



OFFICIAL NOTICE AND AGENDA

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

Meeting of the: **COMMON COUNCIL OF THE CITY OF WAUSAU**
 Date/Time: **Tuesday, November 10, 2015 at 6:00 pm.**
 Location: **City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers**
 Members: **Bill Nagle, Romey Wagner, David Nutting, Tom Neal, Gary Gisselman, Keene Winters, Lisa Rasmussen, Karen Kellbach, David Oberbeck, Sherry Abitz, Robert Mielke**

Call to Order

Pledge of Allegiance / Roll Call / Proclamations

Presentations:

Public Comment: (Pre-registered citizens for matters appearing on the agenda)

Communications: (Mayor / Alderpersons / Department Heads or designee)

Committee Reports: (All standing and non-standing committees, commissions or boards)

File #	CMT	Consent Agenda	ACT
15-1001		Minutes of previous meetings (10/27/15)	
06-1215	BPW	Insurance Claims Report: April 2015-June 2015 and July 2015 - September 2015	Place on File
04-1006	FIN	Resolution Approving the 2016 Operating Plan for Business Improvement District (BID) No. 1	Approved 5-0
04-0921	P&T	Ordinance removing no parking restriction on the south side of the 200 block of Chicago Avenue	Approved 4-0
15-1105	PLAN	Ordinance Rezoning 5601 Sherman Street from UDD, Unified Development District, to R1, Single Family Residence District.	Approved 6-0
15-1107	PLAN	Ordinance Repealing and Recreating Section 23.02.057 Brew pub, to adopt the state statute definition	Approved 4-0
15-0108	PH&S	Resolution Approving or Denying Various Licenses as Indicated	Approved 4-0

File #	CMT	Resolutions and Ordinances	ACT
15-1103		Confirmation of Mayor's Appointments	
15-1109	COW	Resolution Adopting the 2016 City of Wausau Budget and general property tax to support same.	Approved 6-4
15-1106	CISM & PLAN	Joint Ordinance Annexing territory from the Town of Stettin to the City of Wausau (Eau Claire River, LLC - S. 60th Avenue)	Approved 5-0 Approved 6-0
14-1109	FIN	Resolution Authorizing a midyear Budget Modification as required by Ordinance 3.08.050 Annual Budget Adjustment Required	Approved 5-0
15-1104	PLAN	Resolution approving a conditional use at 209 West Washington Street to allow for an advertising sign, in a B3, General Commercial District.	Failed 0-6
15-1108	PLAN	Ordinance Rezoning 912 and 920/1000 North First Street from B2, Community Service District; 1006, 1010, 1202 and 1212 North First Street from M2, General Industrial District; and 1100 North First Street from an unzoned parcel, to UDD, Unified Development District and approve the General Development Plan to allow for a mixed-use residential and commercial development.	Approved 6-0
15-1110	P&T	Ordinance Amending Section 10.20.080(b) and Creating Section 10.20.080(c) implementing a single enforcement and operations time schedule in the Central Business District	Approved 5-0 Approved 4-0
		Suspend the Rule 1(D) Transmission of Committee Business to Council - (2/3 Vote required) for items with pending committee action.	
15-0107	ED & FIN	Joint Resolution Approving Elk Creek Architectural LLC's proposal and plan for redevelopment of the Wausau Club property at 309 McClellan Street, and instructing City staff to prepare a grant application to the Wisconsin Economic Development Corporation (WEDC).	Approved 4-0 Pending

Public Comment & Suggestions - (for matters not appearing on the agenda)
 Adjournment

Signed by James E. Tipple, Mayor

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 11/05/15 @ 2:00 pm.. Questions regarding this agenda may be directed to the City Clerk.



*** All present are expected to conduct themselves in accordance with our City's Core Values ***

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ADDENDUM

File #	CMT	Resolutions and Ordinances	ACT
		Supend Rule 1(D) Transmission of Committee Business to Council	
		CLOSED SESSION pursuant to Section 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, for the purpose of conferring with legal counsel regarding pending tax litigation and related claims for excessive assessment involving Walgreen Co., Case No. 11 CV 958 and 2015 Claims (17th Ave. and Central Bridge St.)	
		RECONVENE IN OPEN SESSION to take action, if necessary, on closed session item and continue meeting	
		Adjournment	

Signed by James E. Tipple, Mayor

This Revised Agenda was posted at City Hall and faxed to the Daily Herald newsroom on 11/06/2015 @ 12:00 PM.
 Questions regarding this agenda may be directed to the City Clerk.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the City Clerk at (715) 261-6620.

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL

held on Tuesday, October 27, 2015 at 7:00 pm., in the Council Chambers.

Mayor Tipple presiding.

Roll Call

10/27/2015 7:02:53 PM

Roll call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Nagle, William P.	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Proclamations

Mayor Tipple proclaimed **November** as “**Small Business Month**” and presented the proclamation to Elizabeth Field.

Mayor Tipple proclaimed **Extra Mile Day** on **November 1, 2105** and urged each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

Mayor Tipple proclaimed **October 25 – November 1, 2015**, as **WHITE RIBBONS AGAINST PORNOGRAPHY WEEK** and called upon all citizens of Wausau to wear or display white ribbons as a sign of their commitment to standards of decency and as citizens given their support for those who enforce the laws against obscenity.

Presentations:

The Council video presentations can be viewed online on the city’s website at: <https://waac.viebit.com/>

Wausau Fire Department and Community Paramedicine (Dr. Mark Mirick and Chief Kujawa)

Hard copy of PowerPoint presentation on file in Clerk’s Office.

Main Street Update (Elizabeth Field)

Hard copy of PowerPoint presentation on file in Clerk’s Office.

Public Comment (Pre-registered citizens for matters appearing on the agenda)

- 1) Kevin Malovrh, 317 Gerald's Ct, Advantage Insurance, spoke regarding the former Kwik Trip property at 1500 Grand Avenue. He would like to obtain the property to help facilitate the program of the Entrepreneurial Education Center, where he started his business from scratch, built it up and now wants to expand it. He noted he did not want any help from the city and that he has financing approval from the bank.
- 2) Corey Sandquist, 5403 Lakeshore Dr, Sandquist Chiropractic, stated he also has a proposal for 1500 Grand Avenue for a chiropractic clinic. He felt it would complement and beautify and add value to that neighborhood. He indicated he needed to expand because his daughter was entering chiropractic college and will be coming back here to practice. He indicated he originally asked for \$85,000 in low or no interest loans, but has now obtained his own financing, if necessary. He submitted letters of support from the neighborhood and community.
- 3) Cal Tillisch, 431 Sturgeon Eddy Rd, spoke on behalf of the Sandquist proposal and stated that Sandquist would be willing to grant a riverwalk easement on the property if he obtained it.

Communications & Committee Reports

Mayor Tipple announced the Wausau Center Mall public forum will be held on Monday, November 16, 2015, from 5:30 – 7:30 pm., at the UWMC Veninga Theater - Center for Civic Engagement. It will be hosted by the City of Wausau Community Development ED Department and the facilitator will be our consultant. It will be an opportunity to hear from retail experts on options for the future with questions & answer format.

Motion by Neal, second by Rasmussen to adopt all the items on the Consent Agenda as follows:

15-1001 Minutes of previous meeting(s). (10/13/15)

15-1010 Initial Resolution of the Capital Improvements & Street Maintenance Committee setting a public hearing regarding vacating and discontinuing a portion of 77th Avenue.

12-1106 Resolution of the Capital Improvements & Street Maintenance Committee authorizing downtown snow/ice removal 2015-2016.

90-1136 Ordinance of the Public Health & Safety Committee amending Section 6.44.010 Definitions to exclude certain residential units located in commercial buildings from solid waste pick-up.

Yes Votes: 11 No Votes: 0 Result: PASS

15-0105

Motion by Rasmussen, second by Abitz to adopt the Resolution of the Capital Improvements & Street Maintenance Committee Levying Special Assessments for 2015 Street Reconstruction Projects - 730 East Crocker Street.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

02-1005

Motion by Abitz, second by Nutting to adopt the Resolution of the Capital Improvements & Street Maintenance Committee approving Real Estate Services Contract for right-of-way property acquisition required related to the Thomas Street Project.

Jacobson noted the draft contract in their packets has been changed, but not in any way material way that would prevent them from approving it this evening. She noted they did add a term to end it November 30, 2019, which would take in the acquisition period, as well as two years beyond having relocated residents and helping them complete any paperwork for which they may be eligible for relocation benefits.

Yes Votes: 11 No Votes: 0 Result: PASS

02-1005

Motion by Nutting, second by Rasmussen to adopt the Joint Resolution of the Capital Improvements & Street Maintenance Committee and the Plan Commission approving right-of-way for the Thomas Street Project.

Yes Votes: 11 No Votes: 0 Result: PASS

15-1012 & 15-1011 Refer back

Motion by Mielke, second by Neal to refer the Resolutions of Economic Development Committee accepting the proposal of Advantage Insurance/Kevin Malovrh to transfer the City owned property at 1500 Grand Avenue (formerly a Kwik Trip) for the establishment of an insurance office; AND accepting the proposal of Sandquist Chiropractic Office to transfer the City owned property at 1500 Grand Avenue (formerly a Kwik Trip) for the establishment of a chiropractic office - back to the ED Committee.

Jacobson explained if they approve this resolution with the proposal from Kevin Malovrh, the second resolution from Corey Sandquist following this one would become moot because the property would no longer be available. Neal felt they should be able to hear the

merits of both proposals and then make a choice between the two. He questioned if they could discuss the second proposal within the context of this one, as they were both worthy of discussion. Jacobson stated they have two resolutions for the property that came out of committee, both of which failed on a tie vote of 2-2 and they couldn't be combined together because they were two separate motions. She felt they could speak to both proposals as to whether they were or were not in favor. Nagle agreed because both items had been noticed on the agenda under the open meeting law.

Nagle felt the Sandquist proposal was the best use for that lot because he is investing as a chiropractic clinic not just an office. His daughter will practice with him; he is not buying it to sell it or to someday change the use. He believed it would bring stability to the neighborhood. Sandquist's other three lots will remain for future business use creating another environment that will pay taxes. Nagel commented he has been encouraging the development of a river edge trail from the southeast side to Oak Island to downtown to Thomas Street. This is an opportunity with an easement offered by Sandquist to accomplish this trail. He urged the Council to vote no on the Malovrh proposal and yes to Sandquist.

Gisselman felt this was an awkward way of handling this and moved to send both proposals to a Committee of the Whole for full consideration, seconded by Neal.

Rasmussen stated the reason both votes resulted in ties is because she was out of town and unable to attend the meeting. She had a position on the proposal and it would have most likely been a 3-2 vote for one of them. She stated when we went out RFPs we received proposals from Young's Pharmacy for a quick care medical facility/pharmacy and Mr. Malvorh's proposal for the insurance agency. Young's Pharmacy was chosen based on land use and quick care dynamic. She felt the insurance agency went through the RFP process fair and square; he endured it since the first quarter only to go through it all again. She did not feel referring it the Committee of the Whole solved much and that the insurance agency proposal changes the face of that site dramatically. She stated if they used the easement commitment from Sandquist to make the decision, it sweetened the deal in a way that Mr. Malvorh could not possibly compete. She stated they should focus on proposal vs proposal, building for building. She indicated she would support the insurance agency proposal.

Nutting did not feel it should be referred to Committee of the Whole because they had all the information in front of them already and should make a decision so one of them can move forward.

Wagner stated both projects are admirable but questioned if we were setting a precedent by letting someone come forward late in the process because he wasn't ready at the time the RFP originally went out. He did not feel the process let them compete against each other. Discussion continued.

Jacobson directed them to vote on the motion on the floor to refer to Committee of the Whole. Neal withdrew his second to that motion and the motion to refer to Committee of the Whole died. Mielke suggested it go back to ED Committee and be brought back to Council in two weeks or at a special meeting. Rasmussen did not feel it should go back to ED and it would only delay the process because there was nothing new to add.

Vote to refer back to ED Committee:

Yes Votes: 5 No Votes: 6 Abstain: 0 Not Voting: 0 Result: FAIL

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	NO
3	Nutting, David E.	NO
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	NO
8	Kellbach, Karen	YES
9	Oberbeck, David	NO
10	Abitz, Sherry	NO
11	Mielke, Robert	YES

15-1012

10/27/2015 8:42:12 PM

Motion by Wagner, second by Abitz to adopt the Resolution of the Economic Development Committee accepting the proposal of Advantage Insurance/Kevin Malovrh to transfer the City owned property at 1500 Grand Avenue (formerly a Kwik Trip) for the establishment of an insurance office.

Yes Votes: 7 No Votes: 4 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	NO
2	Wagner, Romey	YES
3	Nutting, David E.	NO
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	NO

94-0907 To Table

10/27/2015 8:53:23 PM

Motion by Oberbeck, second by Mielke to table the Resolution of the Economic Development Committee authorizing the proper city officials to draft a Project Plan Amendment and follow appropriate procedures required to amend Tax Incremental District Number Three for the Wausau Center Mall Project.

Winters questioned how much of our existing property is in TIFs because there is a limit and until he knew that number he would vote no. Groat stated the rate was 8.19% and if we were to remove the property out of TID #5 to decrease the boundary size it would go down to 7.66%. She commented the limit is 12% but the mall would not increase it to over that.

Rasmussen clarified the amendment to TID #3 would add the Wausau Center Mall, but not the entire mall; it would not include Sears or Younkers. Oberbeck felt this was premature in front of the public hearings on the mall and what happens there. Groat explained the resolution would be authorizing the writing of the project plan and the public hearing takes place after the project plan is developed. She commented they directed her to bring a resolution to Council on TID #5, so it seemed odd to do it for TID #5 and not TID #3 since they both go together. She felt they should treat both of these issues the same. Oberbeck stated he has not seen all of the numbers and still had questions. Tipple reiterated this is merely authorizing a draft project plan that will come back to various committees and the Joint Review Board.

Vote to table:

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	NO
2	Wagner, Romey	NO
3	Nutting, David E.	NO
4	Neal, Tom	NO
5	Gisselman, Gary	NO
6	Winters, Keene	NO
7	Rasmussen, Lisa	NO
8	Kellbach, Karen	NO
9	Oberbeck, David	YES
10	Abitz, Sherry	NO
11	Mielke, Robert	NO

94-0907

10/27/2015 8:53:48 PM

Motion by Neal, second by Wagner to adopt the Resolution of the Economic Development Committee authorizing the proper city officials to draft a Project Plan Amendment and follow appropriate procedures required to amend Tax Incremental District Number Three for the Wausau Center Mall Project.

Yes Votes: 11 No Votes: 0 Result: PASS

97-0404 To Amend

10/27/2015 8:59:05 PM

Motion by Oberbeck, second by Winters to amend the Joint Resolution authorizing the proper City Officials draft Project Plan Amendment and follow Statutory Procedures required to Tax Increment District Number Five to reduce the boundaries of the district and to serve as a donor district to Tax Increment District Three - for full closure of TID #5.

Oberbeck stated after reviewing the financials for 2016 and the funds that would be available he wanted to fully close TID #5 and not

be a donor district. Rasmussen pointed out Ehlers explained to us that a lot of the risk of the CBL project is reduced by using those donor funds from TID #5 and if we lock the door on TID #5 we lose that ability.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	NO
2	Wagner, Romey	NO
3	Nutting, David E.	NO
4	Neal, Tom	NO
5	Gisselman, Gary	NO
6	Winters, Keene	YES
7	Rasmussen, Lisa	NO
8	Kellbach, Karen	NO
9	Oberbeck, David	YES
10	Abitz, Sherry	NO
11	Mielke, Robert	NO

97-0404

10/27/2015 8:59:34 PM

Motion by Winters, second by Neal to adopt the Joint Resolution authorizing the proper City Officials draft Project Plan Amendment and follow Statutory Procedures required to Tax Increment District Number Five to reduce the boundaries of the district and to serve as a donor district to Tax Increment District Three.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	NO
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

12-1012

10/27/2015 9:00:23 PM

Motion by Nutting, second by Mielke to adopt the Resolution of the Human Resources Committee approving Health Plan Design for 2016

Yes Votes: 11 No Votes: 0 Result: PASS

12-1007

10/27/2015 9:07:10 PM

Motion by Nutting, second by Neal to adopt the Resolution of the Finance Committee authorizing City staff to insource pet licensing processing beginning with the January 2016 licensing season and offer pet licensing and data management services to the Village of Weston.

Winters referred to a handout he distributed which was a report from PetData on what they have done per quarter. He did not believe we could do it more cheaply than PetData. He pointed out in July they passed an increase in pet licensing fees in order to pay the cost of sheltering cats, but two weeks ago they decided not to shelter cats. Now they are going to decide to bill this program and transfer money to the general fund, which we promised not to do. He asked for a real cost estimate on what it will cost us to do these services in-house.

Rasmussen we had a presentation and lengthy discussion regarding this at Public Health & Safety Committee. One of the pitfalls she found out about is that the PetData system doesn't automatically update, so when officers are going out to follow up on late licensing or failure to license, it has turned out that they already purchased a license up to four weeks ago, but it is not showing. In a demo of the new system in-house the data updates in real time and has also has integration into our GIS mapping system, which PetData does not. She indicated our Humane Officer was very excited about it and what it can do for her enforcing the program. PetData only

sells half the licenses and there is still a group of people that are not technology users. We have the ability to share this new system with Weston if they choose to participate.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Suspend the Rule 10/27/2015 9:08:03 PM

Motion by Wagner, second by Kellbach to Suspend Rule 1(D) Transmission of Committee Business to Council.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

15-0809 10/27/2015 9:08:49 PM

Motion by Nutting, second by Rasmussen to adopt the Ordinance of the Common Council amending Ordinance No. 497-15B (annexing territory from the Town of Stettin to the City of Wausau (Travis Bruch -- 4212 Hilltop Avenue))

Yes Votes: 11 No Votes: 0 Result: PASS

15-1013 10/27/2015 9:09:41 PM

Motion by Mielke, second by Neal to adopt the Resolution of the Finance Committee approving contract for residential building inspection services between the City of Wausau and City of Schofield.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	NO
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Public Comment or Suggestions (for items not appearing on the agenda.)

None

Closed Session

10/27/2015 9:10:54 PM

Motion by Mielke, second by Rasmussen to convene into Closed Session pursuant to 19.85(1)(g) conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, regarding offer of settlement in Marathon County Case No. 15CV114 Andy T. Her et al vs. Cities and Villages Mutual Insurance Company et al (City of Wausau).

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Nagle exited the meeting.

Reconvened back into Open Session

15-1014

10/27/2015 9:16:41 PM

Motion by Mielke, second by Neal to adopt the Resolution of the Common Council approving agreement for settlement of lawsuit – Andy T. Her et al vs. Cities and Villages Mutual Insurance Company et al (City of Wausau), Marathon County Case No. 15CV114.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	NV
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	Winters, Keene	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

Adjourn

Motion by Mielke, second by Abitz to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 9:17 pm.

James E. Tipple, Mayor
Toni Rayala, City Clerk

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving the 2016 Operating Plan for Business Improvement District (BID) No. 1

Committee Action: Approved 5-0

Fiscal Impact: \$0 The Bid plan allows businesses within the district to establish assessments to fund activities that develop, manage, and promote the district

File Number: 04-1006

Date Introduced: November 10, 2015

WHEREAS, the Business Improvement District Board met in October 2015 and approved the 2016 operating plan which provides for special assessments of \$60,000 to fund Main Street activities; and

WHEREAS, state statutes require approval by the local legislative body; now therefore

BE IT RESOLVED, by the Common Council of the City of Wausau that the 2016 operating plan for Business Improvement District No 1 is hereby adopted; and

BE IT FURTHER RESOLVED, that the proper City officials are hereby authorized and directed to meet the city's obligation under the plan including, but not limited do the levy of special assessments.

Approved:

James E. Tipple, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, October 27, 2015 @ 5:30 pm., Board Room

Members Present: Oberbeck (C), Kellbach, Mielke, Nutting, Nagle

Others Present: Groat, Barnes, Giese, Jacobson, Hebert, Kujawa, Lindman, Schock, Werth, Tipple, Gisselman, Neal, Goede, Elizabeth Field, media.

Adoption of the 2016 Business Improvement District Budget and Plan

Elizabeth Field stated the BID Board adopted the Business Improvement Plan at its October meeting. She pointed out a correction to Appendix B, Revenue Source, where there is a line item for “other” that specifies sponsorships in the Friend of the River District Program (FORD), listed at \$66,000 which should be \$29,500. She noted there were no other changes from the plan adopted in 2015, other than the name change from Main Street Program to Wausau River District.

Motion by Nagle, second by Mielke to approve the 2016 BID Budget and Plan. Motion carried 5-0.

**OPERATING PLAN
FOR
CALENDAR YEAR 2016
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF
WAUSAU, WISCONSIN**

**OPERATING PLAN FOR CALENDAR YEAR 2016
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF WAUSAU, WISCONSIN**

TABLE OF CONTENTS

I. INTRODUCTION	1
II. DISTRICT BOUNDARIES.....	1
III. OPERATING PLAN	1
A. Plan Objectives	1
B. Proposed Activities	2
C. Expenditures and Financing Method	3
D. Organization of the District Board.....	4
IV. METHOD OF ASSESSMENT	5
A. Annual Assessment Rate and Method	5
B. Excluded and Exempt Property	7
V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY	7
City Role in District Operation.....	7
VII. FUTURE YEAR OPERATING PLANS.....	8
A. Changes.....	8
B. Admendment, Severability and Expansion	8
C. Automatic Termination Unless Affirmatively Extended.....	8
VIII. GENERAL.....	8
IX. APPENDICES	
A. District Boundary Map	
B. 2016 Budget	

**OPERATING PLAN FOR CALENDAR YEAR 2016
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF WAUSAU, WISCONSIN**

I. INTRODUCTION

Under Wisconsin Statute section 66.1109, (the “BID Law”) cities are authorized to create Business Improvement Districts (“BIDs”) upon the petition of at least one owner of property used for commercial purposes within the District. The purpose of the BID Law is “. . .to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities.” 1983 Wis. Act 184, Section 1, legislative declaration.

BID assessments are similar to traditional special assessments wherein property owners are assessed for improvements or services that benefit them. Unlike the traditional special assessments, however, BID assessments can be used to finance a wider range of activities, services and improvements such as The River District activities, special events, business retention, expansion and recruitment, promotions and marketing, and seasonal street decorations.

Pursuant to BID Law, an operating plan (“Operating Plan”) must be presented to all property owners of the proposed City of Wausau, Wisconsin Business Improvement District No. 1 (the “District”). The Operating Plan must show the services to be offered by the District, expenditures by the District, the special assessment method applicable to properties within the District for the second year of the BID, and other requirements of the BID Law.

II. DISTRICT BOUNDARIES

The Business Improvement District area shown in the map located in Appendix A, which is attached hereto and incorporated herein by this reference. This entire area represents the heart of Wausau’s central business district. The area also encompasses the area designated as the River District Wausau.

III. OPERATING PLAN

A. Plan Objectives

The objective of the Wausau River District, Inc. is to further promote the development, redevelopment, operation and promotion of the River District for the physical and economic benefit of all business and property owners within the BID as well as the entire Wausau community through the partial financing of the operating budget of Main Street Wausau, Inc. This is to occur in conjunction with the continued funding of these efforts by the City of Wausau.

Wausau River District, Inc. was accepted into the Wisconsin Main Street Program in 2002. Each year the program is provided three Architectural drawings, available to any business or commercial property owner in the River District, by the Wisconsin Main Street Program. The Program also provides a maximum of two on-site business assistance visits and a one-day technical assistance visit, available to any business or commercial property owner in the River District. In addition, Wausau River District, Inc. holds monthly four point approach committee meetings and listening sessions.

In conjunction with Wausau Events, Inc., the Main Street Program assists the organization of many beneficial and enjoyable events, such as Concerts on the Square, Winter Fest, and the Holiday Parade. These events have attracted locals and visitors alike to the River District.

Main Street Wausau, Inc. continues to adopt and undertake work plans to develop and promote the River District as an exciting place to live, learn, work and play, through collaborative efforts that involve area businesses, public and private institutions and property owners.

B. Proposed Activities

With the funding from the BID, the Main Street Program is planning for 2016 the following programs, either directly, or through cooperative efforts with Wausau Events, Inc. and the City of Wausau:

I. Organization

- a. Maintain website, database and inventory of properties, businesses, and District stakeholders.
- b. Research and apply for various revenue streams through which to additionally support organizational operations.
- c. Develop partnerships with and among Wausau River District stakeholders by gathering members annually for the State of the River District Breakfast.
- d. Develop and distribute State of the Wausau River District Report/Market Profile
- e. Communicate regularly with Wausau River District stakeholders in person and via electronic and mail correspondence.
- f. Recruit, train, and orient new board and committee members.
- g. Promote the Main Street program via the website, press releases, presentations with community groups, informational brochures, e-newsletters, etc.
- h. Recognize volunteer contributions to the Program by highlighting volunteer accomplishments via a variety of marketing channels.
- i. Maintain National Main Street Accreditation
- j. Pursue Great American Main Street Award
- k. Monitor Room Tax and BID legislation
- l. Administer Technology Assistance fund
- m. Develop and implement Block Captain Program
- n. Coordinate quarterly neighborhood meetings

II. Promotions/Marketing

- a. Promote the District to residents and visitors. This includes advertisements in the CVB Visitor Magazine advertising channels.
- b. Develop promotional campaign and marketing materials to support Near West Side businesses during 2016 street reconstruction.
- c. Publish weekly promotional emails (Hot Happenings In The River District)
- d. Continue First Thursdays.
- e. Coordinate seasonal promotions and advertising campaigns through the development and placement of print, online, television and/or radio advertisements for Sidewalk Sales, Christmas on First Open House and Small Business Saturday.
- f. Support special events.

- g. Develop and publish updated River District brochures and kiosk maps.
- h. Develop and print seasonal and themed itineraries for use by hotels, CVB, etc.
- i. Develop, coordinate, and implement Downtown Dining Week.
- j. Develop, coordinate, and implement Downtown Employee Appreciation Week.
- k. Coordinate Sidewalk Sales.

III. Economic Development

- a. Lead and/or support redevelopment initiatives on the District's Near West Side.
- b. Update, reprint and redistribute River District Market Profile.
- c. Update and reprint Market Profile annually.
- d. Communicate regularly with business group developing First Thursdays to ensure organizing needs are met.
- e. Re-evaluate Property Improvement Grant.
- f. Maintain River District vacant property listings on website.
- g. Investigate America Saves partnership.
- h. Support and/or coordinate West Side Pride fix-up days.

IV. Design

- a. Administer Sign Grant Program.
- b. Support City/Metro Area Wayfinding Signage initiative.
- c. Coordinate Sign Ordinance Task Force.
- d. Assist with administration of Planter Adoption Program.
- e. Advocate for directory kiosk on near west side.
- f. Collaborate with City and Park Dept. on 2nd Avenue and Clark Street reconstruction project.
- g. Advocate for bike racks on near west side.
- h. Investigate Tactical Urbanism projects.
- i. Coordinate and host Downtown Open House week with Historic Walking Tour.

Based on resources, time and BID Board discretion, some of these programs may not be fully implemented. The BID Board acknowledges that the Main Street Program may conduct other activities similar to those above, to carry out the objectives identified above. The BID Board further acknowledges that the Main Street Program may not achieve full completion of all of the activities outlined above. In addition, the BID shall have all powers granted under the BID Law, including to collect the assessments provided herein, and to carry out the purposes of this Operating Plan.

C. Expenditures and Financing Method

The operating budget for the District is \$60,000.00 which will be collected through the BID assessment. The BID expenditure represents the partial funding of the 2016 Main Street Program. This funding will be made upon written request from Main Street Wausau, Inc. to the extent of funds collected by the City of Wausau pursuant to the assessment levied hereby. The projected revenue and expenditures for year 2016 of the Main Street Program are identified on Appendix B, which is attached hereto and incorporated herein. The actual budget will be adjusted if the actual revenue received is less than projected. The adjustments could include revising or eliminating individual budget line items as determined by the BID Board of Directors. Expenditures are intended to be made in a fair and equitable basis throughout and for

the benefit of the entire District. In the event that a surplus exists at the end of any fiscal year, the monies may be carried over for expenditures in subsequent years.

The Operating Budget for any BID year will be subject to the approval of the City of Wausau, as set forth in Wisconsin Statutes section 66.1109. While this budget does not, the BID Board acknowledges that if any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire District Board. No capital improvements are currently planned by the District. For the purpose of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decoration. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for the following year.

The District may not borrow funds.

The District will continue to support the Main Street Program's efforts to solicit gifts, grants and other voluntary contributions from parties outside the Main Street Program boundaries.

D. Organization of the District Board

The Mayor shall appoint members, who will culturally represent Wausau's diverse communities, to the District Board (the "Board"), and the Wausau City Council will act on the confirmation of such appointments. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities, to aid compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3)(a) requires that the Board be composed of at least five members and that a majority of the Board members shall either own or occupy real property in the District. If the actual property or business owner is an entity, that entity shall designate a representative to act on its behalf.

The Board shall be structured and operate as follows:

1. Board Size – 11 members.

2. Composition –

Business Owners – four members, representing owners of commercial business in the area;

Property Owners – five members, representing owners of commercial property in the area;

Government – one member, representing the City of Wausau; and

Wausau Events, Inc. – one member, representing Wausau Events, Inc., Inc.

In addition, the following representatives shall be appointed by the Mayor who shall not be formal members of the Board and therefore cannot vote, but who will represent the following constituency, and advise the Board, and shall be notified of all Board meetings, shall be able to attend such Board meetings and give input to the Board:

Board of Main Street Wausau, Inc. – all members (without votes) of the Board of Directors of Main Street Wausau, Inc.

3. Term – Appointments to the Board shall be two classes (of five and six members per class respectively) for staggered periods of two years.
4. Compensation – None.
5. Open Meetings Law – All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
6. Record Keeping – Files and records of the Board’s affairs shall be kept pursuant to the Wisconsin Public Records Law.
7. Staffing and Office – To be determined as necessary.
8. Meetings – The Board shall meet regularly, at least once every three months. An annual meeting will be planned for all property/business owners.
9. Executive Committee – The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board. The Executive Committee of the Board shall be authorized to oversee the day-to-day operations of the District, including the execution of minor contracts, and the signing of checks, subject to the controls adopted by the Board.
10. Committees – To be determined as necessary.
11. Non-Voting Advisors – The Board will have non-voting advisors, as identified above.
12. Powers – The Board shall have all powers necessary and convenient to implement the Operating Plan, including the power to contract.
13. Annual Report – The Board shall prepare and make available to the public annual reports, including an independent certified audit conducted by the City of Wausau, as required by the BID Law.

IV. METHOD OF ASSESSMENT

A. Annual Assessment Rate and Method

The annual assessment for District operating expenses will be in direct proportion to the equalized assessed value of that property within the District.

The total assessment for each assessed parcel is formulated as follows:

1. Divide the proposed annual District budget by the total assessed valuation (as reflected on the City's tax rolls) of all property within the District that is subject to assessment as provided by law.

(Note - this quotient shall expressed to the nearest 1/10,000 and be referred to so the "BID Mil Rate")
2. Multiplying the BID Mil Rate by the assessed valuation of each Assessable Property (as defined herein), the product of which shall be the District's initial assessment of that Assessable Property, but shall be subject to the adjustments set forth in Section IV.A.3 below.
3. Notwithstanding the foregoing, the total of the District's assessment for each Assessable Property shall not exceed \$2,500.00 nor be less than \$250.00, which is computed using the following steps:
 - a. first, all Assessable Properties whose initial assessment is less than \$250.00 shall have their assessment adjusted to \$250.00;
 - b. second, any excess assessment created by the adjustment made in subsection a. shall be applied to reduce the initial assessment of all other Assessable Properties within the District;
 - c. third, all Assessable Properties whose initial assessment is greater than \$2,500.00 shall have their initial assessment adjusted to \$2,500.00;
 - d. fourth, any deficit of assessment created by the adjustments made in subsection c. shall be allocated among all other Assessable Properties on a proportionate basis, this basis being equivalent to what the total assessed value of Assessable Property bears to the total assessed value of all Assessable Properties in the District.
4. Use of each Assessable Property as of January 1 in the year of assessment, as reflected in the records of the Assessor for the City of Wausau, shall control for purpose of the District's assessment.

For purposes of this Operating Plan, an "Assessable Property" shall be defined as a parcel of land subject to assessment hereunder and under the BID Law, with a separate Tax Key Number, as identified in the City of Wausau's Assessor's Office.

The BID assessment is hereby levied by the City of Wausau, which shall be a lien against each of the tax parcels of real property contained in the District, unless exempted as identified herein, under the power of Wisconsin Statutes Chapter 66. Such special assessments are hereby levied by the City of Wausau by adoption of this BID Plan. The city comptroller is authorized to include the BID assessment on bills for properties subject to the assessment within the designated Improvement District for calendar year 2016.

The City of Wausau shall collect such BID assessments and shall provide to the BID Board an accounting of the amounts received and the tax key numbers for which they are collected. All assessments shall be placed in a segregated account in the City's treasury. The City shall disburse the funds when the BID Board requisitions payments for its expenses that are authorized by the BID Operating Plan. All interest earned by virtue of temporary investment of funds in the BID account shall remain in the account for activities delineated in the BID Operating Plan.

All assessments hereby levied shall be due and payable on or before the due date of the first installment of real estate taxes on the properties assessed hereby. No assessments levied hereby may be paid in installments.

B. Excluded and Exempt Property

The BID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

1. Wisconsin Statutes section 66.1109(1)(f) 1m: The District will not contain property used exclusively for manufacturing purposes.
2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed.

Property exempt from general real estate taxes, for the calendar year in which the BID Operating Plan is adopted, are hereby excluded from the District by definition, even though the boundaries of the District would otherwise include them. Owners of tax exempt property adjoining the District and expected to benefit from District activities will be asked to make a financial contribution to the District on a voluntary basis. In addition, those tax exempt properties adjoining the District which are later determined no longer to be exempt from general property taxes, and tax exempt properties whose owners consent in writing to be assessed, shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

Under Wisconsin Statutes section 66.1109(1)(f) 4, this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will increase the vitality of the Main Street Program Area and central business district and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of the Operating Plan. In furtherance of its commitment, the City shall:

1. Maintain services to Wausau River District at their current levels;

2. Maintain the City's current financial commitment to the Main Street Program for \$30,000.00 per year in funding;
3. Handle the billing and collection of the BID assessment as provided herein;
4. Have the City Attorney make a legal opinion that the BID Operating Plan complies with the requirements of the BID Law; and
5. Annually perform an independent certified audit of the implementation and operating plan pursuant to section 66.1109(3)(c) of the BID Law.

VII. FUTURE YEAR OPERATING PLANS

A. Changes

This Operating Plan is designed to authorize and control the BID for only its 2016 activities.

Wisconsin Statutes Section 66.1109(3)(b) requires the Board and the City to annually review, approve, and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific properties, budget amounts and expenditures are based solely upon current conditions. Subsequent years' activities, budget, and assessments will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID Law.

B. Amendment, Severability and Expansion

The District has been created under authority of Wisconsin Statutes section 66.1109. Should any court find any portion of this Operating Plan, or the BID Law invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment.

C. Automatic Termination Unless Affirmatively Extended

The District Board shall not incur obligations extending beyond 2016.

VI. GENERAL

All exhibits referenced herein are incorporated herein by reference.

APPENDIX B

MAIN STREET WAUSAU, INC.

	General Fund	Organization	Promotion	Economic Dev.	Design	TOTAL
REVENUES						
Grants	\$ 30,000					30,000
BID Funds	\$ 60,000					60,000
Other (Sponsorships, FORD program)	\$ 29,500					29,500
Total Revenues	\$ 90,000	\$ -	\$ -	\$ -	\$ -	119,500
EXPENDITURES						
Administration:		56,670				56,670
Projects:		1,300	56,335	2,200	2,600	62,435
TOTAL EXPENDITURES		57,970	56,335	2,200	2,600	119,105
Excess (Deficiency) of Revenues over Expenses						395

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

ORDINANCE OF PARKING & TRAFFIC COMMITTEE

Removing no parking restriction on the south side of the 200 block of Chicago Avenue

Committee Action: Approved 4-0

Ordinance Number:

Fiscal Impact: Minimal cost and time to remove sign

File Number: 04-0921

Date Introduced: November 10, 2015

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

Section 1. That the no parking restriction on the south side of the 200 block of Chicago Avenue is hereby removed.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

James E. Tipple, Mayor

Attest:

Toni Rayala, Clerk

Parking and Traffic Committee Meeting Minutes

Date of Meeting: Thursday, October 15, 2015 at 5:15pm, in the Birch Room at City Hall
Members Present: Abitz{C}, Winters {VC}, Kellbach, Mielke (Nutting absent)
Others Present: Lt. Graham, Tara Alfonso, Allen Wesolowski, Jennifer Friday, Elizabeth Field,
Anne Heidemann

In accordance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. It was noted that there was a quorum present and the meeting was called to order by Chairperson Abitz at 5:23 pm.

(2) Discussion and possible action: To remove “No Parking” restrictions on the south side of the 200 block of Chicago Avenue.

Discussion:

Lt. Graham indicated that a resident brought this item to him. The resident’s wife works in the area and parks in the street per her employer’s request. She is concerned about having to park on the street quite a distance from the business where she works. This is especially concerning to her and other employees when going to their cars during hours of darkness. Lt. Graham was unable to determine why there were “No Parking” restrictions on the south side of the 200 block of Chicago Avenue. The road width is the same as the 300 block of Chicago Avenue and parking is allowed on both sides of the street in that block. Notices regarding this agenda item were sent to the businesses and residents in this area. No communications were received.

Motion by Winters, second by Mielke to remove “No Parking” restrictions on the south side of the 200 block of Chicago Avenue.

Motion carried 4-0

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

ORDINANCE OF THE PLAN COMMISSION

Rezoning 5601 Sherman Street from UDD, Unified Development District, to R1, Single Family Residence District.

Committee Action: Approved 6-0

Fiscal Impact: None.

File Number: 15-1105

Date Introduced: November 10, 2015

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

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

Section 32, Township 29 North, Rang 7 East, Part of NW 1/7, SW 1/4 & Part of NE 1/4, SW 14, As Described as Lot (1A) of CSM Volume 52, Page 75 (12187), MORE COMMONLY KNOWN AS 5601 SHERMAN STREET

now comprising a part of UDD, Unified Development District, according to the Zoning Ordinance of the City of Wausau is hereby rezoned to R1, Single Family Residence District.

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

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

James E. Tipple, Mayor

Attest:

Toni Rayala, Clerk

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 20, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Lindman, Gisselman, Atwell, Oberbeck, Bohlken

Others Present: Lenz, DeSantis, Hebert, Reinhart, Straub, Mitchell

PUBLIC HEARING: Discussion and possible action on rezoning 5601 Sherman Street from UDD, Unified Development District, to R1, Single Family Residence District. (Straub)

James Straub, 5601 Sherman Street, said that he would like to apply for a reverse mortgage, but commercial property is not accepted. The property needs to be rezoned to single family zoning in order to qualify for the mortgage. Straub said that he and his wife have lived here for 17 years, in the 12 bedroom home. At first, the plan was to move into the property for 3-4 months, but they liked it right away. Straub said his wife recently passed away, but he has several children and grandchildren and would like to have the room for his family to come home occasionally.

Mayor Tipple closed the public hearing.

Lenz said that the proposal is to rezone to Single Family Residence District. Sometimes it can be an issue rezoning to a more lenient zoning district, but in this case it's essentially going to the city's most restrictive district. Staff didn't see any issues; there are other residential properties around it. Staff recommends approval.

Atwell motioned to rezone 5601 Sherman Street from UDD, Unified Development District, to R1, Single Family Residence District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on November 10, 2015.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: October 15, 2015

GENERAL INFORMATION

APPLICANT: James Straub
LOCATION: 5601 Sherman Street
EXISTING ZONING: UDD, Unified Development District
REQUESTED ZONING: R1, Single Family Residence District
PURPOSE: To remove an existing single-family home from a Unified Development District and place it into the R1 district. This is being requested by the homeowner to satisfy mortgage requirements.
EXISTING LAND USE: Single-family home
SIZE OF PARCEL: 1.3 acres
SURROUNDING ZONING AND LAND USE:
North: UDD and R1; Single family home
South: M2, General Industrial District; Railroad right-of-way and industrial warehouse
East: UDD; Multi-family housing
West: UDD; Self-storage units

(See attached Zoning Map)

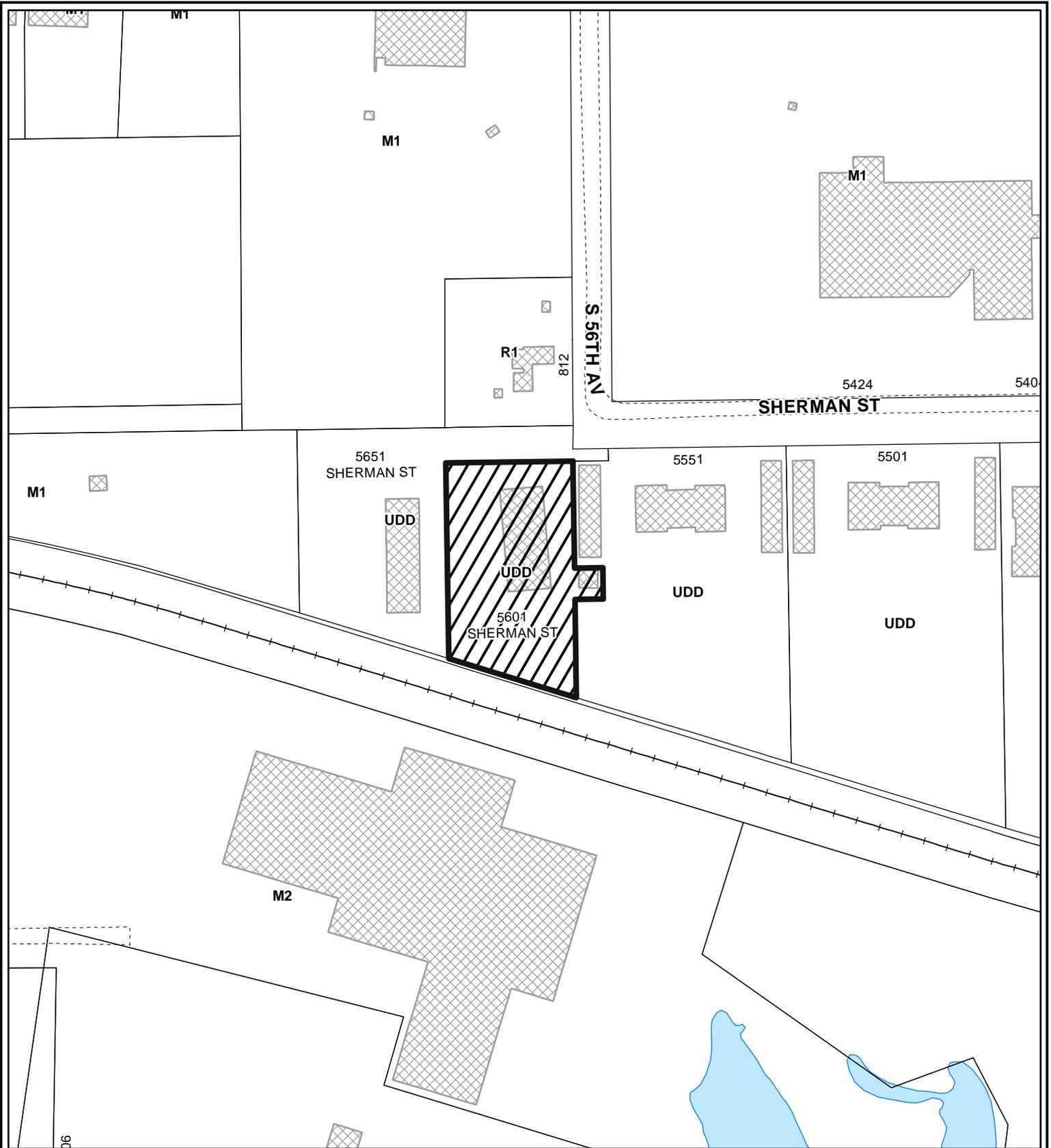
ANALYSIS

Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;*
- (c) The zoning classification of property within the general area of the property in question;*
- (d) The suitability of the property in question to the uses permitted under the existing zoning classification;*
- (e) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification;*
- (f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan*
- (g) The nature and extent of the input received at the public hearing regarding the proposed zone change;*
- (h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and*
- (i) If the property was recently annexed, the zoning classification of the property prior to annexation.*

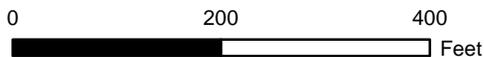
The proposed zoning change is for a parcel that was initially part of a larger Unified Development District, established when the property was annexed to the city in 1997. The owner is seeking to take the subject property, his single-family home, out of the UDD zoning and place it in a conventional single-family district. The reason for the request is to assist with the application for a reverse mortgage he is seeking.

The proposed zoning district, R1 - Single Family Residence District, is essentially the city's most restrictive zoning district. This zoning change should not impact surrounding property owners, or the general public's health, safety, or welfare. A single family home exists directly to the north of this property, while higher-density residential exists directly to the east. Staff recommends approval of the zoning request.



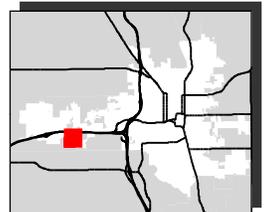
Map Date: October 1, 2015

City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location



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

ORDINANCE OF PLAN COMMISSION

Repealing and Recreating Section 23.02.057 Brew pub, to adopt the state statute definition

Committee Action: Approved 4-0

Ordinance Number:

Fiscal Impact: None

File Number: 15-1107

Date Introduced: November 10, 2015

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

Section 1. Section 23.02.057 Brew pub is hereby repealed and recreated to read as follows:

23.02.057 Brew pub. “Brew pub” means a person as defined in Wis. Stat. §125.02(14), holding a valid permit under Wis. Stat. §125.295.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

James E. Tipple, Mayor

Attest:

Toni Rayala, Clerk

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 19, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Lindman, Rosenberg, Gisselman, Oberbeck

Others Present: Lenz, Hebert, DeSantis, Stephenson, Ghidorzi, Sullivan, Pratt, Bawling, Rolling

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

Lindman called the meeting to order at 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: Amend various sections of the *Wausau Zoning Code* pertaining to: (a) Brewpubs and microbreweries; (b) Size of parking spaces; (c) Illuminated signs; (d) Shoreland-wetland zoning; and (e) Director's position title.

Lindman closed the public hearing.

Hebert said that this item is to update the zoning code and get it in-line with some state statutes and design standards. This item is also for clarification for personnel titles. Part of this item is removing of satellite dishes from the ordinance. There has never been a permit issued and staff have not been enforced the ordinance. This list will be reviewed by the city attorney prior to going to the Common Council meeting.

Oberbeck asked if the parking sizes would set a new standard. Hebert answered yes. Oberbeck said he has concerns of 9' wide and 18' long parking spaces, as there seems to be an influx of larger vehicles. Hebert said that all proposals have been having 9' wide and 18' long parking spaces with a 24' drive aisle. It was just not noted. These are the standards that are being used. Lenz said that it is a minimum, it can be increased. Oberbeck said that minimum seems to be the design book. Lindman added that the drive lane is a minimum of 24', which is not included. Oberbeck said some lots are designed without the overhang and it could be tough for emergency vehicles. Gisselman said with the wave of smaller cars and asked if there is thought about opening it up for smaller car spaces. Hebert said that this was a quick review of the what is currently in the zoning code and if there is anything that needs to be changed with what is going on right now. There isn't a design standard in the zoning code that reflects compact cars, at this time.

Rosenberg motioned to amend various sections of the *Wausau Zoning Code* pertaining to: (a) Brewpubs and microbreweries; (b) Size of parking spaces; (c) Illuminated signs; (d) Shoreland-wetland zoning; and (e) Director's position title. Gisselman seconded and the motion carried unanimously 4-0. This item will go to Common Council on June 10, 2015.

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

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE	
Approving or Denying Various Licenses as Indicated	
Committee Action:	Approved 4-0
Fiscal Impact:	None
File Number:	15-0108
Date Introduced:	November 10, 2015

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

RESOLUTION

WHEREAS, your Public Health and Safety Committee considered certain license applications at its October 19, 2015 meeting and has made recommendations that are attached hereto in the meeting minutes and recommends these actions to the Council for its approval, now therefore

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

Approved:

James E. Tipple, Mayor

CLERK'S REPORT TO PUBLIC HEALTH & SAFETY COMMITTEE

October 19, 2015 Meeting

AGENDA ITEM # 4

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

ADDITIONAL INFORMATION

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

1. There are no denials; all applicants are recommended for approval.
2. The Ambassadors Club of Wausau Chamber applied for three Temporary Class B Retailer (picnic) licenses for Business PM gatherings on 10/22/15, 11/12/15 and 2/11/16.
3. There are three Change of Agent applications for Kwik Trip #728, 200 E Kent St, Kwik Trip #322, 1440 W Campus Dr, and Burns Post VFW; all have been approved by Chief Hardel.
4. Day's Bowl-A-Dome applied for a Tavern Entertainment license to allow for Karaoke or entertainment with less than three musicians; approved by Bill Hebert.
5. There are no special event applications this month.

STAFF RECOMMENDATION

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

Mary Goede, Deputy Clerk

Date of Report: October 15, 2015

(715) 261-6620

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Monday, October 19, 2015 at 5:15 pm, (Council Chambers)

Members Present: Rasmussen (C), Wagner, Kellbach, Neal, Gisselman

Others Present: Alfonso, Hardel, Kujawa, Groat, Goede, Kaylee Kowalchyk, Attorney Rick Cveykus, Officer Stetzer.

Gisselman exited the meeting at 6:20 p.m., before reconvening into open session.

Consider various license applications.

Rasmussen noted all licenses on the list were recommended for approval.

Motion by Neal, second by Kellbach to approve or deny various license applications as recommended. Motion carried 4-0.

HEALTH AND SAFETY LIST
 ALL LICENSES
 OCTOBER 19, 2015

 REPORT ID: LRS530I
 RUN DATE: 11/03/15
 RUN TIME: 8:59:07

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCATION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
AMBASSADORS CLUB OF WAUSAU CHA PO BOX 6190 WAUSAU, WI 54402-6190	2016	9/30/2015	2/11/2016	2/11/2016		BUSINESS PM - FERGUS	TEMP CLASS B RETAILER	___	___	___	___
AMBASSADORS CLUB OF WAUSAU CHA PO BOX 6190 WAUSAU, WI 54402-6190	2015	9/30/2015	11/12/2015	11/12/2015		BUSINESS PM - REMEDY	TEMP CLASS B RETAILER	___	___	___	___
AMBASSADORS CLUB OF WAUSAU CHA PO BOX 6190 WAUSAU, WI 54402-6190	2015	9/30/2015	10/22/2015	10/22/2015		BUSINESS PM - ASPIRU	TEMP CLASS B RETAILER	___	___	___	___
BOGLE, SAMANTHA 5809 N 33RD ST WAUSAU, WI 54403	2015	10/09/2015		6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___
COOPER, SHAWN 726 PARK AVE WAUSAU, WI 54403	2015	10/09/2015		6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___
ELSTON, MARGARET L 5510 ROCK RAPIDS DR WESTON, WI 54476	2015	10/09/2015		6/30/2016		TREU'S TIC TOC	OPERATOR NEW	___	___	___	___
FIRKUS, LAUREN 1967 THOMAS ST MOSINEE, WI 54455	2015	9/16/2015		6/30/2016		KWIK TRIP #728	OPERATOR NEW	___	___	___	___
GARBACZ, LINDA R 228 GRAND AVENUE WAUSAU, WI 54403	2015	9/29/2015		6/30/2016		R-STORE #31	OPERATOR NEW	___	___	___	___
GELLING, CHANCE W 1200 S 50TH AVE APT 13 WAUSAU, WI 54401	2015	9/21/2015		6/30/2016		CROSSROADS COUNTY MA	OPERATOR NEW	___	___	___	___
GERROW, KELLY L 1975 SEVILLE RD MOSINEE, WI 54455	2015	9/25/2015		6/30/2016		SHOPKO 079	OPERATOR NEW	___	___	___	___
GIERACH, THERESA 111 ETHEL ST WAUSAU, WI 54403	2015	10/09/2015	11/11/2015	6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___
GRYSKIEWICZ, DAVID 3715 E 2ND ST MERRILL, WI 54452	2015	10/09/2015		6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___
HAMANN, MICHELE 3528 COUNTY RD C STEVENS POINT, WI 54481	2015	9/16/2015		6/30/2016		KWIK TRIP #728	OPERATOR NEW	___	___	___	___
IPPOLITO, PAUL J 1247 ELM ST WAUSAU, WI 54401	2015	10/09/2015		6/30/2016		KWIK TRIP #735	OPERATOR NEW	___	___	___	___

HEALTH AND SAFETY LIST
 ALL LICENSES
 OCTOBER 19, 2015

 REPORT ID: LRS530I
 RUN DATE: 11/03/15
 RUN TIME: 8:59:07

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
JACOBSON, DARLENE 1504 METRO DR APT 7 SCHOFIELD, WI 54476	2015	10/09/2015		6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___
KROMENAKER, MIRANDA S 1624 OLD HWY 51 APT #2 MOSINEE, WI 54455	2015	9/25/2015		6/30/2016		APPLEBEE'S NEIGHBORH	OPERATOR NEW	___	___	___	___
MACOMBER, CASSANDRA S 2245 GRAND AVE APT 11 WAUSAU, WI 54403	2015	9/23/2015		6/30/2016		THE GREAT DANE PUB &	OPERATOR NEW	___	___	___	___
MOSS, ACA J 2604 MARIGOLD RD WAUSAU, WI 54401	2015	10/08/2015		6/30/2016		R STORE #6	OPERATOR NEW	___	___	___	___
PEPOWSKI, ANGELA C 1104 AUGUSTA AVENUE WAUSAU, WI 54403	2015	9/25/2015		6/30/2016		LOPPNOW'S SPORTS BAR	OPERATOR NEW	___	___	___	___
PETERSON, CURTIS R 4811 RACHEL LN APT #26 WAUSAU, WI 54401	2015	9/18/2015		6/30/2016		KWIK TRIP #728	OPERATOR NEW	___	___	___	___
PHARES, STACEY 134 MILLER AVE WAUSAU, WI 54403	2015	10/09/2015		6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___
PRELIPP, CALI 3725 WESTON PINES LN 204 WESTON, WI 54476	2015	10/09/2015		6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___
RHEA, KELSEY E 142 PEARL ST SCHOFIELD, WI 54476	2015	9/18/2015		6/30/2016		R STORE #5	OPERATOR NEW	___	___	___	___
ROOT, SARAH J 5202 FOX ST APT H SCHOFIELD, WI 54476	2015	10/05/2015		6/30/2016		KWIK TRIP #728	OPERATOR NEW	___	___	___	___
SNYDER-HEITMAN, AMY I 3339 N 11TH ST WAUSAU, WI 54403	2015	10/09/2015		6/30/2016		VINO LATTE	OPERATOR NEW	___	___	___	___
THEISS, MATTHEW 1625 FAIRMOUNT ST WAUSAU, WI 54403	2015	10/09/2015		6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___
THOMPSON, HELEN T189 CTY RD WW WAUSAU, WI 54403	2015	10/09/2015		6/30/2016		KWIK TRIP #188	OPERATOR NEW	___	___	___	___

HEALTH AND SAFETY LIST
 ALL LICENSES
 OCTOBER 19, 2015

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<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAATION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
YANG, MAI KHA 710 WERLE AVE WAUSAU, WI 54401	2015	9/18/2015		6/30/2016		KWIK TRIP #728	OPERATOR NEW	___	___	___	___
DERBY, MARY L 109 W LAZY ACRE RD WAUSAU, WI 54401	2015	9/22/2015	9/20/2015	6/30/2017		KWIK TRIP #728	OPERATOR - LAPSED RENEWAL	___	___	___	___
FRANCE, MATTHEW L 1130 S 50TH AVE APT 122 WAUSAU, WI 54401	2015	10/07/2015		6/30/2017		WHISKEY RIVER BAR &	OPERATOR - LAPSED RENEWAL	___	___	___	___
FREY, JESSICA M 1536 BEATTIE AVE ANTIGO, WI 54409	2015	9/24/2015		6/30/2017		LOPPNOW'S SPORTS BAR	OPERATOR - LAPSED RENEWAL	___	___	___	___
HANSON, SAVANNAH J 730 GREENWAY CT APT C MOSINEE, WI 54455	2015	9/17/2015		6/30/2017		SHOWTIME	OPERATOR - LAPSED RENEWAL	___	___	___	___
MOUA, TOUA 122 S 2ND AVE WAUSAU, WI 54401	2015	9/22/2015		6/30/2017		CHRISTINE'S	OPERATOR - LAPSED RENEWAL	___	___	___	___
VUOCOLO, SERRA C 122 MYRON ST WAUSAU, WI 54401	2015	9/16/2015		6/30/2017		APPLEBEE'S NEIGHBORH	OPERATOR - LAPSED RENEWAL	___	___	___	___
BURNS POST 388 VFW PO BOX 388 WAUSAU, WI 54402-0388	2015	9/18/2015				VFW BURNS POST 388	CHANGE OF AGENT / OFFICER	___	___	___	___
KWIK TRIP INC 1626 OAK ST PO BOX 2107 LA CROSSE, WI 54602-2107	2015	9/24/2015				KWIK TRIP #322	CHANGE OF AGENT / OFFICER	___	___	___	___
KWIK TRIP INC 1626 OAK ST LA CROSSE, WI 54603	2015	9/30/2015				KWIK TRIP #728	CHANGE OF AGENT / OFFICER	___	___	___	___
DAY'S BOWL-A-DOME INC 1715 W STEWART AVE WAUSAU, WI 54401	2015	9/22/2015	7/01/2015	6/30/2016		DAY'S BOWL-A-DOME	TAVERN ENTERTAINMENT	___	___	___	___
KROLOW, LEE S 30 BROWN BLVD #3 ROTHSCHILD, WI 54474	2015	9/18/2015	7/01/2015	6/30/2016		ALL AMERICAN TAXI	PUBLIC TRANS DRIVER-RENEW	___	___	___	___
LEWIS, JOEL A 2103 N 3RD ST WAUSAU, WI 54403	2015	10/05/2015	7/01/2015	6/30/2016		ALL AMERICAN TAXI	PUBLIC TRANS DRIVER-RENEW	___	___	___	___

RESOLUTION OF THE COMMITTEE OF THE WHOLE

Adopting the 2016 City of Wausau Budget and General Property Tax to Support Same.

Committee Action: Approved 6-4

Fiscal Impact: Levy of \$24,931,155 which is a \$823,585 increase in the prior year or 3.416%

File Number: 15-1109

Date Introduced: November 10, 2015

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

WHEREAS, a public hearing was conducted at the November 4, 2015 Committee of the Whole meeting to obtain public input, and

WHEREAS, the Committee of the Whole met on November 4 to make final adjustments to the proposed budget which included eliminating the Dudley Tower Sky Walk of \$1,500,000 and related debt proceeds from the budget, and

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, the 2016 budget, a summary of which is attached, is hereby adopted, and

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

BE IT FURTHER RESOLVED, there is hereby levied a tax of \$24,931,155 including TIF upon all taxable property within the City of Wausau, as returned by the Assessor in the year 2015, for the uses and purposes as set forth in said budget; and the City Treasurer be and is hereby authorized and directed to spread the tax levy upon the current tax roll of the City of Wausau, and

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

Approved:

James E. Tipple, Mayor

CITY OF WAUSAU

2016 BUDGET ANALYSIS- LEVY DEPENDENT FUNDS - COW RECOMMENDED

	2016 EXECUTIVE/FINANCE BUDGET	COW MODIFICATIONS	2016 ADJUSTED BUDGET	2015 BUDGET	CHANGE INCREASE (DECREASE)	PERCENT CHANGE
GENERAL FUND						
Expenditures	\$31,894,972	(\$119,782)	\$31,775,190	\$31,572,888	\$202,302	0.641%
Revenues	15,024,591	1,340	15,025,931	15,372,261	(346,330)	-2.253%
Fund's Net Levy Requirement	16,870,381	(121,122)	16,749,259	16,200,627	548,632	3.386%
RECYCLING FUND						
Expenditures	618,665	(8,500)	610,165	665,575	(55,410)	-8.325%
Revenues	148,000		148,000	148,300	(300)	-0.202%
Fund's Net Levy Requirement	470,665	(8,500)	462,165	517,275	(55,110)	-10.654%
RENTAL LICENSING FUND						
Expenditures	151,838		151,838	143,266	8,572	5.983%
Revenues	151,838		151,838	130,000	21,838	16.798%
Fund's Net Levy Requirement	-	-	-	-	-	
COMMUNITY DEVELOPMENT/ECONOMIC DEVELOPMENT FUND						
Expenditures	1,430,010		1,413,654	1,422,165	(8,511)	-0.598%
Revenues	1,445,791		1,445,791	1,847,304	(401,513)	-21.735%
Fund's Net Levy Requirement	156,375		156,375	48,500	107,875	222.423%
DEBT SERVICE FUND						
Expenditures	7,696,013		7,696,013	8,016,800	(320,787)	-4.001%
Revenues	3,865,855		3,865,855	3,953,204	(87,349)	-2.210%
Fund Balance Application	(292,842)		(292,842)	(59,404)	(233,438)	392.967%
Fund's Net Levy Requirement	4,123,000		4,123,000	4,123,000	-	0.000%
CAPITAL PROJECT FUND						
Expenditures	8,713,346		8,713,346	7,007,651	1,705,695	24.340%
Revenues	8,263,346		8,263,346	6,439,171	1,824,175	28.329%
Fund Balance Application	-		-	162,390	(162,390)	-100.000%
Fund's Net Levy Requirement	450,000		450,000	406,090	43,910	10.813%
CENTRAL EQUIPMENT AND FACILITY CAPITAL FUND						
Expenditures	110,800	108,000	218,800	-	218,800	
Revenues	-	108,000	108,000	-	108,000	0.000%
Fund Balance Application	-		-	-	-	0.000%
Fund's Net Levy Requirement	110,800	0	110,800	-	110,800	
METRO RIDE FUND						
Expenditures	3,125,481		3,125,481	3,359,262	(233,781)	-6.959%
Revenues	2,326,032		2,326,032	2,548,417	(222,385)	-8.726%
Fund Balance Application	275,030		252,107	161,556	90,551	56.049%
Fund's Net Levy Requirement	547,342		547,342	647,342	(100,000)	-15.448%
PARKING FUND						
Expenditures	2,407,948		2,407,948	1,912,528	495,420	25.904%
Revenues	1,048,400		1,048,400	1,052,700	(4,300)	-0.408%
Fund Balance Application(Noncash Depreciation)	1,148,496		1,148,496	648,776	499,720	77.025%
Fund's Net Levy Requirement	211,052		211,052	211,052	-	0.000%
WAUSAU DOWNTOWN AIRPORT FUND						
Expenditures	386,835		386,835	382,605	4,230	1.106%
Revenues	133,586		133,586	137,100	(3,514)	-2.563%
Fund Balance Application(Noncash Depreciation)	173,249		173,249	165,505	7,744	4.679%
Fund's Net Levy Requirement	80,000		80,000	80,000	-	0.000%
ANIMAL CONTROL						
Expenditures	193,569	(37,105)	156,464	204,924	(48,460)	-23.648%
Revenues	156,464		156,464	126,435	30,029	23.751%
Fund's Net Levy Requirement	37,105	(37,105)	0	78,489	(78,489)	-100.000%
TOTAL LEVY BEFORE INCREMENT	23,056,720	(166,727)	22,889,993	22,312,375	577,618	2.589%
City's Share of TIF Increment	2,056,030	(14,867)	2,041,162	1,795,196	245,967	13.701%
TOTAL LEVY	\$25,112,750	(\$181,594)	\$24,931,155	\$24,107,571	\$823,585	3.416%
Assessed Value	\$2,648,059,500		\$2,647,892,300	\$2,748,578,600	(\$100,686,300)	-3.663%
Tax Rate Per \$1,000 of Assessed Value	\$9.48345	(\$0.06798)	\$9.4154720	\$8.770923	\$0.64455	7.349%
Equalized Value	\$2,633,849,300		\$2,633,849,300	\$2,655,928,800	(\$22,079,500)	-0.831%
Tax Rate Per \$1,000 of Equalized Value	\$9.53462	(\$0.06895)	\$9.465673	\$9.0768890	\$0.388784	4.283%

**CITY OF WAUSAU 2016 BUDGET
COMBINED STATEMENT OF REVENUES - BY CATEGORY ALL FUNDS**

	2013 ACTUAL	2014 ACTUAL	2015 ADOPTED	2015 MODIFIED BUDGET	2015 ESTIMATED ACTUAL	2016 DEPARTMENT REQUEST	2016 EXECUTIVE RECOMMENDED	2016 RECOMMENDED BUDGET
General Property Taxes	\$ 21,517,379	\$ 21,824,002	\$ 22,312,375	\$ 22,312,375	\$ 22,312,375	\$ 24,323,955	\$ 23,070,764	\$ 22,989,993
Other Taxes	6,254,237	6,663,918	6,312,194	6,335,194	6,841,070	7,159,367	7,159,367	7,159,367
Intergovernmental Grants & Aids	11,091,091	11,610,117	10,709,970	11,288,125	10,674,632	12,334,728	12,049,168	11,903,934
Licenses & Permits	800,679	949,776	981,301	981,301	1,010,669	1,046,187	1,046,277	1,062,115
Fines & Forfeitures	600,866	632,834	665,300	665,300	610,200	690,060	647,060	647,060
Public Charges for Services	13,697,949	13,727,471	13,972,962	13,972,962	13,459,821	14,528,026	14,432,876	14,495,376
Intergovernmental Charges for Services	11,331,700	11,270,498	12,150,025	12,153,275	11,637,310	12,442,257	12,081,165	12,141,165
Miscellaneous Revenues	2,152,768	2,952,956	3,022,820	3,250,820	2,614,533	2,573,900	2,585,500	2,586,840
Other Financing Sources	18,227,204	15,840,306	22,422,220	25,581,432	18,366,017	22,325,370	22,325,370	20,983,370
TOTAL REVENUES	\$ 85,673,873	\$ 85,471,878	\$ 92,549,166	\$ 96,540,783	\$ 87,526,627	\$ 97,423,850	\$ 95,397,548	\$ 93,969,220

CITY OF WAUSAU 2016 BUDGET
COMBINED STATEMENT OF EXPENDITURES - BY ACTIVITY (ALL FUNDS)

	2013 ACTUAL	2014 ACTUAL	2015			2016			BUDGET INCREASE (DECREASE)	BUDGET PERCENT INC/DECREASE
			ADOPTED BUDGET	MODIFIED BUDGET	ESTIMATED ACTUAL	BUDGET REQUEST	EXECUTIVE BUDGET	RECOMMENDED BUDGET		
GENERAL GOVERNMENT										
Council	\$93,090	\$93,561	\$112,123	\$102,122	\$89,711	\$105,811	\$110,850	\$90,311	(21,812)	-19.45%
Mayor	224,721	228,548	203,263	203,263	198,963	205,402	213,190	201,374	(1,889)	-0.93%
Customer Service	1,255,693	1,368,258	1,320,508	1,320,508	1,341,365	1,532,067	1,416,690	1,407,984	87,476	6.62%
City County Information Technology	570,942	639,305	696,369	696,369	690,049	735,737	732,798	732,798	36,429	5.23%
Property Assessment	586,806	596,410	595,907	595,907	572,269	622,041	596,211	595,516	(391)	-0.07%
Legal Affairs	513,227	491,749	490,025	490,025	489,728	506,491	500,155	489,805	(220)	-0.04%
Human Resources	305,420	308,329	293,937	293,937	285,624	300,682	297,442	297,419	3,482	1.18%
Municipal Court	124,721	130,203	128,529	128,529	128,578	130,298	128,678	128,605	76	0.06%
Liability Insurance Fund	924,478	759,967	895,448	895,448	887,034	914,000	914,000	914,000	18,552	2.07%
Employee Benefits Insurance Funds	5,118,426	5,378,727	5,944,859	5,944,859	5,804,283	6,412,711	6,072,268	6,072,268	127,409	2.14%
Public Access Fund	37,924	44,429	47,348	47,348	49,120	51,500	51,500	51,500	4,152	8.77%
Unclassified	193,976	211,439	156,600	259,792	258,942	293,750	278,750	278,750	122,150	78.00%
Total General Government	\$9,949,424	\$10,250,925	\$10,884,917	\$10,978,107	\$10,795,666	\$11,810,491	\$11,312,532	\$11,260,330	925,574	8.50%
PUBLIC SAFETY										
Police Department	\$8,687,532	\$8,462,240	\$8,973,536	\$8,968,536	\$8,969,166	\$9,395,236	\$9,072,530	\$9,004,957	31,421	0.35%
Fire Department	6,391,820	6,550,394	6,423,468	6,431,718	6,366,218	6,710,358	6,613,096	6,616,110	192,642	3.00%
Hazardous Materials Contract Fund	82,592	83,819	73,330	73,330	81,764	86,267	86,267	86,267	12,937	17.64%
Animal Control Fund	70,082	191,191	204,924	204,924	210,986	217,189	215,569	156,464	(48,460)	-23.65%
EMS Grant Fund	4,069	51,823	5,000	5,000	9,000	9,000	9,000	9,000	4,000	80.00%
Total Public Safety	15,236,095	15,339,467	15,680,258	15,683,508	15,637,134	16,418,050	15,996,462	15,872,798	737,792	4.71%
TRANSPORTATION										
Airport	\$378,833	\$395,171	\$382,605	\$382,605	\$382,563	\$386,835	\$386,835	\$386,835	4,230	1.11%
Public Works	8,247,728	8,696,444	8,189,127	8,190,827	8,102,868	9,322,522	8,411,841	8,399,501	210,374	2.57%
Metro Ride	3,613,252	3,895,785	3,357,314	3,357,314	2,945,008	3,176,421	3,125,481	3,155,796	(201,518)	-6.00%
Motor Pool Fund	2,936,387	2,924,833	2,919,175	4,120,169	3,125,984	3,278,645	3,257,297	4,092,297	1,173,122	40.19%
Parking	1,972,386	1,851,677	1,912,528	1,912,528	1,946,717	2,407,948	2,403,588	2,406,948	494,420	25.85%
Total Transportation	\$17,148,586	\$17,763,910	\$16,760,749	\$17,963,443	\$16,503,140	\$18,572,371	\$17,585,042	\$18,441,377	1,811,622	10.81%
SANITATION, HEALTH & WELFARE										
Refuse Collection	\$1,447,936	\$1,490,395	\$1,537,400	\$1,537,400	\$1,557,892	\$967,000	\$967,000	\$958,000	(579,400)	-37.69%
Recycling Program	622,000	643,650	665,575	665,575	668,603	618,665	618,665	610,165	(55,410)	-8.33%
Rental Licensing Fund	120,850	120,850	143,266	143,266	169,945	176,203	151,838	151,838	8,572	5.98%
Water Utility	4,222,547	4,721,642	4,616,653	4,616,653	4,978,100	5,580,920	5,556,764	5,556,764	940,111	20.36%
Wastewater Utility	4,297,819	4,498,395	4,780,570	4,780,570	4,677,558	5,030,900	5,014,773	5,014,773	234,203	4.90%
Holtz Krause Fund	50,677	200,031	69,981	69,981	53,981	68,981	68,981	68,981	(1,000)	-1.43%
Total Sanitation, Health & Welfare	\$10,640,979	\$11,674,963	\$11,813,446	\$11,813,445	\$12,106,079	\$12,442,670	\$12,378,021	\$12,360,521	629,224	5.33%
ECONOMIC/COMMUNITY DEVELOPMENT										
TID Number Three Fund	4,162,326	4,271,261	7,045,133	10,766,827	7,969,600	8,239,688	8,239,688	6,739,688	(305,445)	-4.34%
TID Number Five Fund	727,971	1,177,727	321,028	971,028	927,656	289,598	289,598	289,598	(31,430)	-9.79%
TID Number Six Fund	4,554,164	1,701,068	5,773,932	6,329,596	1,457,817	11,164,081	5,896,381	6,126,381	352,449	6.10%
TID Number Seven Fund	1,100,593	680,714	1,028,951	1,028,951	774,601	1,026,501	1,026,501	1,026,501	(2,450)	-0.24%
TID Number Eight Fund	18,071	242,082	1,640,225	1,693,208	86,029	2,261,091	2,261,091	2,311,091	670,866	40.90%
TID Number Nine Fund	502,005	81,152	78,605	78,605	78,555	77,824	77,824	77,824	(781)	-0.99%
TID Number Ten Fund	1,000	244,114	8,825	1,411,535	1,445,717	46,450	46,450	81,450	72,625	822.95%
Community Development Fund	1,917,727	1,917,727	1,422,165	2,000,323	1,481,761	1,431,630	1,413,654	1,413,654	(8,511)	-0.60%
Economic Development Fund	199,187	87,187	58,000	152,000	150,700	6,000	6,000	6,000	(52,000)	-89.66%
400 Block Fund			35,000	35,000	33,005	35,000	35,000	35,000	0	0.00%
Room Tax Fund	728,415	851,800	749,280	831,203	849,140	763,090	763,090	803,090	53,810	7.18%
Total Economic/Community Development	\$13,911,459	\$11,254,832	\$18,161,145	\$25,298,276	\$15,254,581	\$25,340,954	\$20,055,276	\$18,910,277	7,179,809	39.53%
PARKS AND RECREATION										
	\$2,249,653	\$2,331,613	\$2,452,096	\$2,460,396	\$2,422,513	\$2,733,144	\$2,519,699	\$2,574,060	121,964	4.97%
DEBT SERVICE FUND										
	\$8,694,170	\$10,903,144	\$8,016,800	\$8,016,800	\$8,016,800	\$7,696,013	\$7,696,013	\$7,696,013	(320,787)	-4.00%
CAPITAL PROJECTS FUNDS										
	\$5,072,041	\$7,245,921	\$7,007,651	\$10,955,605	\$10,337,598	\$15,189,026	\$8,837,146	\$8,932,146	1,924,495	27.46%
TOTAL EXPENDITURES	\$82,902,407	\$86,764,775	\$90,777,062	\$103,169,580	\$91,073,511	\$110,202,719	\$96,380,191	\$96,047,522	19,425,657	21.40%

COMMITTEE OF THE WHOLE
A STANDING COMMITTEE OF THE COMMON COUNCIL

Time & Place: Wednesday, November 4, 2015 at 5:30 pm., Council Chambers
Members Present: Nagle, Wagner, Nutting, Neal, Gisselman, Winters, Kellbach, Oberbeck, Abitz, Mielke (C), Tipple
Members Excused: Rasmussen
Others Present: Groat, Jacobson, Giese, Hite, Klein, Duncanson, Hardel, Bliven, Lindman, Kujawa, Barnes, Goede, members of the public, and media

Council President Mielke noted a quorum and called the meeting to order. Roll call indicated 10 members present.

PUBLIC HEARING: Proposed 2016 City of Wausau Budget

Mielke opened the public hearing. Maryanne Groat, Finance Director, presented a PowerPoint summarizing the 2016 Budget. (*Copies of the presentation are available in the Clerk's Office.*)

Mielke opened the floor for public testimony:

- Linda Berna-Karger, representing the Humane Society of Marathon County, spoke regarding the proposed reduction in funding for non-dog strays. She provided data on the negative impact to the city of not impounding stray cats.
- Amy Leonoff, 1105 Jefferson St, spoke in opposition to the removal of funding for the care of stray cats at the Humane Society. She questioned where the money for license fees is going, if not to care for animals. She noted she is President of the Community Cat Action Team (CCAT).
- Ron Simm, commented on needing less complaining and more solutions and objected to negative and derogatory comments in an article in the paper regarding the budget. He stated we need positive talk and we need to educate and sell the city better.
- Daniel Tober, 4019 Briarwood Avenue, identified himself as a young professional and encouraged the Council to cut the fat, stop duplication, and get rid of the services we don't need. He felt the skywalk for the Dudley Tower was unnecessary.
- Kim Schoenberger, 702 S 21st St, stated the soccer fields cost more than double the estimated amount to operate; the 400 Block remains a sucking vortex of our tax dollars; she opposed the proposed Sylvan Hill bike park; CBL wants a \$4 million loan for the mall; TIDs should be closed; and felt they should support the housing of stray cats at the Humane Society. She suggested rescinding the cat license fee completely.
- Terry Murphy, 1809 N. 11th Ave, spoke regarding the care of stray cats and asked the funding be restored.
- Mark Tillman, 129 Weston Ave, commented we need to come up with more creative ways of doing things and he offered to serve the city of committees, if needed.

Being no further testimony, the public hearing was closed at 6:20pm.

Final Committee of the Whole Adjustments to the 2016 City Budget

Winters provided and reviewed a handout on "2014 Capital Budget Carryover Request Questions on Unfinished Projects." He did not feel we should levy taxes or borrow money for projects that are not going to be started or get done. He suggested compiling a list of all the 2015 capital projects, TIF projects, plus a list for all other projects proposed for 2016; include the name of the manager responsible for getting them done, the start date and projected end date, and sort and review it.

Winters stated he did not see the need for a \$1.5 million skywalk to the Dudley Building. The level between the ramp and the Dudley Building is such that you would really be coming into the front façade of the Dudley Building, which is an area where there is no floor. There is an alternate proposal to build a self-standing skywalk, so that you would go in one level, go up two flights of stairs, cross, come down to the other side. He felt people were more likely to just jaywalk across 1st Street than take four flights of stairs.

Tipple stated this skywalk was supposed be done seven or eight years ago and it was part of the development agreement that the city is obligated to. Neal stated although we are contractually obligated to build the skywalk, however, now we are looking at another ramp location so he did not see the project going ahead in 2016. Groat indicated an engineer has nearly completed the preliminary work and the drawings have been shared with Dudley. She explained it would connect to the Dudley Tower but there would be a pedestal on the McClellan side which would have a long life even if we reconstructed the ramp.

Lindman explained a proposal is being prepared to move the design forward to construction in 2016. Abitz questioned if it could be delayed for a year considering the construction over by the church. Tipple indicated the Dudley group has been asking this to be built the last three to five years and we kept putting them off. He did not feel they would want to wait any longer. Jacobson stated the Mayor was correct that we are obligated under the terms of the development agreement to complete the skywalk. Oberbeck commented we have amended other development agreements when things have changed and questioned if this was a priority considering the changes. He questioned if we could negotiate that it is in our best interests to put this off. Winters agreed we should talk to them about taking a rain check until there is a time when there is a ramp to the north.

Groat noted there are contractual obligations that the Dudley's have with their tenants to provide that skywalk access. She pointed out the pedestal will have break outs or access to each floor of the ramp.

Wagner pointed out this is TID money and pulling it out will not affect the levy, but he felt we should be able to talk to them about delaying to make the best use of that TID money right now.

Motion by Winters, second by Oberbeck to remove the Dudley skywalk from the 2016 TID #3 budget. Motion carried 7-3.

Oberbeck stated the Assessment Departmental budget stays the same every year whether it is a revaluation year or a maintenance year. Other cities reduce their values and he questioned why we keep the same \$600,000 budget every year and why is it not being reduced during maintenance years. He did not understand keeping staff levels that high when only doing maintenance type work.

Giese explained there are a lot of things her department does to help the rest of the city, such as the information they provide to GIS mapping. She reviewed all the information they gather and the inspections they do on properties. Oberbeck stated the same amount of dollars is being expended each year, so he questioned why we weren't doing a revaluation every year. He questioned who analyzes that workforce and if it was viable for assessment to be a contracted service. He felt it was something we should evaluate to find reductions. Oberbeck reiterated there should be a revaluation done every year to create fairness in values. Giese responded by explaining what they are required to do and why. Discussion followed.

Gisselman suggested the Coordinating Committee look at this and assign it to a committee of the City Council to address the issues.

Mielke questioned if the committee was comfortable with a 7.37% increase to property taxes; did they feel there were enough cuts made and/or did they want to move it forward to the Council for debate and discussion next week. Wagner stated they had options to go forward or to go through the department budgets line by line to make more cuts. Oberbeck commented he had wanted full closure of TID #5 and then we would have had about \$400,000 of excess increment to reduce our budget in 2016. We can accept it this year, but we are going to have to work harder for next year because revenue is not going up.

Winters stated he would be in favor of some limited data driven decision item making. He suggested meeting two weeks from now and use 6 to 8 peer cities to compare their assessment cost per capita and per property are to see where we fall. He also wanted to have the list of projects as suggested earlier to see what we can do without. He referred to suggestions that he and Bill Nagle made in the article in the City Pages that could be discussed, as well.

Abitz questioned in the budget why employees will be given a cost of living increase. Myla Hite, HR Director, explained the HR Committee did not vote to give any specific amount for a wage increase in 2016; what they are recommending is that we look at the budget situation in 2016 at some point in time and if finances permit then they could consider a general wage increase. None of that is known at this time and it was basically just a vote of support; there is no cost of living increase. She stated there is compensation plan pool of money that is critical for the city as the cost of doing business. This is to ensure that we maintain internal alignment, wage equity, comply with the equal pay act, and are able to attract and retain good workers. The other pool of money is to fund the Pay for Performance Program that the Council approved in 2014. She reiterated we are not giving a cost of living increase; it is up for favorable consideration in 2016 if circumstances permit.

Winters requested since several people spoke tonight regarding the cut of the cat contract, that it be put back on the floor for reconsideration. He indicated he could not make that motion because he was the dissenting vote regarding that cut.

Motion by Nagle, second by Oberbeck to reconsider the removal of funding for non-dog strays and put it back on the table for discussion. Motion carried 7-3.

Groat asked for clarification if they were reconsidering just the contract with the Humane Society because there were other related cuts to part-time staff bringing the cats in. She stated there was \$52,500 for the Humane Society contract; \$23,000 for the part-time animal control staffing, and two small budget items for supplies and expenses, which totals approximately \$79,000. This would amount to about .03 cents on the levy.

Motion by Winters, second by Nagle to restore \$50,000 for cat sheltering only.

Barnes stated our contract with HS specified a certain amount of cats per year at \$185 per cat, so a \$50,000 budget amount would be reducing that contract. He noted the Police Department has many hours outside the 40 hours that our Humane Officer works responding to calls on cats and other animals provided by our CSO's. That was a reduction propose by the Police Department and accepted, so if we put \$50,000 back into budget for this he would ask for half of the budget back for the CSO's or .6 FTEs.

Oberbeck felt if we were going to add this back in then we should evaluate the Trap-Neuter-Return Program that will assist in that process. He moved to amend Winters motion to incorporate the TNR program into the \$50,000. Following discussion, the amendment died for lack of a second.

Vote on the main motion to restore \$50,000 for cat sheltering. Failed 3-7.

Tipple stated back in the summer of 2014 he had asked the HR Committee to look at a City Administrator position and to look at efficiencies and hire an outside consultant. The efficiencies and operational study came back to HR and they directed Myla Hite to go seek some dollars. She brought back an amount of \$50,000 - \$100,000 to HR Committee which they decided not to spend. He suggested that Hite be tasked with an internal organizational study of the Assessment Department. Oberbeck stated he was not sure that the HR Committee actually took action on this and it should be looked at again.

Motion by Oberbeck, second by Wagner to send the operational efficiency study back to the Human Resources Committee and to look at RFPs. Motion carried 9-1.

Motion by Winters, second by Nagle to move the 2016 Budget forward to the Common Council. Motion carried 6-4.

Motion by Nagle, second by Winters to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:00 pm.

COMMITTEE OF THE WHOLE
A STANDING COMMITTEE OF THE COMMON COUNCIL

Time & Place: Tuesday, October 20, 2015 at 6:00 pm., Council Chambers
Members Present: Nagle, Wagner, Nutting, Gisselman, Winters, Rasmussen, Kellbach, Oberbeck, Mielke (C), Tipple
Members Excused: Neal, Abitz
Others Present: Groat, Department Heads, Groeschel

Council President Mielke noted a quorum and called the meeting to order. Roll call indicated 10 members present.

Policy Makers debate and prioritize items.

Groat stated they will be using two large ledger sheets: 1) City of Wausau 2016 Supplemental Budget Requests, for things the Council will debate on adding to the budget; and 2) 2016 Budget Reductions and Other Savings Proposals, which shows the full rankings. Wagner suggested starting with the 2016 Budget Reductions and to have the department heads explain their proposals

From the 2016 Budget Reductions and Other Savings Proposals Sheet:

Motion by Oberbeck, second by Wagner to cut the following items from the Police Department budget:

- Item #9 - \$1,500 Reduce Animal Control Training budget
- Item #8 - \$2,000 Reduce Animal Control Supplies budget
- Item #11 - \$42,498 Reduce Salaries & Maintain 3 FTE vacancies for two months
- Item #7 - \$23,376 Eliminate the majority of CSO Animal Control staffing for 2016 & uniform costs
- Item #10 - \$21,246 Reduce budget for CSO police part time staff
- Item #12 - \$50,000 PD will seek CRO officer in the neighborhood funding from CDBG
- Item #6 - \$52,500 Eliminate service of housing/disposing of cats and other non-dog strays.

Motion carried 8-1. (Groat noted the value of the change is \$63,744 in the general fund and \$37,105 in Animal Control – total \$100,849.)

Motion by Rasmussen, second by Winters to cut from the budget:

- Item #3 - \$20,539 Eliminate Council Raise (Common Council)
- Item #2 - \$11,670 Eliminate Mayor Salary Raise (Mayor's Office)
- Item #1 - \$10,313 Reduce Dental Insurance Costs to reflect 0% (Various Depts)
- Item #17 - \$1,340 Increase in Revenue to reflect new Lamar Lease (Unclassified)
- Item #18 - \$2,400 Eliminate Comp Time budget due to Presidential Election activity (Finance)
- Item #13 - \$10,000 Eliminate engineering contractual services line item from operating budget (Engineering)
- Item #14 - \$6,000 Reduce budget to reflect the contract recently authorized by Finance Committee (Audit)
- Item #15 - \$9,000 Adjust for clarification in the residential unit definition (Refuse)
- Item #16 - \$8,500 Adjust for clarification in the residential unit definition (Recycling)

Motion carried 7-2. (Groat noted the value of the change is \$79,762.)

Motion by Winters, second by Rasmussen to eliminate (Item #4) \$120,000 of funds set aside for non-represented salary increases for 2016.

Rasmussen noted wages were frozen in 2015 but the Council needs to consider this. Discussion followed. Mayor Tipple suggested delaying acting on this to a later time and look at other funding sources. Oberbeck wanted to see data on where we are in the matrix from HR so he supported delaying it until we can go over the information. Myla Hite clarified the HR Committee did not approve the funds for a general wage increase, they approved money to fund pay-for-performance and money to administer the compensation plan

Motion by Winters, second by Rasmussen to amend the motion to reduce the funds (Item #4) from \$120,000 to \$60,000 and delay implementation to July 1, 2016. Motion failed 2-7.

Vote on the original motion to eliminate the entire \$120,000 from the budget. Motion failed 0-9.

Kellbach exited the meeting.

Motion by Rasmussen, second by Nutting to keep all the remaining items in the budget, to include:

- Item #20 – Finance \$112,782 due to election calendar including Presidential; benefits
- Item #22 - Public Works \$163,000 due to salary and fringes
- Item #21 - Public Works \$152,000 due to salary and fringes
- Item #5 - Fire \$221,773 Staffing & training
- Item #19 - Police \$460,421 Six sworn officer positions

Motion carried 7-1.

Groat summarized the changes they have made so far reduced the levy \$196,717 which is about a 7.5 cent decrease in the tax rate. We are now at a 64 cent increase in the tax rate, whereas before we were at 71.5. The total levy increase is \$808,463 or a 3.35% increase.

From the 2016 Supplemental Budget Requests Sheet:

Peter Knotek, Parks Department, noted their Item #5 - \$18,306 Payroll related to deferred maintenance projects request has been removed

Motion by Rasmussen, second by Winters to defer the following items of the Park Department to the 2017 CIP Budget:

- Item #13 – Athletic Park 1st Base Concession Roof
- Item #15 – Stewart Park Light Fixture Replacements
- Item #14 – Oak Island Restrooms Sink Replacement
- Item #16 – Sylvan Park Front Door Replacement
- Item #17 – Athletic Park 1st Base Drinking Fountain Replacement

And to keep Item #8 - Stewart Park Masonry Repairs in the current budget. Motion failed 3-5

Motion by Oberbeck, second by Nagle to place the following items (as amended by Wagner & Gisselman to add 8, 12, 11) in the 2016 CIP Budget

- Item #13 – Athletic Park 1st Base Concession Roof
- Item #15 – Stewart Park Light Fixture Replacements
- Item #14 – Oak Island Restrooms Sink Replacement
- Item #16 – Sylvan Park Front Door Replacement
- Item #17 – Athletic Park 1st Base Drinking Fountain Replacement
- Item # 8 - Stewart Park Masonry Repairs
- Item #12 – Fern Island Park Replace Bridge Decking
- Item #11 – Sylvan Park Furnace Replacement

Motion carried 5-3.

Motion by Rasmussen, second by Gisselman for the TID funding and the room tax to be put into the 2016 budget as follows:

- Item #2 – Parks \$44,501, TID #3
- Item #3 – Public Works Street Seal Coating, \$100,000 TID #6 & #8
- Item #4 – Parks Design a Mountain Bike Park in Sylvan Hill Park, \$20,000 Room Tax
- Item #9 – Parks 400 Block- Wall surface repairs & re-staining, \$6,000 Room Tax
- Item #18 – Parks Whitewater seating and bank repair, \$8,000 Room Tax
- Item #10 – Parks 400 Block- Install 6’ concrete walk in front of stage, \$6,000 Room Tax

Motion carried 7-1.

Motion by Rasmussen, second by Nutting to put the following items back in the 2016 budget:

- Item #1 – Fire Accreditation \$6,000
- Item #6 – Parks Facilities & Grounds Operations \$7,884

Motion carried 7-1.

Mayor Tipple recommended removing the Large Item Spring Pick Up from the budget, noting the drop off day at the DPW site was very successful.

Motion by Wagner, second by Oberbeck to remove Item #19 – Public Works Large Item Spring Pick Up \$60,000 from the budget. Motion carried 7-1.

Wagner questioned what the reason for requesting epoxy paint for street signs and lines was and if it saved money. Lindman explained there is cost savings in longevity as it extends the life of the paint four to five years, versus latex that has to be put down annually. There is a budget for latex painting and some epoxy painting without this request.

Motion by Wagner, second by Nutting to defer (remove) Item #7 Public Works Epoxy Paint Street Signs and lines. Motion carried 7-1.

Motion by Wagner, second by Rasmussen to remove \$33,000 from the seal coating allocation. Motion carried 8-0.

Groat stated the levy increase is now \$823,585; which is a 3.41% increase; the tax rate to \$9.41; a .64 cent increase or 7.37% increase in taxes. She noted our assessed value is still an estimate because we haven't gotten the ratio from the manufacturing yet.

Budget discussion followed regarding revenue, pros and cons of closing TID #5, and CBL and the mall issue.

Motion by Winters, second by Nagle to move this proposed budget with a 7.37% increase forward to the November 4th Public Hearing. Motion carried 6-2.

Motion by Winters, second by Oberbeck to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:50 pm.

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

Annexing territory from the Town of Stettin to the City of Wausau

(Eau Claire River, LLC – S. 60th Avenue)

Committee Action: CISM Approved 5-0
Plan Comm. Approved 6-0

Ordinance Number: 497-15C

Fiscal Impact: Pursuant to state law, a payment will be made to the Town of Stettin for their tax share loss for a period of five years. This payment will be offset by the new taxes generated on the annexation.

File Number: 15-1106

Date Introduced: November 10, 2015

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

Section 1. Territory Annexed. In accordance with Chapter 66, Wisconsin Statutes, and the petition for direct annexation signed by Gary Guerdnt, managing member of Eau Claire River, LLC, sole owners of the land now located in the Town of Stettin, Marathon County, Wisconsin, and being a part of the Wausau School District, there being no electors residing therein, the following described land is hereby annexed to the City of Wausau:

Part of Lot 3 of Certified Survey Map No. 16744 recorded in the Office of Register of Deeds for Marathon County in Volume 78 of Certified Survey Maps on Page 93, being part of the Southwest ¼ of the Southwest ¼, part of the Northwest ¼ of the Southwest ¼, part of the Southeast ¼ of the Southwest ¼, and part of the Northeast ¼ of the Southwest ¼, Section 32, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Lot 3, said corner also being the computed South ¼ Corner of Section 32; thence N 0° 42' 41" W, 645.23 feet along the East line of said Lot to the point of beginning of the parcel herein described;

Thence S 88° 37' 52" W, 249.20 feet; thence S 30° 51' 12" W, 472.90 feet; thence N 41° 55' 22" W, 343.49 feet; thence S 85° 53' 45" W, 155.57 feet; thence S 56° 33' 15" W 385.09 feet; thence S 84° 49' 02" W, 367.85 feet; thence N 64° 08' 46" W, 156.91 feet; thence N 02° 02' 20" E, 253.01 feet; thence N 46° 09' 53" W 202.72 feet; thence N 02° 52' 01" W, 191.61 feet; thence N 67° 23' 03" W, 177.05 feet; thence N 50° 48' 57" W, 319.15 feet; thence N 85° 13' 04" W, 280.95 feet; thence N 15° 37' 02" W, 120.93 feet; thence N 86° 22' 20" E, 370.02 feet to the Southwest corner of Parcel A of CSM 10421 recorded in the Office of Register of Deeds for Marathon county in Volume 43 of Certified Survey Maps on Page 53; thence S 53° 52' 17" E, 203.31 feet along the South line of said Parcel A; thence N 89° 17' 09" E, 661.37 feet along said South line to the Southeast corner of said Parcel A; thence N 04° 02' 44" E, 144.01 feet along the east line of said Parcel A to the Northerly line of said Lot 3 and the existing Municipal Boundary of the City of Wausau; thence N 89° 23' 58" E, 476.05 feet along said Northerly

line and said existing Municipal Boundary; thence S 28° 10' 54" E, 660.00 feet along said Northerly line and said existing Municipal Boundary; thence S 00° 43' 36" E, 300.00 feet along said Northerly line and said existing Municipal Boundary; thence N 70° 49' 05" E, 149.99 feet along said Northerly line and said existing Municipal Boundary; thence N 21° 49' 00" E, 500.00 feet along said Northerly line and said existing Municipal Boundary; thence N 51° 49' 09" E, 312.03 feet along said Northerly line and said existing Municipal Boundary to the Northeast corner of said Lot 3; thence S 0° 42' 41" E, 534.39 feet along the East line of said Lot 3 to the point of beginning of the parcel herein described.

Section 2. Effect of Annexation. From and after the date of publication of this ordinance, the territory described in Section 1 shall be a part of the City of Wausau and remain a part of the Wausau School District for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Wausau, and governing the School District.

Section 3. Zoning Classifications. Zoning of the within real estate shall be pursuant to Section 23.04.040, Zoning of Annexed Lands, of the Wausau Municipal Code.

Section 4. Aldermanic District and Population of Annexed Area. The territory described in Section 1 of this ordinance is hereby made a part of the 9th Aldermanic District and the 36th Ward of the City of Wausau, subject to the ordinances, rules and regulations of the city, county, and state, governing districts.

The population of the annexed territory is zero (0).

Section 5. The State of Wisconsin, Department of Administration, has favorably reviewed the annexation and found it not to be against the public interest.

Section 6. Agreement to Pay Town Taxes. The City shall pay to the Town of Stettin all necessary property taxes that are due and owing pursuant to the provisions of Section 66.0217(14) of the Wisconsin Statutes.

Section 7. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance, which can be given effect without the invalid or unconstitutional provision or application.

Section 8. Effective Date. This ordinance shall take effect upon passage and publication as provided by law.

Adopted:
Approved:
Published:
Attest:

Approved:

James E. Tipple, Mayor

Attest:

Toni Rayala, Clerk

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: October 8, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Mielke, Gisselman, Kellbach, Abitz

Also Present: Lindman, Wesolowski, Gehin

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

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

CONSENT AGENDA

- A. Approve minutes of the September 10, 2015 meeting**
 - B. Action on an initial resolution to hold a public hearing to vacate a portion of 77th Avenue**
 - C. Action authorizing Downtown Snow/Ice Removal**
 - D. Action on a petition for annexation – Eau Claire River LLC, South 60th Avenue (076-2907-323-0977, Town of Stettin)**
-

Gisselman requested the removal of Item D from the consent agenda to obtain background information.

Mielke moved to approve consent agenda items A, B and C. Kellbach seconded and the motion carried unanimously 5-0.

Dan Higginbotham, 156 Kent Street, stated he works for PGA, Inc. The owner of PGA also owns Eau Claire River LLC. They purchased about 100 acres of property in January of 2013. Of the 100 acres, approximately 30 acres were located within the City of Wausau. This is the Murray Machinery building and associated property. They did not purchase the Murray Machinery building but purchased the surrounding property. The acreage consists of some upland and some low land along the Rib River with 70 acres located within the Town of Stettin. They are looking to incorporate this land with the upland already located within the City of Wausau.

Gisselman moved to approve the petition for annexation for Eau Claire River LLC on South 60th Avenue. Kellbach seconded and the motion carried unanimously 5-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 20, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Lindman, Gisselman, Atwell, Oberbeck, Bohlken

Others Present: Lenz, DeSantis, Hebert, Reinhart, Straub, Mitchell

Discussion and possible action on approving a petition for annexation – Eau Claire River LLC, South 60th Avenue (076-2907-323-0977, Town of Stettin).

Lenz said that this petition for annexation came through the CISM committee. CISM approved the annexation. The property owners also own the property to the north. The property that is in the city is zoned M2 and they have been doing some earth work and storage. They would like to annex this property into the city with the similar use. At this time, the zoning is not being discussed. The town taxes would need to be paid for 5 years, and this is noted in the staff report. The zoning would come back to this commission, and would come back next month for that. Staff recommends approval.

Bohlken motioned to approve the petition for annexation – Eau Claire River LLC, South 60th Avenue (076-2907-323-0977, Town of Stettin). Gisselman seconded. The motion passed unanimously. It will go to Common Council on November 10, 2015.

Agenda Item No.

1D

STAFF REPORT TO CISM COMMITTEE – October 8, 2015

AGENDA ITEM

Action on a petition for annexation – Eau Claire River LLC, South 60th Avenue (076-2907-323-0977, Town of Stettin)

BACKGROUND

The City received a petition to annex a portion of an existing 78.5 acre parcel at the southern end of 60th Avenue. A street address has not been assigned to this parcel, which lies north of the Rib River. The annexation petition is for 32.4 acres. Please see the attached map and annexation petition.

FISCAL IMPACT

The City will pay the Town of Stettin for a period of five years an amount equal to the value of the town taxes received from the annexation area at the time the annexation petition is final. Presently, the estimated fair market value of the annexation area is approximately \$33,000. City tax on this annexation would be approximately \$289; Town tax is approximately \$109; net to City for five years will be approximately \$180 per year.

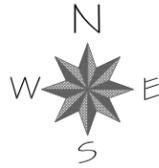
STAFF RECOMMENDATION

Staff recommends approval of the annexation.

Staff contact: Brad Lenz 715-261-6753



City of Wausau
 Engineering Dept.
 407 Grant Street
 Wausau, WI 54403
 (715) 261-6740
 Fax (715) 261-6759
 engineering@ci.wausau.wi.us



LOT 1
 C.S.M. # 16744
 VOL. 78. PG. 93

NW 1/4 SW 1/4
 32-29-07

PARCEL A
 C.S.M. # 10421
 VOL. 43. PG. 53

CITY OF WAUSAU

LOT 2
 C.S.M. # 16744
 VOL. 78. PG. 93

TOWN OF STETTIN

TOWN OF STETTIN

New City limits

PROPOSED ANNEXATION
 1,412,930 S.F.
 LOT 3 32.4 AC.
 C.S.M. # 16744
 VOL. 78. PG. 93

Present City limits

BIG RIB RIVER

TOWN OF STETTIN

BIG RIB RIVER

COMPUTED S 1/4 CORNER 32-29-07

09-17-2015

P.R.Nikola

Proposed Eau Claire River LLC Parcel Annexation

DWG FILE NAME: O:\Engineering\DWG\PROJ\0950\0950_PropAnnex.dwg

Legal Description for Proposed Annexation
076-2907-323-0977
Eau Claire River, LLC

Part of Lot 3 of Certified Survey Map No. 16744 recorded in the Office of Register of Deeds for Marathon county in Volume 78 of Certified Survey Maps on Page 93, being part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 32, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Lot 3, said corner also being the computed South $\frac{1}{4}$ Corner of Section 32; thence N $0^{\circ} 42' 41''$ W, 645.23 feet along the East line of said Lot to the point of beginning of the parcel herein described;

Thence S $88^{\circ} 37' 52''$ W, 249.20 feet ; thence S $30^{\circ} 51' 12''$ W, 472.90 feet; thence N $41^{\circ} 55' 22''$ W, 343.49 feet; thence S $85^{\circ} 53' 45''$ W, 155.57 feet; thence S $56^{\circ} 33' 15''$ W 385.09 feet; thence S $84^{\circ} 49' 02''$ W, 367.85 feet; thence N $64^{\circ} 08' 46''$ W, 156.91 feet; thence N $02^{\circ} 02' 20''$ E, 253.01 feet; thence N $46^{\circ} 09' 53''$ W 202.72 feet; thence N $02^{\circ} 52' 01''$ W, 191.61 feet; thence N $67^{\circ} 23' 03''$ W, 177.05 feet; thence N $50^{\circ} 48' 57''$ W, 319.15 feet; thence N $85^{\circ} 13' 04''$ W, 280.95 feet; thence N $15^{\circ} 37' 02''$ W, 120.93 feet; thence N $86^{\circ} 22' 20''$ E, 370.02 feet to the Southwest corner of Parcel A of CSM 10421 recorded in the Office of Register of Deeds for Marathon county in Volume 43 of Certified Survey Maps on Page 53; thence S $53^{\circ} 52' 17''$ E, 203.31 feet along the South line of said Parcel A; thence N $89^{\circ} 17' 09''$ E, 661.37 feet along said South line to the Southeast corner of said Parcel A; thence N $04^{\circ} 02' 44''$ E, 144.01 feet along the east line of said Parcel A to the Northerly line of said Lot 3 and the existing Municipal Boundary of the City of Wausau; thence N $89^{\circ} 23' 58''$ E, 476.05 feet along said Northerly line and said existing Municipal Boundary; thence S $28^{\circ} 10' 54''$ E, 660.00 feet along said Northerly line and said existing Municipal Boundary; thence S $00^{\circ} 43' 36''$ E, 300.00 feet along said Northerly line and said existing Municipal Boundary; thence N $70^{\circ} 49' 05''$ E, 149.99 feet along said Northerly line and said existing Municipal Boundary; thence N $21^{\circ} 49' 00''$ E, 500.00 feet along said Northerly line and said existing Municipal Boundary; thence N $51^{\circ} 49' 09''$ E, 312.03 feet along said Northerly line and said existing Municipal Boundary to the Northeast corner of said Lot 3; thence S $0^{\circ} 42' 41''$ E, 534.39 feet along the East line of said Lot 3 to the point of beginning of the parcel herein described.

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

RESOLUTION OF THE FINANCE COMMITTEE	
Authorizing a midyear Budget Modification as required by Ordinance 3.08.050 Annual Budget Adjustment Required	
Committee Action:	Approved 5-0
Fiscal Impact:	No increase in the budget
File Number:	14-1109
Date Introduced:	November 10, 2015

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: Budget Transfer</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$50,529</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 Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

WHEREAS, Ordinance 3.08.050 requires that each year between August 31 and October 31 that the Mayor shall prepare and submit to the Finance Committee a budget amendment based upon year end projections, and

WHEREAS, your Finance Committee recommends the budget modification outlined below:

FROM:	110-8191430	Election Clerk	\$10,000
TO:	110-4091540	Finance - Health Insurance	\$10,000
FROM:	110-11592970	Refuse	\$2,000
TO:	110-3192130	Audit	\$2,000
FROM:	110-11597325	EPA/Groundwater	\$6,000
FROM:	110-1093321	Council Travel - Mileage	\$500
FROM:	110-1093350	Council Travel - Meals	\$150
FROM:	110-1093360	Council Travel - Lodging	\$400
FROM:	110-1093230	Council Subscriptions	\$4,800
FROM:	110-1095185	Council - Risk Insurance	\$2,000
TO:	167-271092171	Animal Control - Animal Services	\$13,850
FROM:	110-10259200	Winter Maintenance - Motor Pool	\$24,679
TO:	176-82791540	Rental Licensing - Health Insurance	\$24,679
FROM:	110-54085230	Ambulance Revenue	\$54,000
TO:	110-54092190	Ambulance - Billing Services	\$34,000
TO:	110-54093420	Ambulance - Lab Supplies	\$20,000

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the proper City official(s) be authorized and directed to modify the 2015 budget as presented above.

BE IT FURTHER RESOLVED, that the proper City Officials are hereby authorized and directed to publish the budget modification in the official newspaper as required.

Approved:

James E. Tipple, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, October 27, 2015 @ 5:30 pm., Board Room

Members Present: Oberbeck (C), Kellbach, Mielke, Nutting, Nagle

Others Present: Groat, Barnes, Giese, Jacobson, Hebert, Kujawa, Lindman, Schock, Werth, Tipple, Gisselman, Neal, Goede, Elizabeth Field, media.

Discussion and possible action regarding 2015 midyear budget modification

Groat stated the Council approved an amendment to our budget ordinance requiring between August 31st and October 31st of each year that the Mayor shall prepare and submit to the Finance Committee a budget amendment based upon year end projections. She indicated as part of our 2016 budget exercise, we asked the departments to predict what their spending is going to be to the end of the year. She explained based on those predictions if there was any overspending anticipated, we have gone through and done a budget amendment to counteract that overspending. She stated her interpretation of the ordinance was that the Council did not want us to pull the money out of contingency or fund balance. She indicated this was a balanced budget transfer and she reviewed them in detail for the committee.

Motion by Mielke, second by Kellbach to approve the 2015 midyear budget modification. Motion carried 5-0.

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

RESOLUTION OF THE PLAN COMMISSION

Approving a conditional use at 209 West Washington Street to allow for an advertising sign, in a B3, General Commercial District.

Committee Action: Failed 0-6

Fiscal Impact: None.

File Number: 15-1104

Date Introduced: November 10, 2015

WHEREAS, on October 20, 2015, the Plan Commission held a public hearing to consider a request from Lamar Central Outdoor, LLC for a conditional use at 209 West Washington Street to allow for an advertising sign; and

WHEREAS, the proposed sign would be located at the gateway to downtown Wausau, where many other things compete for a person's attention; and

WHEREAS, an existing sign on the property with an electronic message center would be located right next to the proposed sign; and

WHEREAS, many billboards currently exist in the city of Wausau, some just west of the proposed sign along Stewart Avenue; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau hereby approves a conditional use at 209 West Washington Street to allow for an advertising device, as presented.

Approved:

James E. Tipple, Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 20, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Lindman, Gisselman, Atwell, Oberbeck, Bohlken

Others Present: Lenz, DeSantis, Hebert, Reinhart, Straub, Mitchell

PUBLIC HEARING: Discussion and possible action approving a conditional use at 209 West Washington Street to allow for an advertising sign in a B3, General Commercial District. (Lamar Central Outdoor LLC)

Rich Reinhart, 9237 Heritage Drive, and Bill Mitchell, 8287 Falcon Drive introduced themselves. Reinhart said that a sign was located at the location and during a wind storm in May the sign was bent and leaning very badly. A permit was applied to replace the parts. The sign was put up in the 1960's and predates any of the sign code. During the permitting process, a conditional use permit was suggested. The sign could be a legal use and said he was a little confused when he read the staff report where it is not recommended. Reinhart asked the commission to approve the conditional use so the sign could be put back together. Mitchell thanked the commission for reviewing this.

Mayor Tipple closed the public hearing.

Lenz confirmed that staff did recommend denial. It is being treated as a new sign since the old sign was removed. This body would be reviewing if it would be acceptable as a new use. In the B3 districts, advertising signs can be allowed by a conditional use. In B4 districts, which is just across the railroad tracks, they would be prohibited. Lenz said that billboards are allowed in other areas of the city. On the last page of the staff report, a street view is illustrated. This is a critical area of the city, being the main entrance into the downtown. Lenz went over the different public safety signs and said there is a lot happening in the area with public safety and navigation. This area has been determined as the main entrance into the downtown by the way-finding consultant. Way-finding signs will likely be placed in this area in the future. It is the gateway into the downtown. There is a world-class kayaking destination in this area. The sign would be another thing competing for a person's attention; the public safety signage is the most important, but navigation and aesthetics should also be considered. Staff feels that it is not an appropriate location for such a sign.

The commission discussed how the motion needs to be made.

Gisselman motioned to approve a conditional use at 209 West Washington Street to allow for an advertising sign in a B3, General Commercial District. Bohlken seconded, and the motion failed unanimously 0-6. This item will go to Common Council on November 10, 2015.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: October 15, 2015

GENERAL INFORMATION

APPLICANT: Lamar Central Outdoor, LLC
LOCATION: 209 W. Washington Street
EXISTING ZONING: B3, General Commercial District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for an advertising sign. In the B3 district, advertising devices may be allowed by conditional use.
EXISTING LAND USE: Commercial office
SIZE OF PARCEL: 0.48 acres
SURROUNDING LAND USE AND ZONING:

North: Woodson Park; zoned B3.
South: Office/public utility; zoned B3.
East: River, and right-of-ways for trail and railroad; zoned B3 and B4, Central Business District.
West: River, and right-of-ways for railroad and street; zoned B3.

(See attached *Zoning* Map)

ANALYSIS AND RECOMMENDATION

From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

- (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
- (b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;*
- (c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*
- (d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;*
- (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and*
- (f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.*

Some of the above standards (namely (d) and (e) above) apply more to development projects than to signs specifically, but staff feels the other items are applicable to this, and all, conditional use requests.

Staff recommends denial of the proposed conditional use based on these standards.

The proposed sign would be located at the gateway to downtown Wausau, where many other things compete for a person's attention. An existing sign on the property with an electronic message center would be located right next to the proposed sign. Attached is a street view of Washington Street at the western edge of the subject property. Within only a few seconds, many of these items will pass out of a driver's "viewshed." The items relate to public safety, navigation, and aesthetics. They are described in more detail below.

Public Safety

- Signs and crosswalks for pedestrians and bicyclists – The River Edge Parkway crosses Washington Street just east of the subject property. These signs and markings are intended to alert motorists to yield to pedestrians and bicyclists crossing the street. This crossing is also used by kayakers, and can be heavily used during kayaking events.
- Signs and pavement markings for railroad crossing – These are intended to alert motorists to an uncontrolled crossing of trains on this busy arterial street.

- New pavement and markings – Stewart Avenue and Washington Streets will be improved in 2016 with new pavement and markings. Sharrows for bicycles will be painted on the street and the travel lanes for cars will shift slightly from their current alignment. It will be important for drivers to pay attention to these changes, particularly if they are used to driving this route and/or if their tendency is to drive faster on smoother pavement.

Navigation

- Directional street signs – Signs over the right-of-way and along the edge indicate a shift in travel lanes just east of the subject property. Three lanes change to four lanes, with a fifth right-turn lane for River Drive. At this key node in the city, drivers need to be looking for these signs and anticipating the appropriate movement in order to take their intended route.
- Wayfinding – The city’s consultants on the wayfinding project have identified Stewart Avenue-Washington Street as the key route into the region’s greatest attractions. Relating to the previous item, if drivers do not get into the appropriate travel lanes, they could end up going around downtown and missing their intended destination(s). Wayfinding signage will likely be added in this area because of its prominence in the street network. The visibility of the wayfinding signs will be highly important.

Aesthetics/Quality of Life

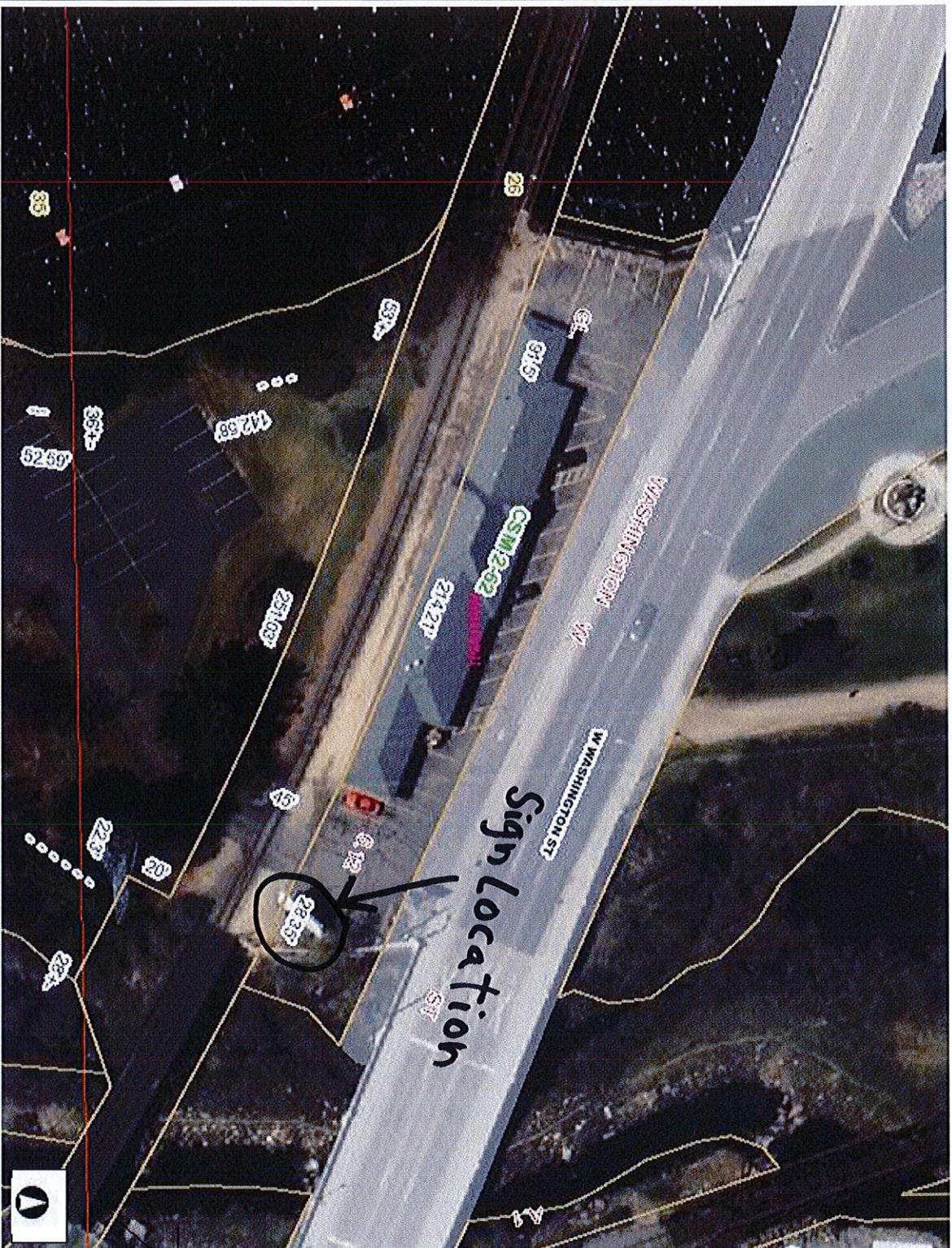
- Whitewater destination – Woodson Park lies on the north side of Washington Street and contains a sculpture of a kayaker. This is an important piece of public art because it indicates this area’s significance as a world-class whitewater kayaking destination. Signs to Woodson Park and Whitewater Park are located on either side of Washington Street. The small, unlit wooden signs can be easily overlooked in one’s visual field, especially given the somewhat busy environment in which the signs sit.
- River views – The river is an important asset to the community, one on which the city has been trying to capitalize even more. The proposed billboard would be highly visible at not one, but two, bridge crossings, detracting from the significance of the river.
- City views – The proposed billboard would sit along a section of street that affords some of the best views of the city. Old architecture, like the train depot on the property, can be seen at the same time as new office buildings. Billboards do not add to the architectural integrity of a city, and in many cases can be considered visual pollution. This is important to consider especially at the main gateway into downtown.

In addition to the above items, it is important to note that many billboards currently exist in the city of Wausau, some just west of the proposed sign along Stewart Avenue. Some of the city’s billboards are non-conforming, while others may have been permitted. Careful consideration should be given to where these signs may be allowed, and where they should not be. Staff does not believe this is an appropriate location to allow a billboard.

209 W. Washington St.



Land Information Mapping System



HALSEY	PERLIN	TEXASHEWITT
BERN	IMLINE	TEXASHEWITT
HOLTINI	STETIN	EASTON
HULL	WIENCASSEE	RINGLE
BRIGHT	QUEMMET	REID
DAMUSINE	BEVINT	
SPENCER	FRANZEN	

- Legend**
- Parcels
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Road Names
 - Named Places
 - Municipalities
 - 2010 Ortho Wausau
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

31.89 0 31.89 Feet



User_Defined_Lambert_Conformal_Conic

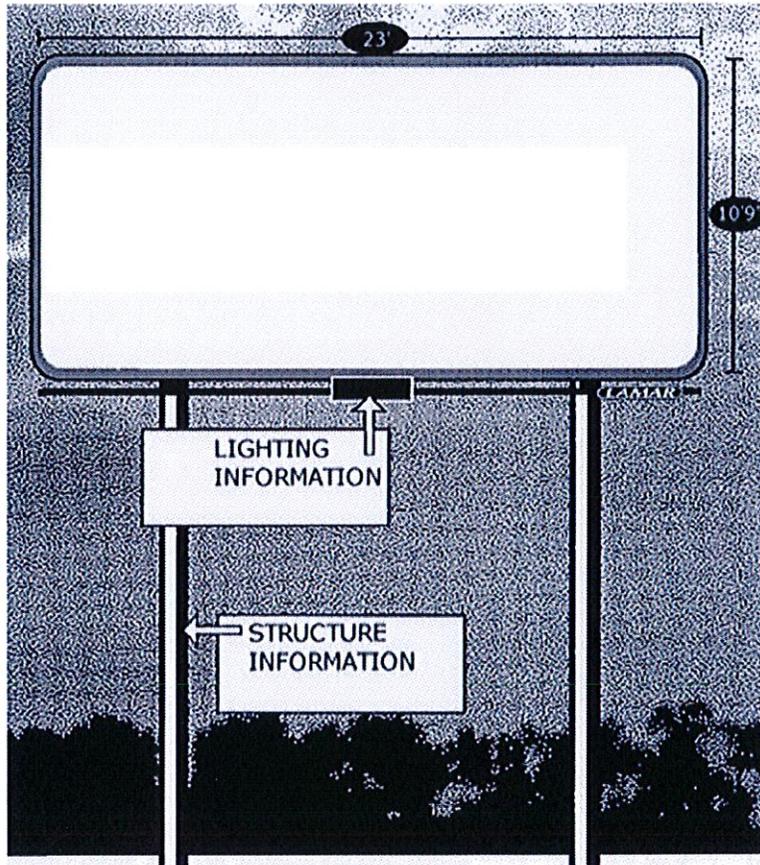
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement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

Notes

Facing East



LAMAR
OUTDOOR ADVERTISING



HAGL 8'

OVERALL HEIGHT 19'

ADDITIONAL

POSTER

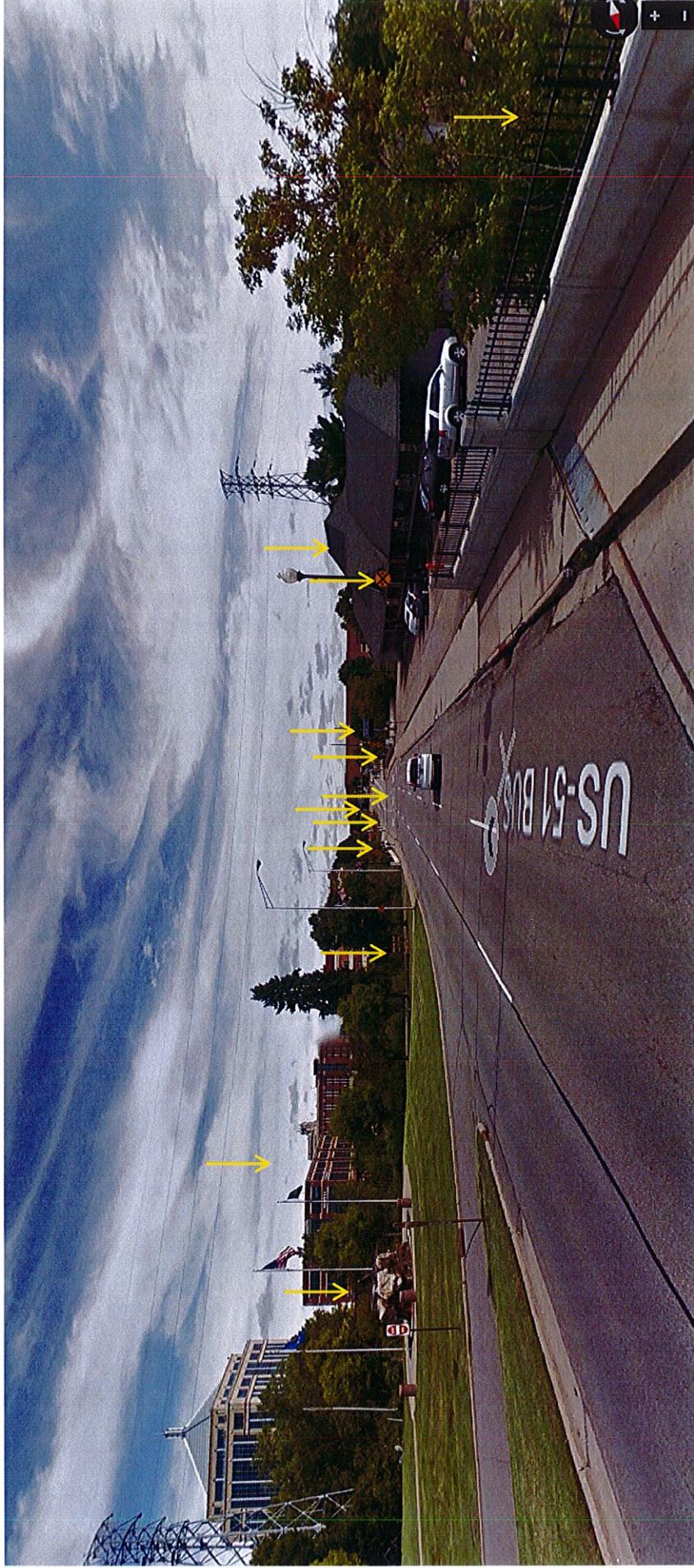
I-BEAM

- 1- Sign is illuminated
- 2- Single Sided Sign

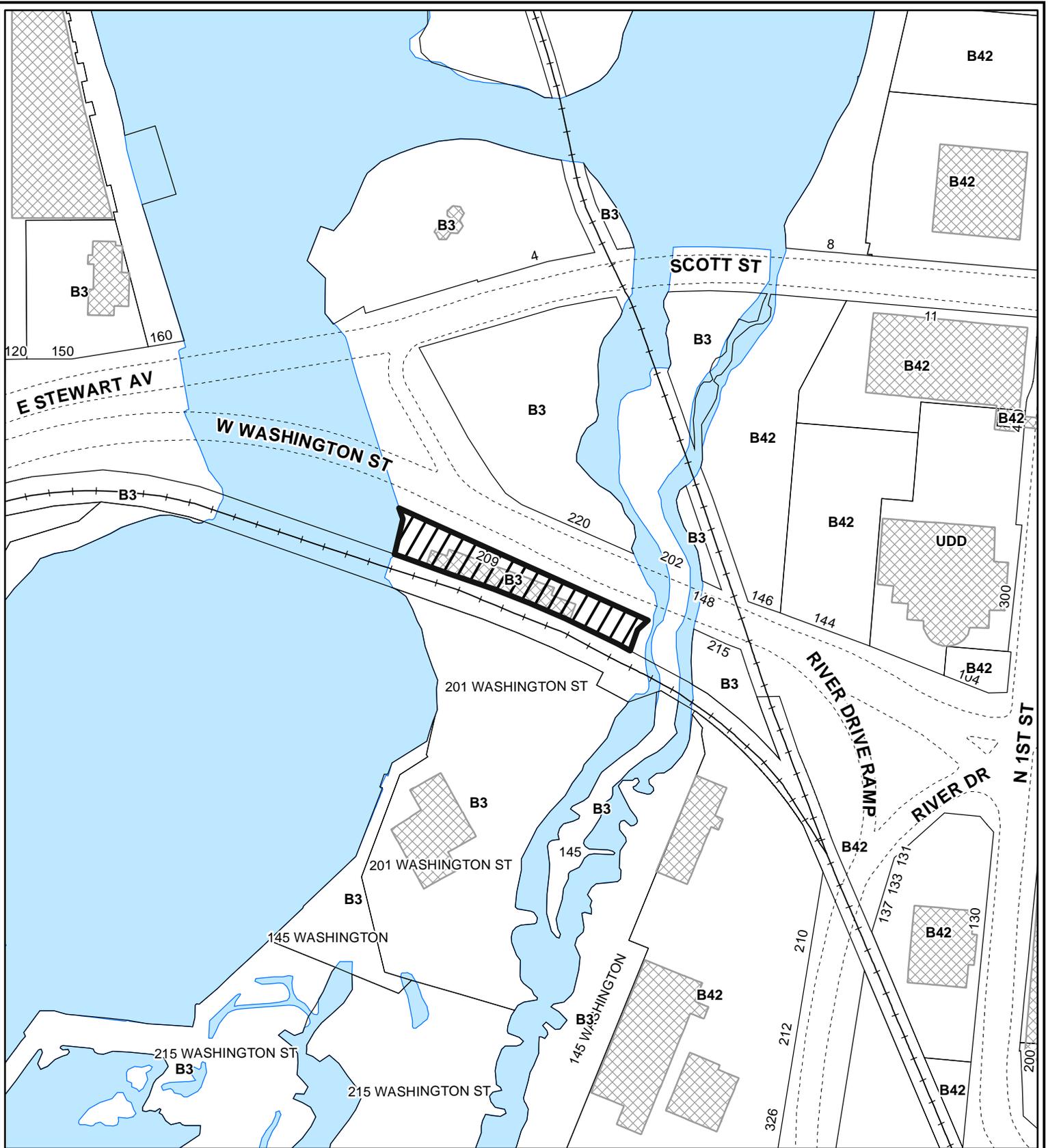
Sign Setbacks

- 30' to East P/L
- 2' to South P/L
- 25' to North P/L
- 325' to West P/L

Street view of Washington Street
Looking east at the western property line of subject property



See attached staff report for description of arrow points

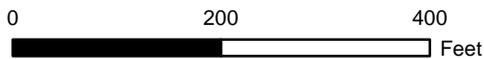


Map Location

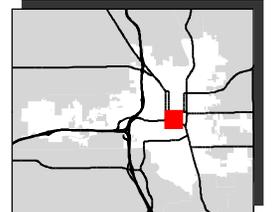


Map Date: October 1, 2015

City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building



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

ORDINANCE OF THE PLAN COMMISSION

Rezoning 912 and 920/1000 North First Street from B2, Community Service District; 1006, 1010, 1202 and 1212 North First Street from M2, General Industrial District; and 1100 North First Street from an unzoned parcel, to UDD, Unified Development District and approve the General Development Plan to allow for a mixed-use residential and commercial development.

Committee Action: Approved 6-0

Fiscal Impact: None.

File Number: 15-1108

Date Introduced: November 10, 2015

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

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

I) The B2, Community Service District, zoned portions of the following described two properties

1)Part of Stewart Manson Parcher Addition, McIndoe & Shuters Addition & of Government Lot 6, Section 26, Township 29 North, Range 7 East, Beginning 150' S of NW Corner Block F, SMP Addition W to E Shore Line, WI RI Sly Along said Line to N Line of RRR/W Nearly Along R/W to C/L of Lot 3, Wly Along C/L of Lots 3 & 8 to Point of Beginning & That Point of Lots 1, 2 & S 4' of Lot 3, Lying E of RRR/W of Said Block F & Lot 4, Block E Mcindoe & Shuters Addition 4.760 A, MORE COMMONLY KNOWN AS 920/1000 NORTH FIRST STREET

2) McIndoe & Shuters Addition, Lot 3, Block E, CSM Volume 8, Page 228, Also CSM Volume 14, Page 116, MORE COMMONLY KNOWN AS 912 NORTH FIRST STREET

II) The M2, General Industrial District, zoned portions of the following described four properties

1)That Point of SW, NW & of NW, SW Section 25. Township 29 North, Range 7 East & Government Lots 5 & 6, Section 26, Township 29 North, Range 7 East, As Described in Volume 320 of Deeds Page 393, Volume 320, Page 398, Volume 383, Page 212, Volume 172, Page 313, Except Parcel Described in Volume 252, Page 992, Except Parcel Described, MORE COMMONLY KNOWN AS 1202 NORTH FIRST STREET

2) Part of Government Lot 5, Section 26, Township 29 North, Range 7 East & SW NW Section 25, Township 29 North, Range 7 East, As Described in CSM Volume 14, Page 210, Except Parcel Described in Volume M460, Page 784, River Edge Parkway Easement (Doc #1266162), MORE COMMONLY KNOWN AS 1212 NORTH FIRST STREET

3)Part of Government Lot 5, Section 25, Township 29 North, Range 7 East, Part of Government Lot 6, Section 26, Township 29 North, Range 7 East, Part of Block F Stewart Manson & Parchers Addition as Described in Volume 303, Page 592 & Volume 503, Page 193, As Described as Lot (2) of CSM Volume 21, Page 79 (5761), MORE COMMONLY KNOWN AS 1010 NORTH FIRST STREET

4) *Stewart Parcher & Mansons Addition That Point of Lots 4 & 5 & the N 56' of Lot 3, Block F Lying E of RR RW, MORE COMMONLY KNOWN AS 1006 NORTH FIRST STREET*

III) The unzoned portions of the following described property.

Part of Government Lot 6, Section 26, Township 29 North, Range 7 East, Part of NW SW, Section 25, Township 29 North, Range 7 East, Also Being Part of Blocks D & E, McIndoes & Shuters Addition & Part of Block F, Stewart Manson & Parchers Addition, Described as All of Existing RR R/W Running NEly from Intersection with NWly Track (C&NW RR) on W Side of Stewart Island, Crossing Channel of Wisconsin River to Ely Bank & Intersection with Main RR Track (C&NW RR) Running Nly to Merrill, Said Intersection Lying N of Intersection of Second Street & Fulton Street, MORE COMMONLY KNOWN AS 1100 NORTH FIRST STREET

now comprising a part of B2, Community Service District, M2, General Industrial District, and an unzoned property, according to the Zoning Ordinance of the City of Wausau is hereby rezoned to UDD, Unified Development District, and the general development plan is approved to allow for a mixed-use residential and commercial development.

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

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

James E. Tipple, Mayor

Attest:

Toni Rayala, Clerk

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 20, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Lindman, Gisselman, Atwell, Oberbeck, Bohlken

Others Present: Lenz, DeSantis, Hebert, Reinhart, Straub, Mitchell

PUBLIC HEARING: Discussion and possible action on rezoning 912 and 920/1000 North River Drive from B2, Community Service District; 1006, 1010, 1202 and 1212 North River Drive from M2, General Industrial District; and 1100 North River Drive from an unzoned parcel, to UDD, Unified Development District and approve the General Development Plan to allow for a mixed-use residential development. (City of Wausau)

Lenz said that the first map in the packet shows the area that has been referred to as the East Riverfront District. The city purchased all of the property over the years, has received money to clean the area up, and has adopted a master plan for the area. At this point, a RFP is out for private development. The proposals are due November 2. Currently, the area is a mix of zoning, including industrial. It has been thought to create a UDD zoning to allow for a mix of uses, but more of a mix of commercial and residential properties. The request for proposal and cover letter are included in the packet. During preliminary discussion, it is expected the proposals will be largely residential, with some commercial.

Lenz said that with UDD zoning, there are two approvals – the first is for the General Development Plan, where the use is established, and the second approval is for the Precise Implementation Plan. As proposals come forward, more detailed plans would come to the commission for approval. Some plans for Wausau on the Water (WOW) are also included in the packet, which is what the Precise Implementation Plan approval on the agenda would be for.

Mayor Tipple closed the public hearing.

Gisselman said he thought 1202 North First Street had been changed to 1202 North River Drive. Lenz agreed and said the notices were sent out prior to the official change being made.

Gisselman asked if the former trail would become a street. Lenz said those parcels are still there and technically still have those addresses. The parcel boundaries will be redrawn and will be assigned the new addresses. These are the old addresses. Gisselman asked if the boundary of 1010 North First Street comes all the way to First Street and said he is not sure where the boundary ends. Lenz said that 1100 North First Street is the former railroad right-of-way and will essentially go away. Lenz said that the colored drawing from Stantec shows a more accurate reflection of what it will look like.

Oberbeck said it could be difficult in the future for developers if the whole area is zoned versus particular addresses. Lenz said that it would be one large zoning district, similar to the west side where the hospital and surrounding area started out as one large UDD. Oberbeck asked what would happen with different parcels with different owners and said that can't occur in UDD zoning. Hebert said that the city could still be the owner with long-term leases, similar to the mall. Hebert said it is still a work in progress and staff feels that the UDD could be changed or modified when the RFP comes back. This layout has gone through several committees. Oberbeck asked if the intention is to have the city be the owner of the property and controlling the UDD. Lenz said that it depends on the proposals that come back and the

financial packages. The feedback that has been given so far has been that it would be easier for the city to continue to be the owner of the property and lease the areas, but private ownership could also be an option. Lenz said at this point, staff wanted to get the underlying zoning to more accurately reflect the types of uses that we are trying to attract to the area, not the industrial zoning from the past. As developments come forward, the commission would approve the precise plans.

Mayor Tipple asked if it is a moot point if the city retains the land. Lenz said that we do have control over what goes there, but we should follow our own zoning ordinances. He said a bar/restaurant can go into industrial zoning, but they would need a conditional use for outdoor dining. Oberbeck said there are no requirements with UDD zoning verses other types of zoning which have specific requirements. Lenz said that there may be developers who want the whole district. He thought the commission would want some review of the plans through the UDD process. Atwell confirmed that Wausau on Water (WOW) is part of this. Lenz confirmed it would be part of the UDD, but not really the RFP, since obligations have already been made to WOW. Atwell asked if they were leasing the land from the City. Lenz said that was correct. Atwell asked if a developer would take the entire parcel including WOW. Lenz said a developer may purchase the rest of the area, but probably not the WOW parcel because the developer agreement is being worked out between the City and the WOW developers.

Bohlken motioned to rezone 912 and 920/1000 North First Street from B2, Community Service District; 1006, 1010, 1202 and 1212 North First Street from M2, General Industrial District; and 1100 North First Street from an unzoned parcel, to UDD, Unified Development District and approve the General Development Plan to allow for a mixed-use residential development. Gisselman seconded and the motion carried unanimously 6-0. This item will go to Common Council on November 10, 2015.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: October 15, 2015

GENERAL INFORMATION

APPLICANT: City of Wausau

LOCATION: 912, 920/1000, 1006, 1010, 1100, 1202 and 1212 N. 1st Street

EXISTING ZONING: B2, Community Service District,
M2, General Industrial District, and an unzoned parcel

REQUESTED ZONING: Unified Development District Zoning

PURPOSE: To allow for commercial and residential mixed-use riverfront development on currently vacant city-owned property.

EXISTING LAND USE: Vacant

SIZE OF PARCEL: Approximately 15 acres

SURROUNDING ZONING AND LAND USE:

North: M2, General Industrial District
South: B4, Central Business District; Office/medical
East: UDD, M1, R3, and B2; Various residential, commercial, industrial, and vacant properties
West: Wisconsin River

See attached Zoning Map

ANALYSIS

Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;*
- (c) The zoning classification of property within the general area of the property in question;*
- (d) The suitability of the property in question to the uses permitted under the existing zoning classification;*
- (e) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification;*
- (f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan*
- (g) The nature and extent of the input received at the public hearing regarding the proposed zone change;*
- (h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and*
- (i) If the property was recently annexed, the zoning classification of the property prior to annexation.*

In addition, from Wausau Municipal Code 23.65.040, the approval of a unified development proposal shall be based upon determination as to compliance with the following criteria:

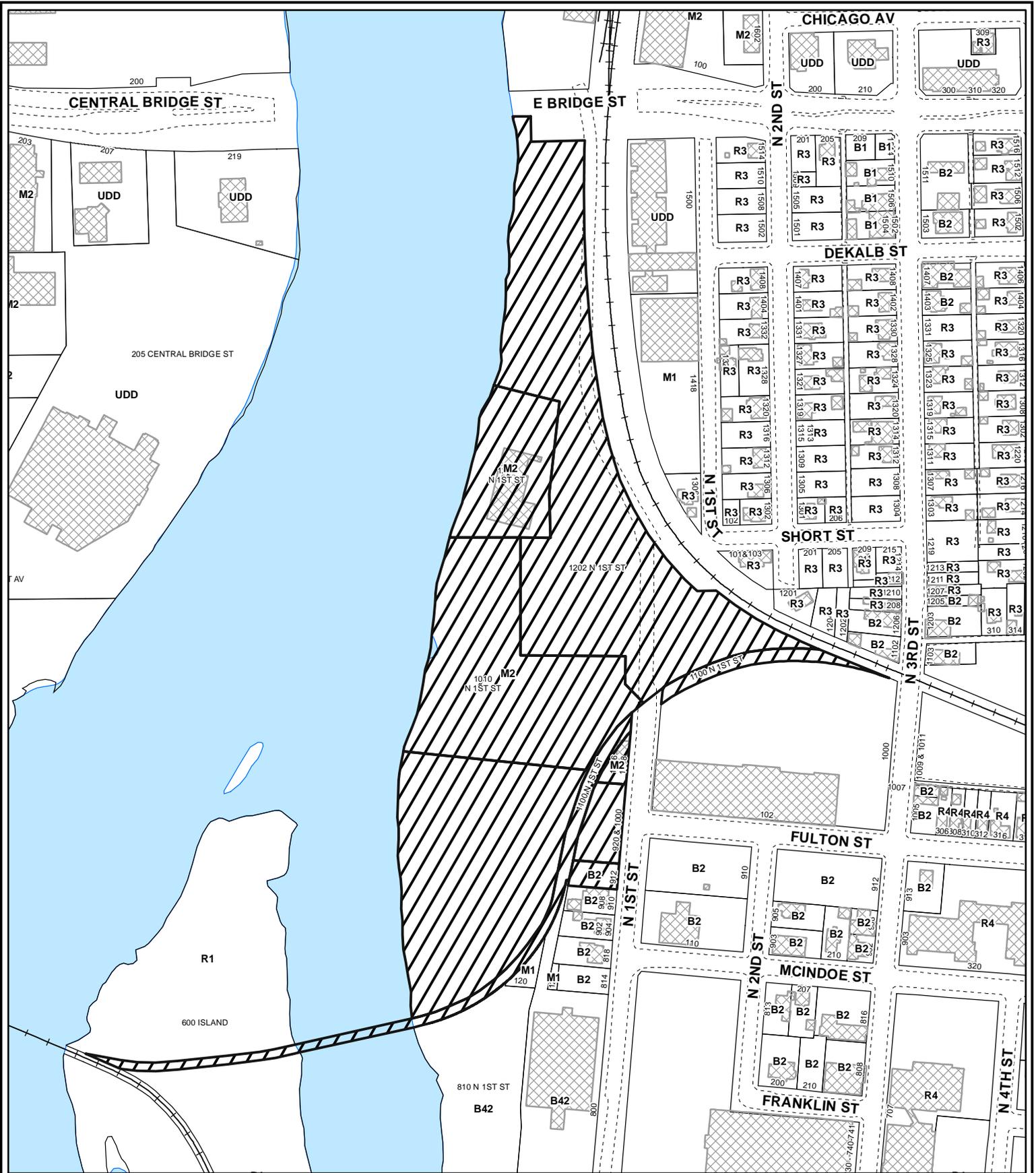
- a) That the proposed development is consistent with the spirit and intent of these regulations, has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design to justify the application of the unified development concept;*
- b) That the site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space and careful shaping of terrain to minimize scarring, and insures proper drainage and preservation of natural terrain wherever appropriate;*
- c) That the general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed, and is compatible with existing development in the surrounding area and with general community development plans and policies;*
- d) That the development can be provided with appropriate municipal services and would not conflict with or cause overload on such facilities as schools, highways, police, fire or utility services;*
- e) That proposed design standards provide adequately for practical functioning and maintenance, based on actual functional need, in terms of circulation, parking, emergency services, delivery services and snowplowing;*
- f) That adequate provision has been made to insure proper maintenance and preservation of any common areas provided for the recreation and esthetic enhancement of the development.*

The land being proposed for rezoning makes up a large part of what has been known as the East Riverfront District. Over the years, the City purchased all of the land that is part of this rezoning request. The plan has been to assemble the property, remediate the contamination, and prepare it for redevelopment, while maintaining public access to the river. An area-wide master plan was completed earlier this year and adopted by the Common Council. Upon adoption of the plan, Request For Proposals (RFPs) were sent out to attract private developers seeking to create urban, mixed-used development. Please see the attached RFP that is currently open to the public until November 2.

While the planning and RFP process for the entire area was unfolding, the City was working on a specific proposal for a family entertainment center that would be the first new development in the district. The City is finalizing a development agreement so that this project may begin yet this year.

The zoning of the whole area should be changed to reflect a change of uses away from the industrial and heavy commercial uses of the past. Unified Development District zoning makes sense because much of the infrastructure planning for the area has taken place as a whole, and the private developments will also likely tie together, possibly with one master developer. The plan for the zoning is to approve the general development plan for the entire area, while also looking at the precise implementation plan for the family entertainment center at this, or an upcoming meeting, of the plan commission. Other projects that come forward as a result of the RFP would also need precise implementation plan approval.

The attached plan, labeled conceptual master plan, is being put forth as the general development plan, along with the information contained in the RFP. Staff will discuss at the meeting the precise implementation plan for the family entertainment center, which is being planned for the northernmost building site in the district.

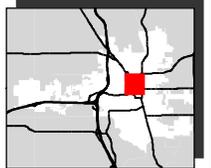


Map Date: October 1, 2015

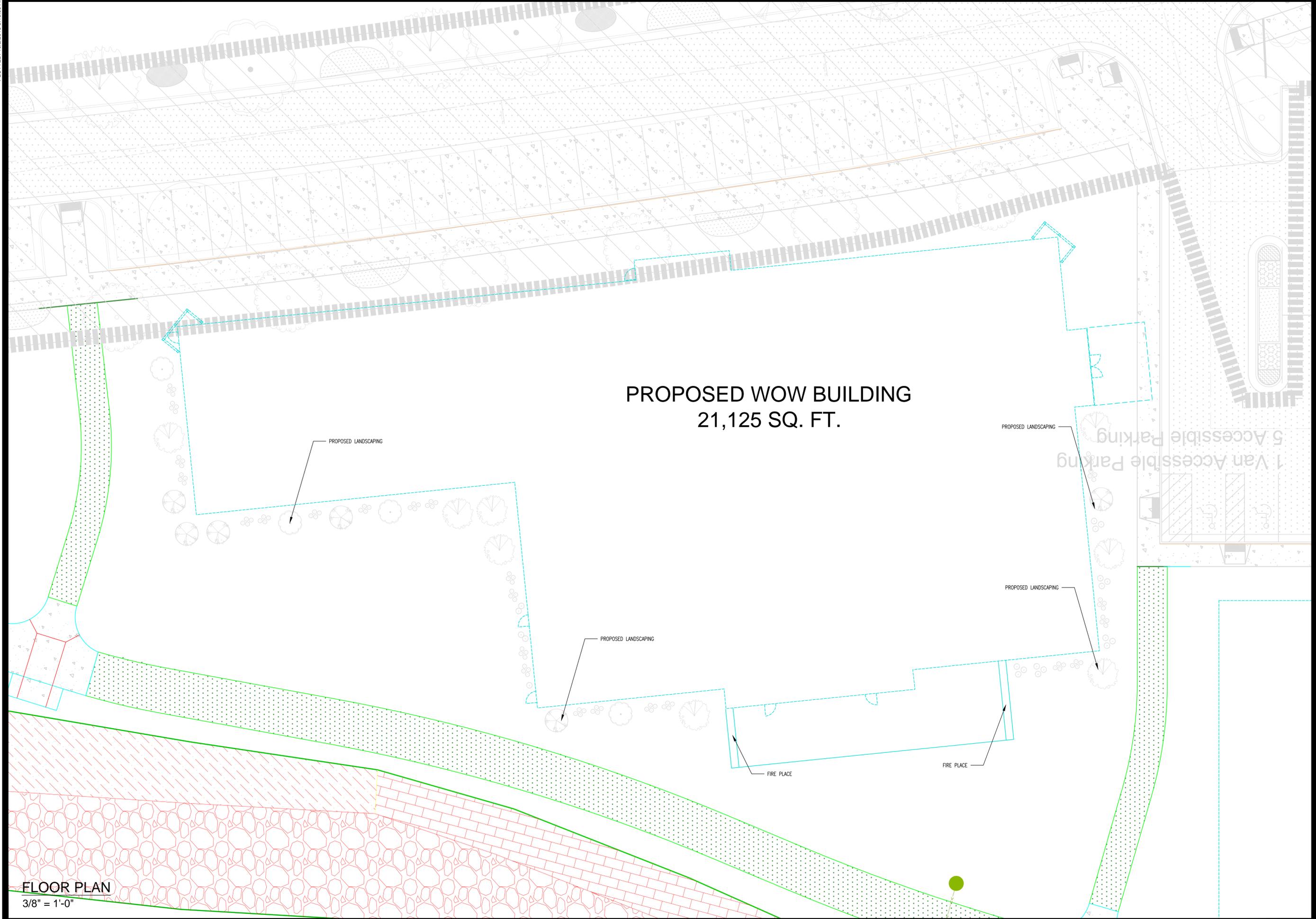
City of Wausau
 Marathon County Wisconsin
 0 200 400
 Feet

- Area of Interest
- Building

Map Location



PLOTTED: 10/22/2015 6:13:39 AM



PROPOSED WOW BUILDING
21,125 SQ. FT.

FLOOR PLAN
 3/8" = 1'-0"



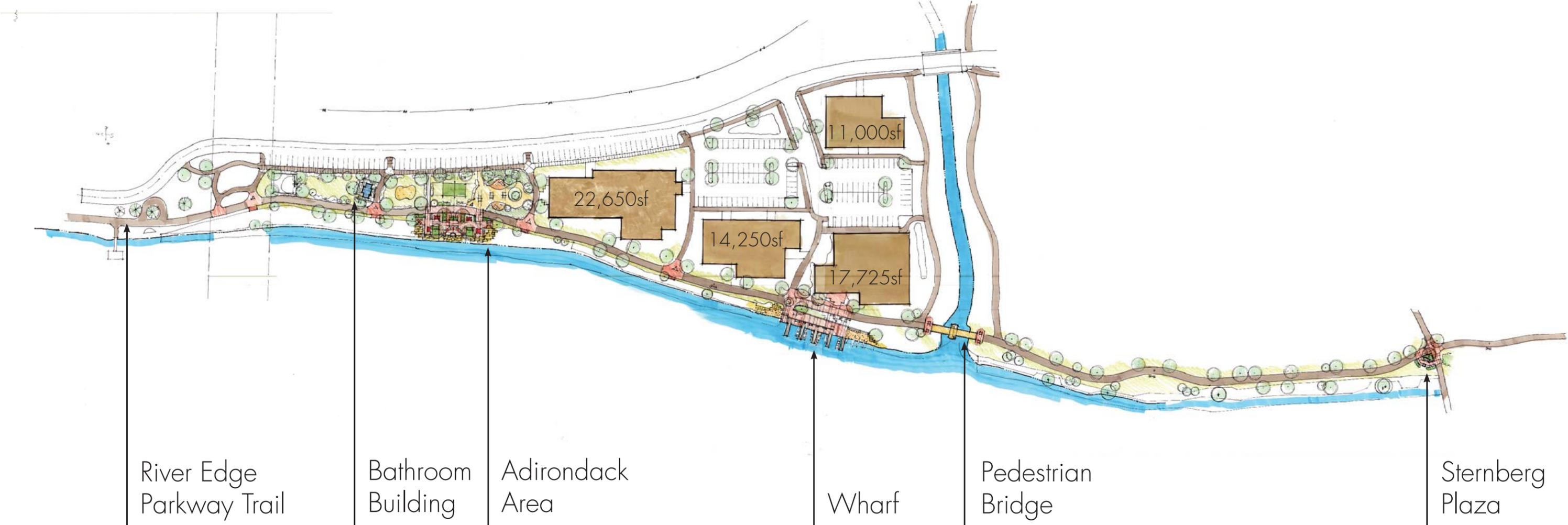
REVISIONS	
NUMBER	DESCRIPTION
1	
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PROPOSED:
WOW BUILDING
 WAUSAU WI

SCALE	DATE
As Noted	
DRAWN BY	
DA	10-1-15
DRAWING DESCRIPTION	
FLOOR PLAN	
PAGE	
SHEET --- OF --	

WAUSAU EAST RIVERFRONT Conceptual Master Plan

Updated July, 27th, 2015



Office of the Mayor
James E. Tipple



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

July 29, 2015

Dear Development Partners,

The City of Wausau is proud to request redevelopment proposals for our East Riverfront Redevelopment Area. For the past decade Wausau has assembled, remediated, and planned for the future redevelopment of 15 acres of former industrial parcels along our growing urban waterfront. Wausau has a successful track record of public-private partnerships for development, most recently leveraging nearly \$100 million in investment in our downtown River District and implementing major commercial office projects including the First Wausau Tower- the tallest building in Wisconsin outside of Milwaukee.

Wausau is ideally located as the principal city of the North and Central Wisconsin regions and home to a metropolitan population of 134,063 serving a growing trade area of over 330,000 people. Wausau's region continues steady growth in jobs and commerce with nationally-recognized firms in such diverse fields as building materials, advanced manufacturing, healthcare, information technology and insurance.

Wausau works and excels in proactively addressing business recruitment, expansion and retention. Wausau's skilled and industrious population has the highest average credit score of any metropolitan area according to *USA Today*, is the safest metropolitan area in the Midwest according to FBI statistics and continues to be one of the highest ranked for the attraction of young professionals in Wisconsin.

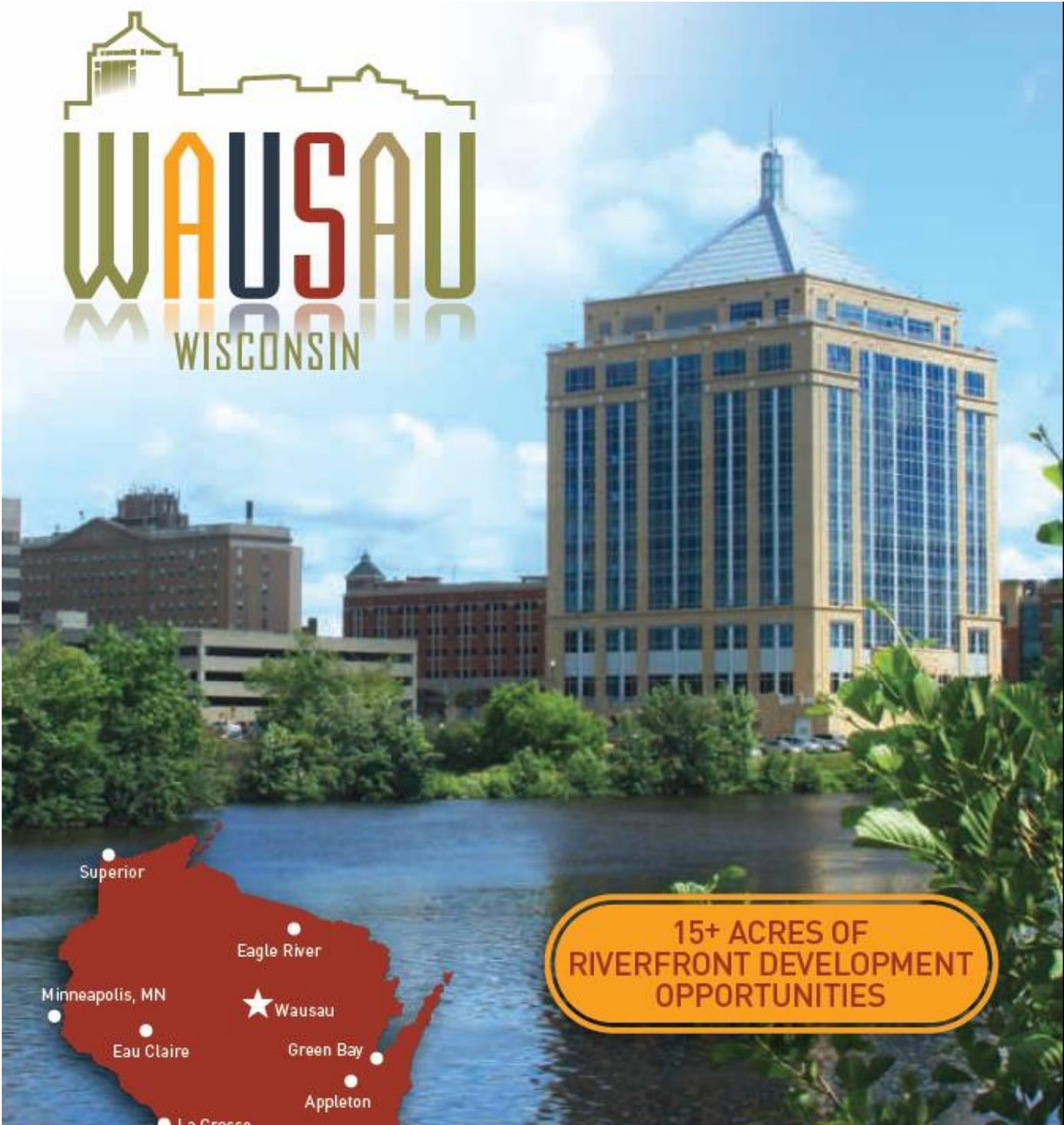
Wausau's region plays to win as one of the state's highest grossing areas for tourism. Home to all-season recreational opportunities that range from Wisconsin's largest and highest ski mountain at Granite Peak, one of the nation's premiere curling facilities, outstanding mountain and snow bike trails, an internationally recognized whitewater kayaking course, and is home to the Olympic-style Badger State Games.

Our East Riverfront Redevelopment Area is the next-generation of Wausau's successfully revitalized urban waterfront along the Wisconsin River. The area is located within **the City's funded tax increment finance district #3** with a range of City incentives and partnership opportunities available. We are currently **completing an extensive river's edge trail system, finishing miles of landscaped park amenities, building** extensive ramp and surface parking facilities and creating parcels of all sizes for your restaurant, entertainment, residential, commercial office and mixed-use development opportunity. It's clear why Wausau has achieved an A+ livability score and why Wausau is the ideal home for your investment.

My staff is ready to assist as you envision opportunities in our City and please allow me to be the first to welcome you Home to Wausau.

Sincerely,

James E. Tipple
Mayor



15+ ACRES OF RIVERFRONT DEVELOPMENT OPPORTUNITIES



DISTANCE TO WAUSAU, WISCONSIN

Appleton	96 miles	Madison, WI	143 miles
Chicago, IL.....	275 miles	Milwaukee, WI	192 miles
Green Bay, WI.....	97 miles	Minneapolis, MN...	185 miles

Request for Proposal
City of Wausau- Economic & Community Development
407 Grant Street Wausau, WI 54403-4783
(715) 261-6680

The City of Wausau seeks development partners and proposals for approximately 15 acres of prime, city-owned land along the Wisconsin River, immediately adjacent to our vibrant downtown commercial core referred to as the East Riverfront Redevelopment Area.

Over the past decade the City has assembled and remediated this key area for redevelopment. The City is currently completing infrastructure and extensive public amenities including the final link in the River's Edge Trail system, nearly 200 on-street and off-street parking spaces, and new landscaping along the riverfront park.

CITY OF WAUSAU Our Investment and Commitment



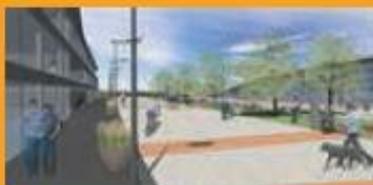
A Active Public Green Space

Miles of new riverfront trail, championship whitewater kayaking course, largest ski slope in Wisconsin, four seasons of active recreation.



B Commercial Redevelopment

Expanding entertainment and commercial uses, growing metro population of over 135,000, and a retail trade area of over 330,000.



C Mixed-Use Redevelopment

Active waterfront, adjacent to thriving downtown of over 250 businesses, welcoming partners in investment!



Wausau's East Riverfront

The City of Wausau is the primary city of a thriving metropolitan area of nearly 140,000 residents serving a trade area of over 330,000 as the gateway to the Northwoods of Wisconsin. Wausau has a prosperous and diversified economy, with leading companies in the insurance, building materials, manufacturing, healthcare and IT sectors. Wausau's downtown area has seen nearly \$100 million worth of new investment in the past two decades and has a long track record of successful public-private partnerships for economic development.



Wausau's Future

Wausau has adopted a framework master plan for the entire East Riverfront Redevelopment Area. We welcome proposals for architecturally significant projects which engage citizens with the Wisconsin River, provide unique space utilization or uses, and leverage the surrounding natural landscape.

The City can entertain transferring ownership or ground-leasing portions or all of the redevelopment area depending on the nature of the proposal. The adopted framework plan contemplates this area as an addition to the successful Downtown Wausau River District area with a focus on mixed-use residential, commercial office and entertainment. Projects should:

- Create dense, urban-formatted city blocks
- Provide engaging public spaces and activated street frontages
- Be unique in architectural style and/or amenities
- Maximize private investment and provide significant taxable value
- Meet the Wausau Urban Design Guidelines

An early planning vision of the redeveloped East Riverfront area (this rendering is only an example):



Figure 25. Illustrative Concept Plan depicting a potential East Riverfront District redevelopment scenario



Redevelopment Zones and Incentives

The potential build-out map below is provided as an outline. The City welcomes proposals for all or part of the redevelopment area. The following sites can be combined and/or subdivided to accommodate various proposals and phased approaches.

The entire area is included in Tax Increment Financing District (TID) #3 and the City is ready and willing to participate aggressively with partners to leverage significant private investment, create jobs and provide diverse housing choices.

EAST RIVERFRONT DEVELOPMENT FRAMEWORK



Wausau, Wisconsin / 06.01.2015
WAUSAU EAST RIVERFRONT DEVELOPMENT

Stantec
 Project # 150000000000

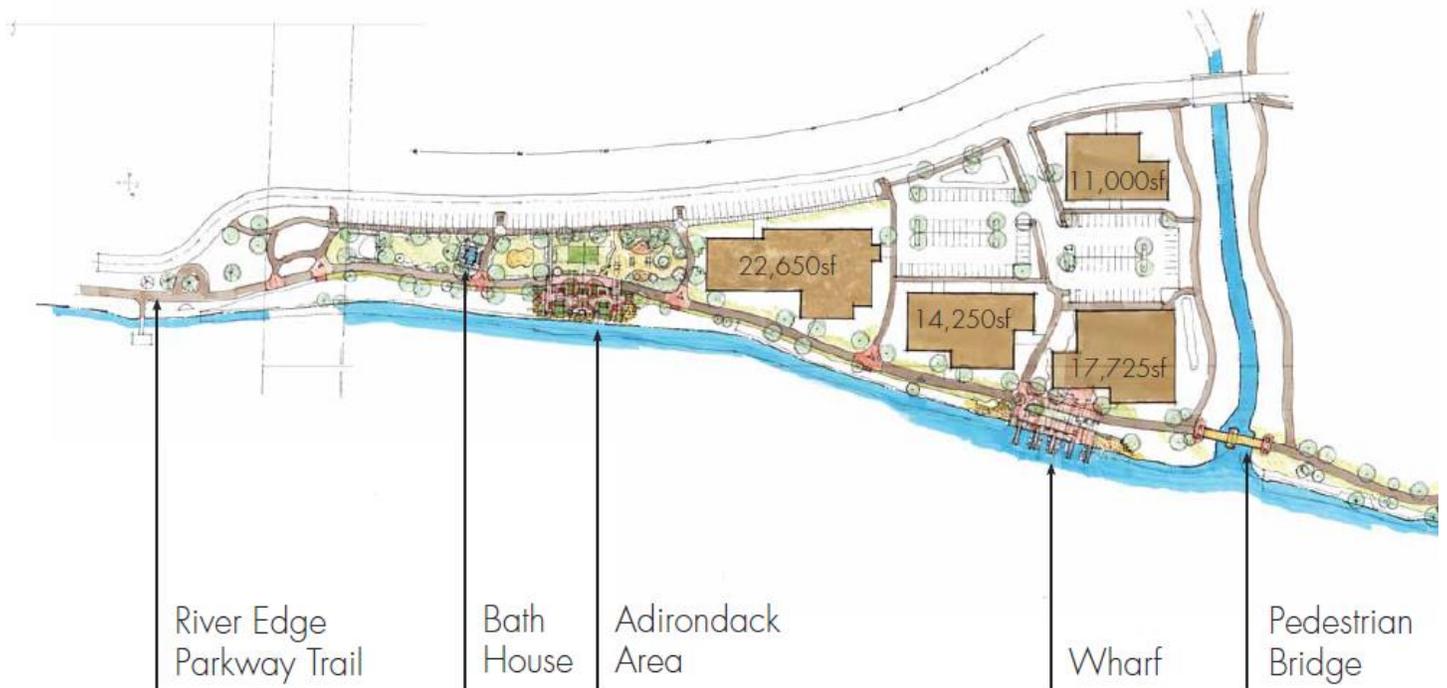
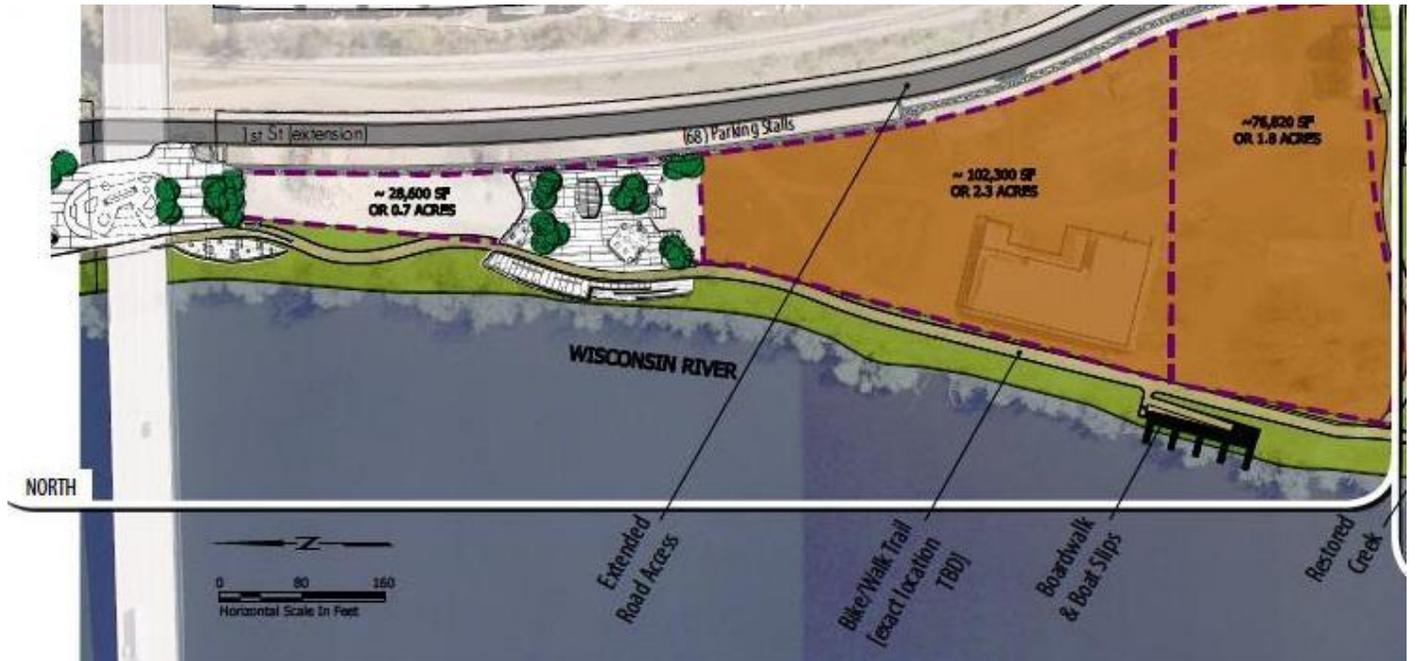
Central & South Development Zones

The Central and South Development Zones are contemplated as ideal for mixed use projects which may include office and residential uses. The Plan includes a draft extension of Fulton Street from First Street to the River, but the City welcomes alternative parcelization and phasing plans as well.



North Development Zone

The North Development Zone includes a dedicated parking area and extensive perpendicular on-street parking spaces along the City's new extension of First Street. The potential development pads are approximately 11,000-17,000 sq.ft. in footprint and can be divided or combined to accommodate a myriad of development sizes. The City is currently constructing extensive public amenities in the area including a new Adirondack style public park, a public wharf with boat docks and a kayak beach, and public plazas and trails including the extension of Wausau's extensive River's Edge Trail system.



Important Dates

In addition to the important dates below, the City of Wausau will host a **Developers' Day** with coordinated tours of the site and a Q&A session- please RSVP if you wish to attend on **Monday, August 24th, 2015** and further information will be sent to you under separate cover.

If you are unable to attend the Developers' Day, or wish to tour the sites privately, please contact our staff to arrange your visit.

Event	Date
1. RFP Released	July 29, 2015
2. Site Tour & Developers' Day	August 24, 2015
3. Proposal Due Date	November 2, 2015
4. Review of Proposals	November 3, 2015
5. Final Selection Discussion(s)	November 2015
6. Selection of Proposal(s) by Econ Dev Comm	December 1, 2015
7. Selection of Proposal(s) by Common Council	December 8, 2015
8. Sign Development and/or Option Agreement	December 2015

Questions and/or interested in additional information on the RFP and the City of Wausau?

Please submit them in writing by contacting:

Christian Schock, Economic Development

christian.schock@ci.wausau.wi.us

Additional documents, including Wausau's Urban Design Guidelines, East Riverfront Brownfield Redevelopment Plan, and the Phase 1, 2 and 3 reports are available by request and/or at:

www.wausaudevelopment.com

Proposal Format and Required Information

The submitted proposals are suggested to include each of the following sections:

1. Executive Summary
2. Approach
3. Project Deliverables
4. Project Management Approach
5. Level of Investment and Financial Viability
6. Successful Urban Redevelopment Project Examples
7. Development Organization's Overview
8. Scope of Work

1. **Executive Summary:** This section will present a high-level synopsis of the Developer's responses to the RFP. The Executive Summary should articulate the developer's vision for the site, provide a brief overview of the engagement, and should identify the main features and benefits of the proposed work. Developer shall also highlight how the proposed project will benefit the surrounding neighborhood and district.
2. **Approach:** The proposal should reflect each of the sections listed below: For project team responsibilities, list the approximate percentage of the project for each team member, description of the project approach, include detailed procedures and technical expertise by phase.
3. **Project Deliverables:** Include descriptions of the types of reports used to summarize and provide detailed information on predicted vulnerabilities, and the necessary countermeasures to correct as well as the recommended corrective actions as they might apply to the project.
4. **Project Management Approach:** Include biographies and relevant experience of key staff and management personnel. Describe the qualifications and relevant experience of the types of staff that would be assigned to this project. Describe the companies bonding process and coverage levels of employees.
5. **Level of Investment and Financial Viability:** Developers shall include a project construction budget. Developer shall provide the status of their organization (whether a corporation, a non-profit or charitable institution, a partnership, a limited liability corporation, a business association, joint venture, or other) indicating under which laws it is organized and operating, including a brief financial history. The developer shall provide a statement regarding any debarments, suspensions, bankruptcy and/or loan defaults.
6. **Successful Urban Development/Redevelopment project examples:** Include detailed descriptions and photos of other successful urban redevelopment projects completed by your firm.
7. **Development Organization's Overview:** Provide the following information about your company: Official registered name (Corporate, D.B.A., Partnership, etc.), Dun & Bradstreet Number, Primary and secondary SIC numbers, address, main telephone number, toll-free numbers, and facsimile numbers. Key contact name, title, address (if different from above address), direct telephone and fax numbers. Person authorized to contractually bind the organization for any proposal against this RFP. Brief history, including year established and number of years your development team has taken on similar projects.
8. **Scope:** Propose a project implementation timeline and performance standards for the construction work to be completed.

Costs of Proposal

Any costs incurred in the development of the Response to this Request for Proposals are borne by the Developer. The City of Wausau is not responsible for any costs incurred by the Developer in formulating a response, or any other costs incurred such as mailing expenses.

Evaluation Criteria

Weighting of criteria is used by the City as a tool in selecting the best proposal. The City may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the accuracy and responsiveness of the developer. Background checks and references will also be considered.

Evaluation of offers will be based upon the Developer's responsiveness to the RFP and the quality of investment and usefulness.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a Developer (out of a total of 100):

Proposal is architecturally unique, creative in its use and activates the street and public spaces.

30 Points

Proposal maximizes the use of the site and provides significant taxable value.

20 Points

Overall investment level and proof of financial viability evidenced in the proposal.

10 Points

Proposal is complete and includes relevant information for each section.

10 Points

Developer is a partnership and/or an organization with diverse resources and a successful track record.

10 Points

Developer's credentials, financials and accreditations are current and in good standing.

10 Points

Availability of high-quality personnel and project managers with the required skills to complete the project.

10 Points

The response that is deemed to be the most advantageous for the City and region shall be termed the best project. Consideration will be given to cost, level of investment, functionality, and other factors. A selection committee at the City of Wausau may be composed of members from the community, Common Council, Community Development, Finance, Planning and Public Works Departments.

To be selected, a developer (or team of developers) must be able to comply with the general requirements outlined in this document and with the Wisconsin Equal Opportunity and Affirmative Action Program requirements.

Proposals shall meet the following criteria:

1. Proposals shall be prepared on standard 8 1/2" X 11" letter-size paper;
2. Ten (10) copies of each proposal must be delivered to the attention of the authorized representative listed in the specific response requirements section;
3. Email digital copy of proposal to christian.schock@ci.wausau.wi.us.

The City of Wausau reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability to any potential developer,
- Award a contract on the basis of initial offers received, without discussions or requests for best and final offers, and
- Award more than one contract/right to develop.

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

ORDINANCE OF PARKING & TRAFFIC COMMITTEE

Amending Section 10.20.080(b) and Creating Section 10.20.080(c) implementing a single enforcement and operations time schedule in the Central Business District

Committee Action: Approved 5-0 (9/17/15) **Ordinance Number:**
 Approved 4-0 (10/15/15)

Fiscal Impact: Minimal cost to alter signs

File Number: 15-1110 **Date Introduced:** November 10, 2015

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

Add ()
Delete (———)

Section 1. That Section 10.20.080 (b) is hereby amended to read as follows:

10.20.080 No parking areas designated.

.....

(b) There shall be restricted parking in the following locations:

- ~~1-hour parking, 100 block Elm Street, north and south sides;~~
- ~~120-minute on-street parking, north side of Grant Street to south side of Washington Street and west side of North 1st Street to east side of North 5th Street, during the hours of 9:00 a.m., to 6:00 p.m., Monday through Saturday, excluding all handicapped areas, loading zones, 15-hour meters, 15-minute zones, no parking zones, and designated traffic lanes;~~
- ~~10-minute parking on the south side of the 500 block of Grant Street, from a point 40 feet east of its intersection with the driveway at 521 Grant Street;~~
- ~~2-hour parking for four spaces on the east side of the 500 block of North 2nd Street;~~
- ~~2-hour parking in the 100 block of South 4th Street;~~
- ~~15-minute parking, west side of North Third Street, 53 feet south of Humboldt;~~
- ~~15-minute parking, west side, 100 block of North Third Avenue, 6 a.m. to 9 p.m., Sunday through Saturday;~~
- ~~15-minute parking, south side McIndoe Street, 65 feet east from North Sixth Street;~~
- ~~1-hour parking, south side East Thomas Street, from a point 60 feet east of its intersection with Genrich Street, to Genrich Street, 8 a.m. to 5 p.m., Monday Through Friday;~~
- ~~1-hour parking, west side 600 block North Third Avenue, from a point 120 feet south of its intersection with Quaw Street, to Quaw Street, 8 a.m. to 6 p.m., Monday through Friday;~~
- ~~15-minute parking, north side, 300 block of Scott Street, first three (3) spaces east of Third Street, 8 a.m. to 5 p.m., Monday through Friday;~~
- ~~2-hour parking, east side of South Bellis Street between Henrietta Street and LeMessurier Street, 6 a.m. to 6 p.m., Monday through Friday;~~

Passenger loading/unloading zone 70 feet in length, west side of South Bellis Street, from a north starting point extending south 130 feet from LeMessurier Street, 9 a.m. to 2 p.m., Monday through Friday;

~~15-minute parking, northwest corner of Scott Street and N. 3rd Street;~~

~~15-minute parking on the west side of S 7th Avenue between the UWMC north parking lot and the main entrance to the UWMC building;~~

~~15-minute parking for two spaces on the south side of Jefferson Street beginning 80 feet to the west from N. 3rd Street, 8 a.m. to 5 p.m.;~~

~~1-hour parking on east and west sides of North 3rd Street from Grant Street to McIndoe Street; except the three 15-minute passenger loading and unloading stalls on the east side of the 700 block of N. 3rd Street beginning 78 feet north of Grant Street and extending north 69 feet, Monday through Friday, 6 a.m. to 6 p.m.;~~

~~15-minute parking on the west side of the 1500 block of N. 3rd Street 75 feet north from DeKalb Street to the bus stop, Monday through Saturday;~~

~~2-hour parking, south side of Jackson Street from N. 6th Street west to the Courthouse parking lot;~~

~~2-hour parking on the north and south sides of the 500 blocks of Jefferson Street and Washington Street;~~

~~15-minute parking – north side of Washington Street beginning 60 feet east of 6th Street and extending east 50 feet;~~

~~Two 15-minute parking stalls on the north side of the 500 block of Jefferson Street from 5th Street east 76 feet;~~

~~15-minute parking for two stalls, seven days a week, 8 a.m. to 6 p.m., on the east side of the 300 block of N. 3rd Street; second stall north of Washington Street and second stall south of Jefferson Street;~~

~~15-minute parking for three stalls on the east side of Genrich Street beginning 86 feet from its intersection with E. Thomas Street south 79 feet, Monday through Friday, 7 a.m. to 7 p.m.;~~

~~2-hour parking on the north side of the 100 block of E. Union Avenue between Cherry Street and North 1st Avenue, Monday thru Friday, 8:00 a.m. to 6:00 p.m.;~~

~~15-minute parking stall adjacent to 311 Garfield Avenue beginning 42 feet east of the intersection of Garfield Avenue and 4th Avenue and extending east 22 feet, Monday through Friday, 6 a.m. to 6 p.m.;~~

~~2-hour parking in the 100 block of N. 2nd Avenue, Monday thru Friday, 8:00 a.m. to 6:00 p.m.~~

Section 2. That Section 10.20.080 (c) is hereby created to read as follows:

(c) There shall be restricted parking in the “Central Business District” which is defined as that area bounded by the Wisconsin River to the west, Forest Street to the south, Fulton Street to the north, and 6th Street to the east and 4th Avenue to the west, Stewart Avenue to the south, Maple Street to the north, and the Wisconsin River to the east from 8:00 a.m. to 6:00 p.m. Monday thru Friday:

1-hour parking, 100 block Elm Street, north and south sides;

~~120-minute 2-hour on-street parking, north side of Grant Street to south side of Washington Street and west side of North 1st Street to east side of North 5th Street, during the hours of 9:00 am., to 6:00 pm., Monday through Saturday, excluding all handicapped areas, loading zones, 15 hour meters, 15-minute zones, no parking zones, and designated traffic lanes;~~

10-minute parking on the south side of the 500 block of Grant Street, from a point 40 feet east of its intersection with the driveway at 521 Grant Street;

2-hour parking for four spaces on the east side of the 500 block of North 2nd Street;

15-minute parking, west side, 100 block of North Third Avenue, 6 a.m. to 9 p.m., Sunday through Saturday;

15-minute parking, south side McIndoe Street, 65 feet east from North Sixth Street;

15-minute parking, north side, 300 block of Scott Street, first three (3) spaces east of Third Street, ~~8 a.m. to 5 p.m., Monday through Friday;~~

15-minute parking, northwest corner of Scott Street and N. 3rd Street;

15-minute parking for two spaces on the south side of Jefferson Street beginning 80 feet to the west from N. 3rd Street, ~~8 a.m. to 5 p.m.;~~

1-hour parking on east and west sides of North 3rd Street from Grant Street to McIndoe Street; except the three 15-minute passenger loading and unloading stalls on the east side of the 700 block of N. 3rd Street beginning 78 feet north of Grant Street and extending north 69 feet, ~~Monday through Friday, 6 a.m. to 6 p.m.;~~

2 hour parking, south side of Jackson Street from N. 6th Street west to the Courthouse parking lot;

2 hour parking on the north and south sides of the 500 blocks of Jefferson Street and Washington Street;

Two 15-minute parking stalls on the north side of the 500 block of Jefferson Street from 5th Street east 76 feet;

15- minute parking for two stalls, ~~seven days a week, 8 a.m. to 6 p.m.~~, on the east side of the 300 block of N. 3rd Street; second stall north of Washington Street and second stall south of Jefferson Street;

2-hour parking in the 100 block of N. 2nd Avenue, ~~Monday thru Friday, 8:00 a.m. to 6:00 p.m.~~

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

Section 4. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

James E. Tipple, Mayor

Attest:

Toni Rayala, Clerk

Parking and Traffic Committee Meeting Minutes

Date of Meeting: Thursday, September 17, 2015 at 5:15pm, in the Birch Room at City Hall
Members Present: Abitz{C}, Winters {VC}, Kellbach, Mielke, Nutting
Others Present: Lt. Graham, Tara Alfonso, Allen Wesolowski, Jennifer Friday, Maryanne Groat, Elizabeth Field, Tamara Scholze, Noreen Landowski, Sid Elford, Beth Zunker, Brian Kowalski

In accordance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. It was noted that there was a quorum present and the meeting was called to order by Chairperson Abitz at 5:20 pm.

(9) Discussion and possible action: Staff recommendation regarding Walker Parking Analysis to include:

Implement a single enforcement and operations time schedule of Monday through Friday, 8:00 AM to 6:00 PM in the downtown area.

Motion by Winters, second by Mielke, to implement a single enforcement and operations time schedule of Monday through Friday, 8:00 AM to 6:00 PM in the downtown area.

Motion carried 5-0

Parking and Traffic Committee Meeting Minutes

Date of Meeting: Thursday, October 15, 2015 at 5:15pm, in the Birch Room at City Hall
Members Present: Abitz{C}, Winters {VC}, Kellbach, Mielke (Nutting absent)
Others Present: Lt. Graham, Tara Alfonso, Allen Wesolowski, Jennifer Friday, Elizabeth Field, Anne Heidemann

In accordance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. It was noted that there was a quorum present and the meeting was called to order by Chairperson Abitz at 5:23 pm.

(4) Discussion and possible action: Implications of implementing “a single enforcement and operations time schedule of Monday through Friday, 8:00 AM to 6:00 PM in the downtown area” including:

- 1. Impact on 10.20.070 (“Handicapped parking stalls designated”) and/or 10.20.080 (“No parking areas designated”).**
- 2. Defining “downtown area” boundaries.**

Discussion:

Alfonso stated that as her office was reviewing last month’s agenda item to implement a single enforcement and operations time schedule for parking in the downtown area they noticed that there may need to be some exceptions related to handicapped parking areas and “no parking” areas. They were initially designated as such for specific reasons and therefore may need to remain unaffected by the new enforcement schedule.

Abitz asked Lt. Graham if adding exceptions would create an enforcement problem for the police officers and he indicated that it would not.

Alfonso also noted that the committee may want to clarify “downtown area” because it currently has different definitions depending on the ordinance or proposal being discussed. She recommends possibly adopting the boundaries noted in the Walker Parking Study and re-naming those boundaries the “central business district”.

Motion by Winters, second by Mielke, to implement a single enforcement and operations time schedule of Monday through Friday, 8:00 AM to 6:00 PM in the “central business district” as defined by the Walker Parking Study with the exception of Municipal ordinance sections 10.20.070 and 10.20.080.

Motion carried 4-0

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

**JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT
AND FINANCE COMMITTEES**

Approving Elk Creek Architectural LLC’s proposal and plan for redevelopment of the Wausau Club property at 309 McClellan Street, and instructing City staff to prepare a grant application to the Wisconsin Economic Development Corporation (WEDC).

Committee Action: Economic Development 4-0
 Finance Pending

Fiscal Impact: \$500,000 20 year loan (1% for 10 years, with the remaining 10 years at the City’s borrowing rate) and the donation of the property

File Number: 15-0107

Date Introduced: November 10, 2015

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 type="checkbox"/>	<i>Budget Source: TIF 3</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$500,000 loan (10 yrs. at 1%, 10 yrs. at City Rate)</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$500,000 loan</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input checked="" type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

WHEREAS, the Wausau Club, built in 1901, is listed on the National Register of Historical Places and is a reflection of Wausau’s cultural history and a beloved icon to the citizens of Wausau; and

WHEREAS, redevelopment of this vacant building will add an important component to the over \$100 million dollars invested in the Central Business District; and

WHEREAS, the City of Wausau initiated the process to attract developers and received 1 proposal from Elk Creek Architectural, LLC, to convert the Wausau Club into a “Mercantile” space consisting of a destination spa, wine bar & cellar, bakery & café and special events hall/restaurant; and

WHEREAS, the Wausau Club Selection Committee reviewed the proposal and provided feedback to the developer, and the City signed a Planning Option Agreement with the proposed developer to complete due diligence which will end December 31, 2015; and

WHEREAS, Elk Creek Architectural has now submitted a new proposal following the due diligence over the past months and this submittal will foster economic development in downtown Wausau by preserving a cultural icon, driving tourism, attracting new businesses, creating jobs and adding to the City’s tax base; and

WHEREAS, Elk Creek Architectural is seeking a \$500,000 loan from the City of Wausau along with the donation of the property; and

WHEREAS, the \$2.0 million project will also utilize traditional financing sources along with state and federal historic tax credits and other grant possibilities including the Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant; and

WHEREAS, the facility is located within the boundaries of Tax Increment District Number Three; and

WHEREAS, the project plan objectives of TID #3 are to:

- Eliminate predominantly open and under-utilized areas which contribute to blight in the Central Business District and impair the sound growth of the community.
- Help prevent the recurrence of blight and blighting conditions through public and private investments within the tax incremental district.
- Carry out “rehabilitation or conservation work,” as defined in 66.435(3).
- Enhance the property value and development potential of properties within and adjacent to the tax incremental district.
- Strengthen the economic well-being of the tax incremental district area and the Central Business District.
- Identify feasible and appropriate means of undertaking and financing the improvements outlined in this project plan.
- Increase employment opportunities available in the community.
- Increase total and per capita income in the community.
- Help implement the Redevelopment plan and any amendments to the plan.

WHEREAS, the Economic Development Committee has reviewed the developer incentive request and finds the following:

- That the Elk Creek Mercantile project would not occur without the loan to provide gap financing from the City of Wausau financed from Tax Increment District Number Three.
- That the financial assistance will be supported by a development agreement signed by Elk Creek Architecture LLC which will commit to spend at least \$2.0 million in construction cost and commit to create at least 30 jobs.
- The developer incentives are an eligible expense under the tax increment financing laws;
- That this project furthers the purposes of Tax Increment Financing and the objectives of the Tax Increment District Number Three Project Plan objectives;
- That the development of businesses; and increased employment, capital and facility growth in the long and short term is in the vital and best interest of the City and its residents and in accordance with the public purpose and conditions of applicable state and local laws and the standards under which the tax increment district was undertaken and implemented;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the Elk Creek Architectural proposal for the redevelopment of the Wausau Club.

BE IT FURTHER RESOLVED that City is directed to prepare and sign a development agreement in substantial conformance with these terms, prepare a grant to the WEDC on behalf of the developer, and facilitate the transfer of the property.

Approved:

James E. Tipple, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Thursday, November 3, 2015 at 4:30 p.m. in the 2nd floor Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (C), David Nutting, Tom Neal (VC) and Lisa Rasmussen

Absent: Romey Wagner

Others Present: Mayor Jim Tipple, MaryAnne Groat, Chris Schock, Brad Lenz, Anne Jacobson, Travis Lepinski, Gary Gisselman, Karen Kellbach, Keene Winters, Jim Warsaw, Coleman Peiffer, Mark Goffin, Nan Giese and members of the media

DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL FOR THE PROPERTY AT 309 MCCLELLAN STREET (WAUSAU CLUB)

Goffin presented the Committee with a new proposal; grant has been replaced with a request for a 20 year loan of \$500,000. Construction would begin in the late spring of 2016. Renderings and vision proponents were also presented.

CLOSED SESSION PURSUANT TO 19.85(1)(E) OF THE WISCONSIN STATUTES FOR DELIBERATING OR NEGOTIATING THE PURCHASE OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION

• DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL FOR THE PROPERTY AT 309 MCCLELLAN STREET (WAUSAU CLUB)

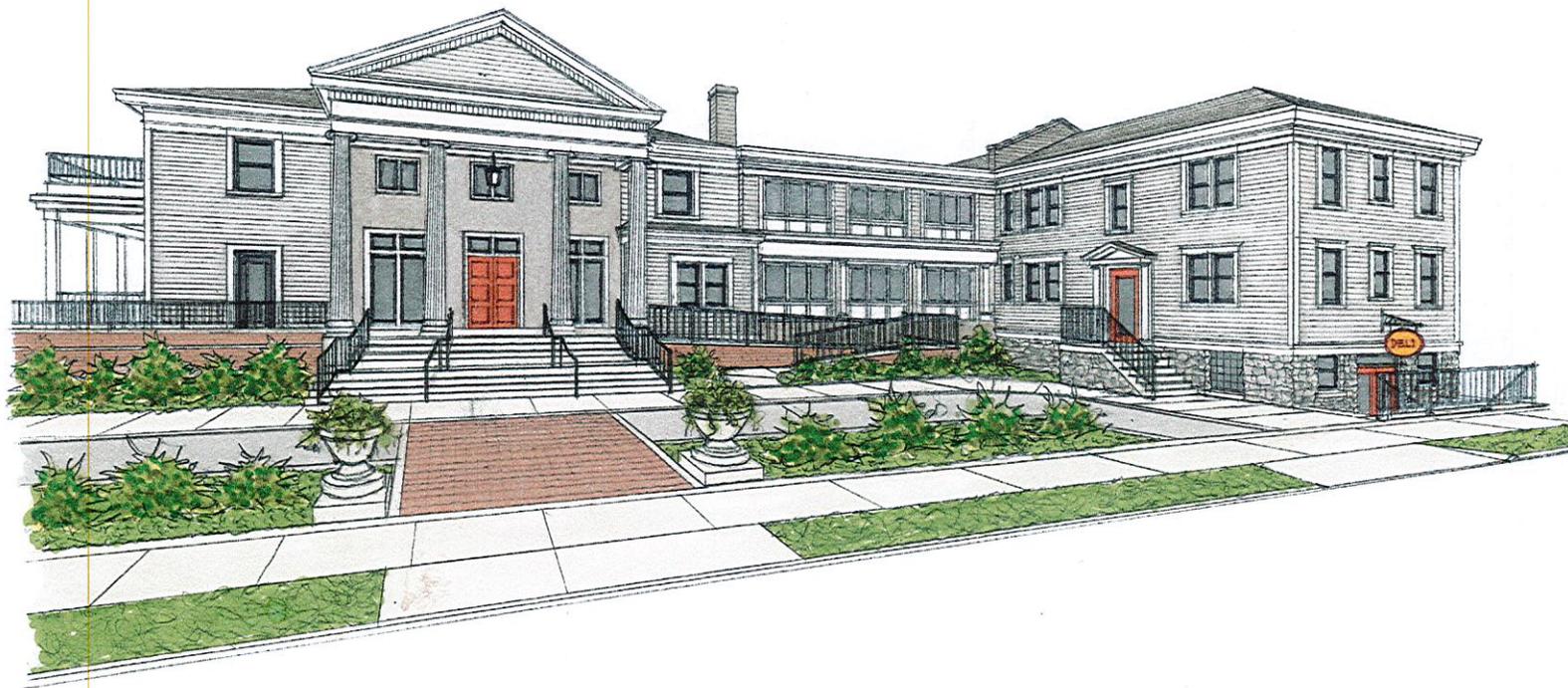
Neal motioned to go into closed session. Rasmussen seconded and roll call was done, all members were present except Wagner.

RECONVENE INTO OPEN SESSION TO TAKE ACTION ON CLOSED SESSION ITEMS, IF NECESSARY

Neal motioned to move into open session. Nutting seconded and the motion carried 4-0.

Neal motioned to approve the plan and proposal and instructed City Staff to draw up the WEDC grant application. Rasmussen seconded and the motion passed 4-0.

After



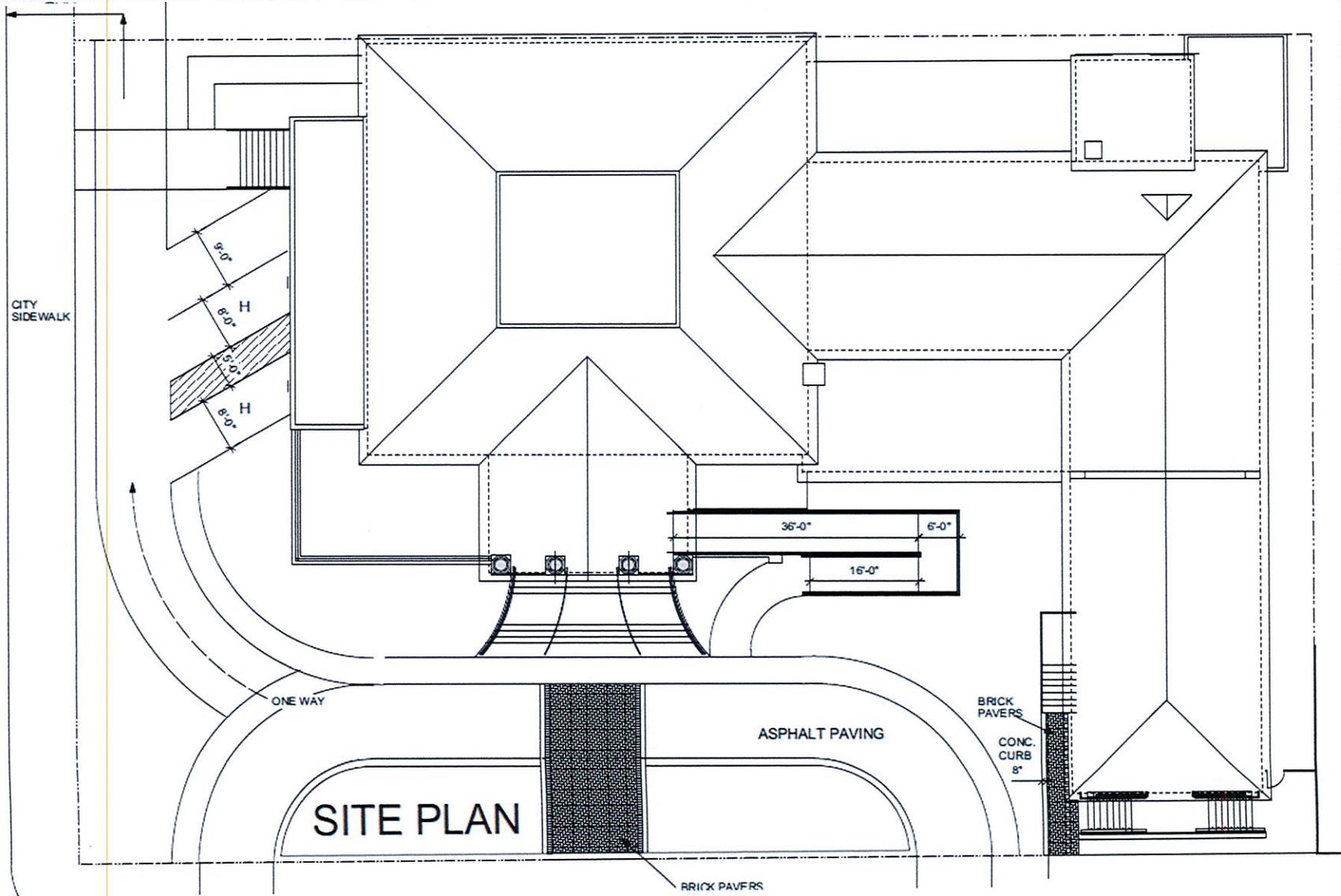
WAUSAU CLUB (w/ ELK CREEK ARCHITECTURAL + COX & ASSOC. ARCHITECTS/PLANNERS)
OCTOBER 16, 2015

WAUSAU, WI
JOE LAWNICZAK



WAUSAU CLUB (w/ELK CREEK ARCH. & COX & ASSOC. ARCH./PLNRS.) WAUSAU, WI
OCTOBER 16, 2015 JOE LAWNICZAK

Site Plan



Mercantile Project Proposal



The Mercantile
A house of culture

- ❧ A destination salon & spa, wine & craft beer bar & cellar, bakery, design, and event space
- ❧ Creation of 22-32 jobs, averaging \$19,788-\$22,049 in earnings (aggregate of \$491,425-728,528 in earnings)
- ❧ Fills important leakage rates:
 - ❧ 55% for furniture and home goods
 - ❧ 42% leakage for food and beverage stores
 - ❧ 32% for health and personal care
 - ❧ 55% for sporting, hobby, book, and music stores

Other Considerations

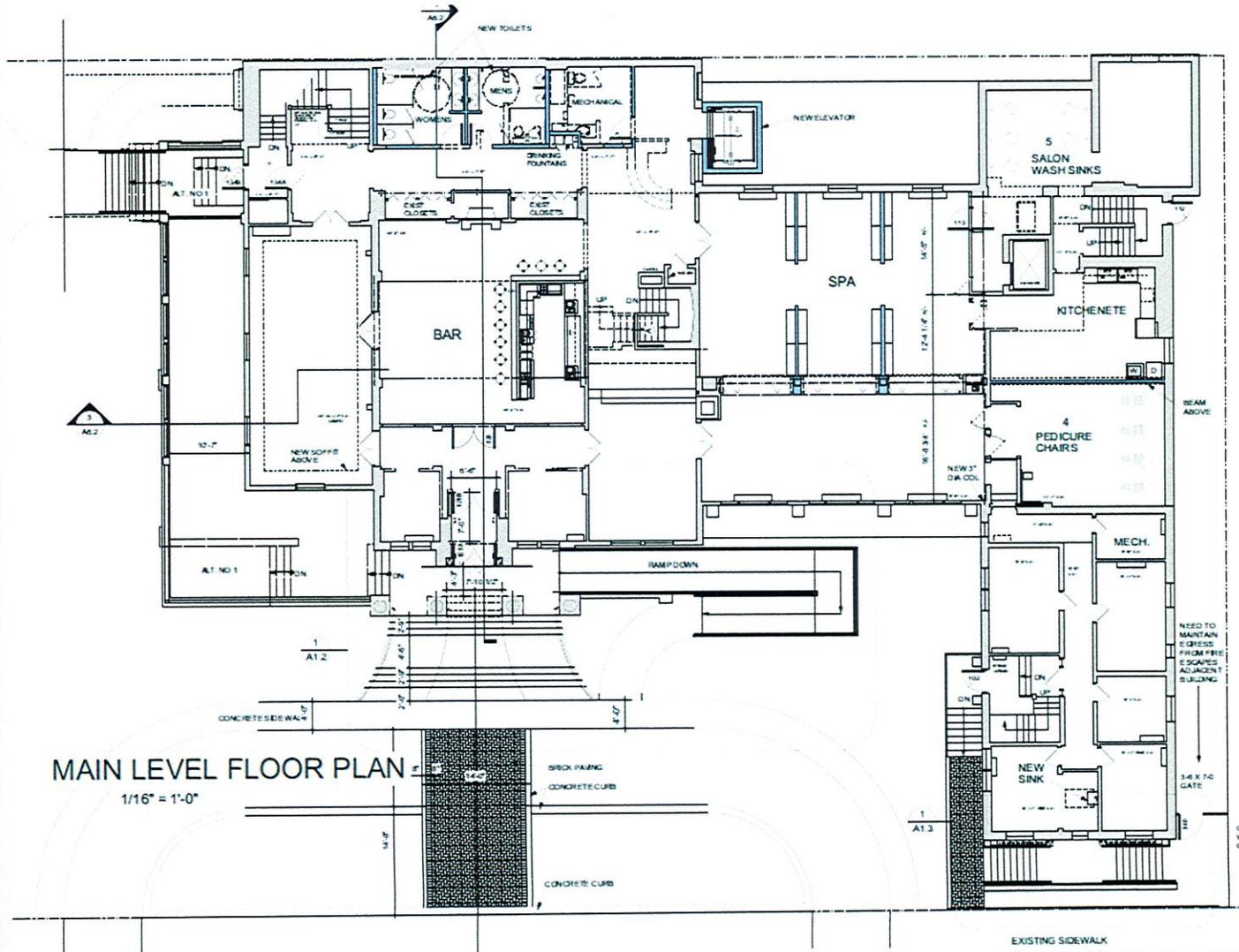


- ❧ Lost Tax Revenue Since 2004
 - ❧ \$13,000-\$29,000 annually

- ❧ Lost Economic Value
 - ❧ 10 years sitting idle
 - ❧ \$4.9 million in wages
 - ❧ \$3.1 million in annual consumer spending
 - ❧ Potentially \$35 million + in total lost economic impact

- ❧ 30 Year Future Economic Impact of the Mercantile
 - ❧ \$14.7 million in wages
 - ❧ \$870,000 in property tax revenue
 - ❧ \$186 million in potential annual average revenue \$6.2 million/yr
 - ❧ Millions more in revolving local revenue

Main Level Floor Plan

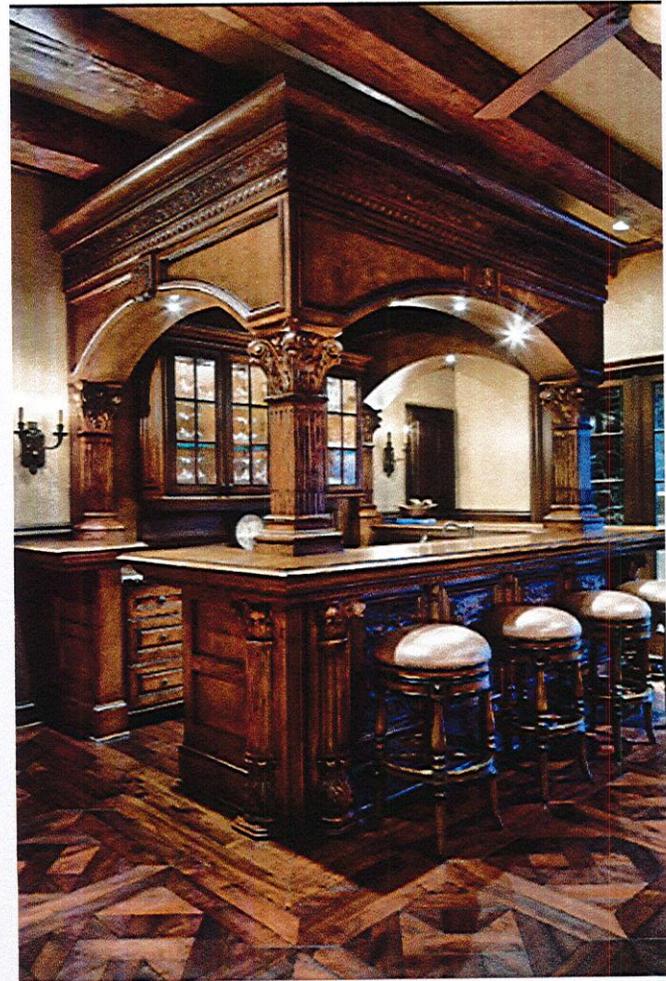


The Mercantile Vision

Main Level



❧ Classic sculpted wood bar

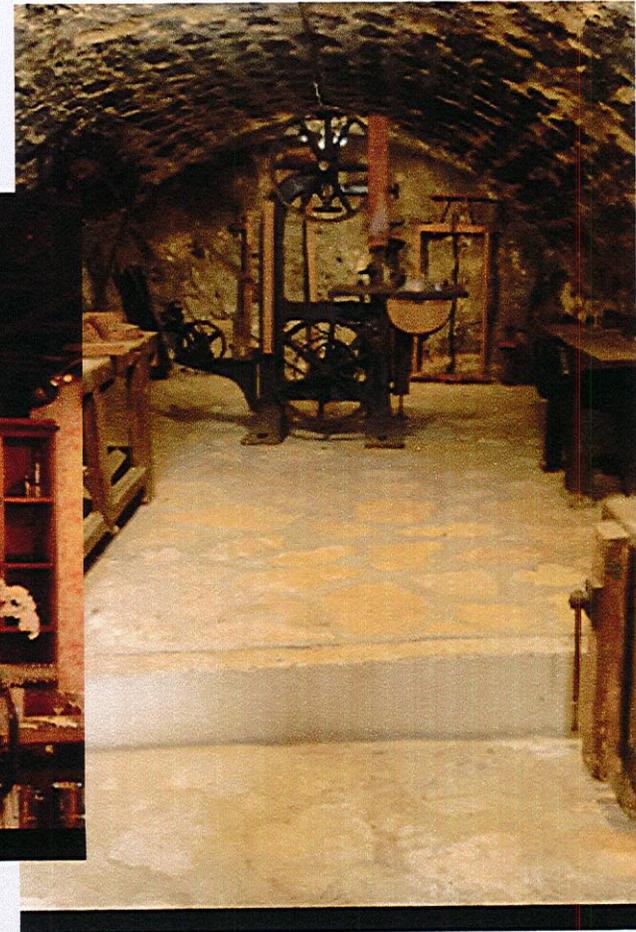


The Mercantile Vision

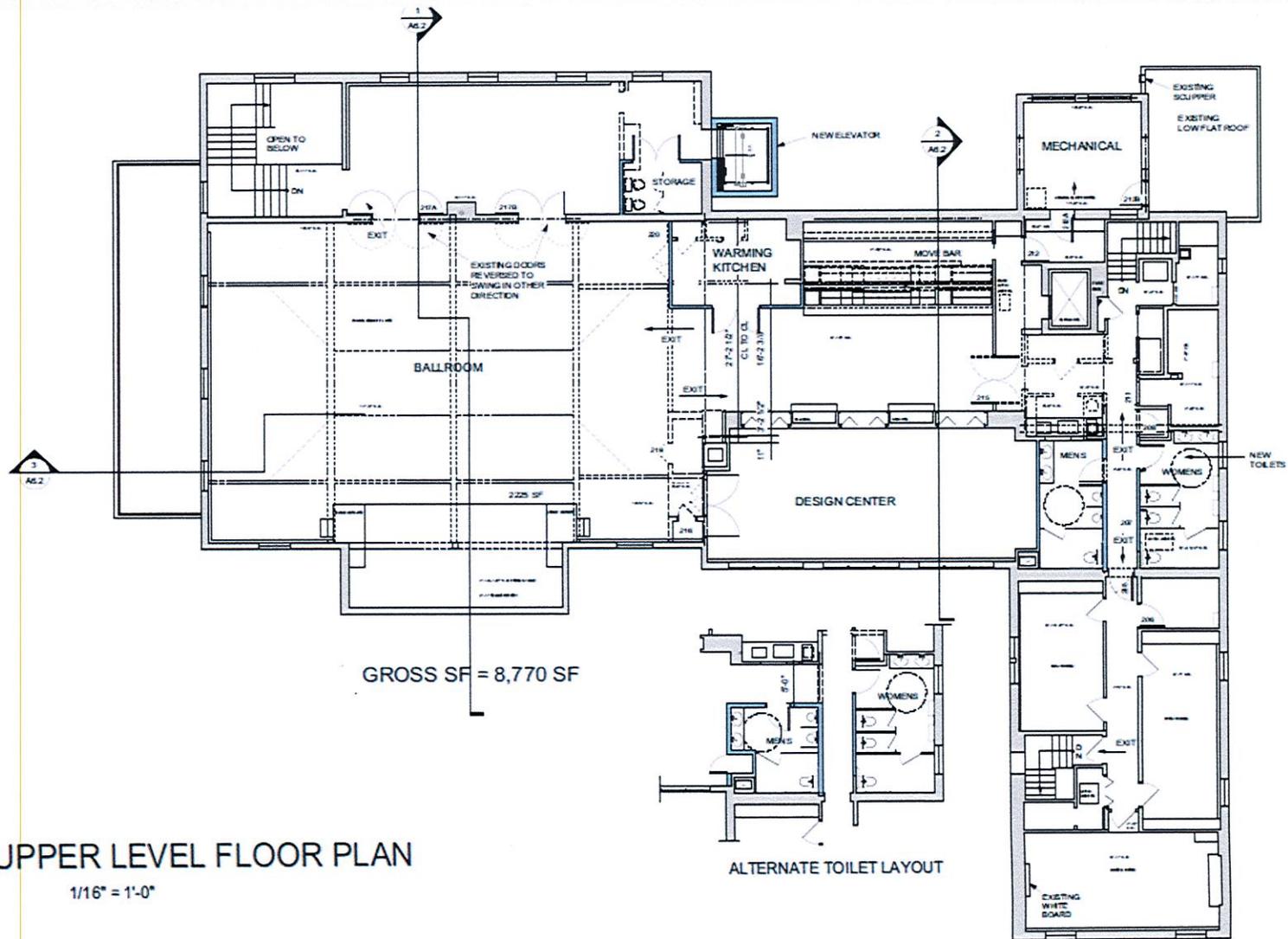
Lower Level



∞ Wine bar & cellar



Upper Level Floor Plan



The Mercantile Vision

Upper Level



❧ Classic ballroom





City of Wausau TIF Application

Please complete the following information and return it along with a \$125 fee made payable to Community Development.

DEVELOPER

Legal Entity: Elk Creek Architectural, LLC

d/b/a:

Main Office Location: 9290 County Road A, Wausau, WI 54401

Type of Business: Residential/Commercial Architectural Woodworking

Project Description: The Wausau Club is a treasured and beloved icon to the citizens of Wausau and is not merely an important piece of our history, but rather a constant and evolving reflection of our culture. The facility will be converted into a symbiotic mercantile space consisting of a destination spa, wine bar & cellar, gallery, design center, bakery & café, and special events hall.

Reason for Application Assistance: In line with the goals, objectives, and strategies of the TIF guidelines for the City of Wausau, this funding will insure the entire scope of the project funding and sources. Without this funding the project will likely hit a headwall and place in jeopardy the creation of jobs, the reuse and historical revitalization of a property that's history is an identity of this community.

PROPERTY INFORMATION

Parcel 1

Address: 309 McClellan Street, Wausau, WI 54403

Size: 0.508 Acre

Current Use: Vacant

Current Assessed Value:

Current Property Taxes: \$0

PROPOSED IMPROVEMENTS

Describe improvement details

The Wausau Club building was placed on the list of National Historic Landmarks in 1989. This will result in all work meeting the requirements for the substantial rehabilitation of historic structures as defined by the National Parks Service, division of the Department of the Interior, and the Wisconsin Historical Society. The substantial rehabilitation will upgrade or provide new utilities to service the facility and will be done according to all applicable codes and guidelines, including, but not limited to, local zoning codes, state building codes, and National Parks Service guidelines. In addition, the facility will meet life safety and handicap accessibility requirements. These improvements will not only allow for commercial use, it will regain its original charm and increase the remaining life of the property.

RETURN ON INVESTMENT ANALYSIS

Project Costs (See Sources and Use of Funds)

	Amount (\$)	Source of Funds
Purchase of Land	0	
Demolition Cost		
Site Improvements		
Purchase of Existing Facility		
Construction of New Building(s)		
Renovation of Existing Structure	1,662,000	Loans
Machinery & Equipment		
Architectural & Engineering Fees	23,000	
Legal & Other Professional Fees	36,000	
Contingency	279,000	
Working Capital		
Other (please specify)		
Total Project Costs	2,000,000	

Value of Property

- Lot Size (in acres): .508
- Improvement Square Footage: 26,824
- Commitment of \$2,000,000 of invoiced construction costs

Zoning:

- Current Zoning: Commercial/Country Club
- Proposed Zoning: Commercial

Requested City Participation/Financing

Source	Amount	Terms: Years/Interest	Contact Information
Loans:			
<i>Bank</i>	\$455,600		
<i>Hist. Tax Credits/Equity</i>	\$794,400		
<i>WEDC/CEI</i>	\$250,000		
Requested City Participation:			
<i>Loan</i>	\$500,000	1% for 10 yrs City Rate for 10 yrs	
Grant			
Other			
Total Financing	\$2,000,000		

Jobs Created

- Up to \$15,000: _____
- \$15,001-\$30,000: **30-40 Jobs**
- \$30,001-\$45,000: _____
- \$45,001-\$60,000: _____
- \$60,001 and above: _____