



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

| | |
|-----------------|--|
| Meeting of the: | FINANCE COMMITTEE |
| Date/Time: | September 24, 2024, at 5:15 PM |
| Location: | City Hall (407 Grant Street) - Council Chambers |
| Members: | Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney |

FINANCE COMMITTEE AGENDA ITEMS

- 1 Minutes of the previous meeting (09/10/2024).
- 2 Discussion and possible action on vacation of right-of-way at 700 Grand Avenue for Commonwealth Development and releasing obligation of the DOT for reimbursing city for property purchase \$468,065.
- 3 Discussion and possible action closing Tax Increment District Number Six.
- 4 Discussion and possible action on modifying the ARPA budget for Firefighter positions.
- 5 Discussion and possible action on budget change of purpose for ARPA funds Lead Service Line Replacement.
- 6 Discussion and possible action regarding Park organizational study.
- 7 Discussion and possible action regarding acceptance of Victims of Crime Act (VOCA) grant and budget modification.
- 8 Discussion and possible action regarding 2025 budget calendar 10/9/2024, 10/14/2024 and 10/16/2024.
- 9 Discussion and possible action regarding the developer agreement with STS Investments LLC, west of Birchwood Drive and west of Old Coach Road.
- 10 Discussion and possible action regarding UniverCity Contract and related budget modification.
- 11 Discussion and possible action regarding authority to proceed with airport terminal renovations construction project as temporarily City only funded project administered by Wisconsin Bureau of Aeronautics (BOA) with approximately 95% of project costs to be ultimately reimbursed with FAA funding, contingent on assurance from BOA that FAA reimbursement will occur - estimated temporary sponsor only funding commitment is \$1.4 million, with approximately \$1.17 million in FAA/BOA grant funding arriving in 2025 before any invoices would be received by City from BOA, and another FAA/BOA grant of approximately \$137,750 grant to reimburse the City at a later date (date TBD depending on airport project prioritization).

Adjourn

Michael Martens, Chairperson

NOTICE: The makeup of the Finance Committee and Human Resources Committee are identical; therefore, it is expected that a quorum of members of the Human Resources Committee will be in attendance. It is possible that a quorum of members of other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet, live 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 kody.hart2@ci.wausau.wi.us with "Finance Committee Public Comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom 09/19/2024 at 4:45 PM.

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) 261-6590 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.

FINANCE COMMITTEE

Date and Time: Tuesday, September 10, 2024, at 5:15 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Terry Kilian, Vicki Tierney

Others Present: Mayor Diny, MaryAnne Groat, Tammy Stratz, Matt Barnes, Jeremy Kopp, Alder Henke

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:17 p.m.

Minutes of the previous meeting (08/27/2024).

Motion by Kilian, seconded by Tierney, to approve. Motion carried 5-0.

Discussion and possible action on the extension of the ARPA Subrecipient Agreement with Catholic Charities.

McElhaney questioned a contract of expected services outlined from Catholic Charities. McElhaney questioned benchmarks that the city requires the charity to meet to provide oversight for bills that come in. It was stated the agreement in place stipulated that a 365-day shelter and day shelter remain available to individuals.

Kilian questioned the guidelines for individuals allowed to enter the shelter. It was stated the Police Department had a conversation with the charity on that matter and that it was being addressed.

McElhaney questioned if the amendment of a contract needs to be brought to the Public Health & Safety Committee. It was stated that while the Finance Committee handles the finance part of this agreement, the Public Health & Safety Committee should be looped in on a possible contract amendment.

Motion by Tierney, seconded by Gisselman, to approve the carryover of the ARPA allocation contingent on the contract extension through Public Health & Safety Committee. Motion carried 5-0.

Discussion and possible action on the reprogramming of the 2020 Community Development Block Grant CARES III and the 2022 Community Development Block Grant Homme Homes Elevator Project into the Acquisition/Housing Development Activity.

Motion by Gisselman, seconded by Kilian, to approve. Motion carried 5-0.

Discussion and possible action on a sole source purchase request for contract with All City Management Service crossing guards for the Wausau Police Department.

Motion by Tierney, seconded by Kilian, to approve the sole source request to continue to use All City Management Service. Motion carried 5-0.

Discussion and possible action on the sole source purchase and budget modification for new mechanical CPR devices for the Wausau Fire Department.

Motion by Gisselman, seconded by Tierney, to approve the sole source request. Motion carried 5-0.

Discussion and possible action on ARPA funding update.

Kilian questioned what would happen if the city held a failed referendum to raise the levy limit to fund firefighter positions that are currently funded through ARPA. It was stated a referendum could be held again or other fees could be levied to generate the revenue needed to fund the positions. Kilian stated a referendum was a good idea to give citizens a chance to make the decision on investing in public safety.

Tierney questioned if the firefighters allocated for by ARPA have been filled. It was stated that while positions have been filled, retirement and people leaving the program have kept the overall staffing level the same.

Martens requested an agenda item at the next committee meeting for a budget modification to continue allocating for firefighter positions.

Adjourn

Motion by Tierney, seconded by Kilian, to adjourn the meeting. Motion carried.

Meeting adjourned at 5:54 p.m.

For full meeting video on YouTube: <https://www.youtube.com/watch?v=SKQTOF-gcPI>

Dept. of Public Works & Utilities



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

TO: Finance Committee

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

DATE: August 27, 2024

SUBJECT: 700 Grand Ave - Vacation of ROW for Commonwealth Development and Releasing Obligation of the DOT for Reimbursing City for Property Purchase

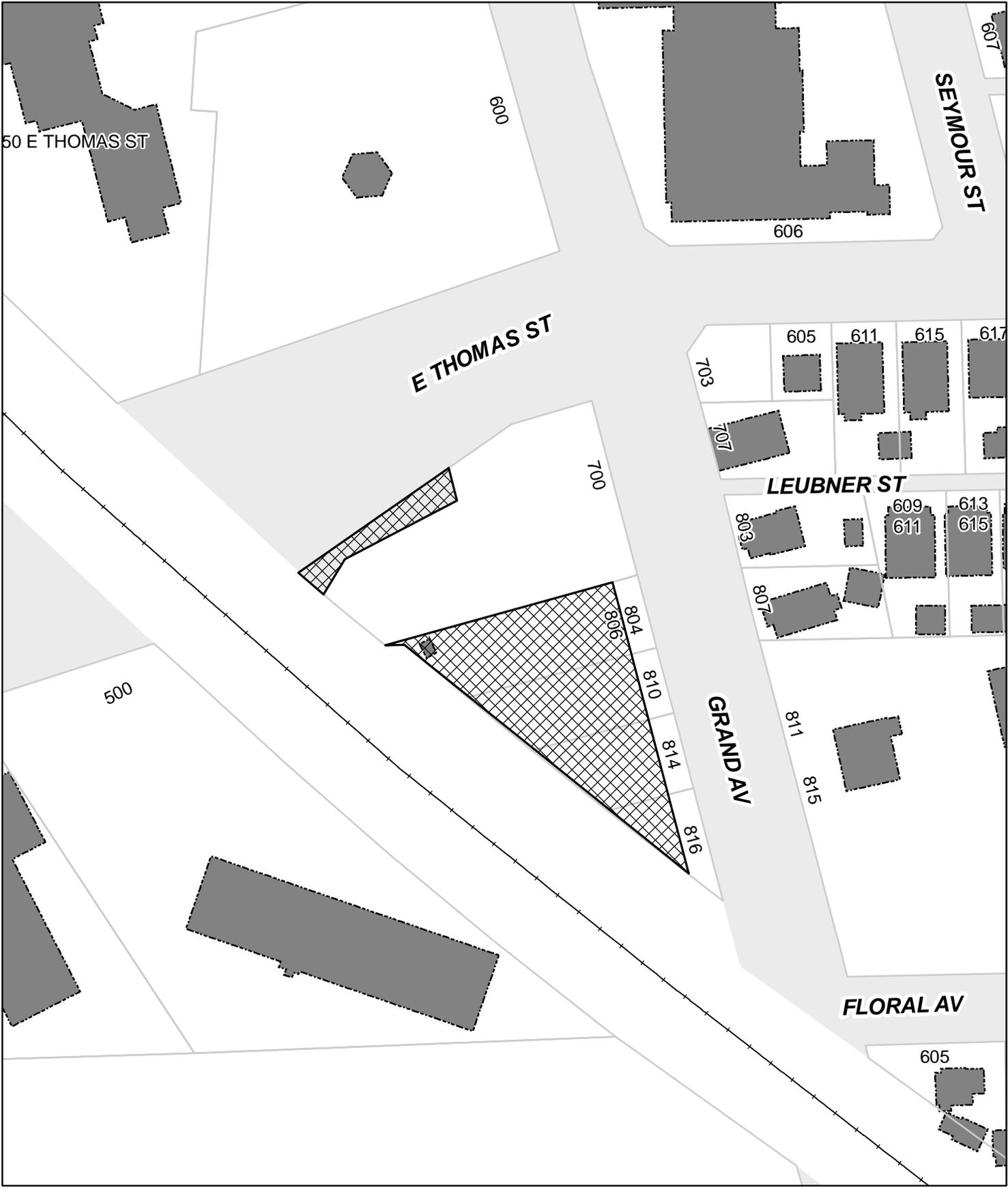
Property at this address was purchased by the city many years ago for the intention of using this property for road right of way when Grand Ave was reconstructed. At the time the city purchased the property the DOT committed to reimbursing the city for the cost of the property purchase as long as the property remained right of way. Please see attached map of proposed vacation.

When Commonwealth proposed their development on this property a few years ago the DOT did not have Grand Ave on a reconstruction schedule. Our recent conversations with the DOT, in spring of 2024, revealed the DOT now has Grand Ave on their reconstruction list for 2030/2031. The DOT is committed to honor their agreement with the city to reimburse the cost of the property purchase in the amount of \$332,474.92. If the property were not to be used for ROW then the DOT would not reimburse the city for the expense. With the Commonwealth development proposed on this property the ROW would need to be vacated and therefore no reimbursement would be given by the DOT.

The vacation of right of way was brought to I&F and Council for approval to set a Public Hearing. That Public Hearing is proposed for the October I&F meeting.

Staff has spoken with the DOT and they do not feel they need the property proposed for vacation to reconstruct Grand Ave at this time. The city working with Commonwealth has preserved a 20ft strip of land on the east side of the property to allow for any possibility of needed area for traffic lane improvement and we do not feel any additional property would be required.

Staff is requesting the Finance Committee make a determination to either keep the ROW and get reimbursed the expense of the property purchase or vacate the ROW to allow for the new development to take place.



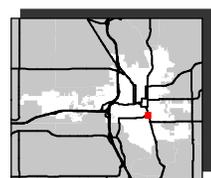
Map Date: May 20, 2024

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

-  Existing Building
-  Existing Right-of-Way
-  Proposed ROW Vacation





State of Wisconsin • DEPARTMENT OF REVENUE

DIVISION OF STATE AND LOCAL FINANCE • OFFICE OF TECHNICAL & ASSESSMENT SERVICES • MADISON, WI

Mailing Address
2135 Rimrock Road
PO Box 8971 • MS 6-97
Madison, WI 53708-8971
Phone: (608) 266-7750
tif@wisconsin.gov

July 30, 2024

37-291

Kaitlyn Ann Bernarde
Municipal Clerk
407 Grant St
Wausau, WI 54403-4737

RE: Maximum Life — City of Wausau Tax Incremental District (TID) 006

Dear Kaitlyn Ann Bernarde:

The Wisconsin Department of Revenue (DOR) records show your municipality created TID 006 on May 10, 2005 and must terminate this TID by December 19, 2024.

To terminate a TID, your municipality must:

1. Adopt a termination resolution by December 19, 2024.
2. Notify DOR within 60 days of the resolution or by April 15, whichever comes first
3. Email the following to tif@wisconsin.gov:
 - Adopted termination resolution
 - Completed Terminated TID Final Accounting Submission Date Agreement (Form PE-223)

If you have questions, contact us at tif@wisconsin.gov.

Sincerely,

Kristin Filipiak
Community Services Specialist
Office of Technical and Assessment Services

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

RESOLUTION OF THE FINANCE COMMITTEE

Terminating Tax Increment District Number Six

Committee Action: Approved

Fiscal Impact:

File Number: 05-0406

Date Introduced: October 8, 2024

RESOLUTION

WHEREAS, the City of Wausau passed a creation resolution creating Tax Incremental District Number Six on May 10, 2025, and adopted a project plan that year; and

WHEREAS, the objectives of the district were to increase employment opportunities, property tax base and per capita income within the community; increase the availability of properly located business and industrial sites and accommodate and encourage new industries and the expansion of existing industry and business.

WHEREAS, Tax Incremental District Number Six projects were completed within the prescribed allowed time; and

WHEREAS, the Districts obligations have been satisfied and sufficient increment has been collected

NOW THEREFORE BE IT RESOLVED that the City of Wausau Common Council does terminate Tax Increment District Number Six; and

BE IT FURTHER RESOLVED that the City of Wausau City Clerk shall notify the Wisconsin Department of Revenue, within 60 days of this resolution that the district has been terminated; and

BE IT FURTHER RESOLVED that pursuant to Section 66.1105(8) of the Wisconsin Statutes the City of Wausau proper city officials shall execute the prescribed termination forms, complete the final accounting and send final audited information to the Wisconsin Department of Revenue.

Adopted the October 8, 2024

Approved:

Doug Diny, Mayor

ARPA INVESTMENT INCOME 08/31/2024

| | | |
|--------------------------|-------|----------------|
| Investment Income Earned | 2022 | 73,003 |
| | 2023 | 359,806 |
| | 2024 | <u>299,242</u> |
| | Total | 732,051 |

Expenses

| | | |
|--------------------|-------|----------------|
| Investment Expense | 2022 | 6,797 |
| | 2023 | 5,132 |
| | 2024 | 2,072 |
| Catholic Charities | 2023 | 232,000 |
| Police Fencing | 2024 | <u>210,000</u> |
| | Total | 456,001 |

Available for Allocation 276,050

FireFighter Allocation 144,000

Remaining to Allocate 132,050

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

| RESOLUTION OF THE FINANCE COMMITTEE | |
|--|-----------------|
| Approving and Adopting the Budget Modification for American Rescue Plan Coronavirus State and Local Fiscal Recovery Fund Funded Projects – Firefighter positions | |
| Committee Action: | Approved |
| Fiscal Impact: | \$144,000 |
| File Number: | 23-1109 |
| Date Introduced: | October 8, 2024 |

| FISCAL IMPACT SUMMARY | | | |
|------------------------------|---|---|---|
| COSTS | <i>Budget Neutral</i> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| | <i>Included in Budget:</i> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <i>Budget Source: ARPA investment income</i> |
| | <i>One-time Costs:</i> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <i>Amount:</i> |
| | <i>Recurring Costs:</i> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | <i>Amount: \$364,000 annually</i> |
| SOURCE | <i>Fee Financed:</i> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <i>Amount: Investment Income \$144,000</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, the City of Wausau received approximately \$15 million in American Rescue Plan Act (ARPA) Funds, and

WHEREAS, the US Treasury has issued Final Rules regarding reporting and eligible uses; and

WHEREAS, the Rules specify that funds must be used for costs incurred on or after March 3, 2021, and obligated by December 31, 2024, and expended by December 31, 2026; and

WHEREAS, the City received public feedback, developed an application and ranking matrix to prioritize the spending of the funds; and

WHEREAS, three firefighter positions were created with ARPA funding and funded for 2023 and 2024; and

WHEREAS, these positions were created along with the nine SAFER Grant (Staffing for Adequate Fire and Emergency Response) positions and

WHEREAS, your Finance Committee recommends funding the three ARPA positions through 2025; and

WHEREAS, the existing ARPA allocation is insufficient to cover the entire cost of these personnel for the balance of 2024 and 2025 leaving an expected shortfall of \$144,000; and

WHEREAS, your Finance Committee recommends funding the shortfall with ARPA investment income

WHEREAS, your Finance Committee recommends the following budget modification to amend the multi-year budget to reflect this ARPA spending plan.

| *Fund | *Cost Center | Revenue Category | Spend Category | Program | Debit Amount | Credit Amount |
|---------------|-------------------|-----------------------|------------------------------------|---|--------------|---------------|
| 215 ARPA Fund | 56754 ARPA Grants | 48110 Interest Income | | | \$0.00 | \$144,000.00 |
| 215 ARPA Fund | 56754 ARPA Grants | | 51590 Other Employer Contributions | WARPA_011 ARPA - Firefighter Positions RR | \$38,880.00 | \$0.00 |
| 215 ARPA Fund | 56754 ARPA Grants | | 51111 Salaries and Wages | WARPA_011 ARPA - Firefighter Positions RR | \$105,120.00 | \$0.00 |

NOWTHERE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to modify the 2024 Budget as outlined above.

NOWTHERE BE IT RESOLVED, by the Common Council that the three ARPA firefighter positions will be funded by ARPA funds until the allocation is exhausted and with ARPA investment income through 2025; and

BE IT FURTHER RESOLVED that the proper City officials are directed to encumber funds and complete the projects and purchases in accordance with the American Rescue Plan Coronavirus State and Local Fiscal Recovery Fund

Approved:

Doug Diny, Mayor

City of Wausau, 407 Grant Street, Wausau WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing the Wausau Police Department to accept a Victims of Crime Act (VOCA) grant of \$100,347 per year for 3 years to continue the ongoing work of the Victim Resource Unit (VRU) and related budget modification for 2024

Committee Action: Pending

Fiscal Impact: \$750,000 over 3 years

File Number: 16-1110

Date Introduced: September 24, 2024

FISCAL IMPACT SUMMARY

| | | | |
|---------------|--|---|---------------------------------|
| COSTS | <i>Budget Neutral</i> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| | <i>Included in Budget:</i> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <i>Budget Source: Reserves</i> |
| | <i>One-time Costs:</i> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <i>Amount:</i> |
| | <i>Recurring Costs:</i> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | <i>Amount: \$250,000/year</i> |
| SOURCE | <i>Fee Financed:</i> | Yes <input type="checkbox"/> No <input type="checkbox"/> | <i>Amount:</i> |
| | <i>Grant Financed:</i> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | <i>Amount: \$301,041</i> |
| | <i>Debt Financed:</i> | Yes <input type="checkbox"/> No <input type="checkbox"/> | <i>Amount Annual Retirement</i> |
| | <i>TID Financed:</i> | Yes <input type="checkbox"/> No <input type="checkbox"/> | <i>Amount:</i> |
| | <i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i> | | |

RESOLUTION

WHEREAS, the City of Wausau Police Department (“WPD”) is subrecipient of a three-year federal grant award under the Victims of Crime Act (“VOCA”) in the amount of \$100,347 per year; and

WHEREAS, the WPD will use the grant funding to continue the Victim Resource Unit, which provides timely direct services and coordinates community-based services to: respond to the emotional, psychological, and physical needs of crime victims; assist victims to stabilize their lives after victimization; assist victims to understand and participate in the criminal justice system; and restore a measure of safety and security for the victim.; and

WHEREAS, the attached grant program requires City Funding over a three-year period; and

WHEREAS, your Finance Committee, at its September 24, 2024 meeting has reviewed and recommended approval of the grant; and

WHEREAS, your Finance Committee reviewed the 2024 grant shortfall of \$62,500 and recommended a budget modification to fund the shortfall from reserves;

| *Ledger Account/Summary | *Fund | *Cost Center | Revenue Category | Spend Category | Program | Debit Amount |
|--------------------------|------------------|-------------------------------|------------------|--------------------------|---------|--------------|
| 50110:Salaries and Wages | 101 General Fund | 52113 Police Special Programs | | 51111 Salaries and Wages | | \$62,500.00 |

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, that the WPD is authorized to accept the three-year Victims of Crime Act grant; and

BE IT FURTHER RESOLVED, by the Common Council of the City of Wausau that the proper City

officials are hereby authorized and directed to modify the 2024 Budget as outlined above.

Approved:

Doug Diny, Mayor

To: Finance Committee

From: Ben Graham, Investigations Captain

Date: 9/17/2024

Re: Acceptance of VOCA: Victims of Crime Act 2024-2027 Grant Funding



Victim Resource Unit
(VRU)

"The VRU is a godsend. I'm so thankful for the guidance and support. It literally saved my life."



Synopsis

The Police Department is seeking:

1. Approval to accept a Victims of Crime Act (VOCA) 2024-2027 grant, totaling \$301,041 over three years (\$100,347 annually), to support the Victim Resource Unit (VRU).
2. Approval of a 2024 budget modification to transfer funds to support the VRU for Q4 of 2024.
3. A commitment to cover any position and program costs not funded by the grant through 2027 as a cost to continue.

Background

The police department seeks to continue its coordinated approach to serving crime victims in Wausau, focusing on adult sexual assault, child abuse, domestic violence, and underserved populations. If approved, the grant will continue funding the Victim Resource Unit (VRU), which offers a seamless system of short- and long-term care through a Mental Health Therapist, Crime Response Specialist, and Victim Resource Officer. The VRU provides direct support and coordinates community services to address victims' emotional, psychological, and physical needs, help stabilize their lives, guide them through the criminal justice system, and restore their safety.

From 2016 to 2019, the Wisconsin Office of Crime Victim Services (OCVS) awarded the department \$186,439 annually to establish the VRU, initially supporting a Mental Health Therapist (1 FTE, 100% VOCA) and a Victim Resource Officer (1 FTE, 70% VOCA). A Crime Response Specialist was also added, funded by the Marathon County District Attorney's Office, though that funding ended in 2019. In 2019, OCVS increased the grant to \$300,000 annually, supporting program activities and three positions: Mental Health Therapist (1 FTE, 100% VOCA), Crime Response Specialist (.8 FTE, 100% VOCA), and Victim Resource Officer (1 FTE, 50% VOCA).

Over the last four years, the VRU has served more than 1,100 victims of crime, providing:

- Nearly 6,000 counseling sessions
- Over 2,500 therapy sessions
- More than 800 instances of criminal justice information and victim rights education
- Over 700 instances of individual advocacy
- More than 450 referrals to other victim service providers

The top five victimization types were:

- Domestic/Family Violence (36%)
- Child Sexual Assault (14%)
- Child Physical Abuse/Neglect (9%)
- Adult Sexual Assault (8%)
- Adult Physical Assault (4%)

Many victims have lent their voice to express the impact of this program over the years. Here are some of the things they have had to say:

"At a time in my life when I need the help, [the Mental Health Therapist] is there helping me through. Please continue this valuable service to help me and women like me."

"[The Mental Health Therapist] has been amazing helping me with therapy and providing approaches to aid in my recovery and maintain my safety and kids. Thank you all for being a true blessing in our lives."

"It was very caring and amazing to know there was even such a program. It makes me feel that my safety was thought about. All my questions were answered. Thank you!"

"The services that I received were flawless. Both the support that I received from [the Victim Resource Officer] as well as from the therapist were so helpful. I will be forever grateful [the VRU] is part of the WPD."

"It was hard to believe that [the VRU] could make such a difference in my life. I have changed and improved and am healing from my experience."

"[The Victim Resource Officer] guided me through a very difficult situation that seemed impossible. Her compassion, knowledge, and professionalism are phenomenal. The services of [the Mental Health Therapist] are also invaluable. [The therapist] helped me learn to cope with the emotional impact and to recover from what had happened to my family."

"I was very impressed with the resources available to me. Of course, never in my life did I expect to be the victim of this type of crime. The support has made it 'doable' as I work to heal from the trauma. I am very grateful from the officer who fixed my gate, to the officer who has kept me informed and brought security cameras - AND sat with me during the hearing for the restraining order...as well as the therapist whom I have met with several times...plus just 'checks-in.' Thank you."

"Without this program I would have been lost. I am beyond blessed."

"It is not an understatement to say [the VRU] saved my life."

Last fiscal year, the Victim Resource Unit served over 300 crime victims, with more than half (158) participating in at least one therapy session. Of those who completed surveys, 91% agreed or strongly agreed that the services improved their lives.

We are eager to continue providing these valuable services.

State of Funding

The available funding through OCVS for the next 3-year VOCA grant cycle is \$13 million per year, a 70% decrease from the \$44 million awarded during the 2019-2024 cycle. As a result, grant applications were capped at \$250,000, with no guarantee of receiving the full amount. For the past five years, we received \$300,000 annually. With 136 VOCA subrecipients in Wisconsin—72 of which received \$250,000 or more per year (totaling over \$35 million)—we anticipated a highly competitive process and a minimum budget reduction of \$50,000.

Grant Application Approval

The police department requested \$231,600 in VOCA funds to support the VRU, a 23% reduction from the previous award and \$18,000 below the maximum allowed. This would fund key positions: a full-time Mental Health Therapist (100% VOCA-funded), a part-time Crime Response Specialist (100% VOCA-funded), and a full-time Victim Resource Officer (25% VOCA match).

On April 23 and May 14, 2024, the Finance Committee and Common Council approved the department's application for \$231,600 per year for three years to continue the VRU. They also committed to cover the remaining \$118,000 annually, totaling \$355,000 over three years.

Award

On September 3, 2024, the police department received notice of a \$100,347 award from OCVS, effective October 1. This was \$131,000 less than the requested amount.

We learned that 133 organizations applied for VOCA funds, with requests totaling nearly \$27 million—more than double the available funding. The police department was among the 111 organizations that received funding.

Response to Award

The reduced award requires additional funding to sustain the VRU.

The police department has adjusted the program budget to align with the \$100,347 grant, covering 40% of wages and benefits for the therapist and crime response specialist, as well as training, mileage, clinical supervision, and an emergency fund for victims.

With an annual program cost of \$350,000, the City's share would be approximately \$250,000 per year, or about \$132,000 more than anticipated.

Grant Acceptance Approval

- GRANT PURPOSE
 - To support the ongoing work of the Victim Resource Unit.
- GRANT SOURCE (IE: FEDERAL OR STATE AGENCY, OR NON-GOVERNMENTAL ENTITY)
 - VOCA: Victims of Crime Act; Federal Source but Administered by the State of Wisconsin
- GRANT AWARD AMOUNT
 - \$100,347
- GRANT PERIOD
 - 2024 to 2027; Year 1 is competitive; Years 2 and 3 are non-competitive
- REQUIRED GRANT MATCH AND SOURCES OF SUCH FUNDS
 - Required match is 20% of the total project funds, or \$25,087. This amount is met through in-kind personnel costs of a lieutenant, therapist, crime response specialist, and volunteers.
- COSTS THAT WILL BE INCURRED BY THE CITY AS A RESULT OF IMPLEMENTING THE GRANT THAT ARE NOT COVERED BY THE GRANT SUCH AS EQUIPMENT, UNIFORMS, VEHICLES, COMPUTERS
 - **2024:** \$62,500
 - **2025:** \$250,000
 - **2026:** \$250,000
 - **2027:** \$187,500
 - **Total:** \$750,000
- FUTURE BUDGET IMPLICATIONS AND A CONTINUATION PLAN AT GRANT TERMINATION FOR GRANTS THAT CREATE NEW PROGRAMS OR INCREASE FTE'S
 - n/a
- INCLUDE A BUDGET MODIFICATION IF THE GRANT WILL INCREASE SPENDING
 - Budget modification for Q4 of 2024 included. Additional expense for 2025 will be incorporated in the 2025 budget.
- ATTACH GRANT AWARD, GRANT AGREEMENT AND ANY OTHER ACCOMPANYING DOCUMENTATION.
 - Notice of Intent to Award attached.
- IDENTIFY THE OVERSIGHT DEPARTMENT AND THE GRANT MANAGER RESPONSIBLE FOR ADMINISTERING THE GRANT
 - Oversight is provided by the Police Department; managed by Captain Ben Graham.

Recommendation

We recommend the following:

1. Approval to accept the Victims of Crime Act (VOCA) 2024-2027 grant, totaling \$301,041 over three years (\$100,347 annually), to support the Victim Resource Unit (VRU).
2. Approval of the 2024 budget modification to transfer funds to support the VRU for Q4 of 2024.
3. A commitment to cover any position and program costs not funded by the grant through 2027 as a cost to continue.

From: [Varnadoe, Leah A.](#)
To: [Benjamin Graham](#)
Subject: [EXTERNAL] Intent to Award: VOCA Competitive Grant 2024 - 2025
Date: Tuesday, September 3, 2024 4:58:45 PM

INTENT TO AWARD: Wausau Police Department Grant #18775

DELIVERED VIA EMAIL

benjamin.graham@ci.wausau.wi.us

Thank you for submitting your application for the Victims of Crime Act (VOCA) 2024 - 2025 Competitive Grant. We appreciate the work you do, and the time and effort spent preparing the application.

The Wisconsin Department of Justice Office of Crime Victim Services (OCVS) is in the process of final review of applications submitted under the VOCA 2024 - 2025 competitive grant solicitation and intends to award Wausau Police Department Grant ID#18775 with VOCA funding for project period October 1, 2024 – September 30, 2025 in the amount of \$100,347.00. Spending may begin on the project start date, which is October 1, 2024.

The project budget will be updated in Egrants. You will be able to view your application but will not be able to make changes until the budget has been returned for edits. Your grant manager will reach out to begin the budget revision process if needed. Please be aware that all Consultant/Contractual agreements must be reviewed and approved by OCVS prior to payment. Award contracts will be sent via email in October.

This is a good time to review any changes in Project Director, Financial Officer, and Signing Official since applying. If a change is required, email Leah Varnadoe at VarnadoeLA@doj.state.wi.us, to update Egrants before awarding. Any other changes must be completed via the standard budget modification process.

If you would like more information about the competitive process, methodology used, or how to file an appeal, please review the links below.

[VOCA Competitive 24-25 Summary Explanation](#)

[VOCA Competitive 24-25 Appeal Process](#)

[VOCA Competitive 24-25 Awards List](#)

Thank you for serving victims and survivors in the state of Wisconsin. Please reach out to Alexandra Stanley StanleyAP@doj.state.wi.us and/or Teresa Nienow NienowTA@doj.state.wi.us with questions.

AGREEMENT

Document No.

Document Title

AGREEMENT BETWEEN THE CITY OF WAUSAU, THE WAUSAU WATER WORKS, AND STS Investment LLC

THIS AGREEMENT made this ____ day of _____, 2024, by and between the City of Wausau, hereinafter referred to as "CITY," the Wausau Water Works, hereinafter referred to as "UTILITY," and STS Investments LLC, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, OWNER owns land within the city limits of the City of Wausau, which land OWNER wishes to develop into a real estate subdivision; and

WHEREAS, the development will necessitate the installation of water main, sanitary sewer main, storm sewer, storm water facilities, and streets; and

WHEREAS, CITY is in agreement with the development provided that OWNER agrees to certain provisions with regard to construction of and/or payment for some of the aforementioned facilities; and

WHEREAS, the purpose of this document is to codify into a development agreement exactly what OWNER agrees to do and what CITY/UTILITY agrees to do.

NOW, THEREFORE, the parties hereto agree as follows:

1. Attached hereto and incorporated herein by reference, and made a part of this Agreement, is a copy of the certified survey map which shows the addition of 4 lots.
2. Inspection Services. CITY shall provide inspection/testing services for sanitary sewer main, water main, curb, gutter and pavement, sidewalk and storm sewer construction. The CITY will not bill the OWNER for these services. OWNER shall be responsible for design and field survey layout of all infrastructure including but not limited to sanitary sewer, watermain, storm sewer, stormwater management facilities, curb, gutter and pavement. The OWNER shall not start any construction until final plans have been approved by the CITY and all permits have been obtained from the WDNR for sanitary sewer and water main extensions.
3. Sanitary Sewer. All lots will be provided with sewer lift station service, and each lot shall be charged a one-time \$200 lift station fee. The lift station fees are due at the signing of this agreement.
4. Water Main. All water main will be serviced by a booster station, and each lot shall be charged a one time \$500 water booster station fee. The booster station fees are due at the signing of this agreement.
5. Stormwater Facilities. OWNER shall supply and install storm sewer pipe, inlets, ditches and detention facilities and appurtenances as shown on the engineering plans and as approved by the CITY.

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

6. Easements. OWNER shall dedicate or cause to be dedicated all easements required to construct all utilities needed to serve the development prior to the signing of the CSM.
7. Permits. OWNER shall obtain all permits required by CITY, Department of Natural Resources, Army Corp of Engineers, or any other governmental agency to perform any work.
8. Parkland Fees. OWNER agrees to pay \$1,600.00 (One Thousand Six Hundred Dollars and 00/100), as and for a parkland dedication fee for the 4 lots on the Certified Survey Map.
9. Street Improvements. OWNER shall install base course, curb and gutter, permanent asphalt street surface, and temporary cul-de-sac in accordance with the plans and specifications as approved by the CITY. OWNER shall install 6-inch thick concrete drive approaches to lots with established driveways at time of curb and gutter installation. In the future, sidewalk may be installed in accordance with the CITY'S normal assessment procedures. The streets shall be constructed with the surface layer of asphalt in place by November 1, 2024.
10. Waiver of Notice. OWNER, for itself, its successors and assigns, waives any notice and statutory procedures required under Chapter 66 of the Wisconsin Statutes and/or any successor statute, and under CITY ordinances, and any other requirements under the law regarding special assessments and/or impact fees, and OWNER, for itself, its successors and assigns, agrees that the fees established by CITY and as outlined in this agreement shall be placed as a lien on each individual lot, without notice and without further action.

CITY OF WAUSAU

STS Investments, LLC

BY _____
Doug Diny, Mayor

BY _____

BY _____
Kaitlyn Bernarde, Clerk

BY _____

WAUSAU WATER WORKS

BY _____
Doug Diny, President

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2024, the above named Doug Diny, Mayor, and , Kaitlyn Bernarde, City Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission:_____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2024, the above named Doug Diny, President, of the Wausau Water Works, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission:_____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2024, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission:_____

This instrument was drafted by the Engineering Department for the City of Wausau, 407 Grant Street, Wausau, WI 54403-4783.



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: STS INVESTMENTS LLC.

LANDOWNER: STS INVESTMENTS LLC.

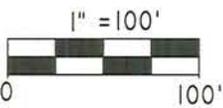
OF PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 15644, RECORDED IN VOLUME 71, ON PAGE 68, AS DOCUMENT NUMBER 1556359, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

OLD COACH ROAD

AREA DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES
8,447 SQ.FT.
0.194 ACRES

UNPLATTED LANDS OWNED BY OTHERS

EAST 1/4 CORNER SEC. 30, T29N, R7E FOUND 6"X6" STONE



UNPLATTED LANDS OWNED BY CLIENT ±38 ACRES REMAINING PIN 29129073040991

PROPOSED TEMPORARY CUL-DE-SAC BY SEPARATE DOCUMENT

PROPOSED 30' UTILITY EASEMENT BY SEPARATE DOCUMENT

CENTER 1/4 CORNER SEC. 30, T29N, R7E FOUND 1.0 IN. IRON REBAR

LOT 1
30,044 SQ.FT.
0.690 ACRES

OLD COACH ROAD

P.O.B. NW CORNER OF LOT 12

LOT 12 TAMARACK VILLAGE OWNED BY OTHERS

NW 1/4 - SW 1/4 SECTION 29

POINT "A" SW CORNER OF LOT 12

SOUTHEAST CORNER OF THE NE 1/4 - SE 1/4 SEC. 30, T29N, R7E FOUND 1.25 IN. O.D. IRON PIPE

BIRCHWOOD DRIVE
AREA DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES
33,278 SQ.FT.
0.764 ACRES

UNPLATTED LANDS OWNED BY CLIENT ±34 ACRES REMAINING PIN 29129073040990

LOT 24 WEST HILL OWNED BY OTHERS

NORTH CORNER OF OUTLOT 1, CSM #15644 SW CORNER OF LOT 24

BIRCHWOOD DRIVE

NW CORNER OF LOT 21

LOT 21 WEST HILL OWNED BY OTHERS

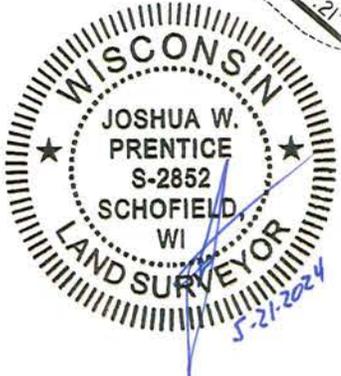
OUTLOT 1 CSM #15644 VOL. 71, PG. 68 OWNED BY OTHERS

SE. CORNER OF OUTLOT 1, CSM #15644

LOT 20 WEST HILL OWNED BY OTHERS

SW 1/4 - SW 1/4 SECTION 29

SOUTHEAST CORNER SEC. 30, T29N, R7E FOUND ALUMINUM CAPPED 3/4" REBAR



| LEGEND | |
|---------|---|
| | - 1-1/4 IN. IRON BAR FOUND UNLESS NOTED |
| | - 2 IN. O.D. IRON PIPE FOUND |
| | - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET |
| | - 1-1/4 IN. X 18 IN. IRON BAR WEIGHING 4.303 LBS./LIN. FT. SET |
| (126') | - RECORDED BEARING/LENGTH |
| 126.00' | - MEASURED BEARING/LENGTH |

- NOTES:
- FIELD SURVEY WAS COMPLETED ON 5-10-2024.
 - BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 01°07'43" EAST.
 - THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.

**REI**CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. _____

PREPARED FOR: STS INVESTMENTS LLC.LANDOWNER: STS INVESTMENTS LLC.

OF PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 15644, RECORDED IN VOLUME 71, ON PAGE 68, AS DOCUMENT NUMBER 1556359, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

| CURVE TABLE | | | | | |
|-------------|------------|---------------|---------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS LENGTH | CENTRAL ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 128.40' | 186.00' | 39°33'04" | N48°18'15"W | 125.86' |
| C2 | 91.59' | 120.00' | 43°43'48" | S50°23'38"E | 89.38' |
| C3 | 39.31' | 186.00' | 12°06'36" | S85°11'36"E | 39.24' |
| C4 | 246.72' | 270.00' | 52°21'18" | N05°25'53"W | 238.22' |
| C5 | 60.08' | 330.00' | 10°25'55" | N69°15'14"W | 60.00' |
| C6 | 99.70' | 330.00' | 17°18'38" | S12°05'27"W | 99.32' |
| C7 | 192.68' | 270.00' | 40°53'18" | S68°57'26"E | 188.62' |
| C8 | 35.90' | 186.00' | 11°03'31" | N73°36'33"W | 35.84' |
| C9 | 164.29' | 186.00' | 50°36'35" | S53°50'00"E | 159.01' |
| C10 | 75.21' | 186.00' | 23°10'07" | S79°39'51"E | 74.70' |
| C11 | 203.61' | 186.00' | 62°43'11" | S59°53'19"E | 193.59' |
| C12 | 86.00' | 330.00' | 14°55'54" | S81°56'08"E | 85.76' |
| C13 | 89.42' | 330.00' | 15°31'29" | S56°16'32"E | 89.14' |
| C14 | 235.50' | 330.00' | 40°53'18" | S68°57'26"E | 230.53' |

| LINE TABLE | | |
|------------|---------------|-----------|
| LINE # | DIRECTION | LENGTH |
| L1 | S01°07'43"E | 182.81' |
| L2 | S89°11'23"W | 98.00' |
| L3 | N51°12'29"W | 148.84' |
| L4 | N43°00'43"E | 141.46' |
| L5 | N61°28'17"E | 66.00' |
| L6 | S01°16'14"E | 68.39' |
| L7 | N88°45'06"E | 40.42' |
| L8 | S15°53'39"E | 62.57' |
| L9 | S15°04'04"E | 161.83' |
| L10 | S64°33'49"W | 195.56' |
| L11 | N20°44'46"E | 16.92' |
| L12 | S20°44'46"W | 16.92' |
| L13 | S88°59'07"W | 149.98' |
| L14 | N49°24'21"W | 187.12' |
| L15 | N38°56'45"E | 194.76' |
| L16 | N48°30'47"W | 120.00' |
| L17 | N41°29'13"E | 60.00' |
| L18 | S48°30'47"E | 283.24' |
| L19 | S89°24'06"E | 48.42' |
| L20 | S89°24'06"E | 66.19' |
| (L1) | (N0°20'43"W) | (183.0') |
| (L8) | (S17°05'38"E) | (63.01') |
| (L9) | (S15°02'13"E) | (182.38') |
| (L10) | (N64°35'41"E) | (195.32') |

CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE:
RESOLVED, THAT THE CERTIFIED SURVEY MAP, IN THE CITY OF WAUSAU, STS INVESTMENTS LLC., OWNERS, IS HEREBY APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.DATE _____ APPROVED _____
MAYORDATE _____ SIGNED _____
MAYOR

I HEREBY CERTIFY THAT THE AFOREMENTIONED CERTIFIED SURVEY MAP HAS BEEN APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.

CITY OF WAUSAU CLERK



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: STS INVESTMENTS LLC.

LANDOWNER: STS INVESTMENTS LLC.

OF PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 15644, RECORDED IN VOLUME 71, ON PAGE 68, AS DOCUMENT NUMBER 1556359, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED OF PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND, PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 15644, RECORDED IN VOLUME 71, ON PAGE 68, AS DOCUMENT NUMBER 1556359, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 01°07'43" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 1,131.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD COACH ROAD, THE NORTHWEST CORNER OF LOT 12 OF TAMARACK VILLAGE SUBDIVISION, RECORDED IN CABINET 1, ON PAGE 179, AS DOCUMENT NUMBER 867297, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°07'43" EAST, COINCIDENT WITH SAID EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 182.81 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, THE SOUTHWEST CORNER OF SAID LOT 12 OF TAMARACK VILLAGE SUBDIVISION AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89°11'24" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 98.00 FEET; THENCE NORTH 51°12'29" WEST, 148.84 FEET; THENCE NORTH 43°00'43" EAST, 141.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 128.40 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 186.00 FEET, A CENTRAL ANGLE OF 39°33'04", AND A CHORD THAT BEARS NORTH 48°18'15" WEST, FOR A DISTANCE OF 125.86 FEET; THENCE NORTH 61°28'17" EAST, 66.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 91.59 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 120.00 FEET, A CENTRAL ANGLE OF 43°43'48", AND A CHORD THAT BEARS SOUTH 50°23'38" EAST, FOR A DISTANCE OF 89.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID OLD COACH ROAD; THENCE SOUTH 01°16'14" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID OLD COACH ROAD, 68.39 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF OLD COACH ROAD AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 39.31 FEET COINCIDENT WITH THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE OF OLD COACH ROAD, SAID CURVE HAVING A RADIUS LENGTH OF 186.00 FEET, A CENTRAL ANGLE OF 12°06'36", AND A CHORD THAT BEARS SOUTH 85°11'36" EAST, FOR A DISTANCE OF 39.24 FEET; THENCE NORTH 88°45'06" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF OLD COACH ROAD, 40.42 FEET TO THE POINT OF BEGINNING;

AND;
BEGINNING AT AFOREMENTIONED POINT "A"; THENCE SOUTH 00°59'29" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, 181.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE, THE NORTH CORNER OF SAID OUTLOT 1, THE SOUTHWEST CORNER OF LOT 24 OF THE WEST HILL SUBDIVISION, RECORDED IN CABINET 3, ON PAGE 345, AS DOCUMENT NUMBER 1399224, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 15°53'39" EAST, COINCIDENT WITH THE EAST LINE OF SAID OUTLOT 1, 62.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 21 OF WEST HILL SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BIRCHWOOD DRIVE; THENCE SOUTH 15°04'04" EAST, COINCIDENT WITH SAID EAST LINE OF OUTLOT 1, 161.83 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1; THENCE SOUTH 64°33'49" WEST, COINCIDENT WITH THE NORTH LINE OF OUTLOT 2 OF SAID CERTIFIED SURVEY MAP NUMBER 15644, 195.56 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2 AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 246.72 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 270.00 FEET, A CENTRAL ANGLE OF 52°21'18", AND A CHORD THAT BEARS NORTH 05°25'53" WEST, FOR A DISTANCE OF 238.22 FEET; THENCE NORTH 20°44'46" EAST, 16.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 60.08 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 330.00 FEET, A CENTRAL ANGLE OF 10°25'55", AND A CHORD THAT BEARS NORTH 69°15'14" WEST, FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 20°44'46" WEST, 16.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 99.70 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 330.00 FEET, A CENTRAL ANGLE OF 17°18'38", AND A CHORD THAT BEARS SOUTH 12°05'27" WEST, FOR A DISTANCE OF 99.32 FEET; THENCE SOUTH 88°59'07" WEST, 149.98 FEET; THENCE NORTH 49°24'21" WEST, 187.12 FEET; THENCE NORTH 38°56'45" EAST, 194.76 FEET; THENCE NORTH 48°30'47" WEST, 120.00 FEET; THENCE NORTH 41°29'13" EAST, 60.00 FEET; THENCE SOUTH 48°30'47" EAST, 283.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 192.68 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 270.00 FEET, A CENTRAL ANGLE OF 40°53'18", AND A CHORD THAT BEARS SOUTH 68°57'26" EAST, FOR A DISTANCE OF 188.62 FEET; THENCE SOUTH 89°24'06" EAST, 48.42 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE, SAID SOUTHWEST CORNER OF LOT 24 OF WEST HILL SUBDIVISION, SAID NORTH CORNER OF OUTLOT 2, AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 161,539 SQUARE FEET, 3.709 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF STS INVESTMENTS LLC., AGENT OF SAID PARCELS.

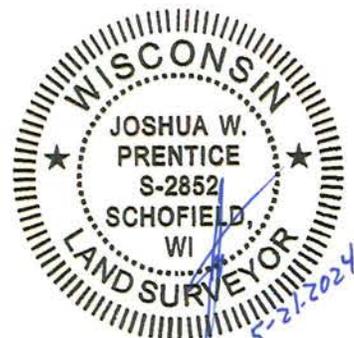
THAT SAID PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCELS, AND OF THE DIVISION THEREOF MADE.

DATED THIS 21ST DAY OF MAY 2024

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



Date of Meeting: September 12, 2024, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Sarah Watson, Tom Neal

Also Present: Mayor Diny, Eric Lindman, Anne Jacobson, Allen Wesolowski, TJ Niksich, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch, Mark Thuot – City of Schofield, Dan Borchardt – MSA, Eric Jones – CIP

Discussion and possible action on Development Agreement with STS Investments LLC, west of Birchwood Drive and west of Old Coach Road

This item was taken out of agenda order.

This item comes back to committee from Council to give the developer a chance to speak. Sid Sorensen explained that in past agreements the lift station and park fees were paid when the property was sold. The problem he has with paying upfront is he will have a lot of expense into the property. There is no expense to the city other than originally collecting about \$50 per parcel versus \$1,000 a year in property tax after he puts \$30,000 to \$40,000 into the parcel for sewer, water, gas, electric, etc. By putting off the fees it is not such a burden to him or any other developer.

Wesolowski stated we have not had a lot of developer agreements with subdivisions lately. It is true that in the past some of the fees were collected later. This did change with the latest agreement at Greenwood Hills and the fees were paid ahead of time. The reason behind this change is bookkeeping and tracking. If the lots do not sell for 3, 5, 10 years, etc. we do not have a great way to track. It is a bookkeeping thing to try and catch the properties when they sell. For this development, the park land dedication fee is \$1,600, and the lift and booster station fees are \$2,800 for the four lots. A precedent was set with the Greenwood Hills agreement, which was followed with this agreement.

Neal asked if this is a unique situation or setting a new precedent. Wesolowski explained that in the past when a subdivision came in fees were due when the lot sold or developed. Every time a lot sold, the outstanding fees would have to be noted on the checking letter/property questionnaire. The fee would then be paid at the time the lot sold. It becomes a tracking nightmare. When the developer agreement came through for Green Vistas, it was changed to have the fees paid upfront. Wesolowski has seen some past agreements where fees were due in five years if the lots have not sold. That is less of a tracking issue but is still something that needs to be caught when a lot is sold.

Since there are dollars attached to this, Neal asked if it should go through Finance. Lindman explained that the developer agreement came before this committee because it is a subdivision. It is up to the committee to recommend having the fees paid upfront or as lots are sold. These fees are not like special assessments where they can be tracked automatically.

Neal asked if others have paid up front fees. Lindman said the only one has been Green Vistas, which came through recently. There is another subdivision in process. It would be up to the committee whether they want to change this agreement.

Neal moved to approve delaying payment until the lots are sold and to send to Finance for their consideration. Seconded by Larson.

Martens said there is already a monetary amount attached to the agreement and that is not changing. He is unsure if there is a need for it to go to Finance. However, if this committee would like Finance to bless delaying the fees, we can take it there.

Watson is hesitant to venture away from a process that staff wants to implement to help streamline a process. If we haven't had subdivisions in a number of years, having a new process go into effect is not a bad thing and would make it more efficient. She is not sure delaying collection is great unless there is undue financial hardship.

There being a motion and a second, motion to approve delaying payment until the lots are sold and to send to Finance for their consideration passed 3-2 with Watson and Henke the dissenting votes.

Agenda Item No.

6

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – September 12, 2024**

AGENDA ITEM

Discussion and possible action on Development Agreement with STS Investments LLC, west of Birchwood Drive and west of Old Coach Road

BACKGROUND

The development agreement was brought back from Council to discuss the payment of the booster station and lift station fees.

FISCAL IMPACT

The fees due for the lift station and booster station are \$700 per lot or \$2,800 for the 4 lots.

STAFF RECOMMENDATION

Staff recommends keeping the fees due at signing to eliminate the need to track these costs in the future and to keep consistent with recent developer's agreements.

Staff contact: Allen Wesolowski 715-261-6762

**University of Wisconsin-Madison
Service Agreement**

This Service Agreement ("Agreement") is entered into as of the date of last signature below ("Effective Date") between the Board of Regents of the University of Wisconsin System on behalf of the University of Wisconsin-Madison, a public educational institution of the State of Wisconsin ("University"), and the City of Wausau, a municipal corporation—("Sponsor").

Whereas, the parties agree as follows:

1. Statement of Work

The Sponsor desires to have the University undertake a service project entitled "UniverCity Year" ("Project"), in accordance with the scope of work described in Attachment A. The University agrees to use reasonable effort to perform the Project. The Sponsor acknowledges that the University makes no express or implied warranties for results of the Project.

2. Principal Investigator

The Project will be supervised by Joel Rogers. If for any reason he is unable to continue to serve as principal investigator and a successor acceptable to both the University and the Sponsor, is not available, this Agreement may be terminated as provided in Section 6.

3. Period of Performance

The period of performance of the Project shall commence on the Effective Date and end after 36 months. The period of performance may be extended by mutual written agreement of the parties. This Agreement shall expire ninety (90) days after the Term ends. Terms which by their nature are intended to survive shall not be affected by expiration or termination of this Agreement.

4. Project Costs

The Sponsor shall pay the University the amount of ~~\$~~—\$80,000 (U.S. Dollars) for completion of the Project. A detailed budget is provided in Attachment B. While it is estimated that this amount is sufficient to conduct the Project, the University may submit to the Sponsor a revised budget requesting additional funds. The Sponsor is not liable for any cost in excess of the amount specified herein without written authorization from the Sponsor.

5. Payment Schedule

Invoices shall be submitted to:

[insert invoice contact and address]

The University will submit invoices in accordance with the following schedule:

- % upon execution of the Agreement;
- % days from the start date of the Project;
- % 30 days after the period of performance ends.

Checks shall be made payable to the Board of Regents of the University of Wisconsin System (ID #39-6006492) and sent to:

[department's payment address]

6. Termination

Performance under this Agreement may be terminated by the Sponsor upon sixty (60) days' written notice. Performance may be terminated by the University if circumstances beyond its control preclude continuation of the Project. Upon termination, the University will be reimbursed for all costs and non-cancelable commitments incurred in the performance of the Project and not yet paid for, such reimbursement together with other payments not to exceed the total amount specified in Article 4.

In the event that either party hereto shall commit any breach of or default in any of the terms or conditions of this Agreement, and also shall fail to remedy such default or breach within thirty (30) days after receipt of written notice thereof from the other party hereto, the party giving notice may, at its option and in addition to any other remedies which it may have at law or in equity, terminate this Agreement by sending notice of termination in writing to the other party to such effect, and such termination shall be effective as of the date of the receipt of such notice.

7. Publicity

The parties will mutually agree on any press releases or other publicity relating to the Project.

8. Deliverables

The University shall furnish to the Sponsor the deliverables identified in Attachment A ("Deliverables"). The University shall make no ownership claim to any such Deliverables provided in accordance with this Agreement.

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9. Confidentiality

Unless otherwise required by law, the University will exercise reasonable effort to maintain in confidence proprietary information disclosed or submitted to the University by the Sponsor that is designated in writing as confidential information at the time of disclosure ("Confidential Information"). Confidential Information does not include information which:

- a. is generally available in the public domain or becomes available to the public through no act of the University; or
- b. is independently known prior to receipt thereof or is discovered independently by an employee of the University who had no access to the information supplied by the Sponsor under this Agreement; or
- c. is made available to the University as a matter of lawful right by a third party.

The University retains the right to refuse to accept Confidential Information that is not considered to be essential to the completion of the Project. The obligations of the University under this paragraph shall survive and continue for one (1) year after this Agreement ends.

10. Liability

The Sponsor agrees to hold the University, its officers, employees, or agents, harmless from any loss, claim, damage, or liability of any kind involving an officer, employee, or agent of the Sponsor arising out of or in connection with this Agreement, except to the extent that such loss, claim, damage, or liability is founded upon or grows out of the acts or omissions of any of the officers, employees, or agents of the University while acting within the scope of their employment where protection is afforded by ss. 893.82 and 895.46(1), Wis. Stats.

11. Warranties

THE UNIVERSITY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING, WITHOUT LIMITATION, THE CONDITION OF THE DELIVERABLES, WHETHER TANGIBLE OR INTANGIBLE, OR DEVELOPED UNDER THIS AGREEMENT; OR THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT OF THE DELIVERABLES. THE UNIVERSITY SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, CONSEQUENTIAL, SPECIAL, OR OTHER DAMAGES SUFFERED BY ANY PERSON RESULTING FROM THIS PROJECT OR THEIR USE OF THE DELIVERABLES.

12. Equipment

Equipment, supplies, and materials purchased or produced under this Agreement shall be owned by the University, unless expressly stated otherwise herein.

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13. Assignment

Neither party shall assign this Agreement to any third party without the prior written consent of the other party; however, the Sponsor may assign this Agreement to a successor in ownership of all or substantially all its business assets, provided that such successor shall expressly assume in writing the obligation to perform in accordance with the terms and conditions of this Agreement. Any other purported assignment shall be void.

14. Independent Inquiry

Nothing in this Agreement shall be construed to limit the freedom of researchers who are participants in this Agreement, whether paid under this Agreement or not, from engaging in similar projects made independently under other grants, contracts, or agreements with parties other than the Sponsor.

15. Independent Contractor

In the performances of all services under this Agreement, each party and its personnel shall be deemed to be and shall be an independent contractor and, as such, shall not be entitled to any benefits applicable to employees of the other party. Neither party is authorized or empowered to act as agent for the other for any purpose and shall not, on behalf of the other, enter into or make any contract, warranty, or representation as to any matter. Neither party shall be bound by the acts or conduct of the other.

16. Insurance

The University warrants and represents that it has adequate liability coverage applicable to officers, employees, and agents while acting within the scope of their employment by the University, and will maintain such insurance throughout the term of this Agreement. A certificate of insurance shall be provided to Sponsor at execution of this Agreement.

17. Notices

Notices and communications hereunder shall be deemed made if given by registered or certified envelope, postage prepaid, and addressed to the party to receive such notice, invoice, or communication at the address given below, or such other addresses as may hereafter be designated by notice in writing.

If to the Sponsor:

Sponsor Technical Matters:

[]

Sponsor Administrative Matters:

[]

If to the University:

University Technical Matters:

[]

University Administrative Matters:

Research and Sponsored Programs
21 N. Park Street, Suite 6401
Madison, WI 53715
contracts@rsp.wisc.edu

18. Governing Law

This Agreement shall be governed by the laws of the State of Wisconsin, excluding its conflict of laws provisions.

19. Counterparts and Facsimile

This Agreement may be executed in any number of counterparts, each of which is deemed to be an original, but which together shall constitute but one instrument. This Agreement shall be considered accepted once it has been executed by both parties. A signature delivered by facsimile or electronic means will be considered binding for each party.

20. Entire Agreement

This Agreement embodies the entire understanding between the University and the Sponsor for this Project, and any prior or contemporaneous representations, either oral or written, are superseded. No amendments or changes to this Agreement, including without limitation, changes in the statement of work, budget, and period of performance, shall be effective unless made in writing and signed by authorized representatives of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate by proper persons duly authorized.

**BOARD OF REGENTS OF THE
UNIVERSITY OF WISCONSIN
SYSTEM**

CITY OF WAUSAU

Name: _____
Title: _____
Date: _____

Name: Doug Diny
Title: Mayor
Date: _____



Attachment A Scope of Work

UniverCity Year is a three-year partnership between UW-Madison and a community in Wisconsin. As a result of a competitive Request for Proposals process, the City of Wausau ~~<<Your local government>>~~ is the sponsoring partner during the academic years of ~~2022XX-20X3X~~, ~~2023X-20X24X~~, and ~~2024XX-2025XX~~.

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~~<<Your local government>>~~ Wausau identified ~~<<your thematic areas>>~~ 14 projects that would benefit from UW-Madison expertise:

- [1. Granting developer incentives on TIF projects: How Wausau compares with peer cities. UniverCity Alliance Scholars Program: Independent student research. Amy Gangl.](#)
- [2. Analyzing affordable housing options and developing recommendations for Wausau. Real Estate 611: Residential Housing Development. Tom Landgraf.](#)
- [3. Evaluating the ByBlock plastic waste program for Wausau. Interdisciplinary Engineering 303: Applied Leadership Competencies in Engineering. Angela Kita.](#)
- [4. Analyzing the costs and benefits of the Wausau ByBlock Project. Agricultural and Applied Economics 724: Practicum for Applied Economists. Jordan Rijn.](#)
- [5. Designing public health solutions to connect refugees to viable employment. Public Health 780: Evidence-Based Decision-Making. Liz Bush.](#)
- [6. Fostering a sense of belonging in Wausau through design programming. Design Studies 321: Design Programming. Uchita Vaid.](#)
- [7. Becoming a more pedestrian-friendly city: Wausau, Wisconsin. UniverCity Alliance Scholars Program: Independent Student Research. Amy Gangl.](#)
- [8. Developing a regional transit action plan for for MetroRide Coverage Expansion. Urban And Regional Planning 721: Methods of Planning Analysis. Carey McAndrews.](#)
- [9. Upgrading the Transit Department facility. Civil and Environmental Engineering 578: Senior Capstone Design. Jan Kucher and Derek Hungness.](#)
- [10. Exploring Wausau Police Station improvements. Civil and Environmental Engineering 578: Senior Capstone Design. Jan Kucher and Derek Hungness.](#)
- [11. Emergency planning for special events. Interdisciplinary Engineering 303: Applied Competencies in Engineering. Angela Kita.](#)
- [12. Creating a 'Welcoming Wausau' strategic plan for the Welcoming America designation. Sociology 320: Community engaged research for solving urban problems, a high road practicum. Joel Rogers.](#)
- [13. Determining next steps for Welcoming Wausau designation. Urban and Regional Planning: Professional Project. Carey McAndrews.](#)
- [14. Attracting and retaining public sector employees in Wausau. Interdisciplinary Engineering 303: Applied Competencies in Engineering. Angela Kita.](#)

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All deliverables are posted at this website: <https://univercity.wisc.edu/wausau/>

Beginning in September ~~2022XX~~, the UniverCity Year program director and program manager met with ~~<<your local government>>~~ Wausau to identify specific projects and then took those projects to faculty and staff across campus to match the county's needs with UW-Madison Fall ~~2023XX~~ and Spring ~~2024XX~~ courses. After matches were made, ~~<<your local government>>~~ Wausau and UW-Madison faculty wrote

detailed scopes of work describing how to incorporate the [county's-city's](#) projects into graduate and undergraduate classes.

Presently, we matched [XX-11](#) courses ([XX-14](#) projects) in the [2023XX-2024XX](#) academic year. It is possible that we may match additional projects.

UniverCity Year staff members provided administrative support to help keep the collaboration running efficiently and effectively. These include:

Dr. Gavin Luter, UniverCity Alliance managing director. Dr. Luter leads outreach efforts for UniverCity Year, recruiting both municipalities to work with the university and UW-Madison faculty to work with municipalities. He also provides as-needed guidance and support with program operations.

Shelly Strom, UniverCity Year program manager. Ms. Strom handles the day-to-day operations of the program, partner and faculty coordination, financial management, communications, graphic design, event planning and student supervision.

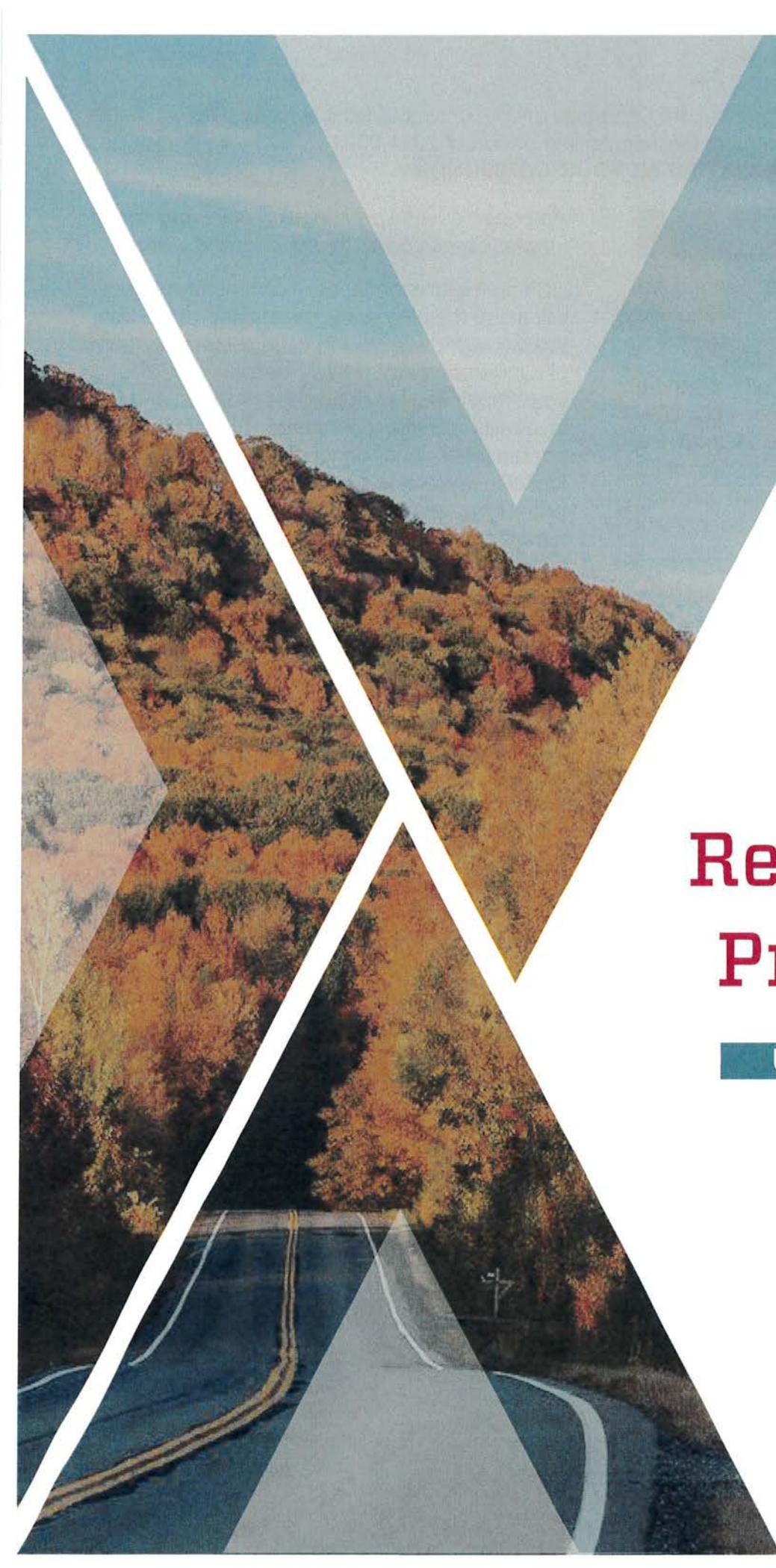
COWS staff, Jay Ferm and Lindsey Hess, provide some administrative support. Nelson Institute for Environmental Studies staff, Chelsea Rademacher, also provides communications support for UniverCity Year projects.

The relationship with [<<Your local government>>Wausau](#) started in September of [2022XX](#), but this agreement could not be created until summer [2024XX](#) because we needed time to match specific projects. That impacts the payment schedule as well. [<<Your local government>>Wausau](#) will have from now until August [2025XX](#) to pay the full amount. The payment schedule will reflect this period of time.

**Attachment B
Budget**

<<Your local government>> has committed \$~~XXX80,XXX000~~ to support the UniverCity Year partnership. We propose to spend the grant as follows:

| | Year 1 (Sept. 20XX-Aug. 20XX) | Year 2 (Sept. 20XX-Aug. 20XX) | Year 3 (Sept. 20XX-Aug. 20XX) | Cumulative |
|---------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|-------------------|
| Salaries & Wages | <u>\$17,333</u> | <u>\$17,333</u> | <u>\$17,333</u> | <u>\$51,999</u> |
| Fringe Benefits | <u>\$9,333</u> | <u>\$9,333</u> | <u>\$9,334</u> | <u>\$28,001</u> |
| Equipment & Other Capital | | | | |
| Supplies | | | | |
| Travel - Domestic | | | | |
| Travel - Foreign | | | | |
| Other Direct Charges (events) | | | | |
| Sub-Agreements | | | | |
| Direct Costs | | | | |
| MTDC Costs | | | | |
| Indirect Costs (15.00% of TDC) | | | | |
| Total Costs | | | | |



Request for Proposals

UniverCity Year

2021-2024



UniverCity Alliance
UNIVERSITY OF WISCONSIN-MADISON

The UniverCity Year program at the University of Wisconsin-Madison is looking for local government partners for the period of 2021-2024.

COULD THIS BE YOUR COMMUNITY?

What is UniverCity Year?

UniverCity Year is a three-phase partnership between UW-Madison and Wisconsin communities.

The concept is simple. Community partners identify projects that would benefit from UW-Madison expertise. Faculty from across the university incorporate these projects into their courses, and UniverCity Year staff provide administrative support to ensure a successful collaboration.

The results are powerful. Partners receive big ideas and feasible recommendations that spark momentum towards a more sustainable, livable, and resilient future.

Join us as we create
BETTER PLACES TOGETHER

What does UCY bring to Communities?

Our faculty experts and students are eager to help local governments think creatively about issues happening in cities, counties, towns, villages or agencies. UniverCity Year has the capacity to match four to five issues with upper-level undergraduate or graduate courses and several hundred hours of supervised student time.

Our partners have chosen to address broad issues facing their communities, like sustainability, diversity, economic development, education, social services, health, and housing.

Some of the deliverables students have produced include: *park trail master plans, engineering upgrades to city parks, an examination of safe routes to schools, a cost-benefit analysis of a city-wide WiFi system, a strategic affordable housing update and a financing plan, a Native*

American cultural preservation plan, and health impact assessments for housing and parks.

UCY staff with experience in community projects will guide the partnership every step of the way. We will work with you to write a Memorandum of Understanding (MOU) between UCY and your municipality, define the scope, engage in quality control, coordinate media relations, troubleshoot, and generally take care of the logistics associated with setting up, running, promoting, and evaluating the effort. We are here to make the partnership as successful and as easy as possible.

What's expected of communities?

A successful UniverCity Year partnership requires the local government partner to identify a partnership lead—usually a senior staff person directly accountable to the local government's executive—who supervises and coordinates the partner's participation in the program. This person also oversees the process of identifying the issue-area themes and assigns government staff to support individual projects. Applicants are strongly encouraged to collaborate with local organizations, businesses, and non-profits to envision and plan UniverCity Year projects.

What will this cost communities?

To help offset the program's operational costs, the government partner must make a financial commitment to the effort—approximately \$20,000-\$30,000 for every issue-area theme. (Partners generally identify four or five themes to address through five to seven projects per theme). UniverCity Year staff can help you apply for grants or solicit donors to help fund this effort.



When will this happen?

LATE SUMMER 2021: UCY and government leaders agree on the partnership content (at least in issue-area themes), staffing, expected outcomes, and sign a Memorandum of Understanding.

FALL 2021: Both partners add specificity to the projects and the issue areas, and get buy-in from their respective communities. By the end of fall, both partners agree on a robust project list to be partially matched with courses and faculty at UW-Madison.



SPRING 2022: UCY staff match projects to faculty and courses.

SUMMER 2022: For all summer, fall, and spring courses, both partners agree on the scope of work and final deliverables.

FALL 2022: Fall-semester classes work on UCY projects.

SPRING 2023: Spring-semester classes work on UCY projects. Host end-of-year celebration.

SUMMER 2023: UCY publishes report summarizing project recommendations.

FALL 2023-SUMMER 2024: UCY faculty and staff provide follow-up assistance for project implementation.

TESTIMONIALS

"We knew we were going to get a good product, but the process has been especially exciting too. To have this center of thinking and learning and exploration working on our problems has been really gratifying."

— Sharon Corrigan
Dane County Board of Supervisors

"Our return was definitely worth far more than our initial investment. The completed projects will save Monona tax dollars in the future because we will be able to go to consultants with refined project ideas, avoiding the time and expense of going through the initial development process."

— Mayor Mary O'Connor
City of Monona

"We see this as an opportunity to bring resources to issues that have been identified by our communities in their comprehensive plans and other planning processes, but without funding or staff, have been delayed."

— Cara Carper
Green County Development
Corporation

How are proposals evaluated?

UCY staff and faculty will evaluate applications based on the following criteria:

1. TOP-LEVEL ADMINISTRATIVE SUPPORT AND CAPACITY: The city/county manager or administrator, mayor, elected officials, and/or department managers indicate a willingness to involve UCY staff and provide resources. There is sufficient staff capacity to successfully engage in a year-long partnership across multiple projects and to carry work forward at the end of the program. The community has sufficient staff capacity to engage successfully in a year-long partnership across multiple projects and to carry work forward at the conclusion of the partnership.

2. LIKELIHOOD OF MATCH WITH COURSES: Projects are within the capability of UW-Madison faculty and students, and involve rigorous research or technical needs.



3. PROJECT RELEVANCE: Projects directly relate to the community's short-term and long-term strategic goals, as embodied in a strategic plan, work plan, sustainability plan, policies, programs, etc.

4. FINANCIAL CONTRIBUTION: The financial contribution indicates that the community is committed to and values the partnership.

5. COMMUNITY COLLABORATION: Applicants are strongly encouraged to work with local organizations to envision and plan for UniverCity Year Projects.

What information should be included in a proposal?

1. COMMUNITY INFORMATION:

Provide your website address and contact information for your community leadership and the person who will serve as your UniverCityYear partnership lead.

2. DEMONSTRATION OF SUPPORT:

Include at least one support letter from a mayor, administrator, elected official, or department head indicating their willingness to help support the project financially and with staff time. Describe collaborations with local organizations for this project.

3. FINANCIAL CONTRIBUTION:

Identify how much you can contribute.

4. PROPOSED PROJECTS:

Describe four to five broad issue-area themes in one to two paragraphs. What are the issues? What added value are you expecting? Reference existing plans, reports or other documents that are relevant to the project (web links are acceptable).

How are proposals submitted and by when?

Applicants are encouraged to contact the UniverCity Year program staff before drafting your proposal. We are available to visit your community to discuss the UniverCity Year program with local government leaders.

Proposals are due Monday, July 26, 2021 by 12:00 PM.

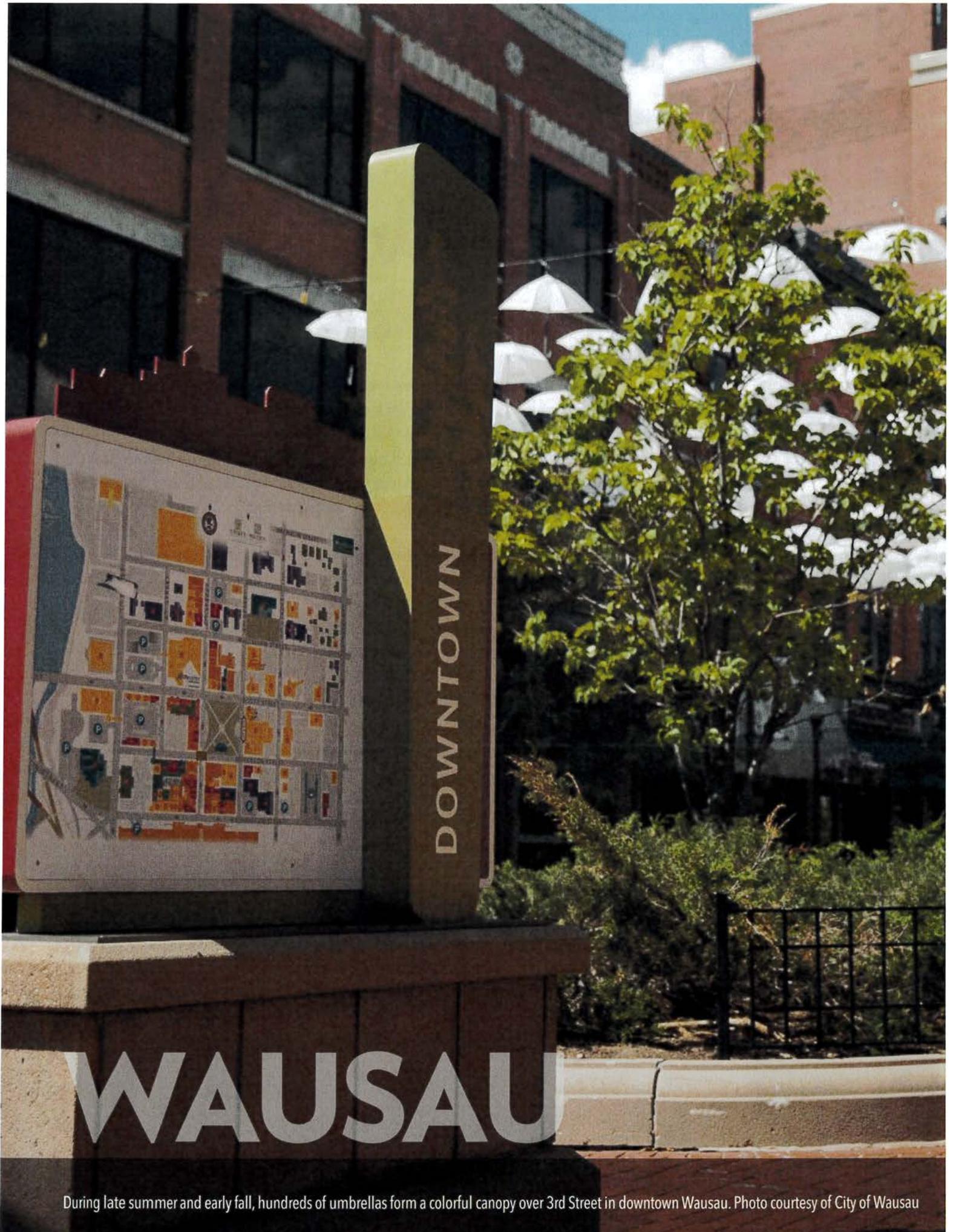
Email your completed proposal in PDF format to Gavin Luter, UniverCity Year Managing Director, gavin@cows.org, 608-261-1141



UNIVER**CITY** ALLIANCE

ANNUAL REPORT 2024





WAUSAU

During late summer and early fall, hundreds of umbrellas form a colorful canopy over 3rd Street in downtown Wausau. Photo courtesy of City of Wausau



CITY OF WAUSAU



1 **Granting Developer Incentives on TIF Projects: How Wausau Compares with Peer Cities** | Amy Gangl

UniverCity Alliance Scholars Program: Independent Student Research

This analysis compares Wausau with nine peer cities to determine how Wisconsin municipalities use developer incentives on Tax Increment Financing (TIF) projects and how that use changed with the COVID-19 pandemic.

2 **Analyzing Affordable Housing Options and Developing Recommendations for Wausau** | Tom Landgraf

Real Estate 611: Residential Housing Development

Real estate students developed affordable housing proposals and determined their financial feasibility after analyzing two properties in Wausau.

3 **Evaluating the ByBlock Plastic Waste Program for Wausau** | Angela Kita

Interdisciplinary Engineering 303: Applied Leadership Competencies in Engineering

Engineering students researched case studies to determine the feasibility of Wausau using a new product manufactured by a startup company called ByFusion that turns plastic waste into a material called ByBlocks that can replace cinder blocks in construction projects.

4 **Analyzing the Costs and Benefits of the Wausau ByBlock Project** | Jordan Van Rijn

Agricultural and Applied Economics 724: Practicum for Applied Economists

A cost-benefit analysis provides information that will help Wausau decide if partnering with a company that creates building material out of plastic waste is financially feasible.

5 **Designing Public Health Solutions to Connect Refugees to Viable Employment** | *Liz Bush*

Public Health 780: Evidence-Based Decision-Making

To address barriers to employment for refugees in Wausau, public health graduate students identified three interventions that target language proficiency, employment opportunities, and cultural understanding. They include employer engagement surveys, informational handouts promoting the benefits of employing refugees, and a Duolingo subscription program.

6 **Fostering a Sense of Belonging in Wausau through Design Programming** | *Uchita Vaid*

Design Studies 321: Design Programming

Four groups of design students created design programs for a community space that is welcoming, inclusive, inviting, and collaborative. They include a recreation center, multicultural youth center, indoor market, and a “village hearth” community hub.



Wausau Events hosts Concerts on the Square on the 400 Block. Photo courtesy of City of Wausau

7 **Becoming a More Pedestrian-Friendly City: Wausau, Wisconsin** | Amy Gangl

UniverCity Alliance Scholars Program: Independent Student Research

Aiming to be more friendly to pedestrians, this project identified accessibility gaps that exist to help Wausau plan for future pedestrian infrastructure projects. This work included surveying 148 people, 29 of whom took a version translated into Hmong.

8 **Developing a Regional Transit Action Plan for MetroRide Coverage Expansion** | Carey McAndrews

Urban and Regional Planning 721: Methods of Planning Analysis

In a 2022 plan, Wausau called for the expansion of MetroRide to serve surrounding municipalities. Urban and regional planning graduate students conducted precedent, demographic, economic, and quality-of-life analyses to determine strategies to improve the long-term viability of the transit system.

9 **Upgrading the Transit Department Facility** | Jan Kucher and Derek Hungness

Civil and Environmental Engineering 578: Senior Capstone Design

As Wausau MetroRide looks to update its facilities, engineering students created three designs that provide storage space for a bus fleet of 30 vehicles, introduce diesel-hybrid and electric bus charging and service capabilities, and expand office spaces for staff.

10 **Exploring Wausau Police Station Improvements** | Jan Kucher and Derek Hungness

Civil and Environmental Engineering 578: Senior Capstone Design

The project produced different engineering design plans for an improved police facility to address Wausau Police Department goals of providing increased space, improving space functionality, updating the HVAC system, and improving residents' experience.

11 **Emergency Planning for Special Events** | Angela Kita

Interdisciplinary Engineering 303: Applied Leadership Competencies in Engineering

Interdisciplinary engineering students constructed a staffing matrix for the Wausau Police Department to use as leaders consider the best strategies for responding to events in the city. The matrix establishes a safety baseline that aligns with national safety staffing standards and projects budgets for event staffing.

12 **Attracting and Retaining Public Sector Employees | Angela Kita**

Interdisciplinary Engineering 303: Applied Leadership Competencies in Engineering

Wausau expressed a need to recruit and retain employees in the city. Interdisciplinary engineering students created an Instagram page and example advertisements to reach a younger audience. Additionally, the students recommended and designed stay interviews and a data collection system, and a 30-60-90 day employee onboarding plan as strategies to retain workers.

13 **Creating a “Welcoming Wausau” Strategic Plan for the Welcoming America Designation | Joel Rogers**

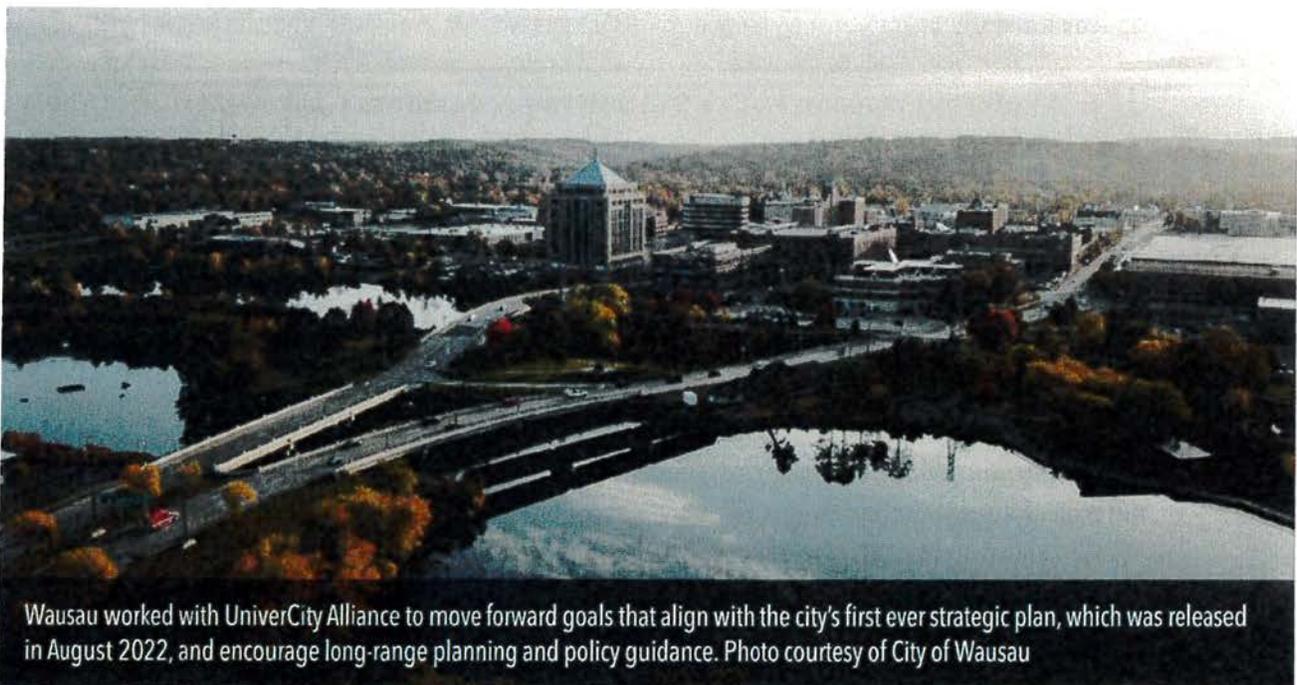
Sociology 320: Community Engaged Research for Solving Urban Problems, a High Road Practicum

Wausau aims to become a Certified Welcoming Community endorsed by Welcoming America. This report provides a strategic plan to accomplish three pillars — civic engagement, connected communities, and safe communities — of the Certified Welcoming Standard Framework.

14 **Addressing Equitable Access in Welcoming Wausau Strategic Plan | Revel Sims**

Urban and Regional Planning: Professional Project

This project will be completed in Summer 2024.



Wausau worked with UniverCity Alliance to move forward goals that align with the city's first ever strategic plan, which was released in August 2022, and encourage long-range planning and policy guidance. Photo courtesy of City of Wausau

“Ready to Innovate”

Former Wausau mayor Katie Rosenberg recaps her experience working with UW–Madison students through UniverCity.

By Abigail Becker

After watching how UniverCity worked with Marathon County from 2020–23, former mayor Katie Rosenberg was inspired to pursue working with the program to move forward goals that align with the city’s first strategic plan and encourage long-range planning and policy guidance.

Rosenberg said it was wonderful to see the students look at issues Wausau faces every day with “fresh eyes,” and that their perspectives challenged “preconceived notions” about the problems.

“The students were not subject to decades of conventional wisdom, which also meant they didn’t have conventional biases about solutions,” Rosenberg said. “We struggle sometimes in government to reimagine our opportunities, but the students were ready to innovate.”

What were your goals for the partnership?

Our goals were to bring focus to some of the projects our team would like to work on but haven’t been able to prioritize. But I also wanted the students to see what it was like working with local government and hope they catch the bug too.

What project or set of projects are you most excited to see implemented in Wausau?

I’m excited about the work on employee recruiting and retention work because we’ve seen a large decline in folks

applying to be a part of local government. I’m also excited about the work related to economic development projects that helps us understand the development landscape a little better.

What impacts have you seen so far in Wausau?

The teams have already begun using some of the work in proposals and reports. The team that compiled the state-wide Tax Increment Financing (TIF) data has probably already seen their efforts in a variety of presentations!

What did you and Wausau city staff enjoy about working with students?

The students brought in both a refreshing optimism and a time-based deliverable. I loved watching their final presentations and hearing the kinds of questions their professors and colleagues asked as well. We all ended up learning quite a bit through this process.

How do you think this partnership strengthens the relationship between UW–Madison and Wausau?

Students who will eventually graduate and think about what’s next for them will already have some great professional connections with the City of Wausau and the city’s partners. They will also have an idea of what living and working in Wausau is all about. I hope they also see that the skills they learned and the talents they honed in school have real world applications. Lastly, we have so many UW graduates living and working in Wausau too. Connecting the dots between alumni and current students was a big hit.

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

| RESOLUTION OF THE FINANCE COMMITTEE | |
|---|--|
| Approving University of Wisconsin-Madison Service Agreement | |
| Committee Action: | |
| Fiscal Impact: | |
| File Number: 23-1109 | Date Introduced: September 24, 2024 |

| 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: 1st installment of \$25,000</i> |
| | <i>One-time Costs:</i> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | <i>Amount: \$80,000</i> |
| | <i>Recurring Costs:</i> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <i>Amount:</i> |
| SOURCE | <i>Fee Financed:</i> | Yes <input 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 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, the University of Wisconsin-Madison (“UW-Madison”) offers to counties and municipalities, through UniverCity Alliance (“UCA”), by forming partnerships through the UniverCity Year program (“Project”), undertaking a service project wherein local government partners identify meaningful issues and community-identified priorities that could benefit from UW-Madison expertise and University staff match projects with solution-based courses, independent research, and internships at UW-Madison and other partner institutions that require research, concept formation, data analysis, and other specialized skills, and assign projects to undergraduate and graduate students to work on the issues and questions, after which the government partner receives tangible recommendations in the form of “deliverables” presented by the student to supervising University staff and the local government partner; and

WHEREAS, UCA is inspired to improve local governments and foster innovation in communities of all sizes, with the goal of making UW-Madison more accessible and responsive to Wisconsin communities by building strong, thriving, and sustainable communities, through framing local Projects through the lens of the 17 United Nations Sustainable Development Goals; and

WHEREAS, the City of Wausau applied to UniverCity Year for the years 2022-2025 to move forward goals that align with the city’s first ever strategic plan, which was released in August 2022, and encourage long-range planning and policy guidance; and

WHEREAS, the Project identified six (6) issues for Community Development, three (3) for

Transit, two (2) for Public Safety, and three (3) for Building Capacity and Community; and

WHEREAS, the deliverables are complete and UW-Madison has now requested full payment in the amount of \$80,000; and

WHEREAS, the 2024 budget provides for an initial payment of \$25,000

WHEREAS, your Finance Committee, at its meeting on September 24, 2024, recommended approval of the contract, payment of the 2024 budgeted amount and budgeting the balance of the contract \$55,000 from the Economic Development fund 255.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wausau approves the Agreement, as attached, with the University of Wisconsin-Madison, and authorizes the appropriate City staff to execute the Agreement, and authorizes payment to the University of Wisconsin-Madison, in two installments 2024 of \$25,000 and 2025 of \$55,000 upon the full execution of the Agreement.

Approved:

Doug Diny, Mayor

Wausau Downtown Airport
Terminal Renovations
Estimated Funding Plan
#####

| Line No.: | Funding Type: | Estimated Funding Amount Including State & Sponsor Matches*: | Sponsor Match Amount*: | Sponsor Match Percentage*: |
|-----------|---|--|------------------------|----------------------------|
| 1 | Total estimated project construction cost (including construction engineering): | \$ 1,850,000 | See below | See below |
| 2 | Entitlements on hand (thru FY2024): | \$ 477,000 | \$ 23,850 | 5% |
| 3 | Temporary sponsor only commitment needed in 2024 (lines 2 minus 1): | \$ 1,373,000 | N/A | N/A |
| 4 | BIL grant arriving in FY2025 (including estimated FY2025 BIL, but subtracting \$104k in BIL for Runway 5/23 needs): | \$ 804,000 | \$ 40,200 | 5% |
| 5 | Entitlements in FY2025: | \$ 158,000 | \$ 3,950 | 2.5% |
| 6 | BIL grant arriving in FY2026 including state & sponsor match (subtracting \$60k for RWY 31 PAPI & RWY 13/31 signs): | \$ 266,000 | \$ 13,300 | 5% |
| 7 | Future AIP reimbursement (date TBD), funded sponsor only until then | \$ 145,000 | \$ 7,250 | 5% |
| 8 | Project Totals (Lines 2 + 4 + 5 + 6 + 7) | \$ 1,850,000 | \$ 88,550.0 | 4.79% |

| Line No.: | Sponsor Invoicing/Reimbursement Schedule: | Invoice/(Reimbursement) Amount*: |
|-----------|--|----------------------------------|
| 9 | Estimated max amount sponsor would be invoiced for in 2025 | \$ 213,000 |
| 10 | Estimated max amount sponsor would be invoiced for in 2026 | \$ 13,300 |
| 11 | Estimated reimbursement for sponsor only funding from Line #7 (date TBD) | \$ (137,750) |
| 12 | Total ultimate sponsor match amount (this should be equal to line 8) | \$ 88,550 |

*There may be a very small portion of this project that is required to be funded sponsor only due to eligibility criteria. This amount is TBD and would slightly affect the figures above.

WHEREAS, the City would require assurance from BOA construction that grant reimbursement would occur; and

WHEREAS, your Finance Committee recommend proceeding with the City Airport Terminal renovation project as a sponsor only funded project administered by BOA with \$1,170,000 of project costs to be reimbursed with grant funding, contingent on assurance from BOA that reimbursement will occur.

NOW THEREFORE BE IT RESOLVED, that the Common Council approves and accepts grant funding for the City Airport Terminal renovation project; and

BE IT FURTHER RESOLVED, by the Common Council of the City of Wausau, that the City and the Airport Manager are authorized and directed proceed with the City Airport Terminal renovation project as a sponsor only funded project administered by BOA with \$1,170,000 of project costs to be reimbursed in 2025 and an additional grant of \$137,750, contingent on assurance from BOA that reimbursement will occur.

Approved:

Doug Diny, Mayor