE IT FURTHER RESOLVED, that future tax equivalent will revert to the methodology established by Wisconsin Administrative Code, Section PSC 109.2.

Approved:

Katie Rosenberg, Mayor

WATER PROPERTY TAX EQUIVALENT - DETAIL

	<u>2022</u>		<u>2021</u>
Local Tax	9.706719		10.200259
Combined School Tax	12.267532		11.625364
Total	21.974251		21.825623
Total Tax Rate	26.809322		26.456288
Ratio	0.819649635		0.82496921
Total Tax Net	25.126712		24.802062
Net local and School	20.5951		20.460937
Utility Plant, Jan 1	\$ 102,853,162.00	\$	76,587,847.00
Materials & Supplies	\$ 303,437.00	\$	266,594.00
Subtotal / Taxable Assets	\$ 103,156,599.00	\$	76,854,441.00
Assessment ratio	0.941852609		0.984008412
Assessed Value	\$ 97,158,311.90	\$	75,625,416.44
Net local and School	20.5951		20.460937
Tax Equiv. Current Year	\$ 2,000,985.00	\$	1,547,367.00

FINANCE COMMITTEE

Date and Time: Tuesday, November 7, 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, Anne Jacobson, Matt Barnes, Jeremy Kopp, Eric Lindman, Dustin Kraege, Liz Brodek, Randy Fifrick, Kody Hart, Alder Gisselman, Alder Kilian

Noting the presence of a quorum Chairperson Rasmussen called the meeting to order at 5:30 p.m.

Discussion and possible action on establishing the 2024 Property Tax Equivalent for Wausau Water Works.

Rasmussen stated support for holding the line on the payment to support the tax base for homeowners. It was also stated that the utility received ARPA funding to stem borrowing cost and that entities not subject property tax pay for this public utility through their water usage bills all in the context of this discussion.

Diny stated that the charge for the public utility is regressive as the larger the household, the more expensive the water bill is regardless of household income. It was stated that holding the line here could hold off on future rate increases. It was stated that this particular fee is high compared to revenue and stated support for setting sites on a lower rate to help taxpayers and rate payer.

Martens stated that there were too many unknowns as the water facility has not run for a full year and that there could be unexpected expenses yet to come. It was stated that abrupt changes now could complicate the matter in the future and that the conversation needs to continue.

Diny questioned if the pilot could be reduced slightly, to \$1.4 million, to help support a rate decrease. It was stated that if the pilot is paired down it would have to be offset within the budget by the same amount and that a decrease in the pilot may not necessarily correlate to an immediate rate decrease. More data would have to be provided to analyze the impact on the utility.

Lukens stated agreement that residents want lower water rates but that it would be difficult to cut the budget at this time with the number of unknown variables.

Diny stated support and wanted to have a commitment to further discussions on this matter.

Motion by Martens, seconded by Lukens, to approve the calculated rate at \$1.59 million. Motion carried 5-0.

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

RESOLUTION OF THE FINANCE COMMITTEE

Adopting the 2024 City of Wausau Budget and General Property Tax to Support Same.

Committee Action: Approved 4-1

Fiscal Impact: Levy of \$36,509,466.39 including city share of tax increment

File Number: 23-1109

Date Introduced: November 21, 2023

WHEREAS, the City of Wausau’s Finance Committee conducted multiple budget meetings to review the budget for the City of Wausau and evaluate project and services additions and deletions, and

WHEREAS, a summary of the proposed budget for the year 2024 has been posted on the City’s web site, is available for review in the City Clerk’s office and was published in the official newspaper on October 23, 2023 together with the notice of public hearing; and

WHEREAS, a public hearing was conducted at the November 7, 2023 Common Council meeting to obtain public input, and

WHEREAS, the operating levy of \$31,002,099 is the basis for the tax increment calculation established by law resulting in an increment of \$5,507,367.39 for a total tax of \$36,509,466.39; and

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, the 2024 budget, a summary of which is attached, is hereby adopted, and

BE IT FURTHER RESOLVED, that this summary is supported by a line item detail budget which by this reference is made part of this resolution and represents the official city budget, and

BE IT FURTHER RESOLVED, that budget control is maintained pursuant to the City’s budget policy for fund, program department and projects; and

BE IT FURTHER RESOLVED, there is hereby levied a tax of \$36,509,466.39 including Tax Increment upon all taxable property within the City of Wausau, as returned by the Assessor in the year 2023, for the uses and purposes as set forth in said budget; and the City Treasurer be and is hereby authorized and directed to spread the tax levy upon the current tax roll of the City of Wausau, and

BE IT FURTHER RESOLVED, the City Treasurer be and is hereby authorized and directed to spread the additionally certified State, County, and Schools tax levies upon the current tax roll of the City of Wausau as indicated in the tax levy certifications.

Approved:

Katie Rosenberg, Mayor

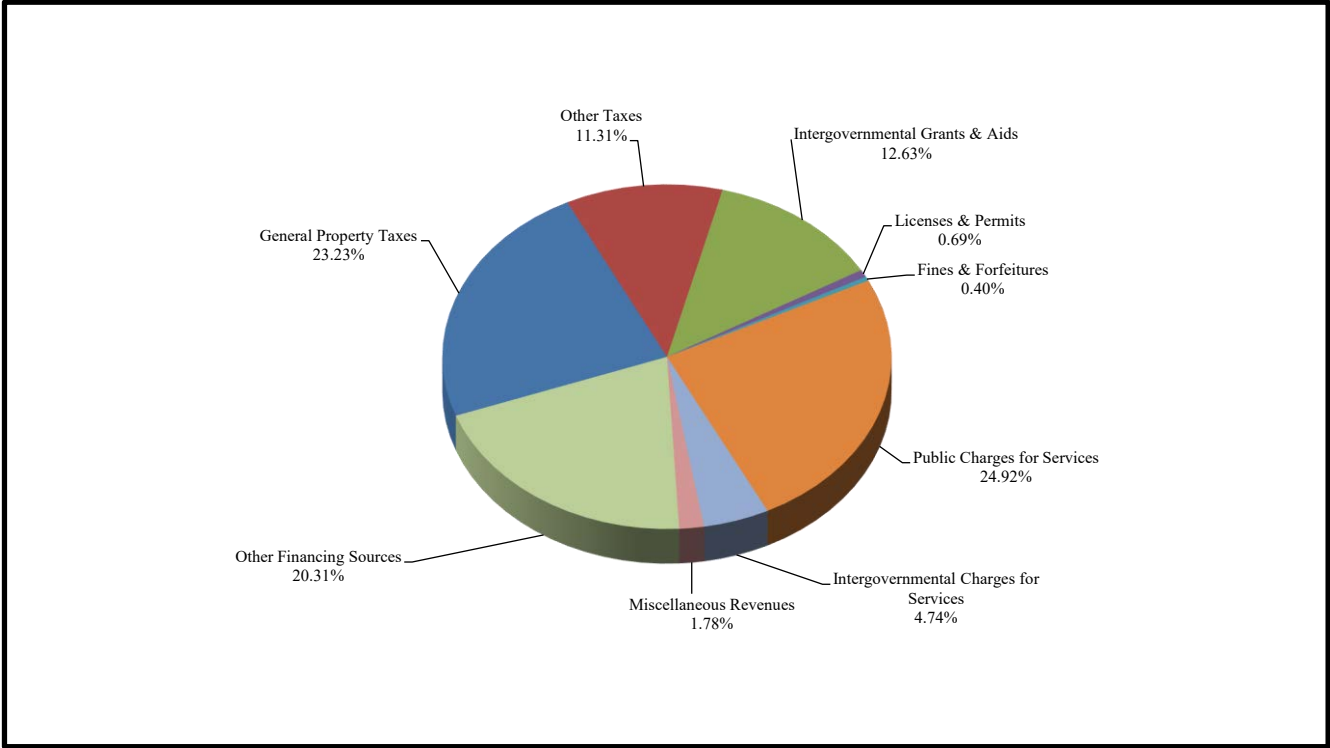
CITY OF WAUSAU
2024 ADOPTED BUDGET ANALYSIS- LEVY DEPENDENT FUNDS

	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	5,507,367	4,629,793	877,574	18.955%
TOTAL LEVY	\$36,171,949	168,025	162,835	\$36,509,466	\$34,610,711	\$1,898,755	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			\$10.8609030	\$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			\$9.059037	\$9.4031990	(\$0.344162)	-3.660%

CITY OF WAUSAU 2024 BUDGET
COMBINED STATEMENT OF EXPENDITURES - BY ACTIVITY (ALL FUNDS)

	2021 ACTUAL	2022 ACTUAL	2023			2024		BUDGET INCREASE (DECREASE)	BUDGET PERCENT INC/(DECREASE)
			ADOPTED BUDGET	MODIFIED BUDGET	ESTIMATED ACTUAL	BUDGET REQUEST	ADOPTED BUDGET		
GENERAL GOVERNMENT									
Council	77,640	84,662	90,979	90,979	89,442	89,937	89,937	\$ (1,042)	-1.15%
Mayor	172,382	179,199	188,246	188,246	185,386	199,924	199,924	11,678	6.20%
Customer Service	1,344,721	1,592,484	1,268,352	1,268,352	1,268,352	1,364,052	1,364,052	95,700	7.55%
City County Information Technology	818,064	927,072	1,351,973	1,351,973	1,351,973	1,384,851	1,384,851	32,878	2.43%
Property Assessment	496,088	549,731	683,980	683,980	556,376	685,109	685,109	1,129	0.11%
Legal Affairs	624,642	739,994	679,947	679,947	612,131	776,496	776,496	96,549	14.12%
Human Resources	351,895	388,090	492,376	492,376	508,785	484,380	484,380	(7,996)	-1.18%
Municipal Court	126,018	113,193	147,187	147,187	125,367	136,290	161,290	14,103	2.86%
Public Access Fund	39,452	57,487	71,914	71,934	44,371	68,935	68,935	(2,979)	-4.14%
Liability Insurance Fund	703,391	816,875	920,805	920,805	865,333	972,500	996,300	75,495	8.20%
Employee Benefits Fund	5,956,196	6,062,573	6,702,824	6,702,824	6,410,722	6,771,000	6,771,000	68,176	1.02%
Other General Government	1,198,018	802,937	160,000	182,000	133,040	198,400	198,400	38,400	24.00%
Total General Government	11,908,507	12,314,297	12,758,583	12,780,603	12,151,278	13,131,874	13,180,674	422,091	3.31%
PUBLIC SAFETY									
Police Department	10,309,290	10,879,087	11,853,775	11,853,775	11,582,235	12,809,376	12,883,759	1,029,984	8.69%
Fire Department	7,827,372	8,407,833	8,545,688	8,545,888	8,516,155	10,333,294	10,357,294	1,811,606	21.20%
Hazardous Materials Contract Fund	90,085	190,407	76,800	76,800	76,800	80,787	80,787	3,987	5.19%
Animal Control Fund	200,861	199,376	238,188	238,188	197,424	248,713	248,713	10,525	4.42%
Total Public Safety	18,427,608	19,676,703	20,725,451	20,725,651	20,372,614	23,472,170	23,570,553	2,856,102	13.78%
TRANSPORTATION									
Airport Fund	448,630	495,028	369,336	369,336	409,798	417,939	417,939	48,603	13.16%
Public Works	8,421,129	9,355,171	10,593,466	10,985,113	9,802,555	11,197,887	11,222,887	629,421	5.94%
Metro Ride	3,289,068	3,791,290	4,394,232	4,544,264	4,133,302	4,417,927	4,417,927	23,695	0.54%
Motor Pool Fund	3,386,026	3,986,923	7,522,005	7,779,302	5,456,706	9,048,995	6,763,546	(758,459)	-10.08%
Parking Fund	857,120	1,524,210	971,543	971,543	903,667	795,000	795,000	(176,543)	-18.17%
Total Transportation	16,401,973	19,152,622	23,850,582	24,699,558	20,706,028	25,877,748	23,617,299	(233,283)	-0.98%
SANITATION, HEALTH & WELFARE									
Refuse Collection	946,422	927,299	996,000	996,000	996,000	1,026,800	1,026,800	30,800	3.09%
Recycling Program	777,150	766,197	812,668	812,668	783,319	852,291	852,291	39,623	4.88%
Water Utility	6,753,787	7,124,695	11,146,574	11,146,574	13,489,345	12,779,360	12,779,360	1,632,786	14.65%
Waste Water Utility	6,385,373	9,358,254	11,301,931	11,301,931	11,963,279	9,631,686	9,631,686	(1,670,245)	-14.78%
Environmental Clean Up Fund	213,507	169,226	197,523	351,523	319,693	195,671	195,671	(1,852)	-0.94%
Total Sanitation, Health & Welfare	15,076,239	18,345,671	24,504,696	24,608,696	27,551,636	24,485,808	24,485,808	31,112	0.13%
ECONOMIC/COMMUNITY DEVELOPMENT									
TID Number Three Fund	2,705,053	2,993,128	1,895,398	3,332,055	3,235,292	5,948,093	5,948,093	4,052,695	213.82%
TID Number Six Fund	6,035,587	2,942,736	2,803,525	2,803,525	2,804,221	2,607,350	2,607,350	(196,175)	-7.00%
TID Number Seven Fund	412,061	336,134	1,881,684	1,881,684	1,754,206	2,088,960	2,088,960	207,276	11.02%
TID Number Eight Fund	1,279,550	864,384	3,208,023	3,931,586	3,418,976	1,913,330	1,913,330	(1,294,693)	-40.36%
TID Number Nine Fund	66,498	64,287	63,035	63,035	68,035	7,150	7,150	(55,885)	-88.66%
TID Number Ten Fund	363,496	399,162	456,179	886,179	1,170,256	6,543,360	4,143,360	3,687,181	808.28%
TID Number Eleven Fund	5,316,239	1,151,427	4,201,902	4,480,876	4,103,628	2,108,478	2,108,478	(2,093,424)	-49.82%
TID Number Twelve Fund	5,692,068	1,023,578	6,606,744	6,356,744	4,696,695	2,475,230	2,475,230	(4,131,514)	-62.53%
Community Development Funds	2,566,844	4,300,841	1,048,586	1,602,793	1,554,557	822,170	838,843	(209,743)	-20.00%
Economic Development Fund	3,575	11,610	10,082	30,082	28,260	10,000	20,000	9,918	98.37%
400 Block/Riverlife Fund	47,487	54,806	93,189	93,189	74,204	211,540	211,540	118,351	127.00%
Room Tax Fund	641,745	934,225	999,850	1,564,617	1,005,150	812,086	812,086	(187,764)	-18.78%
Total Economic/Community Development	25,130,203	15,076,318	23,268,197	27,026,365	23,913,480	25,547,747	23,174,420	(93,777)	-0.40%
PARKS AND RECREATION									
	3,087,651	3,104,360	3,343,883	3,343,183	3,204,969	3,527,542	3,527,542	183,659	5.49%
DEBT SERVICE FUND									
	22,258,181	12,348,438	11,689,676	11,689,676	11,649,362	12,479,770	12,479,770	790,094	6.76%
CAPITAL PROJECTS FUNDS									
Capital Projects Fund	4,899,002	4,783,268	9,463,490	13,235,927	3,760,254	12,135,142	6,619,092	(2,844,398)	-30.06%
Central Capital Purchasing Fund	434,136	757,802	670,500	840,142	706,875	991,014	748,514	78,014	11.64%
CAPITAL PROJECTS FUNDS	5,333,138	5,541,070	10,133,990	14,076,069	4,467,129	13,126,156	7,367,606	(2,766,384)	-27.30%
TOTAL EXPENDITURES	\$117,623,500	\$105,559,479	\$130,240,629	\$138,888,801	\$124,016,496	\$141,648,815	\$131,403,672	\$1,189,614	0.91%

**CITY OF WAUSAU
2024 REVENUES BY CATEGORY
ALL FUNDS**



	2024 BUDGET	2023 BUDGET
General Property Taxes	\$ 31,002,099	\$ 29,980,918
Other Taxes	15,089,334	14,873,910
Intergovernmental Grants & Aids	16,859,529	18,051,924
Licenses & Permits	919,650	921,955
Fines & Forfeitures	528,200	551,200
Public Charges for Services	33,252,173	22,066,824
Intergovernmental Charges for Services	6,326,264	13,715,229
Miscellaneous Revenues	2,371,639	1,643,307
Other Financing Sources	27,100,015	25,733,596
Total Revenues	<u>\$ 133,448,903</u>	<u>\$ 127,538,864</u>

CITY OF WAUSAU 2024 SUPPLEMENTAL BUDGET REQUESTS

DEPARTMENT	DEPT PRIORITY	DESCRIPTION	ONE TIME OR ONGOING	COSTS						REVENUES		NET LEVY IMPACT	ASSESSED TAX RATE IMPACT	COMPOSITE SCORE	Notes:	
				FTE	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

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).

FINANCE COMMITTEE – BUDGET SESSION #1

Date and Time: Tuesday, October 10, 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, Jeremy Kopp, Bob Barteck, James Henderson, Eric Lindman, Dustin Kraege, Rick Rubow, Mark Sauer, Liz Brodek, Randy Fifrick, Kody Hart, Alder Gary Gisselman, Alder Chad Henke

Noting the presence of a quorum Chairperson Rasmussen called the meeting to order at 5:30 p.m.

Introduce 2024 Supplemental budget requests

Supplemental budget requests were presented by staff for committee members to rank and score. The request reviewed included Neighborhood Listening Sessions from the Community Development Department, Firefighter Cancer Screening and Paramedic Tuition from the Fire Department, Restorative Justice Support by the Municipal Court, Commercial Travel and Recruitment & Retention from the Police Department. The requests pulled for discussion entirely included Station 3 Lockers and Medical Equipment by the Fire Department because the equipment replacement fund will account for these needs. The requests to be discussed at a future meeting included requests by the Department of Public Works and for new personnel from various departments.

FINANCE COMMITTEE – BUDGET SESSION #2

Date and Time: Tuesday, October 17, 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, Tara Alfonzo, Matt Barnes, Bob Barteck, Eric Lindman, Dustin Kraege, Liz Brodek, Jamie Polley, Kody Hart, Alder Dawn Herbst

Noting the presence of a quorum Chairperson Rasmussen called the meeting to order at 5:30 p.m.

Budget Discussions and Action regarding Recommending a 2024 Budget including setting 2024 Fee Schedule

Supplemental budget requests were presented by staff for committee members to rank and score. The requests were yet to be reviewed from the previous committee meeting included On Call Expenses, Vehicle Fuel, and Hot Mix Asphalt from the Department of Public Works, and Administrative Assistant 1.0 FTE from the Community Development Department, Administrative Assistant 1.0 FTE from the Police and Fire Departments, and Street Crew 1.0 FTE (Yr. 1) from the Department of Public Works.

The 2024 Budget was presented in a message from MaryAnne Groat, Finance Director. Questions were asked and answered following discussion.

Link to the 2024 Budget Presentation: <https://www.wausauwi.gov/home/showpublisheddocument/9957>

Link to the 2023 Budget Book: <https://www.wausauwi.gov/home/showpublisheddocument/9959>

FINANCE COMMITTEE – BUDGET SESSION #3

Date and Time: Thursday, October 19, 2023 @ 5:30 p.m., Council Chambers

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

Members Excused: Sarah Watson

Others Present: MaryAnne Groat, Emily Ley, Anne Jacobson, Matt Barnes, Bob Barteck, Eric Lindman, Dustin Kraege, Liz Brodek, Jamie Polley, Solomon King, Kody Hart, Alder Tom Kilian

Noting the presence of a quorum Chairperson Rasmussen called the meeting to order at 5:30 p.m.

Budget Discussions and Action regarding Recommending a 2024 Budget including setting 2024 Fee Schedule

The 2024 Budget Supplemental Budget Requests were reviewed. Questions were asked and answered following discussion. Further discussion to follow when estimated budget numbers are finalized.

Paramedic Tuition from the Fire Department funding will come from ARPA funding in combination with a budget modification from unused previously allocated ARPA funding. Supplemental item recommended to be accepted with the alternative funding source with zero levy impact.

Hot Mix Asphalt from the Department of Public Works funding recommended to be accepted with levy impact.

Firefighter Cancer Screening from the Fire Department funding will come from the employee insurance fund. Supplemental item recommended to be accepted with the alternative funding source with zero levy impact.

Recruitment and Retention from the Police Department funding recommended to be accepted with levy impact for 2024 budget year only and reevaluated in the next budget year.

Marathon County Restorative Justice Program Support from the Municipal Court recommended to be accepted with levy impact for 2024 budget year only and reevaluated in the next budget year.

Personnel requests for the Shared Administrative Assistant Position from the Police and Fire Departments, the Street Crew Staff (3 FTE over 3 yrs.) from the Department of Public Works, and the Administrative Assistant Position from the Community Development Department recommended to be accepted with levy impact with a start date of all hires slated for April of 2024 and Administrative Assistant Position from the Community Development Department to be part-time to reduce the impact on the budget.

Neighborhood Listening Sessions from the Community Development Department funding will come from the CBL Refinancing Bond for 2024 budget year only and reevaluated in the next budget year. Supplemental item recommended to be accepted with the alternative funding source with zero levy impact.

On Call Expenses from the Department of Public Works funding will come from the motor pool fund. Supplemental item recommended to be accepted with the alternative funding source with zero levy impact.

The Commercial Travel from the Police Department and the Propane Dual Fuel Conversion (10-15 vehicles) from the Department of Public Works recommended to not be accepted as supplemental budget requests.

Recommended that parking fines will be issued with one warning ticket given to a driver/vehicle ever as opposed to just for during the year. No additional parking enforcement officer will be hired, and no new equipment will be purchased in this budget year. Further discussion will follow in subsequent meetings outside of the budget.

Council Chambers Video & Room Control Upgrade was slated as a high priority in the CIP Budget and staff are directed to explore funding options.

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

Noting the presence of a quorum Chairperson Rasmussen called the meeting to order at 5:30 p.m.

Discussion and possible action regarding the 2024 Budget including supplemental requests and deferred capital projects

Deferred Capital Improvement Projects were discussed for the committee members to review. In particular, the Public Safety Building Roof Replacement, the Pickleball Court Replacement Program, and the Council Chambers Video & Room Control Upgrade were reviewed. The Athletic Park Historic Wall Cap Repairs project is removed from the list as the Park Department was able to pay for it through their small project fund.

Staff are directed to provide the committee the CIP Request Summary form for further review of the dollar amounts and how the projects scored, and survey for quorum a committee meeting on Monday, October 30, 2023 at 5:30 p.m.

FINANCE COMMITTEE – BUDGET SESSION #4

Date and Time: Monday, October 30, 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, Anne Jacobson, Jeremy Kopp, Eric Lindman, Dustin Kraege, Liz Brodek, Jamie Polley, Solomon King, Kody Hart

Noting the presence of a quorum Chairperson Rasmussen called the meeting to order at 5:34 p.m.

Budget Discussions and Action regarding Recommending a 2024 Budget including setting 2024 Fee Schedule

The committee reviewed the budget proposal thus far including the details of the taxes by taxing district impacting the City of Wausau, an analysis of levy dependent funds, and supplemental requests were reviewed.

The Street Crew Staff (3 FTE over 3 yrs.) from the Department of Public Works will not be accepted as supplemental budget requests.

The Tennis Court Replacement Program from the Parks Department will not be accepted as a CIP request.

Budget assumes a pilot payment from Wausau Water Works of \$1.59 million which is the same as the 2023 Budget along with a resolution of the Common Council to set it at an amount that is different then what is calculated. That pilot payment will be held at the same amount and the completed resolution will come to the committee on November 7, 2023.

In December of 2023 the committee will discuss what to do with the remainder of TID #6.

Public Hearing for the 2024 Budget will be held on November 7, 2023, at 6:30 p.m. with estimated final passage agendized for November 21, 2023, at 6:30 p.m.

The 2024 Budget has a general levy of \$31,002,099, with the city share of the tax increment the levy is \$36,509,464. The tax rate will be set at \$10.86 - a 2.4% increase from the previous year.

Motion by Martens, seconded by Lukens, to approve the 2024 Budget as amended in the subsequent budget sessions. Motion carried 4-1, Diny voted no.

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

RESOLUTION OF THE CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE	
Preliminary Resolution Levying Special Assessments for 2024 Street Construction Projects.	
Committee Action:	Approved 5-0
Fiscal Impact:	None at this time. Construction would take place in 2024 and the special assessments would be levied when the project is substantially completed.
File Number:	23-1110
Date Introduced:	November 21, 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>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/>		
		<i>Funds on Hand</i> <input type="checkbox"/>	<i>Interfund Loan</i> <input type="checkbox"/>

RESOLUTION

BE IT RESOLVED by the Common Council of the City of Wausau as follows:

1. The Common Council hereby declares its intention to exercise its police power under Section 66.0703 of the Wisconsin Statutes and Section 3.24.020 of the Wausau Municipal Code to levy special assessments upon property for special benefits conferred upon such property by the improvement of the following streets under Street Construction projects to take place in 2024:

- Eau Claire Boulevard from Grand Avenue to the west termini
- Emerson Street from Eau Claire Boulevard to Kent Street
- Mount View Boulevard from Eau Claire Boulevard to Kent Street
- Pied Piper Lane from Eau Claire Boulevard to Kent Street
- Short Street from North 1st Street to North 3rd Street

2. The public improvement shall include the removal and replacement of bituminous concrete and/or Portland cement concrete pavement, curb and gutter, drive approaches; installation and/or replacement of sidewalk and sanitary sewer, water and storm sewer laterals where necessary.

3. The total amount assessed against the properties in the defined assessment district shall not exceed the total cost of the City's share of the improvements. The City Council determines that the improvements constitute an exercise of the police power and the assessment against each parcel shall be upon a reasonable basis. The final assessment bill will be sent to property owners upon substantial completion of the project.

4. Unless other installment plans are determined at the hereinafter stated public hearing, the assessment against any parcel shall be paid as follows:

Assessments under \$300: If payment is not made prior to November 1, 2025, the special assessment will be placed on the 2025 real estate tax bill and be due in full on or before January 31, 2026. There is no interest charged when paid in full. Assessments totaling less than \$300 must be paid in full and do not qualify for the five-year payment schedule.

Assessments totaling \$300 but less than \$20,000: If full payment is not made prior to November 1, 2025, assessments totaling \$300 but less than \$20,000 will automatically be placed on the five-year payment schedule on the 2025 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2025 real estate taxes **OR**
- B. Payment of the first one-fifth of the assessment with the 2025 real estate taxes without interest. The remaining balance is paid in equal installments on the next four real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% beginning February 1, 2026, on the unpaid balance. (The 2023 rate was 4.517%.) The remaining balance may be paid at any time with interest calculated through the month of payment.

Assessments over \$20,000: If payment is not made prior to November 1, 2025, assessments totaling \$20,000 or more will automatically be placed on the ten-year payment schedule on the 2025 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2025 real estate taxes **OR**
- B. Payment of the first one-tenth of the assessment with the 2025 real estate taxes without interest. The remaining balance is paid in equal installments on the next nine real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% beginning February 1, 2026, on the unpaid balance. (The 2023 rate was 4.517%.) The remaining balance may be paid at any time with interest calculated through the month of payment.

Real estate taxes may be paid in full or in three installments (January 31, April 30, July 31), however, the special assessments must be paid on or before January 31, 2026. No payments can be applied to real estate taxes if the special assessments are not paid. Section 74.12(11)(a), Wisconsin Statutes, specifically states if a treasurer receives a payment from a taxpayer which is not sufficient to pay all general

property taxes, special assessments and special taxes due, the treasurer shall apply the payment to the amounts due, including interest and penalties, in the following order: (1) personal property taxes; (2) delinquent utility charges; (3) special charges; (4) special assessments; (5) special taxes; (6) real property taxes.

5. The Engineering Department shall prepare a report which shall consist of the preliminary plans for the proposed work, an estimate of the cost of the work, a schedule of the proposed assessments for each parcel; a copy of the report shall be filed with the City Clerk for public inspection. In accordance with Section 66.0703(7)(a), Wisconsin Statutes, notice shall be given of a public hearing on the project; the hearing shall be held by the Board of Public Works in the Council Chambers of City Hall and will be scheduled early in late 2023 or early 2024.

6. The installation of said improvements shall be accomplished according to the provisions of Title 12 and Chapter 3.24 of the Wausau Municipal Code, where applicable.

Approved:

Katie Rosenberg, Mayor

AGENDA ITEM

Discussion and possible action on preliminary resolution levying special assessments for 2024 Street Construction Projects

BACKGROUND

The following streets are proposed for reconstruction in the 2024 budget:

Eau Claire Blvd	(Grand Ave – West Termini)
Emerson Street	(Eau Claire - Kent Street)
Mount View Blvd	(Eau Claire - Kent Street)
Pied Piper Lane	(Eau Claire – Kent Street)
Short Street	(N. 1 st Street-N. 3 rd Street)

FISCAL IMPACT

Streets have been included in the proposed 2024 budget.

STAFF RECOMMENDATION

Staff recommends approving the preliminary resolution levying special assessments for the 2024 street construction projects contingent upon budget approval. Public hearings would be scheduled in December or January.

Staff contact: Allen Wesolowski 715-261-6762

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: October 12, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Lisa Rasmussen, Gary Gisselman, Doug Diny, Chad Henke

Also Present: Allen Wesolowski, Tara Alfonso, Jill Kurtzhals, Andrew Lynch, Dustin Kraege, Solomon King, Lori Wunsch, Nathan Wincentzen – Riverside Land Surveying

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

Discussion and possible action on preliminary resolution levying special assessments for 2024 Street Construction Projects

This is the preliminary resolution to levy special assessments for next year's projects. Eau Claire Boulevard, Emerson Street, Mount View Boulevard, Pied Piper Lane, and Short Street are proposed for the 2024 budget. The preliminary resolution includes dates on billing assessments. What has been happening is people are getting bills now with a due date of October 31. If not paid by then, it goes on the tax bill. Payment is then due with the first installment, which is January 31. For instance, today is October 12th and we are sending out letters saying assessments are due by October 31st. This is a reoccurring theme over the years. People are not happy about getting a bill mid-October that is due by October 31st, even though this is not their first notice. Notices go out ahead of time and we have special assessment hearings, but we cannot send out the bills until the projects are done. Wesolowski spoke with Groat about billings for future years. It is proposed that billings for roads built next summer would not be sent out until the following spring and due October of 2025. Groat was supportive of this proposal. This would leave a one-year lag as no special assessment would be sent out next year. These projects push up against October deadlines. Sometimes we are sending bills out and the street are not even done yet. This puts us in a tough spot. This would also give residents a little longer to pay the bill. Wesolowski also noted that people can pay over 5 years. We never know how quickly people will pay their assessment as they can pay over 5 years. Sending out bills the following spring after construction would make things cleaner in the Engineering Department. We will have all the final driveway measurements and people would not be getting their bill as the project is ending.

Larson is in favor of anything that makes it less painful and less of a surprise for people involved. Rasmussen agrees and feels it is fair, especially with projects that wrap up late. It's not uncommon for us to have a project end this time of the year. For someone to get a bill even though they know one is coming, and then tell them they have three weeks to pay does not seem fair.

Rasmussen moved to approve amending the resolution to adjust the payment date to November 1, 2025 and pursue the same strategy thereafter. Seconded by Henke.

Gisselman noted that in 2024 the amount of money that is typically expected to come in, will not. This will have to be configured into the budget. Wesolowski confirmed and said there would be less revenue as assessments would be shifted to the following year. Rasmussen said Finance would either cover that spread with cash on hand surplus or project savings. She does not feel it would present a hardship as there is usually enough wiggly room in those funds to cover and then pay the fund back the following year.

There being a motion and second to approve amending the resolution to adjust the payment date to November 1, 2025 and pursue the same strategy thereafter carried 5-0.

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Approving the First Amendment to SCS Wausau AKA S.C. Swiderski Riverlife Development Agreement.

Committee Action: Pending

Fiscal Impact: None

File Number: 22-0105

Date Introduced: November 21, 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, the City entered into a Development Agreement with S. C. Swiderski, LLC and SCS Wausau, LLC on April 25, 2023, with respect to property located at approximately 1200 N. River Drive, including Lots 6, 7 and 8; and

WHEREAS, after the execution of the Development Agreement, the scope and timing of the project changed which triggered several other changes as follows:

1. The Closing Deadline shall be 30 days after termination of Due Diligence Period but no later than December 29, 2024.
2. Due Diligence Period shall be the three calendar month period following the date on which the City receives notice of final closure from the State of Wisconsin Department of Natural Resources with respect to BRRTS numbers 02-37-563359 and 02-37-560480 (but in any event no later than the day of Closing) or such earlier date that Developer waives the remainder of the Due Diligence Period.
3. Project Commencement Deadline shall be five calendar months following the Closing Date.
3. Project Completion Deadline shall be thirty-eight months following the Closing Date.

WHEREAS, your Economic Development Committee, at its November 21, 2023 meeting, discussed and recommended approval of the First Amendment to Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that it approves the attached First Amendment to Development Agreement between the City of Wausau and S. C. Swiderski, LLC and SCS Wausau, LLC and authorizes the property city officials to execute such Amendment.

Approved:

Katie Rosenberg, Mayor

**FIRST AMENDMENT TO
PURCHASE AND DEVELOPMENT AGREEMENT
(Riverlife – S. C. Swiderski)**

THIS FIRST AMENDMENT TO PURCHASE AND DEVELOPMENT AGREEMENT (Riverlife – S. C. Swiderski) (this “Amendment”) is made as of the ____ day of November, 2023 (the “Effective Date”), by and between the CITY OF WAUSAU, a Wisconsin municipal corporation (the “City”), S. C. SWIDERSKI, LLC, a Wisconsin limited liability company (“SCS”) and SCS WAUSAU, LLC, a Wisconsin limited liability company (“Owner”) (SCS and Owner are referred to herein, collectively, as “Developer”).

RECITALS

WHEREAS, the City and Developer entered into a certain Development Agreement with an Effective Date of May 18, 2023 (the “Development Agreement”), with respect to certain real property in the City of Wausau, County of Marathon, State of Wisconsin, consisting of approximately 2.11 acres and being generally depicted and identified on Exhibit A attached to the Development Agreement; any capitalized term used in this Amendment but not defined herein shall have the meaning assigned to that term in the Development Agreement; and

WHEREAS, the Property is located within the area of two (2) open Environmental Repair Program (ERP) cases with the State of Wisconsin Department of Natural Resources (the “DNR”) that have been investigated and the City’s environmental consultant will submit case closure packets to the DNR for review and approval of final closure, which final approval will likely include “Continuing Obligation” requirements; and

WHEREAS, Developer desires to delay the beginning of its Due Diligence Period until the City obtains final closure from the DNR with respect to the Property; and

WHEREAS, subject to the terms and conditions herein, the City and Developer desire to amend the Development Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Amendment, the parties agree as follows:

1. Amendments to Development Agreement. The following definitions in Section 1 of the Development Agreement are hereby deleted in their entirety and replaced with the following:

a. Section 1.g. “Closing Deadline” means the date that is thirty (30) days after the termination (or earlier waiver by Developer) of the Due Diligence Period, but in no event later than December 29, 2024.

b. Section 1.k. “Due Diligence Period” means the three calendar month period following the date on which the City receives notice of final closure from the State of Wisconsin Department of Natural Resources with respect to BRRTS numbers 02-37-563359 and 02-37-560480 (but in any event no later than the day of Closing) or such earlier date that Developer waives the remainder of the Due Diligence Period.

c. Section 1.s. “Project Commencement Deadline” means the date that is five calendar months following the Closing Date.

d. Section 1.u. “Project Completion Deadline” means the date that is thirty-eight (38) months following the Closing Date.

2. Conditions Precedent to this Amendment. The effectiveness of this Amendment is conditioned upon the satisfaction of each and every one of the following conditions:

a. The City, through its City Council, shall have approved or authorized this Amendment and the transactions contemplated herein, and all the conditions to such approval shall have been satisfied.

b. No uncured default, or event which with the giving of notice or lapse of time or both would be a default, shall exist under the Development Agreement. Developer shall not be in default (beyond any applicable period of grace) of any of its obligations under any other agreement or instrument with respect to the Project to which Developer is a party or an obligor.

3. Reaffirmation of Development Agreement. The Development Agreement, as modified by this Amendment, remains in full force and effect, and all terms of the Development Agreement, as modified hereby, are hereby ratified and reaffirmed by Developer. The provisions of the Development Agreement not affected by this Amendment remain in full force and effect.

4. Representations and Warranties of Developer. Developer hereby represents and warrants to the City that:

a. After giving effect to this Amendment, all of the representations and warranties made by Developer in the Development Agreement are true and accurate in all material respects on the Effective Date of this Amendment, and no event of default under the Development Agreement has occurred and is continuing as of the Effective Date of this Amendment.

b. The making, execution and delivery of this Amendment, and performance of and compliance with the terms of the Development Agreement, as amended, have been duly authorized by all necessary action of Developer. This Amendment is the valid and binding obligation of Developer, enforceable against Developer in accordance with its terms.

5. Miscellaneous. If any provision of this Amendment or the application thereof to any person or circumstance is or shall be deemed illegal, invalid or unenforceable, the remaining provisions of this Amendment shall remain in full force and effect and this Amendment shall be interpreted as if such illegal, invalid or unenforceable provision did not exist. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. The parties agree that electronically scanned signatures shall be binding on all parties. This Amendment shall be governed in all respects by the laws of the State of Wisconsin.

[Signature page follows.]

IN WITNESS WHEREOF, the parties are signing this First Amendment to Development Agreement as of the Effective Date in the introductory paragraph.

DEVELOPER:

S. C. SWIDERSKI, LLC,
a Wisconsin limited liability company

By: _____
Name: _____
Title: _____

SCS WAUSAU, LLC,
a Wisconsin limited liability company

By: _____
Name: _____
Title: _____

THE CITY

CITY OF WAUSAU

By: _____
Katie Rosenberg, Mayor

Attest: _____
Kaitlyn Bernarde, Clerk

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving Nominal Payment Parcel for a Temporary Limited Easement, New Highway Right-of-Way Fee, and Landscaping at 7255 Stewart Avenue, Parcel 1, Transportation Project Plat 6999-09-02.

Committee Action: Pending
 Fiscal Impact: \$1,350.00

File Number: 23-1111 **Date Introduced:** November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i> TID #10
	<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</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input checked="" type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, Stewart Avenue from 72nd Avenue to 48th Avenue is proposed to be reconstructed in 2024; and

WHEREAS, in preparation for the reconstruction project, the City must acquire the necessary real estate to construct the street in accordance with the conceptual design approved; and

WHEREAS, in order to acquire the necessary property for the approved road design, the City hired CORRE, Inc. to administer the real estate acquisitions needed for the reconstruction project; and

WHEREAS, on February 28, 2023 your Finance Committee reviewed the Nominal Payment Parcel Report for the Stewart Avenue Project and recommended approval; and

WHEREAS, on November 21, 2023 your Finance Committee reviewed the offer of and recommend approving a temporary limited easement of 313 sq. ft. for \$191.27; a new highway right-of-way fee of 301 sq. ft. for \$632.10, and landscaping (2 trees) for \$250 each for a total rounded to \$1,350.00 for the property at 7255 Stewart Avenue; and

WHEREAS, the property owner has accepted the offer; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the documents necessary to acquire the property interests described herein for the property at 7255 Stewart Avenue.

Approved:

Katie Rosenberg, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving Nominal Payment Parcel for a Temporary Limited Easement at 7019 Stewart Avenue, Parcel 12, Transportation Project Plat 6999-09-02.

Committee Action: Pending
Fiscal Impact: \$2,850.00

File Number: 23-1112 Date Introduced: November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/> <i>Budget Source:</i> TID #10
<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</i> <i>Annual Retirement</i>
<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <i>Amount:</i>
<i>TID Source:</i> Increment Revenue <input type="checkbox"/> Debt <input checked="" type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/>	

RESOLUTION

WHEREAS, Stewart Avenue from 72nd Avenue to 48th Avenue is proposed to be reconstructed in 2024; and

WHEREAS, in preparation for the reconstruction project, the City must acquire the necessary real estate to construct the street in accordance with the conceptual design approved; and

WHEREAS, in order to acquire the necessary property for the approved road design, the City hired CORRE, Inc. to administer the real estate acquisitions needed for the reconstruction project; and

WHEREAS, on February 28, 2023 your Finance Committee reviewed the Nominal Payment Parcel Report for the Stewart Avenue Project and recommended approval; and

WHEREAS, on November 21, 2023 your Finance Committee reviewed the offer of and recommend approving a temporary limited easement of 4,622 sq. ft. for \$2,824.47 for a total rounded to \$2,850.00 for the property at 7019 Stewart Avenue; and

WHEREAS, the property owner has accepted the offer; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the documents necessary to acquire the property interests described herein for the property at 7019 Stewart Avenue.

Approved:

Katie Rosenberg, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE	
Approving Nominal Payment Parcel for a Temporary Limited Easement at 5450 Stewart Avenue, Parcel 41, Transportation Project Plat 6999-09-02.	
Committee Action:	Pending
Fiscal Impact:	\$1,250.00
File Number:	23-1113
Date Introduced:	November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i> TID #10
	<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</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input checked="" type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, Stewart Avenue from 72nd Avenue to 48th Avenue is proposed to be reconstructed in 2024; and

WHEREAS, in preparation for the reconstruction project, the City must acquire the necessary real estate to construct the street in accordance with the conceptual design approved; and

WHEREAS, in order to acquire the necessary property for the approved road design, the City hired CORRE, Inc. to administer the real estate acquisitions needed for the reconstruction project; and

WHEREAS, on February 28, 2023 your Finance Committee reviewed the Nominal Payment Parcel Report for the Stewart Avenue Project and recommended approval; and

WHEREAS, on November 21, 2023 your Finance Committee reviewed the offer of and recommend approving a temporary limited easement of 547 sq. ft. for \$1,233.61 for a total rounded to \$1,250.00 for the property at 5450 Stewart Avenue; and

WHEREAS, the property owner has accepted the offer; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the documents necessary to acquire the property interests described herein for the property at 5450 Stewart Avenue.

Approved:

Katie Rosenberg, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE	
Approving Nominal Payment Parcel for a Temporary Limited Easement at 5400 Stewart Avenue, Parcel 42, Transportation Project Plat 6999-09-02.	
Committee Action:	Pending
Fiscal Impact:	\$2,500.00
File Number:	23-1114
Date Introduced:	November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i> TID #10
	<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</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input checked="" type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, Stewart Avenue from 72nd Avenue to 48th Avenue is proposed to be reconstructed in 2024; and

WHEREAS, in preparation for the reconstruction project, the City must acquire the necessary real estate to construct the street in accordance with the conceptual design approved; and

WHEREAS, in order to acquire the necessary property for the approved road design, the City hired CORRE, Inc. to administer the real estate acquisitions needed for the reconstruction project; and

WHEREAS, on February 28, 2023 your Finance Committee reviewed the Nominal Payment Parcel Report for the Stewart Avenue Project and recommended approval; and

WHEREAS, on November 21, 2023 your Finance Committee reviewed the offer of and recommend approving a temporary limited easement of 1,105 sq. ft. for \$2,492.02 for a total rounded to \$2,500.00 for the property at 5400 Stewart Avenue; and

WHEREAS, the property owner has accepted the offer; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the documents necessary to acquire the property interests described herein for the property at 5400 Stewart Avenue.

Approved:

Katie Rosenberg, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE	
Approving Nominal Payment Parcel for a Temporary Limited Easement at 5300 Stewart Avenue, Parcel 43, Transportation Project Plat 6999-09-02.	
Committee Action:	Pending
Fiscal Impact:	\$7,350.00
File Number:	23-1115
Date Introduced:	November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i> TID #10
	<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</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input checked="" type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, Stewart Avenue from 72nd Avenue to 48th Avenue is proposed to be reconstructed in 2024; and

WHEREAS, in preparation for the reconstruction project, the City must acquire the necessary real estate to construct the street in accordance with the conceptual design approved; and

WHEREAS, in order to acquire the necessary property for the approved road design, the City hired CORRE, Inc. to administer the real estate acquisitions needed for the reconstruction project; and

WHEREAS, on February 28, 2023 your Finance Committee reviewed the Nominal Payment Parcel Report for the Stewart Avenue Project and recommended approval; and

WHEREAS, on November 21, 2023 your Finance Committee reviewed the offer of and recommend approving a temporary limited easement of 3,258 sq. ft. for \$7,347.51 for a total rounded to \$7,350.00 for the property at 5300 Stewart Avenue; and

WHEREAS, the property owner has accepted the offer; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the documents necessary to acquire the property interests described herein for the property at 5300 Stewart Avenue.

Approved:

Katie Rosenberg, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE	
Approving Nominal Payment Parcel for a Temporary Limited Easement and New Highway Right-of-Way Fee at 5050 Stewart Avenue, Parcel 44, Transportation Project Plat 6999-09-02.	
Committee Action:	Pending
Fiscal Impact:	\$16,800.00
File Number:	23-1116
Date Introduced:	November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i> TID #10
	<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</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input checked="" type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, Stewart Avenue from 72nd Avenue to 48th Avenue is proposed to be reconstructed in 2024; and

WHEREAS, in preparation for the reconstruction project, the City must acquire the necessary real estate to construct the street in accordance with the conceptual design approved; and

WHEREAS, in order to acquire the necessary property for the approved road design, the City hired CORRE, Inc. to administer the real estate acquisitions needed for the reconstruction project; and

WHEREAS, on February 28, 2023 your Finance Committee reviewed the Nominal Payment Parcel Report for the Stewart Avenue Project and recommended approval; and

WHEREAS, on November 21, 2023 your Finance Committee reviewed the offer of and recommend approving a temporary limited easement of 861 sq. ft. for \$1,941.74; and a new highway right-of-way fee of 1,914 sq. ft. for \$14,833.50 for a total rounded to \$16,800.00 for the property at 5050 Stewart Avenue; and

WHEREAS, the property owner has accepted the offer; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the documents necessary to acquire the property interests described herein for the property at 5050 Stewart Avenue.

Approved:

Katie Rosenberg, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE	
Approving Nominal Payment Parcel for a Temporary Limited Easement and New Highway Right-of-Way Fee at 5000 Stewart Avenue, Parcel 47, Transportation Project Plat 6999-09-02.	
Committee Action:	Pending
Fiscal Impact:	\$7,500.00
File Number:	23-1117
Date Introduced:	November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i> TID #10
	<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</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input checked="" type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, Stewart Avenue from 72nd Avenue to 48th Avenue is proposed to be reconstructed in 2024; and

WHEREAS, in preparation for the reconstruction project, the City must acquire the necessary real estate to construct the street in accordance with the conceptual design approved; and

WHEREAS, in order to acquire the necessary property for the approved road design, the City hired CORRE, Inc. to administer the real estate acquisitions needed for the reconstruction project; and

WHEREAS, on February 28, 2023 your Finance Committee reviewed the Nominal Payment Parcel Report for the Stewart Avenue Project and recommended approval; and

WHEREAS, on November 21, 2023 your Finance Committee reviewed the offer of and recommend approving a temporary limited easement of 3,168 sq. ft. for \$7,144.54; and a new highway right-of-way fee of 45 sq. ft. for \$348.75 for a total rounded to \$7,500.00 for the property at 5000 Stewart Avenue; and

WHEREAS, the property owner has accepted the offer; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the documents necessary to acquire the property interests described herein for the property at 5000 Stewart Avenue.

Approved:

Katie Rosenberg, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE	
Approving Nominal Payment Parcel for a Temporary Limited Easement and New Highway Right-of-Way Fee at 4900 Stewart Avenue, Parcel 48, Transportation Project Plat 6999-09-02.	
Committee Action:	Pending
Fiscal Impact:	\$18,600.00
File Number:	23-1118
Date Introduced:	November 21, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i> TID #10
	<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</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input checked="" type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, Stewart Avenue from 72nd Avenue to 48th Avenue is proposed to be reconstructed in 2024; and

WHEREAS, in preparation for the reconstruction project, the City must acquire the necessary real estate to construct the street in accordance with the conceptual design approved; and

WHEREAS, in order to acquire the necessary property for the approved road design, the City hired CORRE, Inc. to administer the real estate acquisitions needed for the reconstruction project; and

WHEREAS, on February 28, 2023 your Finance Committee reviewed the Nominal Payment Parcel Report for the Stewart Avenue Project and recommended approval; and

WHEREAS, on November 21, 2023 your Finance Committee reviewed the offer of and recommend approving a temporary limited easement of 4,247 sq. ft. for \$9,577.92; and a new highway right-of-way fee of 1,159 sq. ft. for \$8,982.25 for a total rounded to \$18,600.00 for the property at 4900 Stewart Avenue; and

WHEREAS, the property owner has accepted the offer; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the documents necessary to acquire the property interests described herein for the property at 4900 Stewart Avenue.

Approved:

Katie Rosenberg, Mayor

**NOMINAL PAYMENT PARCEL
RECOMMENDATION AND APPROVAL**

REBP1897 05/2023

Owner name(s) Marathon County	Area and interest required 313.00 sq. ft. of Temporary Limited Easement (TLE), 301.00 sq. ft. of New Highway Right of Way (FEE)
----------------------------------	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	313.00	Sq Ft	\$2.10	\$191.27
New Highway Right of Way (FEE)		301.00	Sq Ft	\$2.10	\$632.10
Other	Landscaping (2 trees)			\$250.00	\$500.00

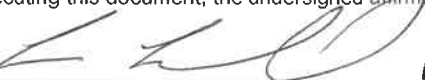
Total Allocation \$1,323.37
Rounded To \$1,350.00

The Agency will not use eminent domain authority to acquire the property if the seller chooses not to participate or if negotiations fail. Wis. Stat. s. 32.015 states, "Property may not be acquired by condemnation to establish or extend a recreational trail; a bicycle way, as defined in s. 340.01(5s); a bicycle lane, as defined in s. 340.01(5e); or a pedestrian way, as defined in s. 346.02(8)(a)."

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **Marathon County** to execute this document.

X  10/31/2023
Signature Date

X _____
Signature Date

Louise Leebard, Administrator
Print Name & Title

Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
1

Size of Temporary Limited Easement (TLE)	:	2,264.00
Unit value of the unencumbered fee within the TLE:	\$	0.80
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.9671
<u>Annual Rental Rate</u>		
· Basic Safe Investment Rate (per year):		2.00%
· Expected Inflation Rate (per year):		6.00%
· Risk Adjustment (per year):		2.00%
Annual Yield Rate = Annual Rental Rate:		10.00%
Annual Rent for Land Within TLE:	\$	181.12
<u>Discounted Lump Sum Payment of Annual Rent</u>		
Discount Rate:		2.00%
· First Year:	\$	181.12
· Second Year:	\$	177.57
· Third Year:	\$	168.36
· Fourth Year:	\$	-
· Fifth Year:	\$	-
· Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	527.05

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) Ruth A. Van Ert, LLC	Area and interest required 4,622.00 sq. ft. of Temporary Limited Easement (TLE)
---------------------------------------	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	4,622.00	Sq Ft	\$2.10	\$2,824.47

Total Allocation \$2,824.47
Rounded To \$2,850.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **Ruth A. Van Ert, LLC** to execute this document.

X	<i>Ruth A Van Ert</i>	9-21-23	X	
Signature		Date	Signature	Date
Ruth Van Ert		Manager		
Print Name & Title			Print Name & Title	

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



Q J 9 9 8 9 2 1

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
12

Size of Temporary Limited Easement (TLE)	:	4,622.00
Unit value of the unencumbered fee within the TLE:	\$	2.10
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.9671
<u>Annual Rental Rate</u>		
· Basic Safe Investment Rate (per year):		2.00%
· Expected Inflation Rate (per year):		6.00%
· Risk Adjustment (per year):		2.00%
Annual Yield Rate = Annual Rental Rate:		10.00%
Annual Rent for Land Within TLE:	\$	970.62
<u>Discounted Lump Sum Payment of Annual Rent</u>		
Discount Rate:		2.00%
· First Year:	\$	970.62
· Second Year:	\$	951.59
· Third Year:	\$	902.26
· Fourth Year:	\$	-
· Fifth Year:	\$	-
· Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	2,824.47

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) Wausau Hospitals, Inc.	Area and interest required 547.00 sq. ft. of Temporary Limited Easement (TLE)
---	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	547.00	Sq Ft	\$7.75	\$1,233.61

Total Allocation \$1,233.61
Rounded To \$1,250.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **Wausau Hospital, Inc., a Wisconsin Corporation, n/k/a Aspirus Wausau Hospital, Inc.**, to execute this document.

X *[Signature]* 3/15/23
Signature Date
Jeff Witzelander, President
Print Name & Title

X _____
Signature Date

Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval Date



This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
41

Size of Temporary Limited Easement (TLE)		547.00
Unit value of the unencumbered fee within the TLE:	\$	7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.9671
<u>Annual Rental Rate</u>		
· Basic Safe Investment Rate (per year):		2.00%
· Expected Inflation Rate (per year):		6.00%
· Risk Adjustment (per year):		2.00%
Annual Yield Rate = Annual Rental Rate:		10.00%
Annual Rent for Land Within TLE:	\$	423.93
<u>Discounted Lump Sum Payment of Annual Rent</u>		
Discount Rate:		2.00%
· First Year:	\$	423.93
· Second Year:	\$	415.61
· Third Year:	\$	394.07
· Fourth Year:	\$	-
· Fifth Year:	\$	-
· Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	1,233.61

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) GB and WAUSAU, LLC	Area and interest required 1,105.00 sq. ft. of Temporary Limited Easement (TLE)
-------------------------------------	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	1,105.00	Sq Ft	\$7.75	\$2,492.02

Total Allocation \$2,492.02
Rounded To \$2,500.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau and Town of Stettin.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau and Town of Stettin agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **GB and WAUSAU, LLC** to execute this document.

x *Perry Snoeyenbos* 3/17/23
Signature Date
PERRY SNOEYENBOS, OWNER
Print Name & Title

x *W/A*
Signature Date
W/A
Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval Date

Jim Buda
Approved for Town of Stettin

For Office Use Only

Agency Approval Date



This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau and Town of Stettin

Project ID
6999-09-02

Parcel No
42

Size of Temporary Limited Easement (TLE) :	1,105.00
Unit value of the unencumbered fee within the TLE:	\$ 7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671

Annual Rental Rate

Basic Safe Investment Rate (per year):	2.00%
Expected Inflation Rate (per year):	6.00%
Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 856.38

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	2.00%
First Year:	\$ 856.38
Second Year:	\$ 839.58
Third Year:	\$ 796.06
Fourth Year:	\$ -
Fifth Year:	\$ -
Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 2,492.02

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) 5300 Stewart Avenue, LLC	Area and interest required 3,258.00 sq. ft. of Temporary Limited Easement (TLE)
---	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	3,258.00	Sq Ft	\$7.75	\$7,347.51


Total Allocation \$7,347.51
Rounded To \$7,350.00


The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau and Town of Stettin.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau and Town of Stettin agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by 5300 Stewart Avenue, LLC to execute this document.


x  3/8/23
Signature Date
CA Ghidoni
Print Name & Title

x  3/8/23
Signature Date
CA Ghidoni
Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval Date


Approved for Town of Stettin

For Office Use Only

Agency Approval Date



This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau and Town of Stettin

Project ID
6999-09-02

Parcel No
43

Size of Temporary Limited Easement (TLE)	:	3,258.00
Unit value of the unencumbered fee within the TLE:	\$	7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.9671

Annual Rental Rate

· Basic Safe Investment Rate (per year):		2.00%
· Expected Inflation Rate (per year):		6.00%
· Risk Adjustment (per year):		2.00%

Annual Yield Rate = Annual Rental Rate: 10.00%

Annual Rent for Land Within TLE: \$ 2,524.95

Discounted Lump Sum Payment of Annual Rent

Discount Rate: 2.00%

· First Year:	\$	2,524.95
· Second Year:	\$	2,475.44
· Third Year:	\$	2,347.11
· Fourth Year:	\$	-
· Fifth Year:	\$	-
· Sixth Year:	\$	-

Total Compensation for Land Within the TLE: \$ 7,347.51

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) 5108 Stewart Avenue, LLC, Brian C. Ghidorzi Irrevocable Trust dated June 26, 2002, Brian Charles Ghidorzi Irrevocable Trust dated June 26, 2002, Charles A Ghidorzi, Christopher J. Ghidorzi Irrevocable Trust dated June 26, 2002, Christopher John Ghidorzi Irrevocable Trust dated June 26, 2002	Area and interest required 1,914.00 sq. ft. of New Highway Right of Way (FEE), 861.00 sq. ft. of Temporary Limited Easement (TLE)
--	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
New Highway Right of Way (FEE)		1,914.00	Sq Ft	\$7.75	\$14,833.50
Temporary Limited Easement (TLE)	TLE Worksheet	861.00	Sq Ft	\$7.75	\$1,941.74

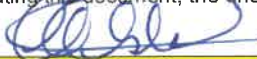
Total Allocation \$16,775.24
Rounded To \$16,800.00


The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.


It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.


In executing this document, the undersigned affirms that he/she is duly authorized by 5108 Stewart Avenue, LLC to execute this document.

X  3/8/23
Signature Date
CA Ghidorzi Manager
Print Name & Title


X  3/8/23
Signature Date
CA Ghidorzi Manager
Print Name & Title


In executing this document, the undersigned affirms that he/she is duly authorized by the Brian C. Ghidorzi Irrevocable Trust Dated June 26, 2002, to execute this document.

X  3/8/23
Signature Date
CA Ghidorzi
Print Name

X  3/8/23
Signature Date
CA Ghidorzi
Print Name

In executing this document, the undersigned affirms that he/she is duly authorized by the Brian Charles Ghidorzi Irrevocable Trust Dated June 26, 2002, to execute this document.

X  3/8/23
Signature Date
CA Ghidorzi
Print Name

X  3/8/23
Signature Date
CA Ghidorzi
Print Name

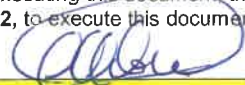



This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

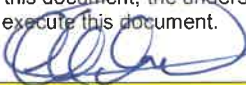
Project ID
6999-09-02

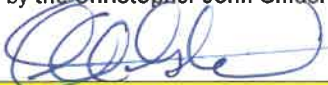
Parcel No
44

In executing this document, the undersigned affirms that he/she is duly authorized by the Christopher J. Ghidorzi Irrevocable Trust Dated June 26, 2002, to execute this document.

X  3/8/23
Signature Date
C. Ghidorzi
Print Name

X  3/8/23
Signature Date
C. Ghidorzi
Print Name

In executing this document, the undersigned affirms that he/she is duly authorized by the Christopher John Ghidorzi Irrevocable Trust Dated June 26, 2002, to execute this document.
X  3/8/23
Signature Date
C. Ghidorzi
Print Name

X  3/8/23
Signature Date
C. Ghidorzi
Print Name

Charles A. Ghidorzi
X  3/8/23
Charles A. Ghidorzi Date

X _____
Signature Date

Approved for City of Wausau

For Office Use Only

Agency Approval Date



Size of Temporary Limited Easement (TLE)	861.00
Unit value of the unencumbered fee within the TLE:	\$ 7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
<u>Annual Rental Rate</u>	
• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 667.28
<u>Discounted Lump Sum Payment of Annual Rent</u>	
Discount Rate:	2.00%
• First Year:	\$ 667.28
• Second Year:	\$ 654.19
• Third Year:	\$ 620.28
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 1,941.74

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) Stewart Woods 5000, LLC	Area and interest required 45.00 sq. ft. of New Highway Right of Way (FEE), 3,168.00 sq. ft. of Temporary Limited Easement (TLE)
--	---

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
New Highway Right of Way (FEE)		45.00	Sq Ft	\$7.75	\$348.75
Temporary Limited Easement (TLE)	TLE Worksheet	3,168.00	Sq Ft	\$7.75	\$7,144.54


Total Allocation \$7,493.29
Rounded To \$7,500.00


The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **Stewart Woods 5000, LLC** to execute this document.

X  3/8/23
Signature Date
CA Ghidovzi Manager
Print Name & Title

X  3/8/23
Signature Date
CA Ghidovzi Manager
Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
47

Size of Temporary Limited Easement (TLE)	3,168.00
Unit value of the unencumbered fee within the TLE:	\$ 7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
<u>Annual Rental Rate</u>	
· Basic Safe Investment Rate (per year):	2.00%
· Expected Inflation Rate (per year):	6.00%
· Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 2,455.20
<u>Discounted Lump Sum Payment of Annual Rent</u>	
Discount Rate:	2.00%
· First Year:	\$ 2,455.20
· Second Year:	\$ 2,407.06
· Third Year:	\$ 2,282.28
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 7,144.54

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) Mac Ventures LLC	Area and interest required 1,159.00 sq. ft. of New Highway Right of Way (FEE), 4,247.00 sq. ft. of Temporary Limited Easement (TLE)
-----------------------------------	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
New Highway Right of Way (FEE)		1,159.00	Sq Ft	\$7.75	\$8,982.25
Temporary Limited Easement (TLE)	TLE Worksheet	4,247.00	Sq Ft	\$7.75	\$9,577.92

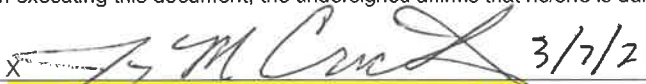
Total Allocation \$18,560.17
Rounded To \$18,600.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

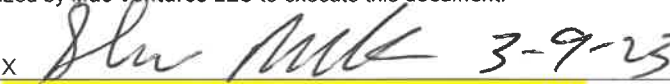
The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by Mac Ventures LLC to execute this document.

X  3/7/23
Signature Date

Jay M. Cricks Co-Owner
Print Name & Title

X  3-9-23
Signature Date

Shawn Millikin (member)
Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



Q J 9 9 9 0 6 2

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
48

Size of Temporary Limited Easement (TLE)	:	4,247.00
Unit value of the unencumbered fee within the TLE:	\$	7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.9671
<u>Annual Rental Rate</u>		
· Basic Safe Investment Rate (per year):		2.00%
· Expected Inflation Rate (per year):		6.00%
· Risk Adjustment (per year):		2.00%
Annual Yield Rate = Annual Rental Rate:		10.00%
Annual Rent for Land Within TLE:	\$	3,291.43
<u>Discounted Lump Sum Payment of Annual Rent</u>		
Discount Rate:		2.00%
· First Year:	\$	3,291.43
· Second Year:	\$	3,226.89
· Third Year:	\$	3,059.61
· Fourth Year:	\$	-
· Fifth Year:	\$	-
· Sixth Year:	\$	-
Total Compensation for Land Within the TLE:	\$	9,577.92

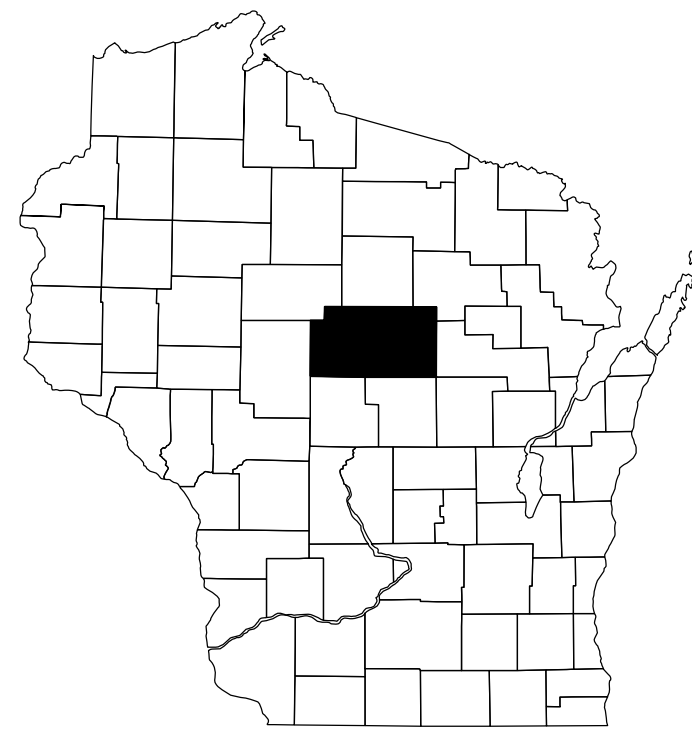
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION TRANSPORTATION PROJECT PLAT TITLE SHEET

6999-09-02

C WAUSAU, STEWART AVENUE

S 72ND AVENUE TO S 48TH AVENUE

LOC STR MARATHON COUNTY



CONVENTIONAL SYMBOLS

SECTION LINE	---	SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	●
QUARTER LINE	---	SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	GEODETIC SURVEY MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	IP
NEW REFERENCE LINE	---	SIXTEENTH CORNER MONUMENT		OFF-PREMISE SIGN	
NEW R/W LINE	---	SIGN			
EXISTING R/W OR HE LINE	---				
PROPERTY LINE	---				
LOT, TIE & OTHER MINOR LINES	---				
SLOPE INTERCEPT	---				
CORPORATE LIMITS	---	ELECTRIC POLE		TELEPHONE POLE	
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	---	PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)			
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---	ACCESS RESTRICTED BY ACQUISITION			
TEMPORARY LIMITED EASEMENT AREA	---	NO ACCESS (BY STATUTORY AUTHORITY)			
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---	ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)			
TRANSMISSION STRUCTURES	---	NO ACCESS (NEW HIGHWAY)			
BUILDING		TO BE REMOVED		PARCEL NUMBER (25)	UTILITY NUMBER (40)
BRIDGE		CULVERT		PARALLEL OFFSETS	

CONVENTIONAL ABBREVIATIONS

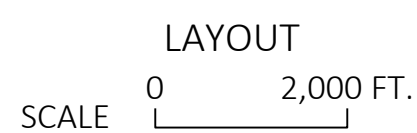
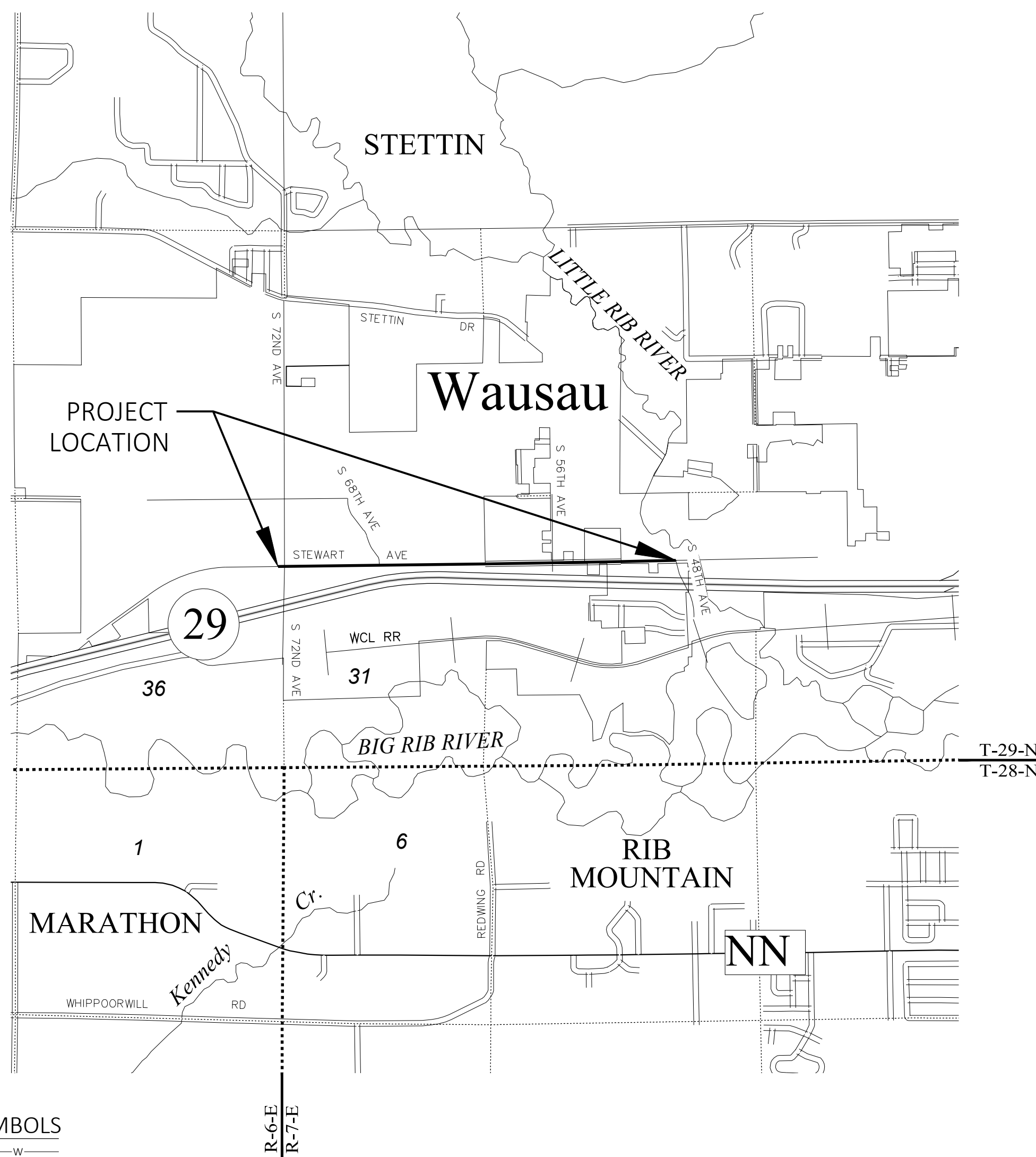
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS (100')	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED EASEMENT	TLE
GRID NORTH	GN		
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

CONVENTIONAL UTILITY SYMBOLS

WATER	---
GAS	---
TELEPHONE	---
OVERHEAD TRANSMISSION LINES	---
ELECTRIC	---
CABLE TELEVISION	---
FIBER OPTIC	---
SANITARY SEWER	---
STORM SEWER	---
ELECTRIC TOWER	



THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 6999-09-02

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), MARATHON COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU OR THE TOWN OF STETTIN.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

PROJECT NUMBER 6999-09-02 - 4.01
SHEET 2 OF 2
AMENDMENT NO:

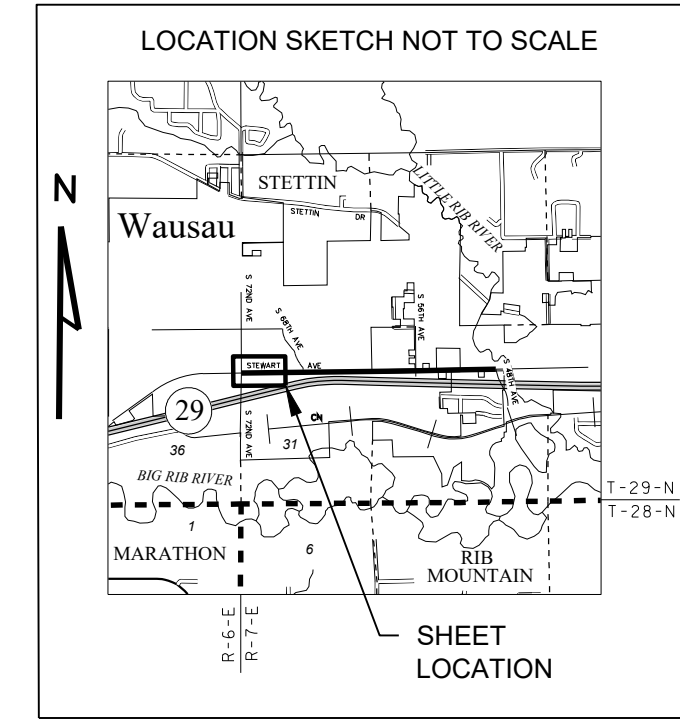
TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.01

THAT PART OF LOT 1 OF CSM 4281, PART OF OUTLOT 1 OF CSM 12575, PART OF LOT 1 OF CSM 4787 AND PART OF LOT 1 OF CSM 4767 LOCATED IN PART OF THE N1/2 OF THE FRACTIONAL NW1/4, PART OF PARCEL 4 OF CSM 6176, PART OF LOT 1 OF CSM 609, PART OF LOT 1 OF CSM 250, PART OF LOTS 1 AND 2 OF CSM 9120, PART OF LOT 1 OF CSM 4168 AND PART OF LOT 1 OF 393 LOCATED IN PART OF THE S1/2 OF THE FRACTIONAL NW1/4, ALL IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

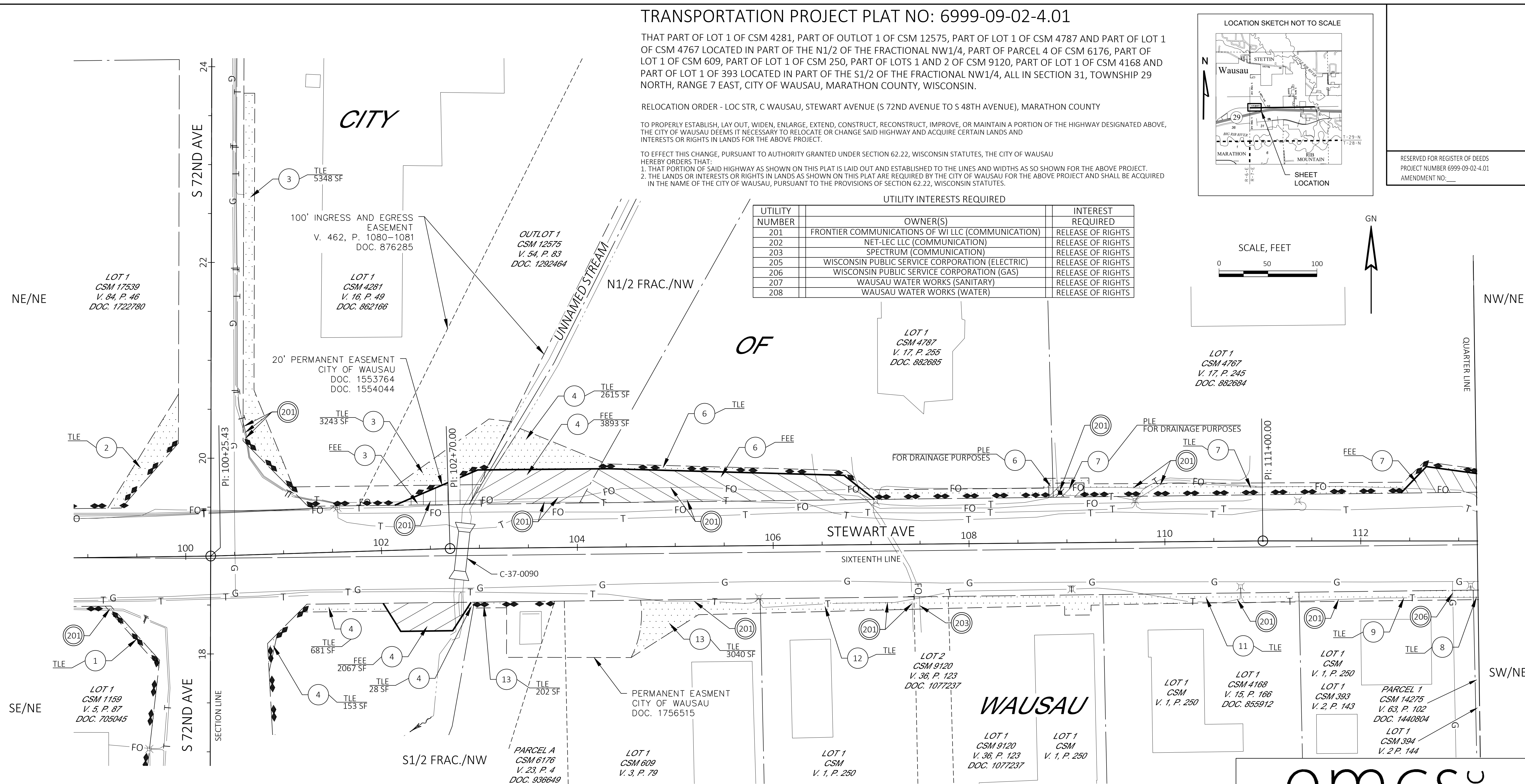
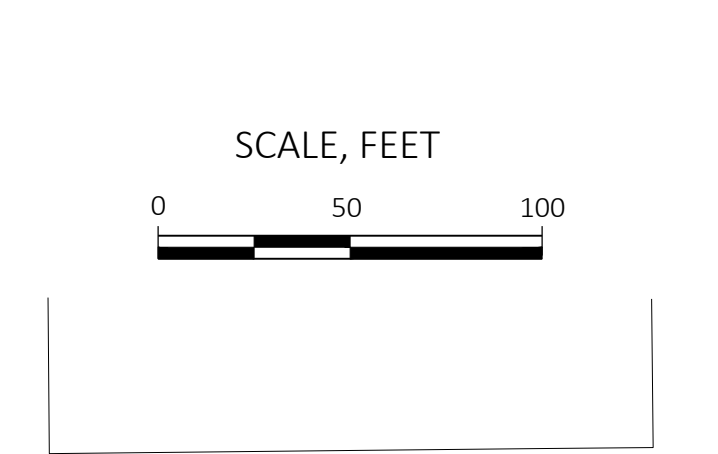
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:
 1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAY OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
 2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.



RESERVED FOR REGISTER OF DEEDS
 PROJECT NUMBER 6999-09-02-4.01
 AMENDMENT NO. _____

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS
202	NET-LEC LLC (COMMUNICATION)	RELEASE OF RIGHTS
203	SPECTRUM (COMMUNICATION)	RELEASE OF RIGHTS
205	WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)	RELEASE OF RIGHTS
206	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS
207	WAUSAU WATER WORKS (SANITARY)	RELEASE OF RIGHTS
208	WAUSAU WATER WORKS (WATER)	RELEASE OF RIGHTS



- (201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
 NO RECORD OF EASEMENT - PAR. 1
 VOL. 66 PG. 561 DOC. 604190 - PAR. 2, 3, 4, 6 & 7
 VOL. 155 PG. 286 DOC. 645939 - PAR. 9
 VOL. 155 PG. 604 DOC. 646161 - PAR. 11, 12 & 13
 VOL. 158 PG. 567 DOC. 647598 - PAR. 8
 VOL. 440 PG. 101 DOC. 859525 - PAR. 13
 VOL. 578 PG. 187 DOC. 959612 - PAR. 7
- (202) NET-LEC LLC (COMMUNICATION)
 DOC. 1607184 - PAR. 12
- (203) SPECTRUM (COMMUNICATION)
 NO RECORD OF EASEMENT - PAR. 12

- (205) WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)
 DOC. 1770320 - PAR. 13
- (206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
 NO RECORD OF EASEMENT - PAR. 9
- (207) WAUSAU WATER WORKS (SANITARY)
 DOC. 1756515 - PAR. 13
- (208) WAUSAU WATER WORKS (WATER)
 DOC. 1756515 - PAR. 13

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			PLE SF	TLE SF
			NEW	EXISTING	TOTAL		
1	MARATHON COUNTY, A WISCONSIN MUNICIPAL CORPORATION	TLE	---	---	---	---	355
2	APOGEE WAUSAU GROUP, INC., A WISCONSIN CORPORATION	TLE	---	---	---	---	2264
3	KINGSPAN LIGHT & AIR LLC, A DELAWARE LIMITED LIABILITY COMPANY	FEE/TLE	1556	---	1556	---	8591
4	CITY OF WAUSAU, A WISCONSIN MUNICIPALITY	FEE/TLE	5960	---	5960	---	3477
6	BADGER HOUSING ASSOCIATES III, A WISCONSIN CO-PARTNERSHIP	FEE/PLE/TLE	8254	---	8254	63	3247
7	OSHCOR CORPORATION, A WISCONSIN CORPORATION	FEE/PLE/TLE	1521	---	1521	455	4586
8	WTH 9, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	47
9	BRIAN LUEDTKE PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	1746
11	INDUSTRIAL TOWEL AND UNIFORM, INC., A WISCONSIN CORPORATION	TLE	---	---	---	---	1997
12	RUTH A. VAN ERT, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY	TLE	---	---	---	---	4622
13	DP REAL ESTATE LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	3242

emcs_{INC}

I, KEVIN C. BOYER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
 PRINT NAME: KEVIN C. BOYER
 REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
 PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.02

THAT PART OF LOT 1 OF CSM 14700 AND PART OF LOT 1 OF CSM 809 LOCATED IN PART OF THE NW1/4 OF THE NE1/4, THAT PART OF PARCEL 1 OF CSM 14275, PART OF LOT 1 OF CSM 3510 AND PART OF LOT 1 OF CSM 394 LOCATED IN PART OF THE SW1/4 OF THE NE1/4, ALL IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:

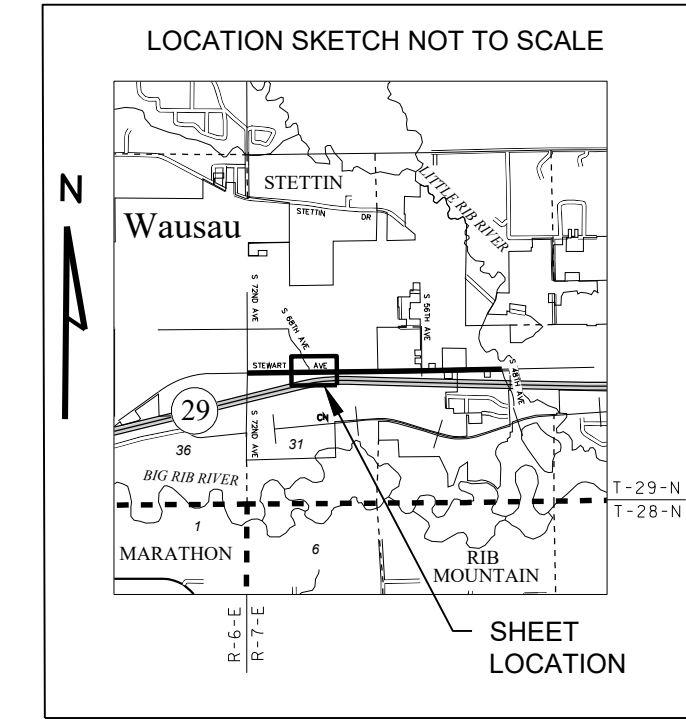
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

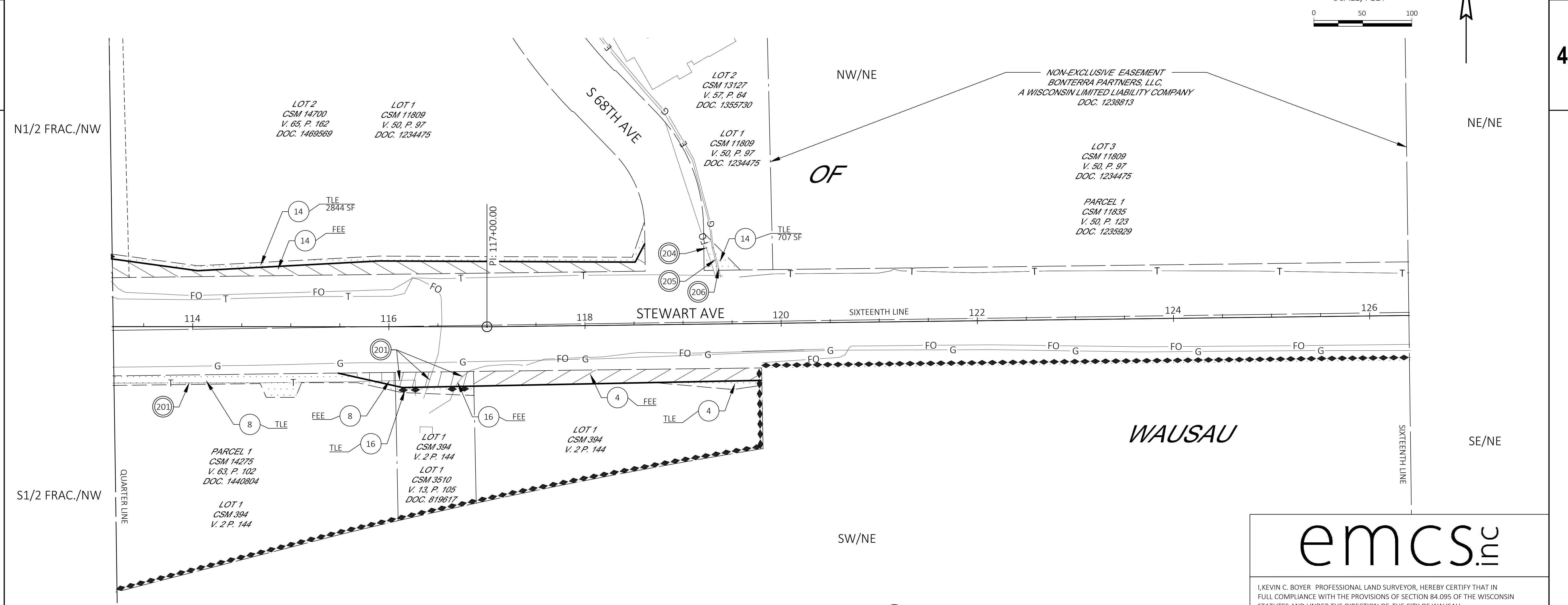
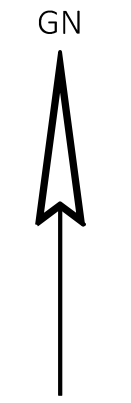
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
4	CITY OF WAUSAU, A WISCONSIN MUNICIPALITY	FEE/TLE	4066	---	4066	559
8	WTH 9, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	406	---	406	3088
14	DUQUAINE DEVELOPMENT INC., A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	6114	---	6114	3551
16	GENERAL TELEPHONE COMPANY OF WISCONSIN, A WISCONSIN CORPORATION	FEE/TLE	1219	---	1219	567

PRELIMINARY DESIGN NOTE
 CONFIRM IF PARCEL 16 WAS TRANSFERRED FROM "GENERAL TELEPHONE COMPANY OF WISCONSIN, A WISCONSIN CORPORATION" TO "FRONTIER COMMUNICATIONS OF WI LLC".



RESERVED FOR REGISTER OF DEEDS
 PROJECT NUMBER 6999-09-02-4.02
 AMENDMENT NO. _____

CITY



UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS
204	TDS METROCOM LLC (COMMUNICATION)	RELEASE OF RIGHTS
205	WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)	RELEASE OF RIGHTS
206	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS

- (201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 158 PG. 567 DOC. 647598 - PAR. 4, 8 & 16
- (204) TDS METROCOM LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 14
- (205) WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)
DEED BOOK 252 PG. 122 - PAR 4, 8, 14 & 16
- (206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 14

ALL TLES ARE FOR SLOPE GRADING PURPOSES



I, KEVIN C. BOYER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
 PRINT NAME: KEVIN C. BOYER
 REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
 PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.03

THAT PART OF PARCEL 2 OF CSM 11835 LOCATED IN PART OF THE NE1/4 OF THE NE1/4 OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

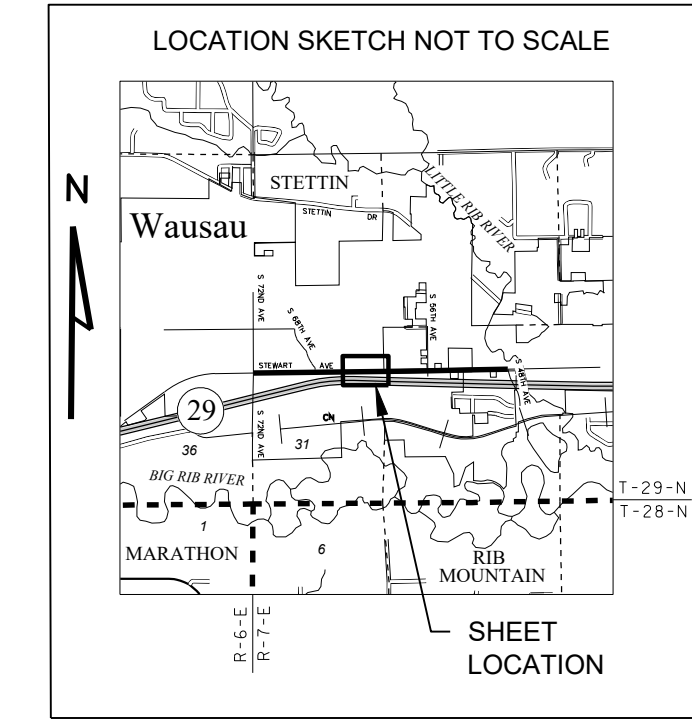
TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

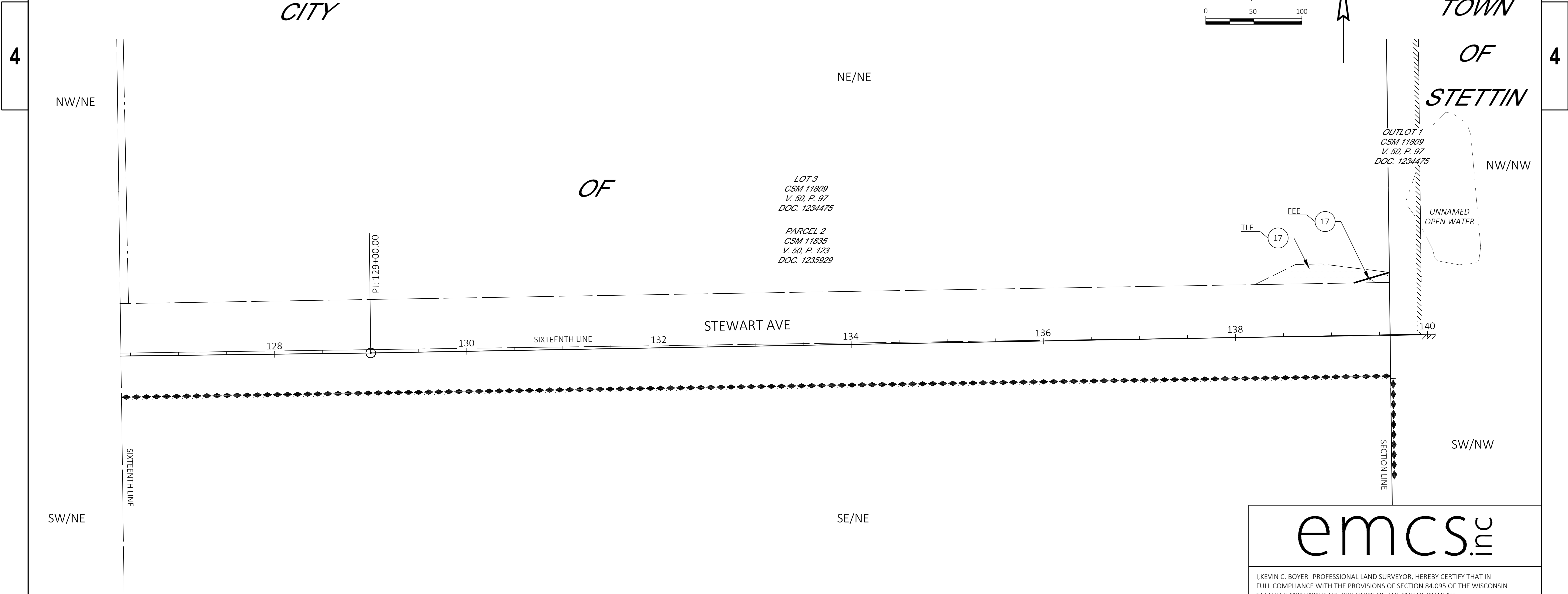
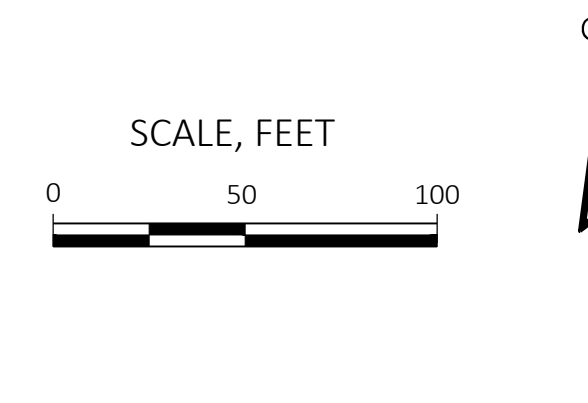
SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE
			NEW	EXISTING	TOTAL	SF
17	RODNEY STEIF, A 1/2 INTEREST, PAULA KNOBLOCK, A 1/4 INTEREST AND PAUL KNOBLOCK, A 1/4 INTEREST, AS TENANTS IN COMMON D/B/A S & K INVESTMENTS	FEE/TLE	194	---	194	1873



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.03
AMENDMENT NO. _____



ALL TLES ARE FOR SLOPE GRADING PURPOSES

emcs inc

I, KEVIN C. BOYER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
 PRINT NAME: KEVIN C. BOYER
 REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
 PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.04

THAT PART OF THE SW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

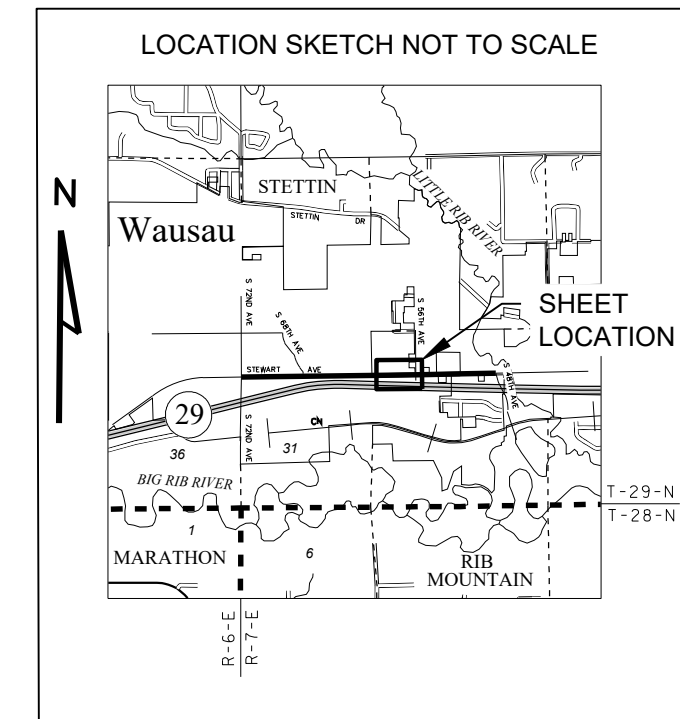
TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU

HEREBY ORDERS THAT:
 1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
 2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

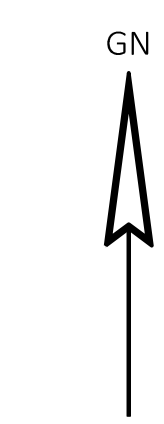
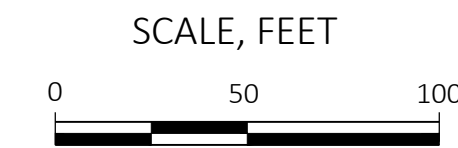
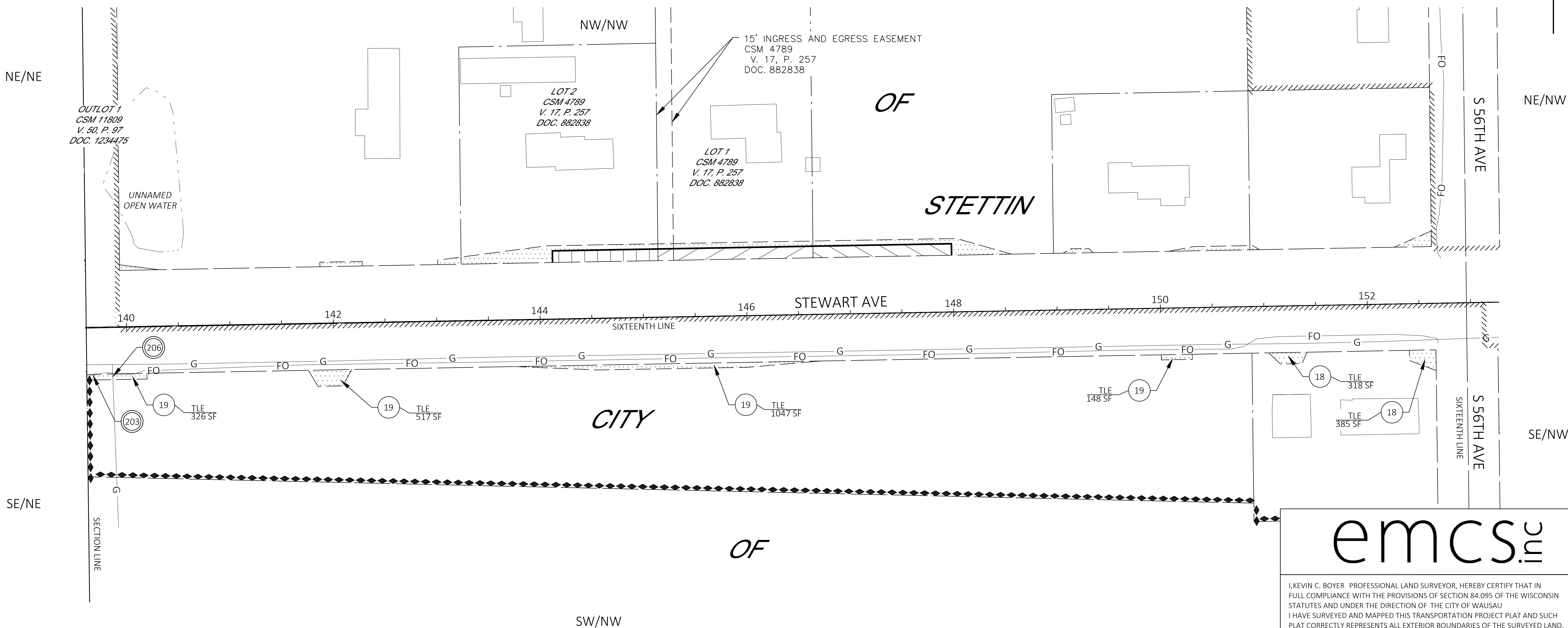
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	TLE SF
18	JEFF P. WEBSTER AND LISA R. TESKE, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	TLE	703
19	MARGARET E. SCHLAIS TRUST DATED NOVEMBER 21, 2003	TLE	2038



RESERVED FOR REGISTER OF DEEDS
 PROJECT NUMBER 6999-09-02-4.04
 AMENDMENT NO. _____

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
203	SPECTRUM (COMMUNICATION)	RELEASE OF RIGHTS
206	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS

- (203) SPECTRUM (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 19
- (206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 19



emcs.inc

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
 PRINT NAME: KEVIN C. BOYER
 REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
 PRINT NAME: _____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.05 FOR INTERESTS REQUIRED IN THE TOWN OF STETTIN.

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.05

THAT PART OF LOTS 1 AND 2 OF CSM 4789 LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

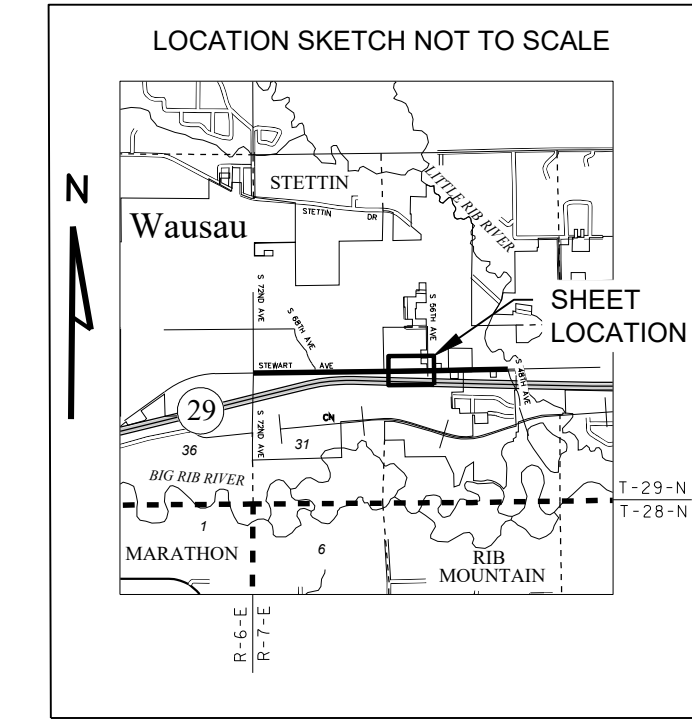
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN HEREBY ORDERS THAT:
 1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
 2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE TOWN OF STETTIN.

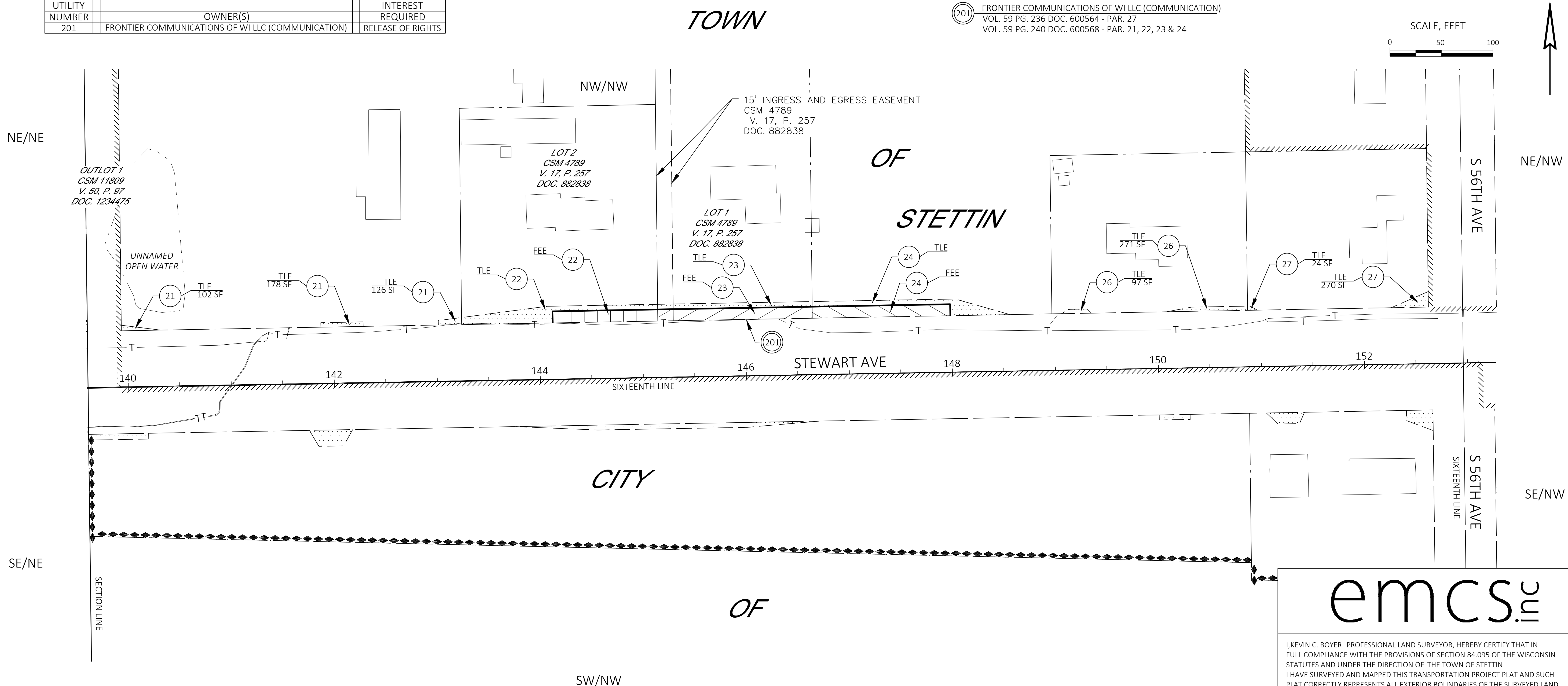
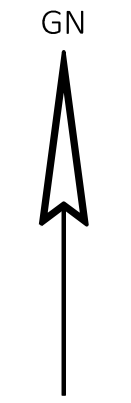
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
21	GERALDINE M. STEIF REVOCABLE TRUST OF FEBRUARY 19, 2005	TLE	---	---	---	406
22	PAUL A KNOBLOCK AND PAULA J STEIF N\K\A PAULA J KNOBLOCK, HUSBAND AND WIFE	FEE/TLE	1149	---	1149	1557
23	RODNEY J. STEIF	FEE/TLE	1683	---	1683	750
24	GERALDINE M. STEIF REVOCABLE TRUST OF FEBRUARY 19, 2005, A 50% INTEREST, AND THE STEIF FAMILY TRUST OF FEBRUARY 19, 2005, A 50% INTEREST	FEE/TLE	1497	---	1497	1178
26	EDITH M. ROSE, AS LIFE TENANT, AND JAY C. BLAHER, AS REMAINDERMAN	TLE	---	---	---	368
27	MICHAEL TRANETZKI	TLE	---	---	---	294



RESERVED FOR REGISTER OF DEEDS
 PROJECT NUMBER 6999-09-02-4.05
 AMENDMENT NO. _____

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS

(201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
 VOL. 59 PG. 236 DOC. 600564 - PAR. 27
 VOL. 59 PG. 240 DOC. 600568 - PAR. 21, 22, 23 & 24



emcs inc

I, KEVIN C. BOYER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
 PRINT NAME: KEVIN C. BOYER
 REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

SIGNATURE: _____ DATE: _____
 PRINT NAME: _____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.04 FOR INTERESTS REQUIRED IN THE CITY OF WAUSAU.

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.06

THAT PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

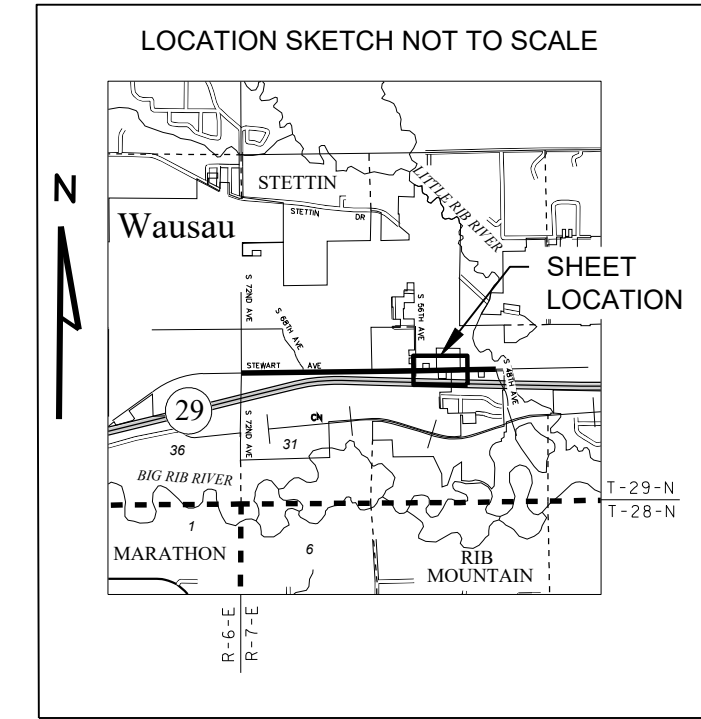
TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	TLE SF
31	JOSHUA D. ZENTNER	TLE	249
33	TRAVIS VOLM	TLE	325
34	STEVEN J. KAQUATOSH	TLE	344
36	TOU XOUA YANG	TLE	203
37	ROD KLEIBER PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	1601
38	TODD M. WOLD, AS VENDEE BY LAND CONTRACT FROM JUANITA L. ARROWOOD, AS VENDOR	TLE	2688
41	WAUSAU HOSPITALS, INC., A WISCONSIN CORPORATION	TLE	342

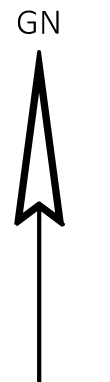
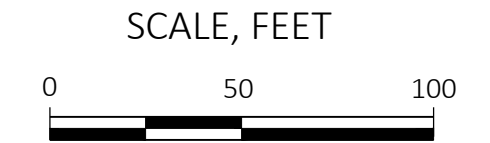


RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.06
AMENDMENT NO. _____

(201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 59 PG. 487 DOC. 600748 - PAR. 38
VOL. 59 PG. 496 DOC. 600757 - PAR. 38 & 41

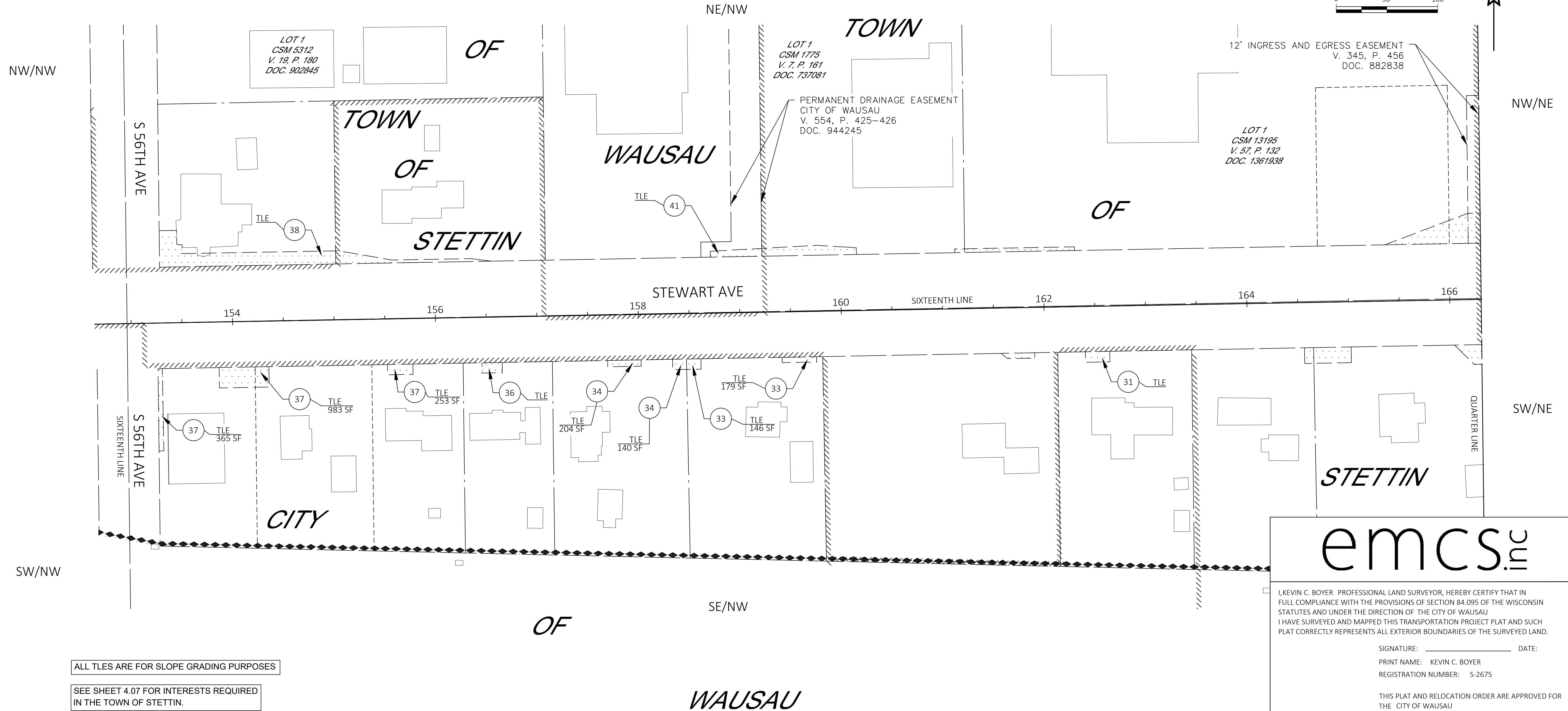
UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS



4

4



ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.07 FOR INTERESTS REQUIRED IN THE TOWN OF STETTIN.

I, KEVIN C. BOYER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU
SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.07

THAT PART OF LOT 1 OF CSM 1775 AND PART OF LOT 1 OF CSM 13195 LOCATED IN PART OF THE NE1/4 OF THE NW1/4 AND THAT PART OF THE SE1/4 OF THE NW1/4, ALL IN SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN

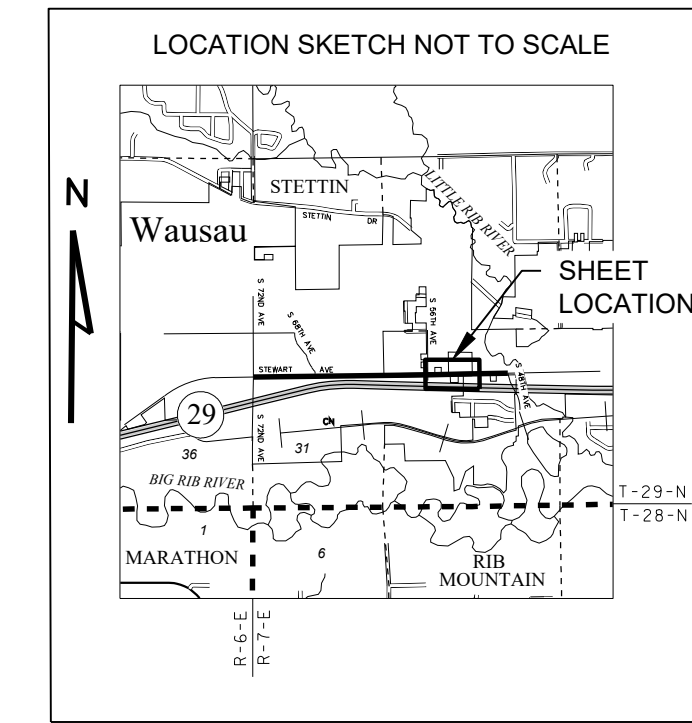
HEREBY ORDERS THAT:

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE TOWN OF STETTIN.

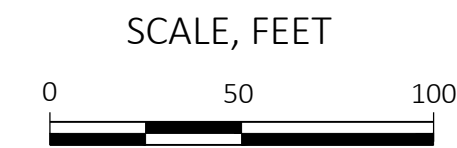
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	TLE SF
28	MARLENE D. SAVATKE	TLE	905
29	KORY J. KUCIREK	TLE	139
32	MAYADA TASHTOOSH	TLE	160
39	ATLAS APARTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	706
42	GB AND WAUSAU, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	830
43	5300 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	1970



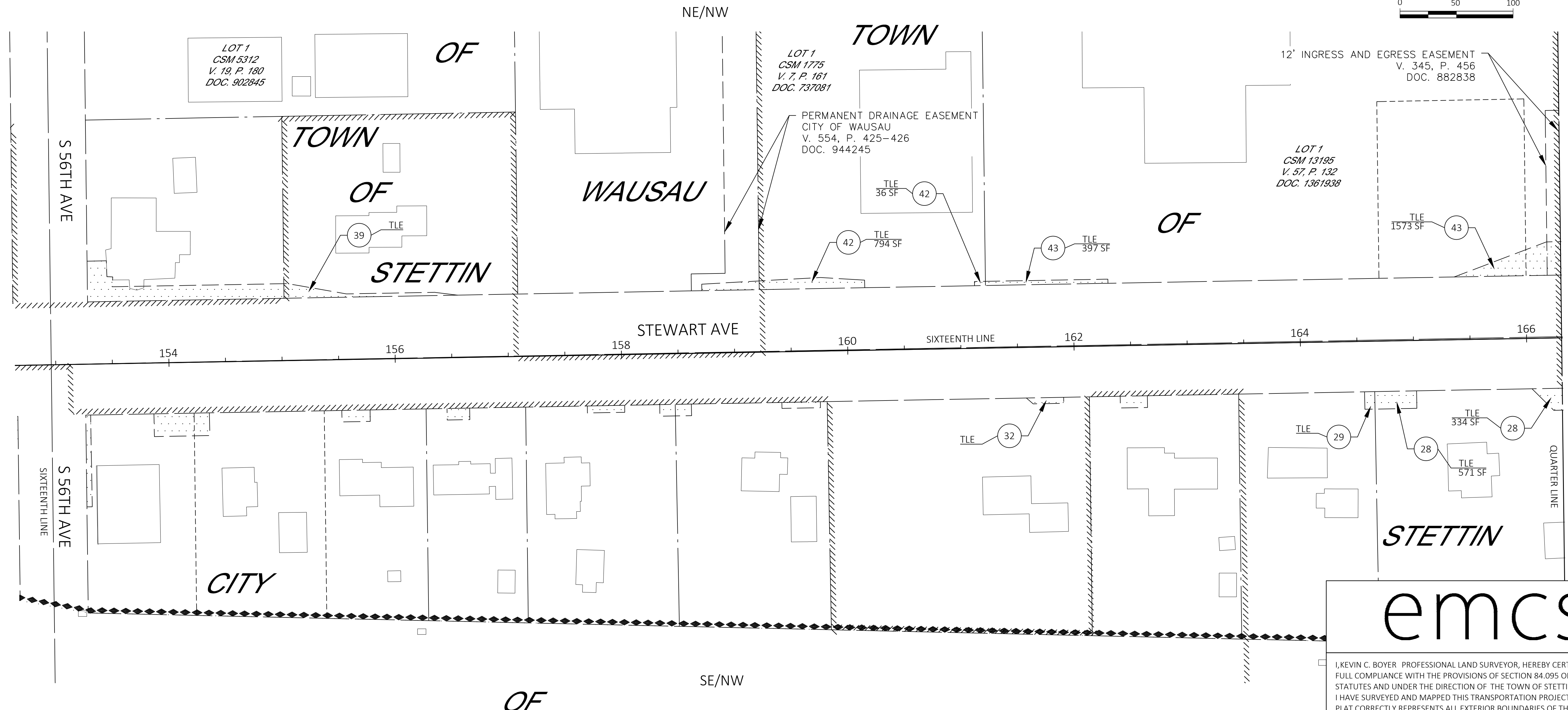
RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.07
AMENDMENT NO. _____

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS



201 FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 59 PG. 237 DOC. 600565 - PAR. 39
VOL. 59 PG. 496 DOC. 600757 - PAR. 39, 42 & 43



emcs inc

I, KEVIN C. BOYER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.06 FOR INTERESTS REQUIRED IN THE CITY OF WAUSAU.

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.08

THAT PART OF LOT 1 OF CSM 1998 AND PART OF LOT 1 OF CSM 10488 LOCATED IN PART OF THE NW1/4 OF THE NE1/4, THAT PART OF PARCEL 1 OF CSM 8889 LOCATED IN PART OF THE SW1/4 OF THE NE1/4, ALL IN SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

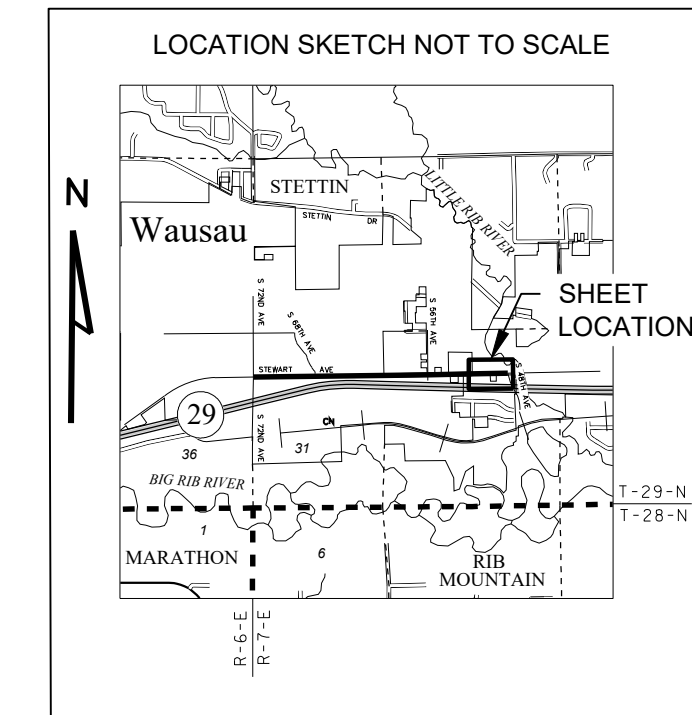
TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU

HEREBY ORDERS THAT:
 1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
 2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
44	5108 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, CHARLES A DHIDORZI, AN 16/20 INTEREST, CHRISTOPHER J. GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, CHRISTOPHER JOHN GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, BRIAN C. GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, BRIAN CHARLES GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST	FEE/TLE	2269	---	2269	731
46	5108 STEWART AVENUE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	3793	---	3793	450
47	STEWART WOODS 5000, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	56	---	56	497
48	MAC VENTURES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	688	---	688	3884
51	4901 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	1804



RESERVED FOR REGISTER OF DEEDS
 PROJECT NUMBER 6999-09-02-4.08
 AMENDMENT NO. _____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.09 FOR INTERESTS REQUIRED IN THE TOWN OF STETTIN.

CITY

NW/NE

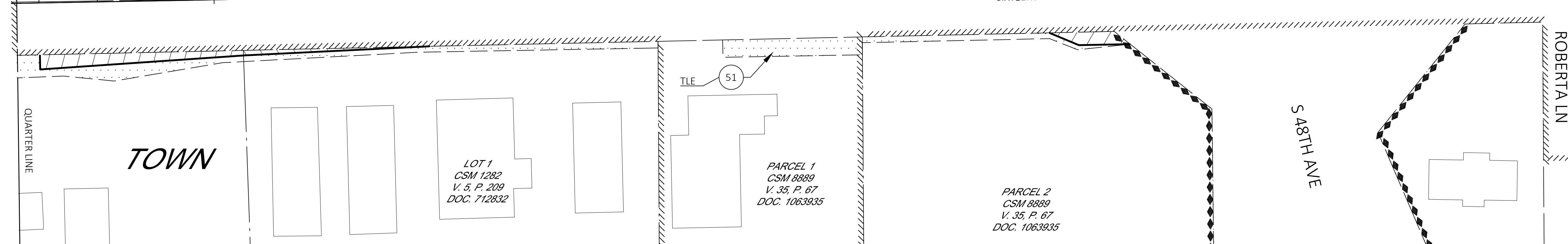
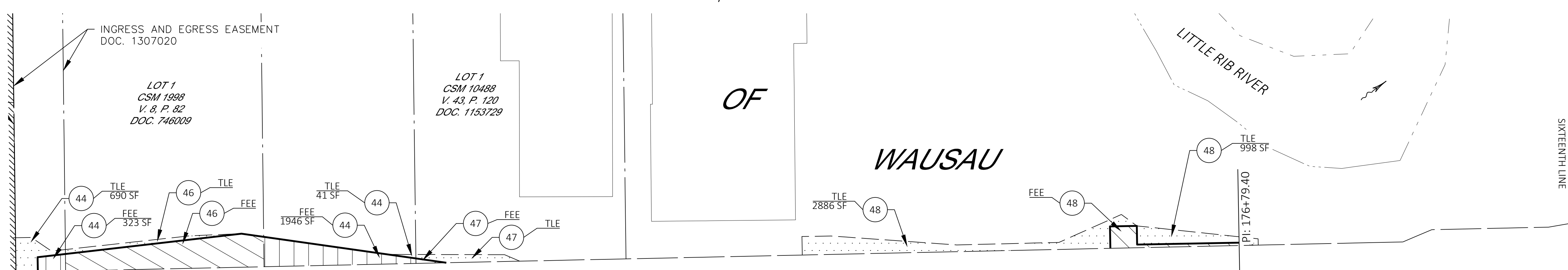
OF

WAUSAU



GN

NE/NE



NE/NW

LOT 1
 CSM 1998
 V. 8, P. 82
 DOC. 746009

LOT 1
 CSM 10488
 V. 43, P. 120
 DOC. 1153729

44 TLE 690 SF

46 TLE

46 FEE

44 TLE 41 SF

44 FEE

44 FEE 1946 SF

47 FEE

47 TLE

48 TLE 2886 SF

48 FEE

48 TLE 998 SF

PI: 176+79.40

TOWN

LOT 1
 CSM 1282
 V. 5, P. 209
 DOC. 712832

PARCEL 1
 CSM 8889
 V. 35, P. 67
 DOC. 1063935

PARCEL 2
 CSM 8889
 V. 35, P. 67
 DOC. 1063935

SE/NW

OF

SW/NE

STETTIN

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS
207	WAUSAU WATER WORKS (SANITARY)	RELEASE OF RIGHTS
208	WAUSAU WATER WORKS (WATER)	RELEASE OF RIGHTS

- (201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
 VOL. 59 PG. 239 DOC. 600567 - PAR. 44 & 48
 VOL. 60 PG. 235 DOC. 601023 - PAR. 46 & 47
- (207) WAUSAU WATER WORKS (SANITARY)
 VOL. 428 PG. 212 DOC. 851158 - PAR 47
- (208) WAUSAU WATER WORKS (WATER)
 VOL. 36 PG. 484 DOC. 590129 - PAR 48

emcs inc

I, KEVIN C. BOYER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
 PRINT NAME: KEVIN C. BOYER
 REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
 PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.09

THAT PART OF LOT 1 OF CSM 1282 AND PART OF PARCEL 2 OF CSM 8889 LOCATED IN PART OF THE SW1/4 OF THE NE1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

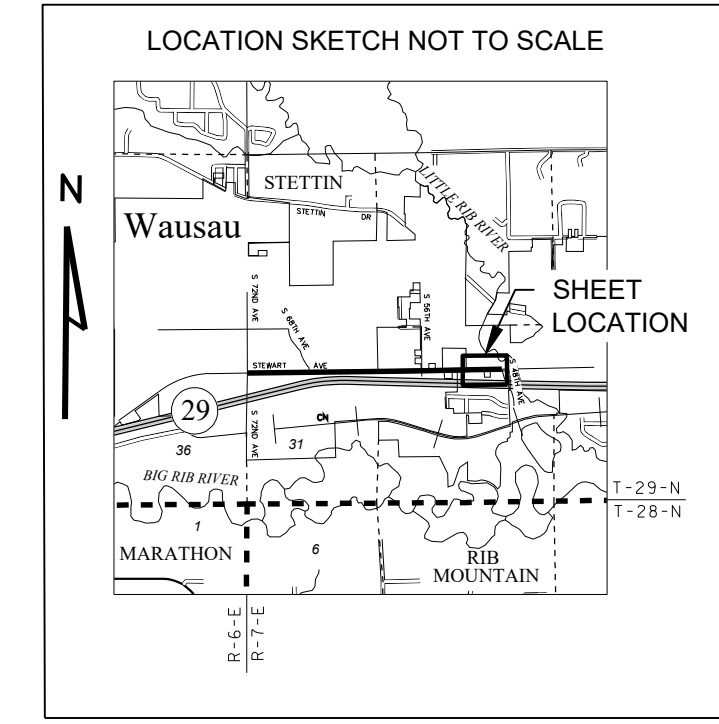
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN HEREBY ORDERS THAT:
 1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
 2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE TOWN OF STETTIN.

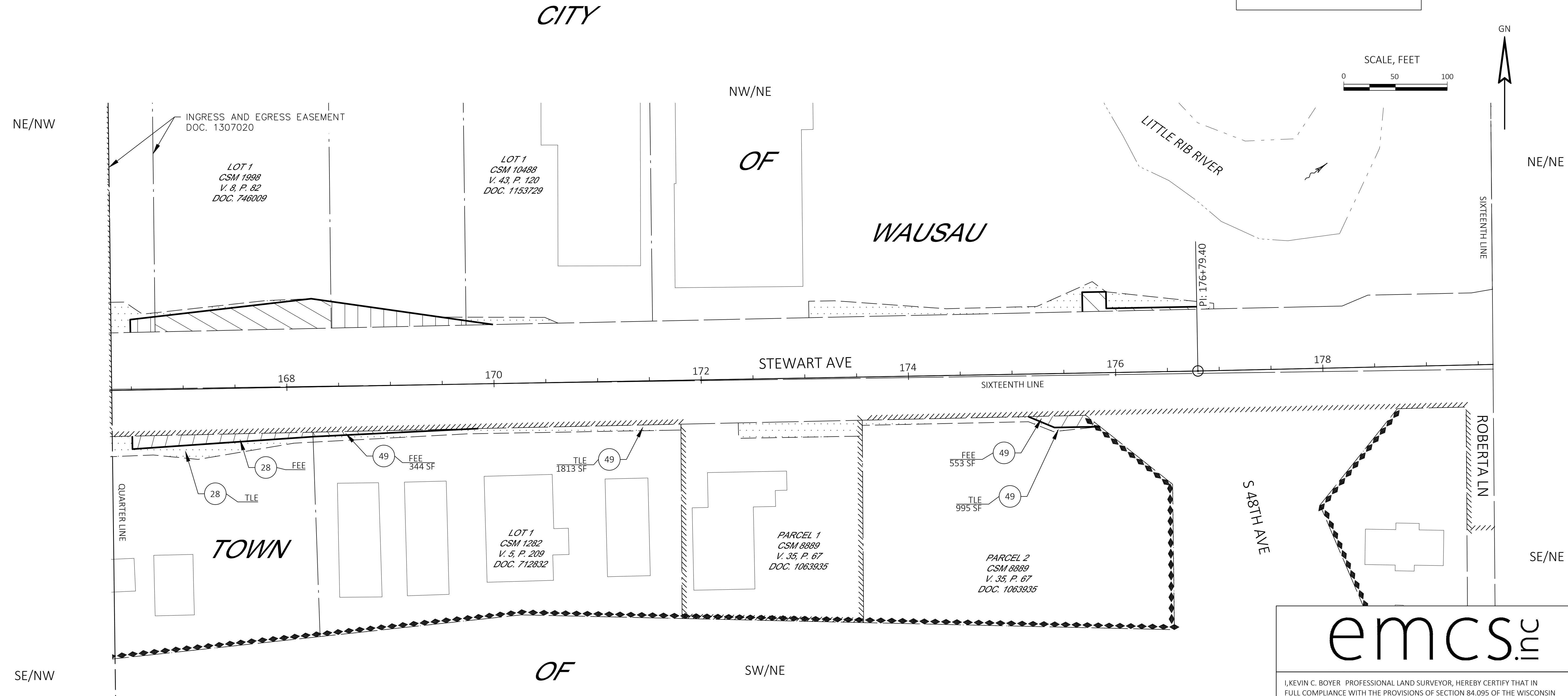
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
28	MARLENE D. SAVATKE	FEE/TLE	1474	---	1474	1949
49	4905 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	897	---	897	2808



RESERVED FOR REGISTER OF DEEDS
 PROJECT NUMBER 6999-09-02-4.09
 AMENDMENT NO: _____

4

4



ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.08 FOR INTERESTS REQUIRED IN THE CITY OF WAUSAU.

emcs inc

I, KEVIN C. BOYER PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
 PRINT NAME: KEVIN C. BOYER
 REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

SIGNATURE: _____ DATE: _____
 PRINT NAME: _____

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

RESOLUTION OF THE COMMON COUNCIL	
Approving Agreement with FAA for Transfer of Entitlements apportioned to Wausau Downtown Airport.	
Committee Action:	None
Fiscal Impact:	\$150,000
File Number:	23-1119
Date Introduced:	November 21, 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, the State of Wisconsin submitted a Block Grant Application dated April 26, 2019, and entered into a Grant Agreement with the Federal Aviation Administration (“FAA”) to carry out grant administrative responsibilities for airport planning, development and noise program implementation projects at airports in the state, for which \$150,000 of the total grant offer was designated to be used at the Wausau Downtown Airport; and

WHEREAS, on January 22, 2019, upon an Amended Resolution of the Plan Commission, the Common Council approved a petition for federal and/or state aid for airport improvements, for which the City would be a sponsor, to meet the existing and future needs of the airport; and

WHEREAS, state law required the City as a sponsor to designate the Secretary of Transportation as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the Federal Airport and Airway Improvement Act, which it did and also adopted assurances incorporated into the grant agreement, by which it agreed to maintain and operate the airport in accordance with certain conditions required by Wisconsin Administrative Code; and

WHEREAS, in Wisconsin, the Department of Transportation, through the Bureau of Aeronautics (“BOA”) provides funding from block grants for projects through what the Federal Aviation Administration (“FAA”) recognizes as a suballotment, in the amount of \$150,000 annually for general aviation airports, to be used toward eligible capital projects at each airport; and

WHEREAS, the FAA allows the annual entitlement funding to be accumulated for up to three years to fund more expensive projects, but if not used within the three years, the State loses the \$150,000; however, allotments can be transferred to another airport needing the funds; and

WHEREAS, for the first time since this program started, the Wausau Downtown Airport has been unable to complete its proposed terminal rehabilitation project while details were being worked out, and because the BOA was unable to accomplish this project, the State has requested that the City of Wausau waive receipt of the 2019 \$150,000 block grant funds and consent to transfer the waived amount to the Waukesha County/Crites Field.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby approves the attached Agreement with FAA for transfer of entitlements for 2019, not to exceed \$150,000, and authorizes the appropriate staff to execute such Agreement.

Approved:

Katie Rosenberg, Mayor



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-110, Request for FAA Approval of Agreement for Transfer of Entitlements

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.



Request for FAA Approval of Agreement for Transfer of Entitlements

In accordance with 49 USC § 47117(c)(2),

Name of Transferring Sponsor: City of Wausau

hereby waives receipt of the following amount of funds apportioned to it under 49 USC § 47114(c) for

the: Name of Transferring Airport (and LOCID): Wausau Downtown Airport (AUW)

for each fiscal year listed below:

Entitlement Type (Passenger, Cargo or Nonprimary)	Fiscal Year	Amount
Block Grant 104	2019	\$ 150,000.00
Total		

The Federal Aviation Administration has determined that the waived amount will be made available to:

Name of Airport (and LOCID) Receiving Transferred Entitlements:

Waukesha County/Crites Field

(UES)

Name of Receiving Airport's Sponsor: Waukesha County

a public use airport in the same state or geographical areas as the transferring airport for eligible projects under 49 USC § 47104(a).

The waiver expires on the earlier of (date) or when the availability of apportioned funds lapses under 49 USC § 47117(b).

For the United States of America, Federal Aviation Administration:

Signature:

Name: David M. Greene

Title: Director, Bureau of Aeronautics

Date:

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

AMENDED RESOLUTION OF THE PLAN COMMISSION

Petitioning the Secretary of Transportation for Airport Improvement Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances

Committee Action: Approved 6-0

Fiscal Impact:

File Number: 01-0217

Date Introduced: January 22, 2019

WHEREAS, the City of Wausau, Marathon County, Wisconsin hereinafter referred to as the sponsor, being a municipal body corporate of the State of Wisconsin, is authorized by Wis. Stat. §114.11, to acquire, establish, construct, own, control, lease, equip, improve, maintain, and operate an airport, and

WHEREAS, the sponsor desires to develop or improve the Wausau Downtown Airport, Marathon County, Wisconsin,

"PETITION FOR AIRPORT PROJECT"

WHEREAS, the foregoing proposal for airport improvements has been referred to the city plan commission for its consideration and report prior to council action as required by Wis. Stat. §62.23(5), and

WHEREAS, airport users have been consulted in formulation of the improvements included in this resolution, and

WHEREAS, a public hearing was held prior to the adoption of this petition in accordance with Wis. Stat. §114.33(2) as amended, and a transcript of the hearing is transmitted with this petition, and

THEREFORE, BE IT RESOLVED, by the sponsor that a petition for federal and (or) state aid in the following form is hereby approved:

The petitioner, desiring to sponsor an airport development project with federal and state aid or state aid only, in accordance with the applicable state and federal laws, respectfully represents and states:

1. That the airport, which it is desired to develop, should generally conform to the requirements for a general aviation type airport as defined by the Federal Aviation Administration.
2. The character, extent, and kind of improvements desired under the project are as follows: Relocate KAUW ASOS equipment and grass runway installation; New jet A fuel farm installation and tank monitor install; Airport terminal buildings upgrades; Grass runway 9/27 rehabilitation; Corporate hangar #3 door replacement; Part 77 tree trimming for runway approaches; T-hangar 1-10 maintenance; Concrete apron repair; Wildlife study;

Update of airport layout plan; Taxiway and runway pavement crack sealing and sealcoating; Runway 13/31 reconstruction; Runway 5/23 reconstruction/re-design 5/23 runway lighting system/PAPI; Parking lot expansion with solar panel car shelters; Runway/Taxiway signage-LED lighting retrofit; emergency access/perimeter inspection road; east hangar development area phase II install; sewer/water, utilities, taxiway installation east hangar road installation; Airport snow removal vehicle; Rotating beacon replacement, and any necessary related work.

3. That the airport project, which your petitioner desires to sponsor, is necessary for the following reasons: to meet the existing and future needs of the airport.

WHEREAS, it is recognized that the improvements petitioned for as listed will be funded individually or collectively as funds are available, with specific project costs to be approved as work is authorized, the proportionate cost of the airport development projects described above which are to be paid by the sponsor to the Secretary of the Wisconsin Department of Transportation (hereinafter referred to as the Secretary) to be held in trust for the purposes of the project; any unneeded and unspent balance after the project is completed is to be returned to the sponsor by the Secretary; the sponsor will make available any additional monies that may be found necessary, upon request of the Secretary, to complete the project as described above; the Secretary shall have the right to suspend or discontinue the project at any time additional monies are found to be necessary by the Secretary, and the sponsor does not provide the same; in the event the sponsor unilaterally terminates the project, all reasonable federal and state expenditures related to the project shall be paid by the sponsor; and

WHEREAS, the sponsor is required by Wis. Stat. §114.32(5) to designate the Secretary as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the Federal Airport and Airway Improvement Act, and is authorized by law to designate the Secretary as its agent for other purposes.

"DESIGNATION OF SECRETARY OF TRANSPORTATION AS SPONSOR'S AGENT"

THEREFORE, BE IT RESOLVED, by the sponsor that the Secretary is hereby designated as its agent and is requested to agree to act as such, in matters relating to the airport development project described above, and is hereby authorized as its agent to make all arrangements for the development and final acceptance of the completed project whether by contract, agreement, force account or otherwise; and particularly, to accept, receive, receipt for and disburse federal monies or other monies, either public or private, for the acquisition, construction, improvement, maintenance and operation of the airport; and, to acquire property or interests in property by purchase, gift, lease, or eminent domain under Wis. Stat. §32.02; and, to supervise the work of any engineer, appraiser, negotiator, contractor or other person employed by the Secretary; and, to execute any assurances or other documents required or requested by any agency of the federal government and to comply with all federal and state laws, rules, and regulations relating to airport development projects.

FURTHER, the sponsor requests that the Secretary provide, per Wis. Stat. §114.33(8)(a), that the sponsor may acquire certain parts of the required land or interests in land that the Secretary shall find necessary to complete the aforesaid project.

"AIRPORT OWNER ASSURANCES"

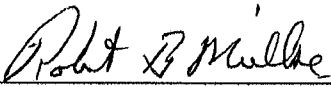
AND BE IT FURTHER RESOLVED that the sponsor agrees to maintain and operate the airport in accordance with certain conditions established in Wis. Admin. Code Trans §55, or in accordance with



sponsor assurances enumerated in a federal grant agreement.

AND BE IT FURTHER RESOLVED THAT THE Mayor and the City Clerk be authorized to sign and execute the agency agreement and federal block grant owner assurances authorized by this resolution.

Approved:



Robert B. Mielke, Mayor

CERTIFICATION

I, Toni Rayala, Clerk of City of Wausau, Wisconsin, do hereby certify that the foregoing is a correct copy of a Resolution introduced at a meeting of the Common Council of the City of Wausau on January 22, 2019, adopted by a majority vote, and recorded in the minutes of said meeting.



Clerk

W:\Airports\wausau downtown\Petition\1-13AUWres.doc

