



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 24, 2015 at 7:00 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
15-1101		Minutes of previous meetings (11/10/15)	
15-1112	CISM	Resolution Approving easement for facilities located along 1st Street (WPS)	Approved 4-0
02-1005	CISM	Resolution approving Relocation Order for the reconstruction of Thomas Street from 4th Avenue to 17th Avenue	Approved 4-0
15-0916	CISM & PLAN	Final Resolution Vacating and Discontinuing a portion of 80th Avenue	Approved 4-0 Approved 5-0
15-0915	CISM & PLAN	Final Resolution Vacating Discontinuing a portion of alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue.	Approved 4-0 Approved 5-0
01-0718	AIRPORT & FIN	Joint Resolution Authorizing execution of a five (5) year lease between the City of Wausau ("City") and the United States of America ("Lessee") for use by the Federal Aviation Administration for antenna and rack space at the City of Wausau Downtown Airport	Approved 6-0 Approved 5-0
14-1109	FIN	Resolution Authorizing a Contribution of \$5,000 to the Hmong Veterans Memorial	Approved 5-0
15-0108	PH&S	Resolution Authorizing a waiver of 10.32.020 Restrictions on permit, for the Holiday Parade 2015 (Wausau Events)	Approved 4-0

File #	CMT	Resolutions and Ordinances	ACT
15-1103		Confirmation of Mayor's Appointments	
15-0904	CISM & PLAN	Final Resolution Vacating and Discontinuing the alley abutting 215 East Thomas Street west to Emter Street.	Failed 0-4 Failed 0-5
		Suspend the Rule 1(D) Transmission of Committee Business to Council for the following items - (2/3 Vote required)	
15-1109	FIN	Resolution authorizing the modification of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Wausau Municipal Code §3.40.010(a)	Pending
15-1013	FIN	Resolution approving 2016 contract for residential and commercial building inspection services between the City of Wausau and City of Schofield	Pending
15-1111	ED & FIN	Joint Resolution Accepting the response from 1800 Stewart Avenue, LLC as satisfactory completing the intent of the signed Development Agreement.	Approved 4-0 Pending

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

CLOSED SESSION pursuant to s. 19.85(10)(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, regarding the payment of rent loss in lieu of relocation benefits and rent differential for 1040 South 4th Avenue (Thomas Street Project).

RECONVENE into Open Session to take action on closed session item, if necessary.

Adjournment

Signed by James E. Tipple, Mayor

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 11/19/15 @ 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 ***

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 24, 2015 at 7:00 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**

ADDENDUM

File #	CMT	Resolutions and Ordinances	ACT
12-1116	FIN	Resolution Approving the Assessment Services Contract between the City of Wausau and the City of Schofield to provide assessment services to the City of Schofield for the assessment of real and personal property for contract years 2016-2020	Approved 4-1

Adjournment

Signed by James E. Tiple, Mayor

This Revised Agenda was posted at City Hall and faxed to the Daily Herald newsroom on 11/19/2015 @ 4:00 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.



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

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 24, 2015 at 7:00 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

ADDENDUM #2

File #	CMT	Resolutions and Ordinances	ACT
		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 on closed session item.	
		Adjournment	

Signed by James E. Tipple, Mayor

<p>This Revised Agenda was posted at City Hall and faxed to the Daily Herald newsroom on 11/20/2015 @ 10:30 AM. Questions regarding this agenda may be directed to the City Clerk.</p>

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, November 10, 2015, at 6:00 pm in the Council Chambers at City Hall.
Mayor Tipple presiding.

Roll Call

11/10/2015 6:00:35 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

Suspend Rule

11/10/2015 6:03:02 PM

Motion by Neal, second by Abitz to suspend Rule 1(D) Transmission of Committee Business To Council.

Yes Votes: 11 No Votes: 0 Result: PASS

Closed Session

11/10/2015 6:04:18 PM

Motion by Neal, second by Mielke to convene in 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.).

Roll Call Vote:

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

Reconvened back into Open Session

Closed Session Item

11/10/2015 6:44:4.3 PM

Motion by Mielke, second by Nutting to accept the settlement presented by the Walgreen's company pending tax years 2010-2015 for 105 Central Bridge St. and 2012-2014 for the 504 S. 17th Ave properties, of total refund in the amounts, without interest, of \$192,917.06 and \$119,414.98, respectively.

Jacobson explained the resolution approves a settlement recommendation in our pending consolidated Walgreen property tax cases. At issue at the current moment are tax years 2010 through 2015 for the 105 Central Bridge Street property and tax years 2012 through 2014 with regard to the 504 S. 17th Avenue property. She stated it is the difference between the city's appraisals and Walgreen's appraisals and what they claim the property should be assessed at; they filed claims of excessive assessments for each of those tax years, which is what got us into court. She noted part or all of this would be able to be charged back if the Department of Revenue

decides next year that it can be done. This is based on recent court decisions that have come out and continue to come out on the fact that the average assessment for the 188 Walgreen stores across the state is now \$2,084,439; so at \$3,750,000, our 17th Avenue Walgreens would be the highest assessed Walgreens store in the state. She stated we have taken into account other sales of other retail property in the city and have looked at the competing appraisals and approaches to value by both Walgreen's and the city's appraisers.

Yes Votes: 11 No Votes: 0 Result: PASS

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

Mayor Tipple stated based on our current budget, 72% of the residential properties will experience no more than a \$20 increase and in that 72%, 55.9% will get a decrease, which is more than half of our taxpayers. 5.74% will increase \$30 or less; 5.29% less than \$40; 3.02% less than \$50; 3.8% less than \$75; and 10% with an increase of greater than \$75 for the year.

- 1) Linda Berna-Karger, Humane Society Board President and homeowner in District 2, spoke regarding the removal of funding for cat impoundment. She read from the state law regarding the city's statutory responsibilities in protecting abandoned and/or stray cats. .
- 2) Heather Christiansen, 3906 Mount View Ave, member of the Board of Directors of the Humane Society, spoke in opposition to the removal of funding for cat impoundment. She pointed out the health risks of the over population of cats as a result of this. She encouraged the Council to work with the Humane Society.
- 3) Andrew Schmidt, 3949 Henry St, Legal Counsel for the Humane Society, spoke regarding the defunding of the care of stray cats. He pointed out the state statutes 173.13(9)(C) is clear that a person can pick up an animal and take it to a pound. He asked that the budget allow for the proper intake of stray or abandoned domesticated cats.
- 4) Mary Kirlin, 8701 Wintergreen Rd, Director of the Humane Society, pointed out we have kept our agreement with the city and talked about the issues with citizens bringing in cats and the lack of response of law enforcement.
- 5) Deb Ryan, 702 Elm St, spoke regarding the stray cat issue and working with other communities that are not dealing with it. She also questioned why there was a tax increase when Social Security is not allowing an increase. She felt they need to eliminate all overtime; give no raises to any employees; and eliminate funds for Boys & Girls Club.
- 6) Elizabeth Field, 2009 Lamont St, River District Director, spoke in support of the Wausau Club development by Elk Creek Architectural (Mark Goffin), noting he has done a fantastic job of securing financing and lease agreements of the space. She pointed out he is now asking for a loan, not a grant. She spoke to the value and jobs it will add to the downtown.
- 7) Joe Gehin, 3400 Springdale Ave, spoke in support of the budget as presented and felt it was important to remember why we cannot trim the budget at the risk of not taking care of our aging infrastructure or meeting our fiscal and environmental responsibility.
- 8) Ron Sems, 714 Eau Claire Blvd, commented regarding the investment made in the soccer fields and the positive outcome of these types of things for quality of life.

Communications & Committee Reports

None.

Consent Agenda

11/10/2015 7:15:36 PM

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

15-1101 Minutes of the previous meeting(s) (10/27/15)

06-1215 Insurance Claims Report: April 2015 - June 2015 and July 2015 - September 2015

04-1006 Resolution of the Finance Committee approving the 2016 Operating Plan for Business Improvement District (BID) No. 1

04-0921 Ordinance of the Parking & Traffic Committee removing no parking restriction on the south side of the 200 block of Chicago Avenue.

15-1105 Ordinance of the Plan Commission Rezoning 5601 Sherman Street from UDD, Unified Development District, to RI, Single Family Residence District.

15-1107 Ordinance of the Plan Commission Repealing and Recreating Section 23.02.057 Brew pub, to adopt the state statute definition.

15-0108 Resolution of the Public Health & Safety Committee Approving or Denying Various Licenses as Indicated.

Yes Votes: 11 No Votes: 0 Result: PASS

15-1109 Amendment

11/10/2015 7:26:20 PM

Motion by Rasmussen, second by Abitz to amend Resolution of the Committee of the Whole adopting the 2016 City of Wausau Budget by restoring the cat sheltering funding for \$37,105.

Rasmussen stated she has received a fair amount of resident feedback concerning the public health risk that is posed by us seemingly doing nothing on this cat matter. She felt we have to either impound them or do a Trap-Neuter-Release program, but to say no to both may create an overpopulation issue that is going to be very expensive to solve later. She moved to restore the funding in the amount of \$50,000, seconded by Abitz.

Neal stated he was supportive of bringing money back into the budget for sheltering stray cats, but was more concerned about the money spent by the police department to accomplish that. Groat stated prior to the meeting where the cat deductions occurred we had a levy of \$37,105 in the Animal Control fund, which had decreased from \$78,000 in 2015 primarily due to the increase in the fees as well as the elimination of the PetData costs. She stated if they wanted to bring the cat contract back they would only need to increase the levy \$37,105. Rasmussen amended her motion to change \$50,000 to \$37,105 and Abitz agreed. Groat stated if this motion is adopted, the levy would become \$24,971,569 and the assessed tax rate would be \$9.43.

Oberbeck amended the motion to add the Trap-Neuter-Release Program to start to control the cat population, seconded by Nutting. Rasmussen stated TNR requires an enabling ordinance which was drafted but failed 3-7 a previous Council meeting. She indicated as Chair of PH&S they would give it a second look and possibly amend the target zone originally proposed or possibly consider city wide. Nutting withdrew his second in reference to Rasmussen taking it up at a future PH&S Committee meeting; the amendment to the original amendment died for lack of second.

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	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Oberbeck, David	NO
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

15-1109

11/10/2015 7:28:32 PM

Motion by Nutting, second by Rasmussen to adopt the Resolution of the Committee of the Whole Adopting the 2016 City of Wausau Budget and general property tax to support same, as amended on council floor.

Winters commented we are increasing the levy \$824,000 or 3.42% at a time when inflation is .31% and Social Security recipients are getting no cost of living increase. This has been a tough time for Wausau in the last decade; from 2005 to 2014 average household incomes have dropped 12.5%, yet the size of our government and levy has increased 33% during that time. He felt this was a budget that was out of step with its times and its community.

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

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Nagle, William	YES
2	Wagner, Romey	NO
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	NO
11	Mielke, Robert	NO

15-1106

11/10/2015 7:30:21 PM

Motion by Rasmussen, second by Oberbeck to adopt the Joint Ordinance of the Capital Improvement & Street Maintenance Committee and the Plan Commission Annexing Territory from the Town of Stettin to the City of Wausau (Eau Claire River, LLC - S. 60th Avenue)

Yes Votes: 11 No Votes: 0 Result: PASS

14-1109

11/10/2015 7:32:34 PM

Motion by Nutting, second by Abitz to adopt the Resolution of the Finance Committee authorizing a midyear budget modification as required by Ordinance 3.08.050 Annual Budget Adjustment Required.

Winters questioned what the forecasted outcome was for this year's budget and Groat indicated there was a profit although she did not recall the exact amount. Winters questioned if there was surplus money for this year if some of it could have been used to decrease the levy increase for next year. Groat explained the Council adopted a policy that states they have to have a balanced budget and that they cannot use one time revenues to apply against the budget. She indicated most likely our profit for the year will be consumed by the tax litigation that we just settled.

Yes Votes: 11 No Votes: 0 Result: PASS

15-1104

Mayor Tipple stated this item was withdrawn from the agenda by request.

15-1108

11/10/2015 7:33:59 PM

Motion by Gisselman, second by Neal to adopt the 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 approving the General Development plan to allow for a mixed-use residential and commercial development.

Yes Votes: 11 No Votes: 0 Result: PASS

15-1110

11/10/2015 7:35:10 PM

Motion by Abitz, second by Nutting to adopt the Ordinance of the 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.

Yes Votes: 11 No Votes: 0 Result: PASS

15-0107 Amendment

11/10/2015 7:55:24 PM

Motion by Oberbeck, second by Winters to amend the Joint Resolution of the Economic Development and the 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) - to have the development agreement come back to both Economic Development and Finance Committees and then to Council.

Winters stated the plan calls for 30 jobs with annual wages of between \$19,800 and \$22,000 per year, with the top being close to \$10 per hour; he questioned how this helps us raise our wage when it is half the average median income of Wausau. Chris Schock stated the project has many facets and it was not necessarily meant to be a job creation project. It is viewed as an incubator for various entrepreneurial businesses that have leased the space within the building, many of which are startups. These businesses are in retail and service, which do not traditionally have the kind of wage growth that other industries would have, however, these types of businesses are sought after for the River District and are important aspects of community life. Discussion followed regarding the financing and the numbers presented.

Rasmussen commented this project is about getting the Wausau Club returned to the private sector and get back on the tax rolls. The jobs that are generated from it are an ancillary benefit and the project addresses some market leakage out of the downtown in terms of services provided that have been identified by Main Street and the River District. She pointed out the first time ED Committee saw this project the structure of it was really different and the loan to grant mix has changed; he has secured a private investor, as he was asked to do; and he has secured leases for the space, as well as backup leases. He has already missed prior WEDC grant windows based on this process through the two committees. She felt we need to move this project forward.

Oberbeck stated at Finance Committee they discussed the numbers that Winters was asking for and he also felt the documents were incomplete without the correct numbers in them. It was his understanding that this was not the approval of the development agreement nor did staff have the authority to enter into one; it is only to move the grant forward. He indicated it was stated that more

details have to be worked out in the development agreement and then it would come back. He wanted to see the project move forward but felt the Council needs one more look at it.

Jacobson clarified the resolution does state that the city is directed to prepare and sign a development agreement, which is authorizing language. If they want the agreement to come back they will need to amend the authorizing language in the resolution. Rasmussen felt unless the development agreement was substantively different from what we've seen in the ED Committee, she had no issue with the way the resolution was worded.

Vote on the amendment:

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	YES
7	Rasmussen, Lisa	NO
8	Kellbach, Karen	YES
9	Oberbeck, David	YES
10	Abitz, Sherry	YES
11	Mielke, Robert	YES

15-0107

11/10/2015 7:55:55 PM

Motion by Wagner, second by Gisselman to adopt the Joint Resolution of the Economic Development Committee and Finance Committee 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), as amended on the council floor.

Yes Votes: 11 No Votes: 0 Result: PASS

County Board Members Nutting, Kellbach and Abitz exited the meeting.

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

- 1) Deb Ryan, 702 Elm St, stated we are currently up to 13 neighborhood groups and the Wausau Fire Department has become involved in sharing information. She hoped that the Wausau Police and Humane Officers will also do so in the future.
- 2) James Straub, 5601 Sherman Street questioned if his rezoning was approved and the clerk indicated it was approved on the Consent Agenda.

Adjourn

11/10/2015 7:58:28 PM

Motion by Neal, second by Mielke to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:58 pm.

James E. Tipple, Mayor
Toni Rayala, City Clerk

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: November 12, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Mielke, Gisselman, Kellbach

Also Present: Jacobson, Lenz, Gehin, Stratz

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.

Discussion and possible action on easement from Wisconsin Public Service for facilities located along 1st Street

Gehin indicated in order to provide power along 1st Street, WPS is requesting an easement. The exact location of the easement is approximate. The easement would provide power for street lighting, path lighting and the waterfall.

Kellbach moved to approve the easement from Wisconsin Public Service for facilities located along 1st Street. Gisselman seconded.

Lenz stated the exact location of the easement may change because of the trail west of North River Drive. Staff believes it would be more efficient for potential development if the easement hugged the right-of-way. Gehin said the easement language provides flexibility depending upon the final location of the path. If it drastically changes, the easement can be amended.

Kellbach modified her motion to approve the easement from Wisconsin Public Service for facilities located along 1st Street subject to delineation of the exact route by staff. Gisselman seconded and the motion carried unanimously 4-0.

AGENDA ITEM

Discussion and possible action on easement from Wisconsin Public Service for facilities located along 1st Street

BACKGROUND

WPS is proposing to install power for the channel lighting and waterfall pump for the riverfront. They are proposing an easement where these facilities will be installed. The City will be working closely with WPS to make sure the utilities are installed in a manner to maximize the developable area of the parcels. I have requested the walking paths be staked prior to the utilities being installed to make sure there will not be any conflicts. The easement language allows for some flexibility to move the utilities as the city feels is in its best interest.

FISCAL IMPACT

No cost for the easement.

STAFF RECOMMENDATION

Staff recommends approval of the proposed easement. Final legal description will be verified once the facilities are to be installed.

Staff contact: Eric Lindman 715-261-6745

58181

DOCUMENT NUMBER

UTILITY EASEMENT / CORPORATION

THIS INDENTURE is made this _____ day of _____, _____, by and between **CITY OF WAUSAU, a Municipal Corporation** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin corporation, along with its successors and assigns **Frontier North, Inc. and Charter Communications** (collectively, "Grantee"). For One Dollar and No/100 (\$1.00) and/or for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant unto said Grantee the perpetual right, permission, authority, privilege and easement, to construct, install, operate, maintain, inspect, remove, replace or abandon in place all equipment ("Facilities") necessary or useful for the purpose of transmitting electrical energy and/or gas for light, heat and power or for such other purpose as electric energy and/or gas is now or may hereafter be used, and for communication upon, over, across, within and above and/or beneath certain "Easement Area(s)" as shown below, or on attached Exhibit "A", on land owned by said Grantor in the **City of Wausau, County of Marathon, State of Wisconsin**, described as follows, to-wit:

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Parcel Identification Number (PIN)

291-2907-252-0992

291-2907-264-0975

291-2907-264-0998

Parcel 291-2907-252-0992

Part of the Parcel described in Marathon County Register of Deeds recorded as Document Number 1598019; being part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of Section 25 and part of Government Lots 5 and 6 of Section 26, all in Township 29 North, Range 7 East;

Parcel 291-2907-264-0975

Part of the Parcel described in Marathon County Register of Deeds recorded as Document Number 1287462; being part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of Section 25 and part of Government Lot 6 of Section 26, all in Township 29 North, Range 7 East, and being part of Blocks "D" and "E" of McIndoe and Shutters Addition and part of Block "F" of Stewart, Manson and Parcher's Addition;

Parcel 291-2907-264-0998

Part of Lot 2 of Certified Survey Map No. 5761 recorded in the Marathon County Register of Deeds Volume 21 of Certified Survey Maps on Page 79 as Document 919715; being part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of Section 25, part of Block "F" of Stewart, Manson and Parcher's Addition and part of Government Lots 5 and 6 of Section 26, all in Township 29 North, Range 7 East;

Parcel 291-2907-252-0992 Easement

An easement strip located on the southeast side of said Parcel being east of N. 1st St. and south of and abutting the Railroad right of way, as shown on the attached Exhibit "A".

Parcel 291-2907-264-0975 Easement

An easement strip which is described as being all of said Parcel lying from its northeast limits to the intersection of the extension of the south line of Lot 2 of Certified Survey Map No. 5761 recorded in the Marathon County Register of Deeds Volume 21 of Certified Survey Maps on Page 79 as Document 919715, as shown on the attached Exhibit "A".

Parcel 291-2907-264-0998 Easement

A 12 foot wide easement strip lying north of and abutting the following described line:

Commencing at the southeast corner of said Lot 2, also being the **Point of Beginning;**

Thence West coincident with the south line of said Lot 2, 30 feet to the **Point of Termination.**

Also,

A 12 foot wide easement strip, the center line of which is described as follows:

Commencing at the southeast corner of said Lot 2;

Thence West coincident with the south line of said Lot 2, 30 feet to the **Point of Beginning;**

Thence N10°E, 230 feet;

Thence S85°W, 360 feet to the **Point of Termination.**

Bearings magnetic.

See the Attached Exhibit "A"

Grantor acknowledges that the measurements used in the above description or shown on the attached Exhibit "A" are approximate. Grantor agrees that the actual location of grantee's facilities as built and installed will be controlling as to the location of the easement granted.

Grantor grants to the Grantee the perpetual right, privilege and easement to enter upon the Easement Area for the purpose of constructing, installing, operating, maintaining, inspecting, removing, replacing or abandoning in place the Facilities. The Grantee shall have the right to enter on and across any of the Grantor's property outside of the Easement Area as may be reasonably necessary to gain access to the Easement Area and as may be reasonably necessary for the installation, operation, maintenance, inspection, removal or replacement of the Grantee's Facilities. Except in the event of an emergency, Grantee shall make reasonable efforts to notify the Grantor before going upon Grantor's property outside of the Easement Area.

Should Grantee's work on its Facilities require excavation, the Grantee shall restore the surface of the Easement Area to its condition prior to Grantee's work. All work performed by the Grantee pursuant to this Easement will be performed in a safe and proper workmanlike manner

The Grantee shall have the right to control all brush and trees within the Easement Area by cutting, trimming, chemically treating and/or other means as may be reasonably necessary, within Grantee's exclusive judgment, to prevent interference with or damage to Grantee's Facilities.

In order to insure the use of the Easement Area conforms with the (Wisconsin Gas Safety Code) (Wisconsin Electrical Code) and the Grantee's construction standards, the Grantor shall not permit any of the following to occur within the Easement Area without first securing the written consent of the Grantee: (i) construction of any improvements, including buildings or other structures; (ii) placement of any other objects, or (iii) change the grade more than four (4) inches.

Grantee shall indemnify and hold Grantor harmless from and against any liability associated with Grantee's use or occupation of the Easement Area, except where such liability arises from the negligence or willful misconduct of Grantor.

The covenants herein contained shall bind the parties hereto and their respective heirs, executors, administrators, successors, and assigns. No failure or delay of either Party in enforcing its rights hereunder shall act as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right set forth herein. This Easement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

WITNESS the hand and seal of the Grantor the day and year first above written.

City of Wausau, a Municipal Corporation

Corporate Name

Sign Name above

Print Name & Title above

Sign Name above

Print Name & Title above

STATE OF _____)

)SS

COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same.

Sign Name _____

Print Name _____

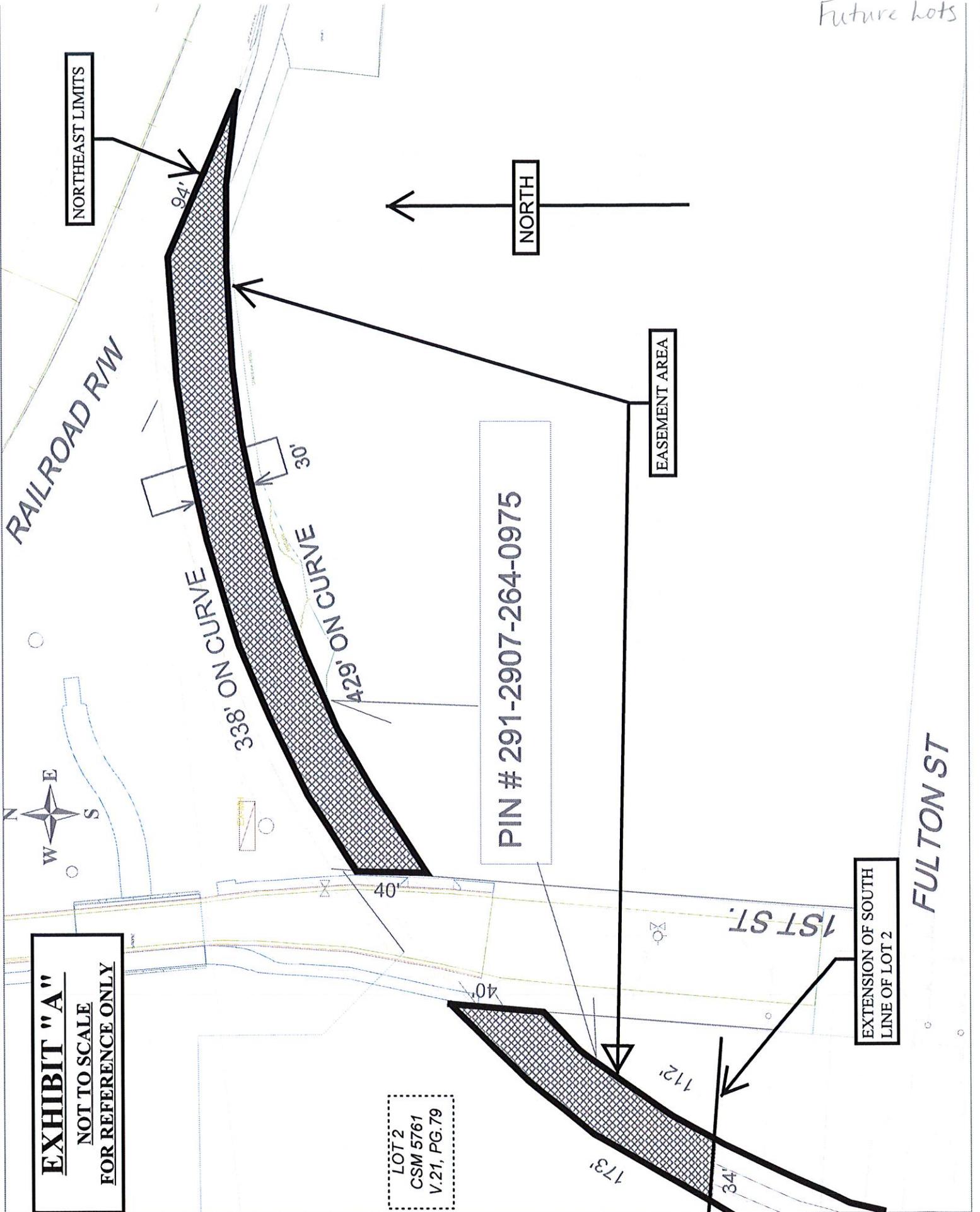
Notary Public, State of _____

My Commission expires: _____

This instrument drafted by: Todd W. Schroeder
INTEGRYS BUSINESS SUPPORT, LLC

Date	County	Municipality	Site Address	Parcel Identification Number
October 16, 2015	Marathon	City of Wausau	1202 N. 1st Street	291-2907-252-0992, 291-2907-264-0975 291-2907-264-0998
Real Estate No.	Wpsc District	WR#	WR Type	IFRIS
58181	61 Wausau	2026370	ECA Electric Commercial App	Electric Systems-Flat Rate Underground

Future lots



NORTHEAST LIMITS

NORTH

EASEMENT AREA

RAILROAD R/W

PIN # 291-2907-264-0975



338.1' ON CURVE

94'

30'

9.224' ON CURVE

40'

40'

EXHIBIT "A"
NOT TO SCALE
FOR REFERENCE ONLY

LOT 2
CSM 5761
V.21, PG.79

1ST ST.

EXTENSION OF SOUTH
LINE OF LOT 2

FULTON ST

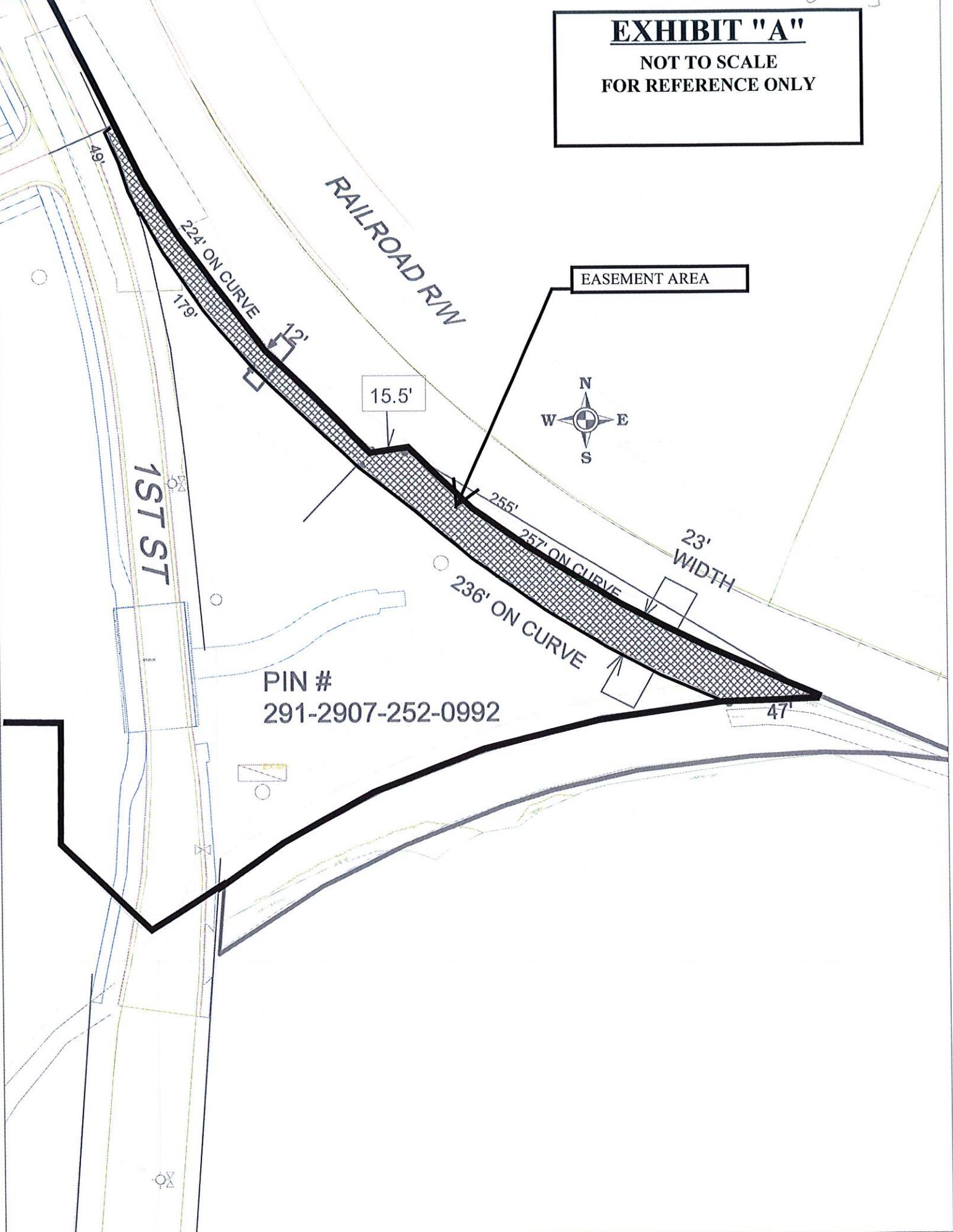
112'

173'

34'

Lighting

EXHIBIT "A"
NOT TO SCALE
FOR REFERENCE ONLY



1ST ST

RAILROAD RW

EASEMENT AREA



PIN #
291-2907-252-0992

47'

Lift Pump

FULTON ST

1ST ST.

POINT OF BEGINNING

NORTH



EXHIBIT "A"
NOT TO SCALE
FOR REFERENCE ONLY

230' N 10 DEGREES EAST

← 350' S 85 DEGREES WEST

CENTER LINE
OF 12' WIDE
UTILITY EASEMENT

LOT 2
CSM 5761
V.21, PG.79

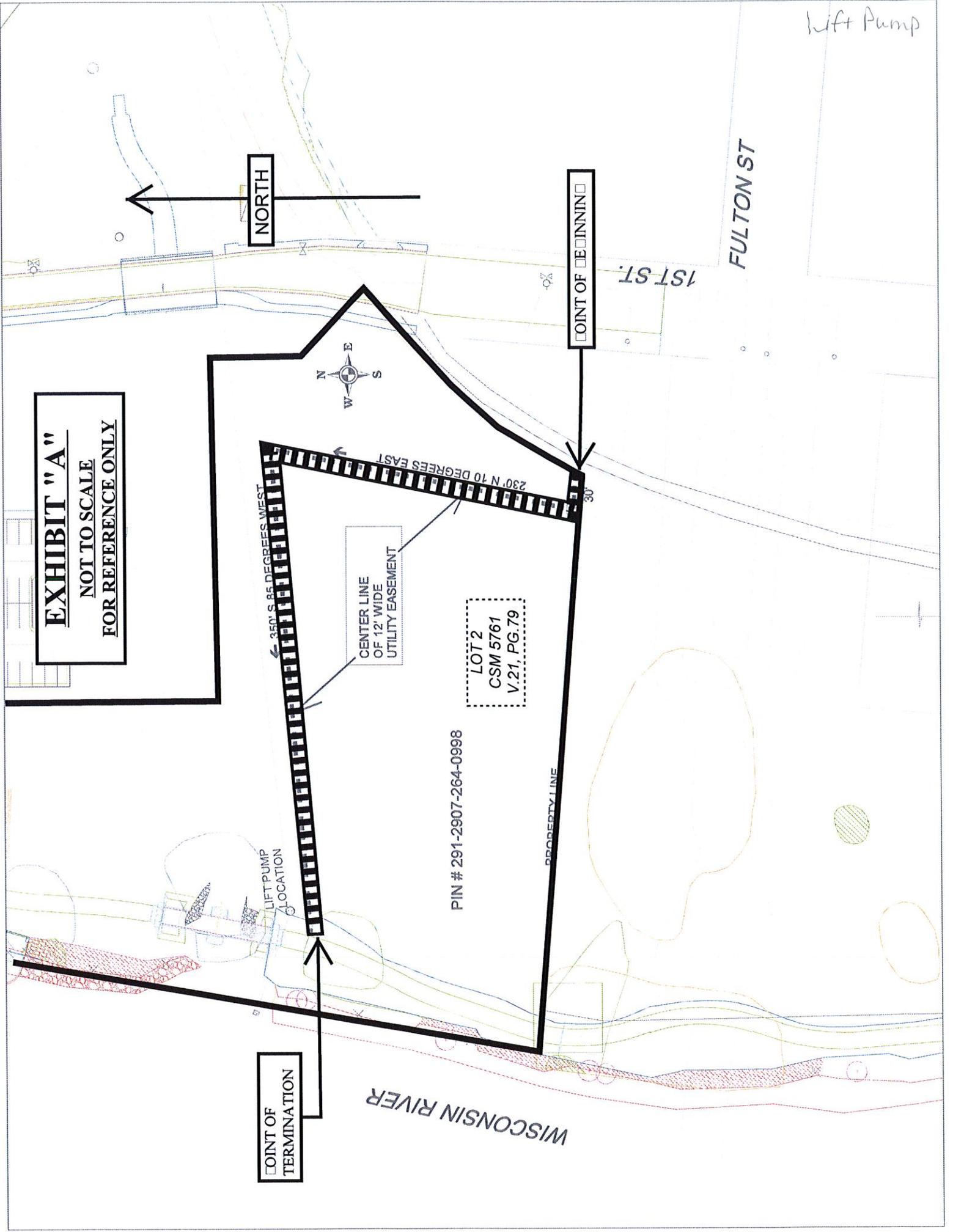
PIN # 291-2907-264-0998

PROPERTY LINE

LIFT PUMP
LOCATION

POINT OF
TERMINATION

WISCONSIN RIVER





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

RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE	
Approving Relocation Order for the reconstruction of Thomas Street from 4 th Avenue to 17 th Avenue	
Committee Action:	Approved 4-0
Fiscal Impact:	Relocation Order costs are \$2,000 and included in AECOM's contract.
File Number:	02-1005
Date Introduced:	November 24, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i> TID #6, 2016 proposed budget
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i> TBD <i>Annual Retirement</i> TBD
	<i>TID Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i> TBD
	<i>TID Source:</i> Increment Revenue <input type="checkbox"/> Debt <input checked="" type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/>		

RESOLUTION

WHEREAS, on October 27, 2015, the City of Wausau Common Council approved a right-of-way plat for the construction of Thomas Street from 4th Avenue to 17th Avenue; and

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

WHEREAS, the City of Wausau intends to move forward with this street construction project by acquiring the right-of-way and other private interests needed for this public improvement project; and

WHEREAS, to implement this street construction plan, the Common Council wishes to adopt this relocation order showing the lands and interests required for the project to move forward and the method of acquisition; and

WHEREAS, your Capital Improvements and Street Maintenance Committee recommends adoption of this relocation order; now therefore

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

1. That this Resolution, along with the attached Relocation Order and plat attached thereto, shall constitute a relocation order and map for the project in question;
2. That this Resolution is a relocation order in accordance with Section 32.05(1), Wisconsin Statutes, for the purpose of the within-described public improvement project and it is also a determination of necessity for the project in accordance with Section 32.07(2), Wisconsin Statutes;
3. That the City of Wausau hereby determines it is necessary and a public purpose to construct Thomas Street from 4th Avenue to 17th Avenue and to that end it is necessary and a public purpose to acquire fee simple title or easements to the property interests in question, either by donation or acquisition, or by eminent domain (condemnation) if necessary;
4. That to properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the street designated on the map referenced above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the map for the above project; that to effect this change, pursuant to authority granted under Sections 32.05 and 32.07 of the Wisconsin Statutes, the Common Council of the City of Wausau orders that:
 - a. The said street is laid out and established to the lines and widths as shown on the map.
 - b. The required lands or interests in lands as shown on the map and described on the Relocation Order shall be acquired by eminent domain if necessary.
5. That the City Clerk is hereby directed to file a copy of this relocation order and map within 20 days with the County Clerk of Marathon County; and
6. That the proper City officials are hereby authorized and directed to acquire for street purposes the property interests needed for this project, as shown on the attached relocation order and map.

Approved:

James Tipple, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: November 12, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Mielke, Gisselman, Kellbach

Also Present: Jacobson, Lenz, Gehin, Stratz

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.

Discussion and possible action on Relocation Order regarding the Thomas Street Project

Gehin stated approving a relocation order will allow the City to realign Thomas Street as proposed in the approved plat. It will also allow MSA to begin property appraisals.

Mielke moved to approve the Relocation Order regarding the Thomas Street Project. Kellbach seconded and the motion carried unanimously 4-0.

Agenda Item No.

6

STAFF REPORT TO CISM COMMITTEE – November 12, 2015

AGENDA ITEM
Discussion and possible action on Relocation Order regarding the Thomas Street Project
BACKGROUND
The Relocation Order allows the City to relocate/realign the road as proposed and also references the approved Plat Map. The Plat Map was approved by CISM on October 8, 2015 and approved by Council on October 27, 2015. According to the Real Estate Contractor, MSA, the Relocation Order needs to be approved prior to making offers to any property owners.
FISCAL IMPACT
The completion of this Relocation Order is included in AECOM's existing contract.
STAFF RECOMMENDATION
Staff recommends approval of the Relocation Order.
Staff contact: Eric Lindman 715-261-6745

RELOCATION ORDER

LPA1708 08/2011 (Replaces LPA3006)

Project	Road name 17 TH Avenue - Wisconsin River	Highway Thomas Street	County Marathon
Right of way plat date October 27, 2015	Plat sheet number(s) 4.01 through 4.09	Previously approved Relocation Order date	

Description of termini of project:

Beginning at a point on the reference line which is 1318.70 feet north and 900.69 feet west of the southwest corner of Section 35, T29N, R7E and ending at a point 1314.64 feet north and 17.32 feet west of the south quarter corner of Section 35, T29N, R7E.

Beginning Coordinates: Y = 197907.636, X = 275087.941, Sta. 13+96.36

Ending Coordinates: Y = 197942.506, X = 278606.092, Sta. 49+15.00

Marathon County Coordinate System - NAD 83 (2007)

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 62.22 Wisconsin Statutes, the City of Wausau orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: City of Wausau
3. This order supersedes and amends any previous order issued by the: City of Wausau

Mayor

Date

CONVENTIONAL SIGNS AND ABBREVIATIONS

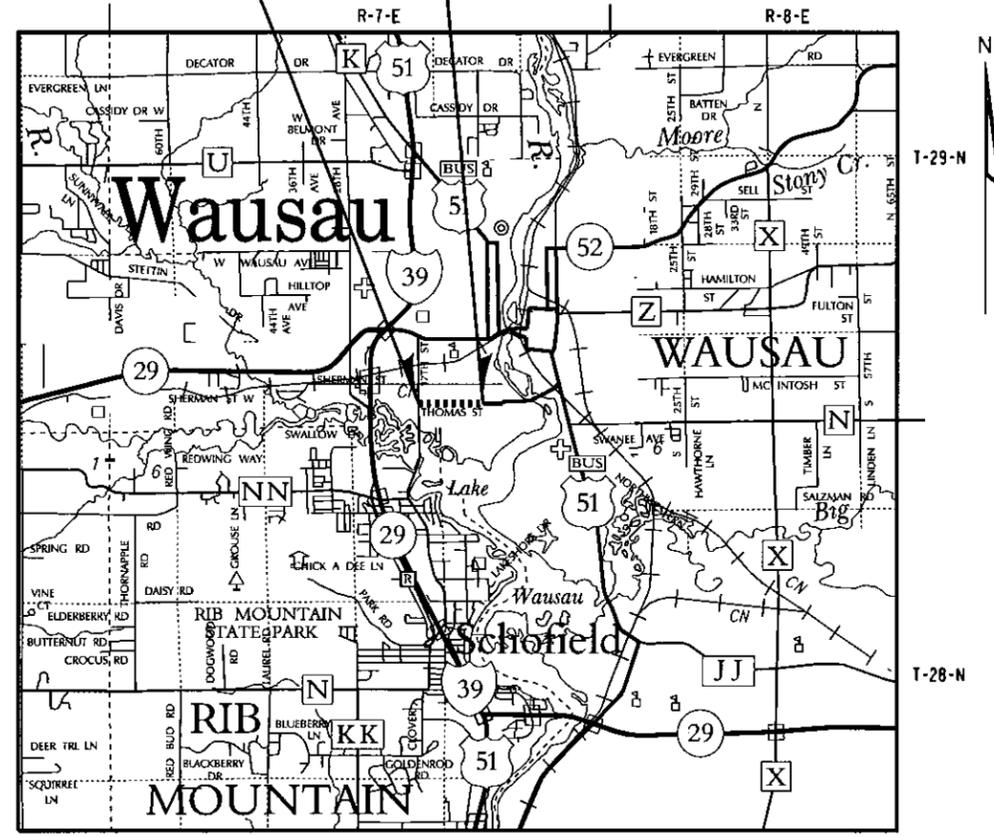
STATE LINE	---	SECTION CORNER		FOUNDATION OR RUIN BUILDING	
COUNTY LINE	---	NOTATION FOR COMBUSTIBLE FLUIDS		CEMETERY	
TOWNSHIP AND RANGE LINES	---	NOTATION FOR HIGH VOLTAGE TRANSMISSION LINES		R/W MONUMENT	
SECTION LINE	---	BRIDGE		NON-MONUMENT R/W POINT	
QUARTER LINE	---	STREAM OR RIVER		IRON PIN	
SIXTEENTH LINE	---	LAKE		VALVE	
NEW REFERENCE LINE	---	CULVERT (Box, Pipe Or Cattle Pass)		WINDMILL	
NEW R/W LINE	---	SIGN		MANHOLE, SEPTIC VENT, WELL, ETC.	
EXISTING R/W LINE	---	ELECTRIC POLE		GAS PUMPS	
PROPERTY LINE	---	TELEPHONE POLE		BUSHES	
CORPORATE LIMITS	---	PEDESTAL (Label Type - Communications, Electric)		TREES (Deciduous)	
LOT, TIE AND OTHER MINOR LINES	---	ACCESS RESTRICTED (By Acquisition)		TREES (Coniferous)	
SLOPE INTERCEPTS	---	ACCESS RESTRICTED (By Previous Acquisition/Control)		WOODS	
UNDERGROUND FACILITY (Communications, Electric, Etc.)	---	NO ACCESS (By Statutory Authority)		ENCROACHING SIGN	
FENCE	---				
FEE INTEREST	---				
TEMPORARY INTEREST	---				
EASEMENT (Highway, Permanent Limited or Restricted Development)	---				
BEAM GUARD	---				
TRANSMISSION STRUCTURES (Line Optional)	---				
RAIL LINE	---				

P.I.	Point of Intersection	ST.	Street
or PI		IP	Iron Pipe or Iron Pin
°	Deflection Angle	C.S.M.	Certified Survey Map
D.	Degree of Curve	COR.	Corner
T.	Tangent Length	L.C.	Long Chord
L.	Length	L.C.B.	Long Chord Bearing
R.	Radius	MI.	Miles
CATV	Cable Television Line	MISC	Miscellaneous
FO	Fiber Optic Cable	N/A	Not Available or Applicable
G	Gas Line	P.L.	Property Line
GUY	Guy Wire	P.L.E.	Permanent Limited Easement
GV	Gas Valve	P.O.B.	Point of Beginning
SAN	Sanitary Sewer Line	PC	Point of Curvature
SEPV.	Septic Vent	PG.	Page
T	Telephone Line	PROP	Property Corner
W	Water Line	PT	Point of Tangency
ANT.	Antenna	R/W	Right of Way
B	Barn or Building	RD.	Road
G	Garage	REM.	Remnant
H	House	S.F.	Square Feet
S	Shed	SEC.	Section
C.T.H.	County Trunk Highway	STA.	Station
CORP	Corporation	T.L.E.	Temporary Limited Easement
LLC	Limited Liability Corporation	or TLE	
RR.	Railroad	VOL.	Volume
S.T.H.	State Trunk Highway		

R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
FEDERAL PROJECT NUMBER	4.01	9
PLAT OF RIGHT-OF-WAY REQUIRED FOR		
THOMAS STREET		
17TH AVENUE - WISCONSIN RIVER		
THOMAS STREET	CITY OF WAUSAU	
CONSTRUCTION PROJECT NUMBER		

BEGIN RELOCATION ORDER
 STA. 13+96.36
 1318.70' NORTH AND 900.69' WEST
 OF THE SOUTHWEST CORNER
 OF SECTION 35, T29N, R7E.

END RELOCATION ORDER
 STA. 49+15.00
 1314.64' NORTH AND 17.32' WEST
 OF THE SOUTH QUARTER CORNER
 OF SECTION 35, T29N, R7E.



LAYOUT
 SCALE 0 _____ MI.

TOTAL NET LENGTH OF CENTERLINE = 0.666 MI.

NOTES

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, MARATHON COUNTY, NAD 83 (2007) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS AND GRID DISTANCES. GRID DISTANCES MAY BE USED FOR GROUND DISTANCES.

RIGHT OF WAY MONUMENTS ARE TYPE 2 MONUMENTS (TYPICALLY 3/4 " X 24" REBAR) AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

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

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

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

ORIGINAL PLAT PREPARED BY

AECOM

Lance J. Habeck

DATE: 9/28/15

REVISION DATE	CITY OF WAUSAU
APPROVED FOR THE CITY OF WAUSAU	DATE: 11/6/15 <i>James E. Trpple</i>
	JAMES E. TRPPLE, MAYOR

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W	SO. FT. REQUIRED	T.L.E. SO.FT.	
				NEW	EXISTING	TOTAL	
1	4.04	JESSE TOWLE TRUSTEE OF THE MILTON A. TOWLE REVOCABLE TRUST	FEE	3343	-----	3343	-----
2	4.04	MICHAEL L. HANKE	TLE	-----	-----	-----	103
3	4.04	BEE MOUA & MOR VUE	FEE & TLE	100	-----	100	693
4	4.04	DENISE L. EMMERICH	FEE & TLE	2	-----	2	693
5	4.04	STEVEN XIA CHANG & XAI K. CHANG	TLE	-----	-----	-----	538
6	4.04	WEBKO REAL ESTATE, LLC	FEE & TLE	2055	-----	2055	2203
7	4.04	WEBKO REAL ESTATE, LLC	FEE & TLE	1797	-----	1797	1651
8	4.04	CITY OF WAUSAU	FEE & TLE	1763	-----	1763	550
9	4.04	PAUL LAWRENCE	FEE & TLE	1770	-----	1770	550
10	4.04	DAVID L. LINKE & HOPE A. LINKE	TLE	-----	-----	-----	529
11	4.04	CONNIE M. NIENOW	TLE	-----	-----	-----	537
12	4.04	LOUIS P. KRAUS & PATRICIA J. KRAUS	TLE	-----	-----	-----	533
13	4.04	DALE J. WEINKE	TLE	-----	-----	-----	532
14	4.04	ERVIN H. BIRR & JOANN J. BIRR	TLE	-----	-----	-----	532
15	4.04 & 4.05	HELKE LLC	TLE	-----	-----	-----	532
16	4.05	ROSEWITHA PAHL	TLE	-----	-----	-----	534
17	4.05	DIANE STENCIL	TLE	-----	-----	-----	534
18	4.05	CLAUDE N. PASZEK & JUDY M. PASZEK	FEE & TLE	155	-----	155	1526
19	4.05	NICHOLAS A. WEINKE	FEE & TLE	1784	-----	1784	550
20	4.05	JAMES H. TREU & MARY J. TREU REVDCABLE TRUST	FEE & TLE	1646	-----	1646	1103
21	4.05	JAN W. MUETZEL & SUSAN M. MUETZEL	FEE & TLE	1387	-----	1387	678
22	4.05	ROGER J. AHO	FEE & TLE	826	-----	826	371
23	4.05	CITY OF WAUSAU	FEE & TLE	2370	-----	2370	536
24	4.05	CHRISTOPHER BARGENDER & JESSICA BARGENDER	FEE & TLE	436	-----	436	484
25	4.05	CHARLENE J. CHRISTIAN	FEE & TLE	322	-----	322	250
26	4.05	GARY HABLE	FEE & TLE	381	-----	381	250
27	4.05	LINDA L. KROENING	FEE & TLE	968	-----	968	482
28	4.06	JOYCE A. KREAGER, TRUSTEE OF THE JOYCE A. KREAGER REVOCABLE TRUST	FEE & TLE	1582	-----	1582	1843
29	4.06	WILFRID J. GUILLAUME, TRUSTEE OF THE WILFRID J. GUILLAUME TRUST	FEE & TLE	1934	-----	1934	725
30	4.06	CLINTON GIBSON & GENA M. GIBSON	FEE & TLE	192	-----	192	194
31	4.06	CITY OF WAUSAU	FEE & TLE	1732	-----	1732	575
32	4.06	CLIFFORD J. HEISER	FEE & TLE	3	-----	3	627
33	4.06	JESSE F. KUF AHL	TLE	-----	-----	-----	655

PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W	SO. FT. REQUIRED	T.L.E. SO.FT.	
				NEW	EXISTING	TOTAL	
34	4.06	HOLY NAME OF JESUS PARISH	TLE	-----	-----	-----	655
35	4.06	CITY OF WAUSAU	FEE & TLE	985	-----	985	351
36	4.06	THAD THOMAS	FEE & TLE	984	-----	984	301
37	4.06	KEVIN L. BROWN	FEE & TLE	936	-----	936	287
38	4.06	REUBEN E. DEHNEL OR EVELYN G. DEHNEL, TRUSTEES, DEHNEL REVOCABLE TRUST DATED FEBRUARY 15, 2001	FEE & TLE	1026	-----	1026	340
39	4.07	CITY OF WAUSAU	FEE & TLE	971	-----	971	324
40	4.07	DEVELOPMENT FIRST, LLC	FEE & TLE	970	-----	970	300
41	4.07	MATT KOEHLER	FEE & TLE	1935	-----	1935	586
42	4.07	ABC RENTALS, LLC	TLE	-----	-----	-----	450
43	4.07	JAMES M. ANDERES	TLE	-----	-----	-----	225
44	4.07	JAMES G. ASCHER & AUDREY M. ASCHER	TLE	-----	-----	-----	625
45	4.07	SCOTT L. KOY	TLE	-----	-----	-----	1200
46	4.07	CHAI PA XIONG & MAY YANG YANG	TLE	-----	-----	-----	774
47	4.07	CITY OF WAUSAU	FEE & TLE	1942	-----	1942	625
48	4.07	GERALD L. PATNODE & JANET C. PATNODE REVOCABLE TRUST	FEE & TLE	969	-----	969	300
49	4.07	MERLIN C. KRUEGER & PATSY J. KRUEGER	FEE & TLE	969	-----	969	350
50	4.08	COMPLETE PROPERTIES LLC	FEE & TLE	972	-----	972	350
51	4.08	ROBERT R. BREDECK	FEE & TLE	972	-----	972	300
52	4.08	ROBERT R. BREDECK	FEE & TLE	1948	-----	1948	625
53	4.08	HELKE LLC	TLE	-----	-----	-----	680
54	4.08	JOY & KEVIN'S PROPERTIES, LLC	TLE	-----	-----	-----	655
55	4.08	JAMES P. LITZENBERGER & KENNETH C. SCHAUER	TLE	-----	-----	-----	625
56	4.08	EZ & KZ ENTERPRISES, LLC	TLE	-----	-----	-----	650
57	4.08	HUNG V. NGUYEN	FEE & TLE	1953	-----	1953	645
58	4.08	TODD UTECHT & JANET UTECHT	FEE & TLE	1971	-----	1971	595
59	4.09	SCHULRUD FAMILY LEGACY TRUST	FEE & TLE	1988	-----	1988	649
60	4.09	CHRISTOPHER M. PETTERSON & LAURA L. PETTERSON	FEE & TLE	1953	-----	1953	597
61	4.09	BRIAN SHIDELL	TLE	-----	-----	-----	275
62	4.09	DAVID J. NEWMAN	TLE	-----	-----	-----	199
63	4.09	JEREMY R. LUISIER	TLE	-----	-----	-----	161
64	4.09	UNDERWOOD CHAPEL, LLC	TLE	-----	-----	-----	625
65	4.09	BHAGAVATI, LLC	TLE	-----	-----	-----	381

REVISION DATE

DATE

HWY: THOMAS STREET

COUNTY R/W PROJECT NUMBER

PLAT SHEET 4.02

COUNTY: MARATHON

CONSTRUCTION PROJECT NUMBER

PS&E SHEET

E

CITY

OF

WAUSAU

T 29 N

R 7 E

NE - SE

NW - SW

NE - SW

4

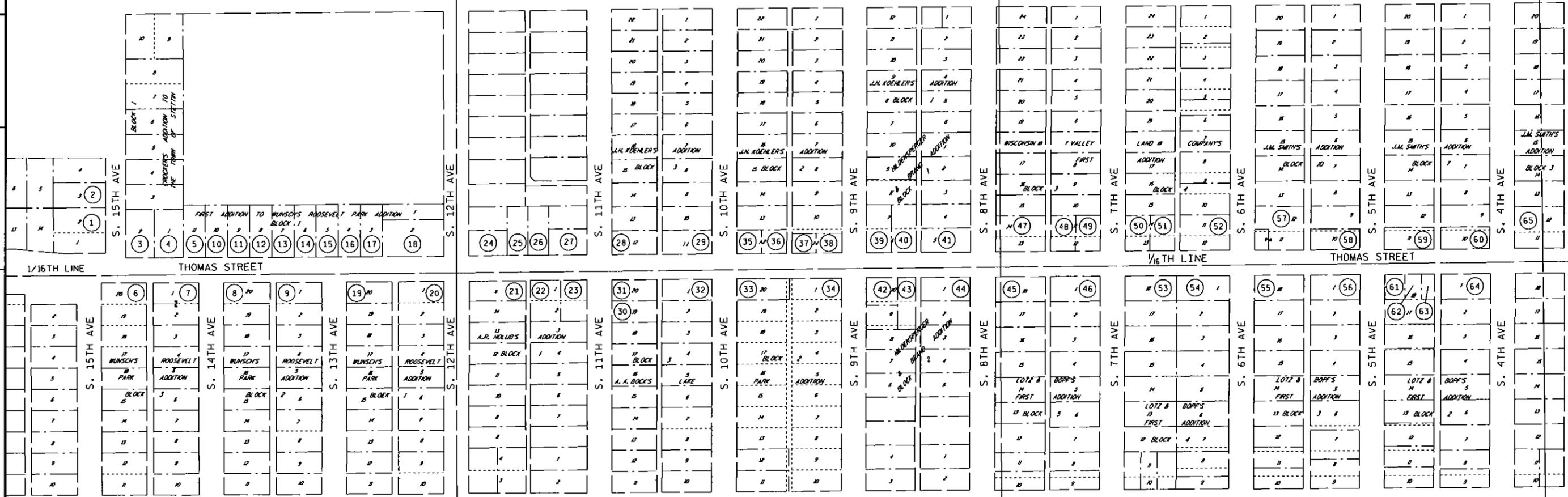
4

SECTION 34

SECTION 35

SECTION 34

SECTION 35



REVISION DATE	DATE	NOT TO SCALE	HWY: THOMAS STREET	COUNTY R/W PROJECT NUMBER	PLAT SHEET 4.03
			COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

E

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM CROCKER'S ADDITION TO THE TOWN OF STETTIN, THE FIRST ADDITION TO WUNSCH'S ROOSEVELT PARK ADDITION AND WUNSCH'S ROOSEVELT PARK ADDITION.

R/W COURSE TABLE		
FROM - TO	BEARING	DISTANCE
2096 - 2097	N05°03'23"E	5.03'
2097 - 2098	SEE R/W CURVE TABLE	
2098 - 2099	SEE R/W CURVE TABLE	
2099 - 532	N89°43'35"E	7.05'
532 - 1784	S00°05'43"E	108.45'
1784 - 2068	S80°03'08"E	50.78'
2068 - 2070	S88°26'37"E	79.58'
2070 - 2071	N89°43'35"E	584.84'
2071 - 2072	S89°43'35"W	60.00'
2072 - 2073	S89°43'35"W	109.87'
2073 - 2074	S89°43'35"W	16.00'
2074 - 2075	S89°43'35"W	110.02'
2075 - 2076	S89°43'35"W	60.00'
2076 - 2077	S89°43'35"W	97.83'
2077 - 2078	S89°43'35"W	12.23'
2078 - 2079	S89°43'35"W	16.01'
2079 - 2080	S89°43'35"W	110.16'
2080 - 2081	S89°43'35"W	50.24'
2081 - 2082	N01°33'23"E	52.46'
2082 - 2083	S89°54'07"W	326.20'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
532	22+97.76	18.14'
1784	14+44.75	54.41'
2023	14+37.53	34.00'
2024	15+47.69	34.00'
2025	15+63.55	29.00'
2026	15+75.32	29.00'
2027	16+72.69	29.00'
2028	17+32.69	29.00'
2029	18+42.70	29.00'
2030	18+58.70	29.00'
2031	19+68.58	29.00'
2068	14+94.98	47.00'
2070	15+74.56	47.00'
2096	13+96.36	52.46'
2097	13+96.66	57.48'
2098	22+43.15	25.00'
2099	22+95.84	25.00'
2100	13+96.36	0.00'

TILE COURSE TABLE		
FROM - TO	BEARING	DISTANCE
532 - 2099	S89°43'35"W	7.05'
2099 - 3178	N13°29'12"E	30.04'
3178 - 532	S00°05'43"E	29.18'

TILE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
3094	14+37.98	49.00'
3095	15+48.13	49.00'
3096	15+63.99	44.00'
3097	15+75.32	44.00'
3098	16+72.64	44.00'
3099	17+32.67	34.00'
3100	18+42.69	34.00'
3101	18+58.69	34.00'
3102	19+68.55	34.00'
3133	14+94.69	57.00'
3135	15+74.40	57.00'
3178	23+31.17	21.28'

R/W COORDINATE TABLE		
POINT	Y	X
532	198069.160	275137.608
1784	197960.713	275137.788
2023	197877.533	275128.161
2024	197874.541	275238.284
2025	197874.106	275254.285
2026	197873.774	275266.511
2027	197874.241	275364.340
2028	197874.528	275424.340
2029	197875.054	275534.356
2030	197875.130	275550.356
2031	197875.655	275660.227
2068	197951.941	275187.802
2070	197949.779	275267.356
2096	197960.078	275089.366
2097	197965.087	275089.809
2098	198029.560	275112.962
2099	198069.126	275130.553
2100	197907.636	275087.941

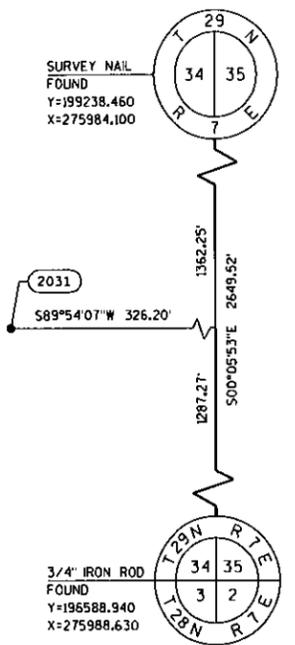
S. 15TH AVE. ALIGNMENT

P.I. = 20+26.46
 Y 197803.252
 X 275100.588
 Δ = 04°16'05" RT.

P.I. = 22+15.57
 Y 197991.624
 X 275117.254
 Δ = 29°23'44" RT.
 D. = 52°05'13"
 T. = 28.85'
 L. = 56.43'
 R. = 110.00'

P.I. = 22+87.71
 Y 198052.155
 X 275158.781
 Δ = 34°23'02" LT.
 D. = 39°47'19"
 T. = 44.55'
 L. = 86.42'
 R. = 144.00'

P.I. = 23+89.88
 Y 198157.019
 X 275158.906



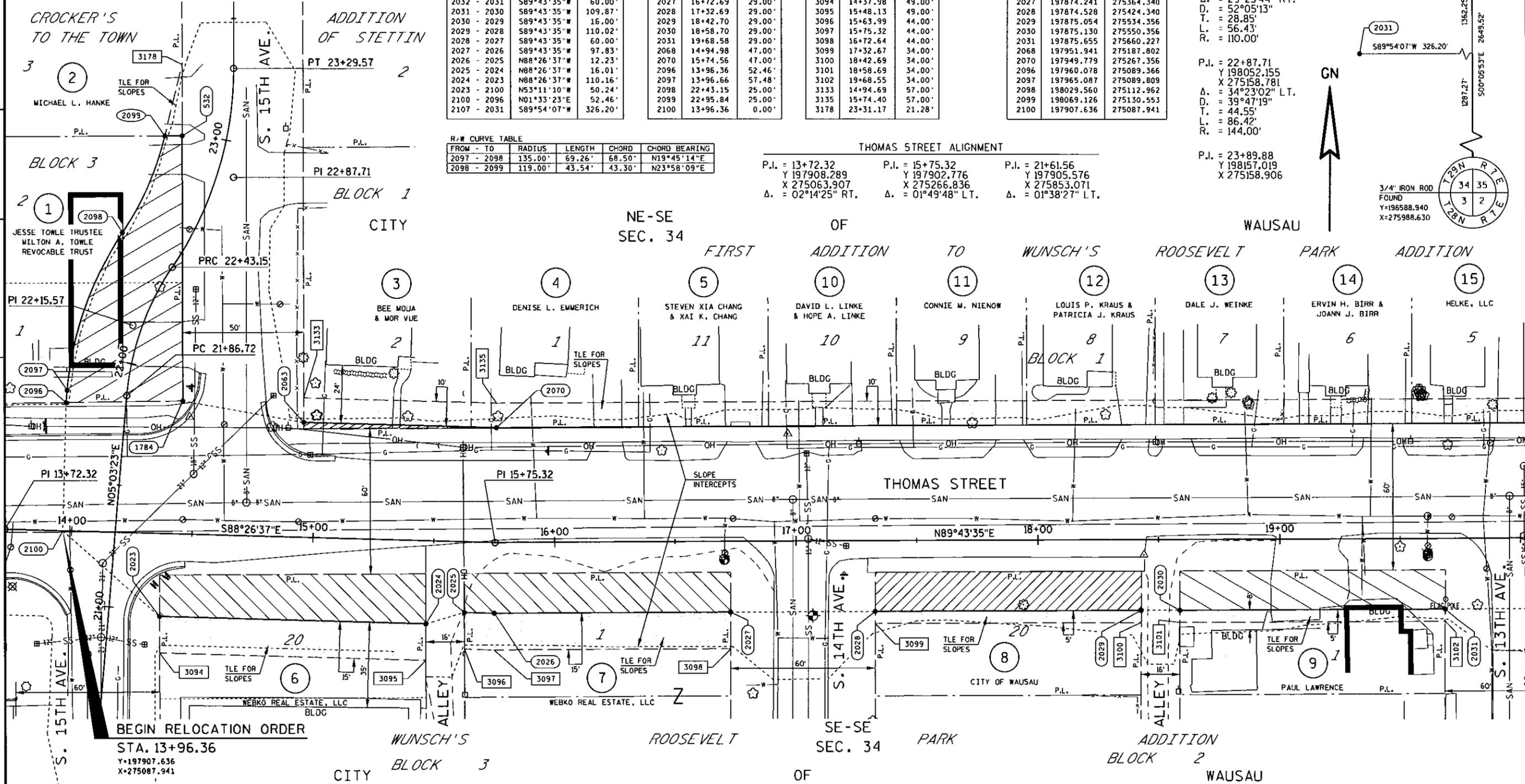
R/W CURVE TABLE				
FROM - TO	RADIUS	LENGTH	CHORD	CHORD BEARING
2097 - 2098	135.00'	69.26'	68.50'	N19°45'14"E
2098 - 2099	119.00'	43.54'	43.30'	N23°58'09"E

THOMAS STREET ALIGNMENT

P.I. = 13+72.32
 Y 197908.289
 X 275063.907
 Δ = 02°14'25" RT.

P.I. = 15+75.32
 Y 197902.776
 X 275266.836
 Δ = 01°49'48" LT.

P.I. = 21+61.56
 Y 197905.576
 X 275853.071
 Δ = 01°38'27" LT.



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4,04
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

R/W COORDINATE TABLE		
POINT	Y	X
430	197896.760	276299.844
982	197957.140	276299.791
2032	197875.941	275720.227
2033	197876.467	275830.257
2034	197876.543	275846.257
2035	197876.579	275853.624
2036	197880.017	275956.494
2037	197882.038	276016.948
2038	197886.565	276152.405
2039	197886.967	276164.405
2043	197888.002	276195.371
2048	197866.764	276268.722
2049	197855.855	276282.084
2051	197799.276	276300.000
2071	197952.573	275852.185
2072	197956.053	275956.293
2073	197958.058	276016.289
2078	197966.508	276269.072
2091	197970.910	276288.794
2092	197984.597	276299.744

R/W CURVE TABLE				
FROM - TO	RADIUS	LENGTH	CHORD	CHORD BEARING
2091 - 2092	14.00'	18.94'	17.53'	N38°39'35"E
2051 - 2049	168.90'	59.66'	59.35'	N17°34'14"W
2049 - 2048	22.00'	17.73'	17.25'	N50°46'15"W

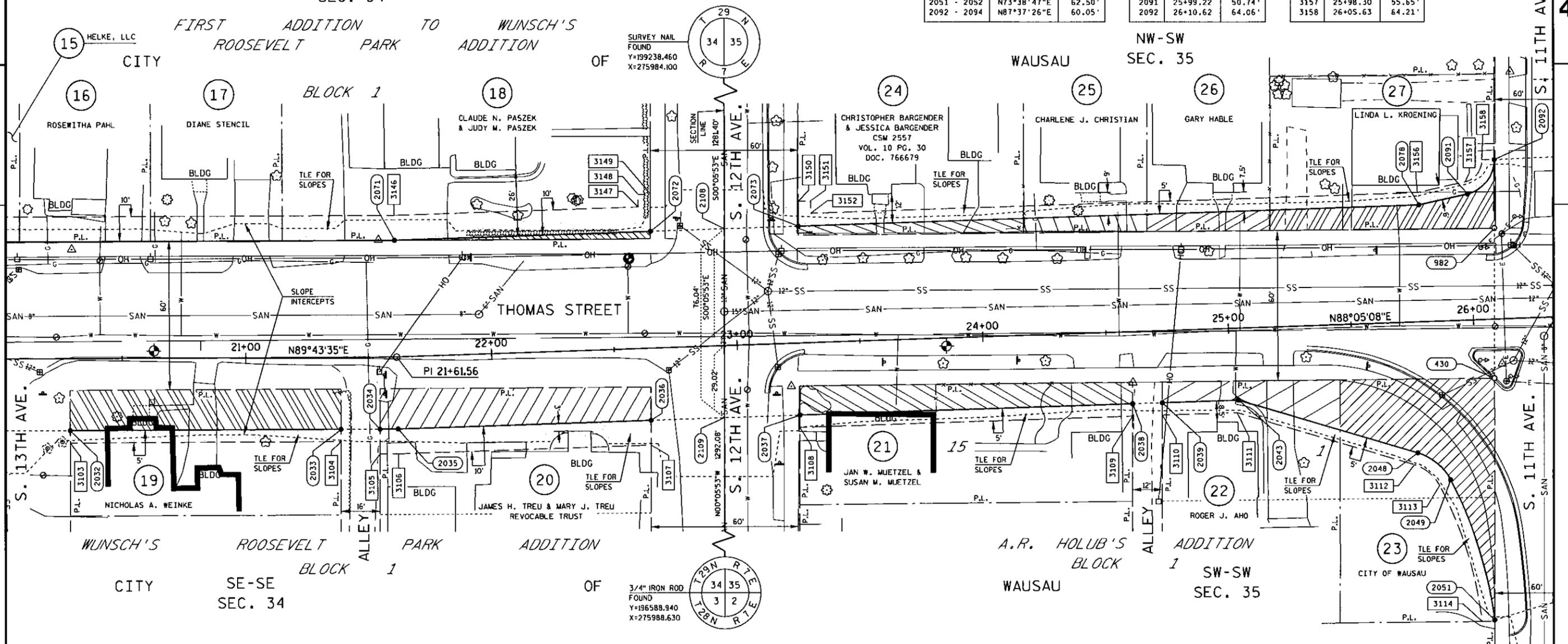
NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM THE FIRST ADDITION TO WUNSCH'S ROOSEVELT PARK ADDITION, WUNSCH'S ROOSEVELT PARK ADDITION, A.R. HOLLUB'S ADDITION, CSM 2557 AND GOVERNMENT LAND LINES.

R/W COURSE TABLE		
FROM - TO	BEARING	DISTANCE
2070 - 2071	N89°43'35"E	584.84'
2071 - 2072	N88°05'08"E	104.17'
2072 - 2108	N88°05'08"E	30.02'
2108 - 2073	N88°05'08"E	30.02'
2073 - 2078	N88°05'08"E	252.92'
2078 - 2091	N77°25'03"E	20.21'
2091 - 2092	SEE R/W CURVE TABLE	
2092 - 982	S00°05'53"E	27.46'
982 - 430	S00°03'00"E	60.38'
430 - 2051	S00°05'30"E	97.48'
2051 - 2049	SEE R/W CURVE TABLE	
2049 - 2048	SEE R/W CURVE TABLE	
2048 - 2043	N73°51'08"W	76.36'
2043 - 2039	S88°05'08"W	30.98'
2039 - 2038	S88°05'08"W	12.01'
2038 - 2037	S88°05'08"W	135.53'
2037 - 2109	S88°05'08"W	30.54'
2109 - 2036	S88°05'08"W	29.94'
2036 - 2035	S88°05'08"W	102.93'
2035 - 2034	S89°43'35"W	7.37'
2034 - 2033	S89°43'35"W	16.00'
2033 - 2032	S89°43'35"W	110.03'
2032 - 2031	S89°43'35"W	60.00'
2051 - 2052	N73°38'47"E	62.50'
2092 - 2094	N87°37'26"E	60.05'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
430	26+07.79	23.74'
982	26+09.75	36.61'
2032	20+28.58	29.00'
2033	21+38.61	29.00'
2034	21+54.61	29.00'
2035	21+61.56	29.00'
2036	22+64.07	29.00'
2037	23+24.56	29.00'
2038	24+60.09	29.00'
2039	24+72.10	29.00'
2043	25+03.08	29.00'
2048	25+75.68	52.68'
2049	25+88.67	64.03'
2051	26+04.69	121.17'
2071	21+62.25	47.00'
2072	22+66.41	47.00'
2073	23+26.44	47.00'
2078	25+79.36	47.00'
2091	25+99.22	50.74'
2092	26+10.62	64.06'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
3103	20+28.55	34.00'
3104	21+38.58	34.00'
3105	21+54.56	39.00'
3106	21+61.56	39.00'
3107	22+63.73	39.00'
3108	23+24.38	34.00'
3109	24+59.93	34.00'
3110	24+71.93	34.00'
3111	25+02.29	34.00'
3112	25+74.13	57.43'
3113	25+84.17	66.20'
3114	25+99.70	121.57'
3146	21+62.39	57.00'
3147	22+61.73	57.00'
3148	22+61.88	62.00'
3149	22+66.89	62.00'
3150	23+26.76	57.00'
3151	23+31.76	57.00'
3152	23+31.60	52.00'
3156	25+78.90	52.00'
3157	25+98.30	55.65'
3158	26+05.63	64.21'

THOMAS STREET ALIGNMENT
 P.I. = 15+75.32 P.I. = 21+61.56 P.I. = 28+12.46
 Y 197902.776 Y 197905.576 Y 197927.321
 X 275266.836 X 275853.071 X 276503.602
 Δ = 01°49'48" LT. Δ = 01°38'27" LT. Δ = 01°28'07" RT.



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.05
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM J.H. KOEHLER'S ADDITION AND A. A. BOCK'S LAKE PARK ADDITION.

FROM - TO	RADIUS	LENGTH	CHORD	CHORD BEARING
2094 - 2095	17.00'	27.24'	24.42'	S46°00'22"E
2059 - 2058	120.00'	64.01'	63.25'	S72°48'17"W
2058 - 2061	27.00'	15.78'	15.56'	S40°46'39"W

TILE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1085	26+71.53	91.76'
3115	26+64.83	117.82'
3116	26+93.30	59.29'
3117	27+01.90	49.98'
3118	27+60.37	34.00'
3119	27+77.63	34.00'
3120	27+89.64	34.00'
3121	28+03.75	34.00'
3122	29+05.92	34.22'
3123	29+05.87	39.22'
3124	29+10.87	39.22'
3125	29+70.88	39.22'
3126	29+75.88	39.22'
3127	29+75.92	34.22'
3129	32+17.79	34.24'
3130	32+17.74	39.24'
3131	32+22.74	39.24'

TILE STATION & OFFSET TABLE

POINT	STATION	OFFSET
3159	26+86.53	91.35'
3160	26+85.53	60.00'
3162	27+81.04	60.00'
3163	27+92.77	52.00'
3164	28+12.46	52.00'
3165	29+06.36	52.00'
3166	29+06.61	77.00'
3167	29+11.61	77.00'
3168	29+71.46	62.00'
3169	29+76.46	62.00'
3170	29+76.36	52.00'
3172	30+91.79	52.00'
3173	31+03.79	52.00'
3175	32+19.22	52.00'
3176	32+19.27	57.00'
3177	32+24.27	57.00'

R/W COURSE TABLE

FROM - TO	BEARING	DISTANCE
2094 - 2095	SEE R/W CURVE TABLE	
2095 - 2080	N88°05'08"E	92.93'
2080 - 2081	N88°05'08"E	12.01'
2081 - 2082	N88°05'08"E	20.46'
2082 - 2083	N89°33'15"E	99.45'
2083 - 2084	N89°33'15"E	60.00'
2084 - 2086	N89°33'15"E	120.43'
2086 - 2087	N89°33'15"E	12.00'
2087 - 2088	N89°33'15"E	57.43'
2088 - 2089	N89°33'15"E	63.00'
2089 - 991	S00°05'16"W	16.26'
991 - 448	S00°41'26"W	59.99'
448 - 447	S89°33'28"W	251.87'
447 - 445	S89°33'28"W	60.00'
445 - 2066	S89°33'28"W	106.41'
2066 - 2065	S88°05'08"W	13.99'
2065 - 2056	S88°05'08"W	12.01'
2056 - 2059	S88°05'08"W	17.44'
2059 - 2058	SEE R/W CURVE TABLE	
2058 - 2061	SEE R/W CURVE TABLE	
2061 - 2052	S24°01'52"W	53.91'
2052 - 454	N00°05'30"W	80.12'
454 - 984	N00°03'00"W	60.32'
984 - 2094	N00°05'53"W	29.77'
2094 - 2092	S87°37'26"W	60.05'
2092 - 2051	S73°38'47"W	62.50'
2089 - 2000	N89°33'15"E	60.00'
448 - 446	N89°33'28"E	60.00'

R/W STATION & OFFSET TABLE

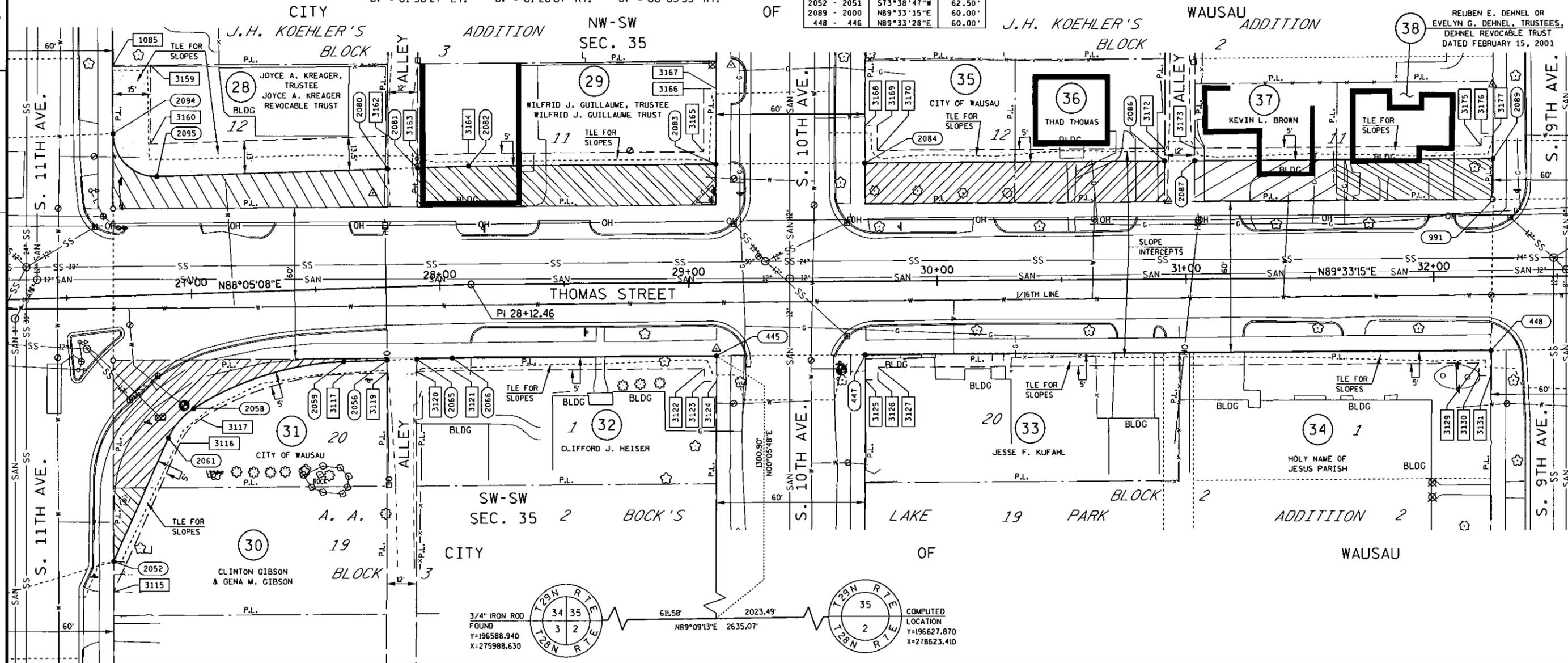
POINT	STATION	OFFSET
445	29+10.97	29.22'
447	29+70.97	29.22'
448	32+22.84	29.24'
454	26+67.76	25.50'
984	26+69.73	34.79'
991	32+24.03	30.74'
2052	26+65.22	105.59'
2056	27+77.81	29.00'
2058	26+99.35	45.67'
2059	27+60.37	29.00'
2061	26+88.80	57.11'
2065	27+89.82	29.00'
2066	28+03.81	29.00'
2080	27+80.59	47.00'
2081	27+92.60	47.00'
2082	28+12.46	47.00'
2083	29+11.31	47.00'
2084	29+71.31	47.00'
2086	30+91.74	47.00'
2087	31+03.74	47.00'
2089	32+24.18	47.00'
2094	26+70.67	64.54'
2095	26+87.66	47.00'

R/W COORDINATE TABLE

POINT	Y	X
445	197898.869	276602.339
447	197899.332	276662.339
448	197901.277	276914.198
454	197896.997	276359.843
984	197957.321	276359.791
991	197961.257	276914.921
2052	197816.874	276359.972
2056	197897.179	276469.949
2058	197877.898	276392.090
2059	197896.597	276452.514
2061	197866.115	276381.927
2065	197897.581	276481.950
2066	197898.048	276495.930
2080	197973.230	276470.188
2081	197973.631	276482.189
2082	197974.314	276502.634
2083	197975.088	276602.085
2084	197975.555	276662.087
2086	197976.492	276782.516
2087	197976.585	276794.516
2089	197977.522	276914.946
2094	197987.087	276359.740
2095	197970.125	276377.308

THOMAS STREET ALIGNMENT

P.I. = 21+61.56 P.I. = 28+12.46 P.I. = 38+77.99
 Y 197905.576 Y 197927.321 Y 197935.610
 X 275853.071 X 276503.602 X 277569.106
 Δ = 01°38'27" LT. Δ = 01°28'07" RT. Δ = 00°03'53" RT.



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.06
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM HILDENSPERGER AND BRAND ADDITION, WISCONSIN VALLEY LAND COMPANY'S FIRST ADDITION AND LOTZ AND BOPF'S FIRST ADDITION.



FROM - TO	BEARING	DISTANCE
2000 - 2002	N89°33'15"E	119.69'
2002 - 2003	N89°33'15"E	12.00'
2003 - 2001	N89°33'15"E	119.69'
2001 - 2004	N89°33'15"E	60.00'
2004 - 2006	N89°33'15"E	120.04'
2006 - 2007	N89°33'15"E	12.00'
2007 - 2005	N89°33'15"E	120.04'
2005 - 1005	S00°10'16"W	16.13'
1005 - 442	S00°13'12"W	60.00'
442 - 486	S89°32'27"W	120.00'
486 - 485	S89°32'27"W	12.00'
485 - 443	S89°32'27"W	120.00'
443 - 444	S89°35'56"W	60.00'
444 - 466	S89°31'54"W	119.97'
466 - 463	S89°31'54"W	12.00'
463 - 446	S89°31'54"W	119.97'
446 - 990	N00°41'25"E	60.01'
990 - 2000	N00°05'16"E	16.24'
2000 - 2089	S89°33'15"W	60.00'
446 - 448	S89°33'28"W	60.00'
2005 - 2008	N89°35'10"E	60.00'
442 - 468	N89°37'59"E	60.00'

POINT	STATION	OFFSET
442	38+46.77	29.13'
443	35+94.77	29.19'
444	35+34.77	29.14'
446	32+82.84	29.24'
463	34+02.80	29.19'
466	34+14.81	29.19'
485	37+14.77	29.16'
486	37+26.78	29.16'
990	32+84.03	30.76'
1005	38+47.47	30.87'
2000	32+84.18	47.00'
2001	35+35.56	47.00'
2002	34+03.87	47.00'
2003	34+15.87	47.00'
2004	35+95.57	47.00'
2005	38+47.65	47.00'
2006	37+15.61	47.00'
2007	37+27.61	47.00'

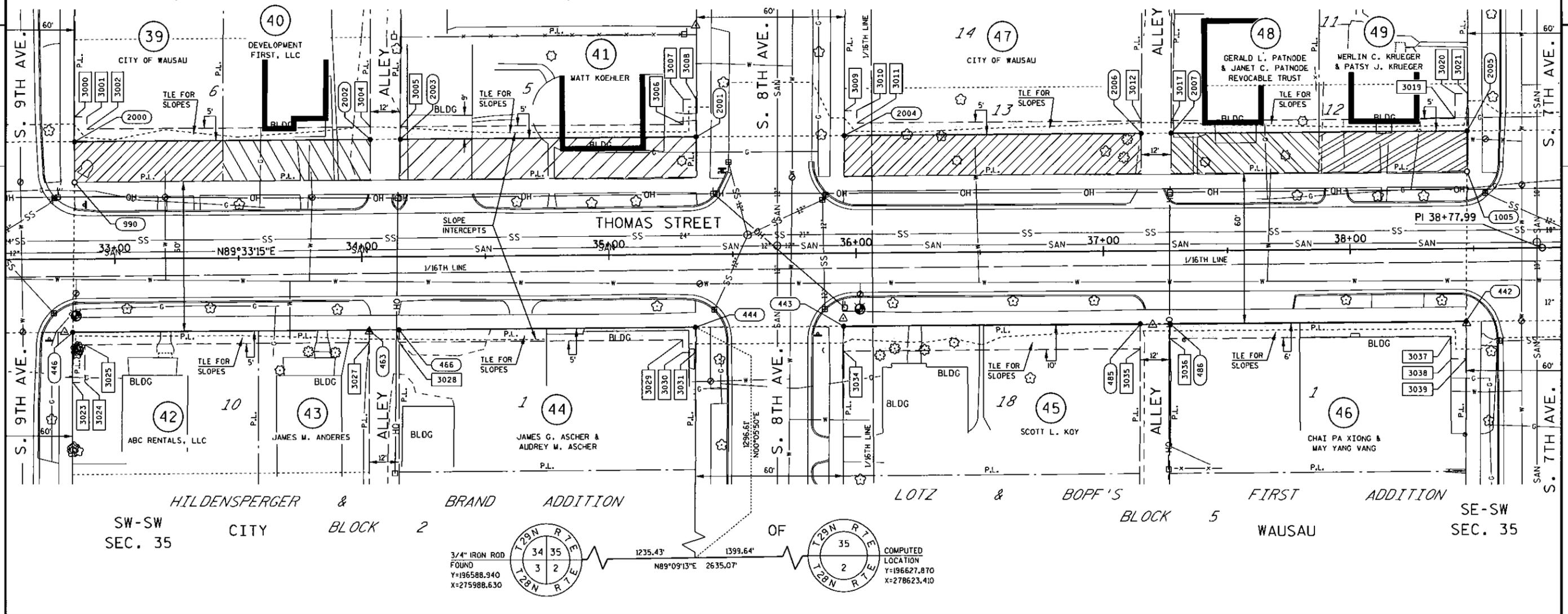
POINT	STATION	OFFSET
3000	32+84.27	57.00'
3001	32+89.27	57.00'
3002	32+89.23	52.00'
3004	34+03.92	52.00'
3005	34+15.92	52.00'
3006	35+30.62	52.00'
3007	35+30.72	62.00'
3008	35+35.72	62.00'
3009	35+95.67	57.00'
3010	36+00.67	57.00'
3011	36+00.62	52.00'
3012	37+15.66	52.00'
3017	37+27.66	52.00'
3019	38+42.70	52.00'
3020	38+42.81	62.00'

POINT	STATION	OFFSET
3021	38+47.81	62.00'
3023	32+82.65	49.24'
3024	32+87.65	49.24'
3025	32+87.79	34.24'
3027	34+02.76	34.19'
3028	34+14.76	34.19'
3029	35+29.72	34.14'
3030	35+29.68	39.14'
3031	35+34.68	39.14'
3034	35+94.68	39.19'
3035	37+14.68	39.16'
3036	37+26.72	35.16'
3037	38+40.71	35.13'
3038	38+40.62	44.13'
3039	38+46.62	44.13'

POINT	Y	X
442	197906.239	277538.117
443	197904.220	277286.125
444	197903.800	277226.124
446	197901.740	276974.199
463	197902.721	277094.161
466	197902.819	277106.161
485	197905.181	277406.121
486	197905.278	277418.121
990	197961.748	276974.922
1005	197966.243	277538.347
2000	197977.989	276974.947
2001	197979.945	277226.323
2002	197978.920	277094.635
2003	197979.014	277106.635
2004	197980.412	277286.325
2005	197982.373	277538.395
2006	197981.345	277406.360
2007	197981.439	277418.360

THOMAS STREET ALIGNMENT
 P.I. = 28+12.46 P.I. = 38+77.99
 Y 197927.321 Y 197935.610
 X 276503.602 X 277569.106
 Δ = 01°28'07" RT. Δ = 00°03'53" RT.

4 NW-SW CITY BLOCK 1 OF BLOCK 3 WAUSAU NE-SW 4
 SEC. 35 HILDENSPERGER & BRAND ADDITION WISCONSIN VALLEY LAND COMPANY'S FIRST ADDITION SEC. 35



3/4" IRON ROD FOUND
 Y=196588.940
 X=275988.630

1235.43' 1399.64'
 N89°09'13"E 2635.07'

COMPUTED LOCATION
 Y=196627.870
 X=278623.410

REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.07
	GRID FACTOR N/A		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E



NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM WISCONSIN VALLEY LAND COMPANY'S FIRST ADDITION, LOTZ AND BOFF'S FIRST ADDITION AND J.M. SMITH'S ADDITION.

THOMAS STREET ALIGNMENT
 P.I. = 38+77.99 P.O.T. = 50+16.52
 Y 197935.610 Y 197943.181
 X 277569.106 X 278707.610
 Δ = 00°03'53" RT.

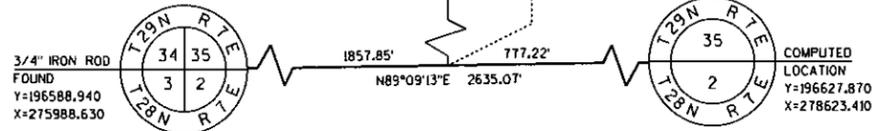
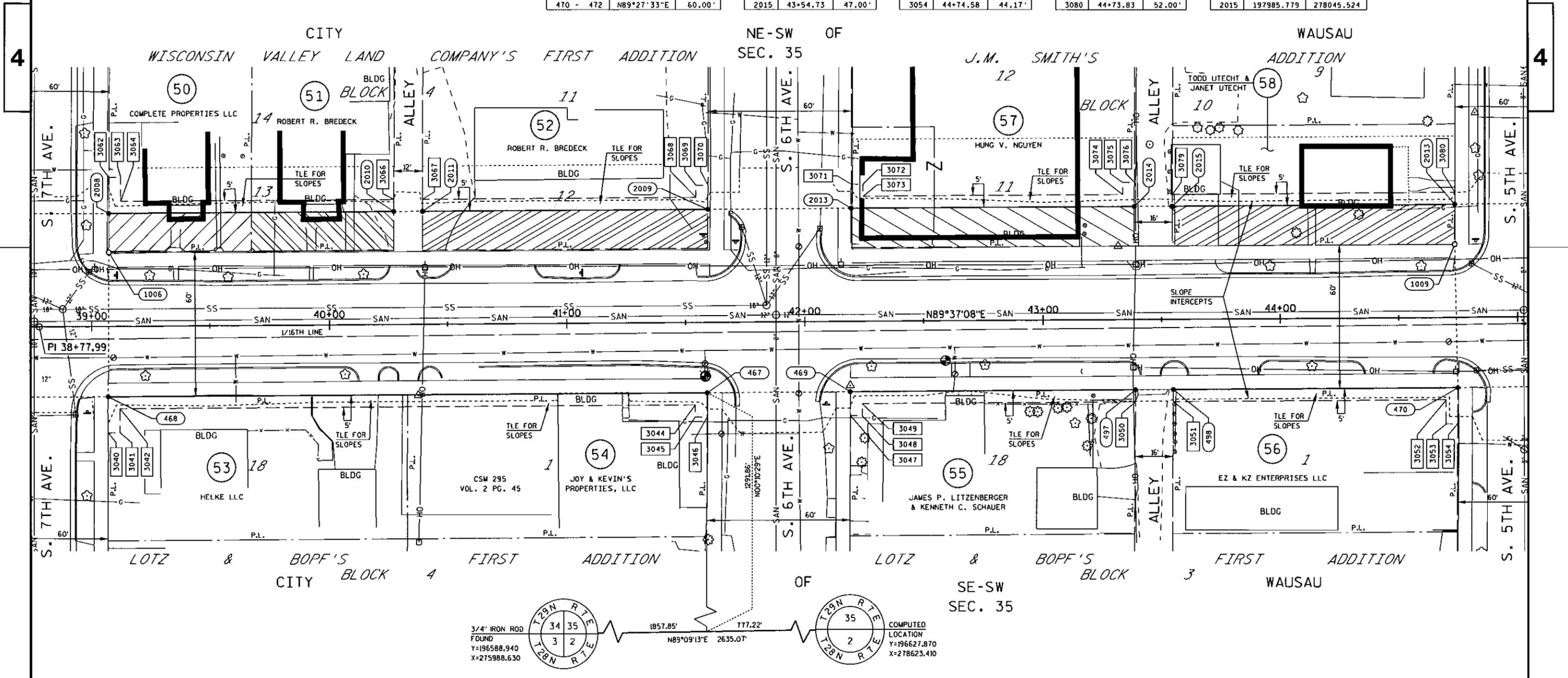
FROM - TO	BEARING	DISTANCE
2008 - 2010	N89°37'08"E	120.04'
2010 - 2011	N89°37'08"E	12.00'
2011 - 2009	N89°37'08"E	120.04'
2009 - 2012	N89°37'08"E	60.00'
2012 - 2014	N89°37'08"E	119.06'
2014 - 2015	N89°37'08"E	16.00'
2015 - 2013	N89°37'08"E	119.06'
2013 - 1009	S00°06'43"W	16.62'
1009 - 470	S01°24'58"E	59.56'
470 - 498	S89°36'20"W	119.91'
498 - 497	S89°36'20"W	16.00'
497 - 469	S89°36'20"W	119.91'
469 - 467	S89°36'34"W	60.00'
467 - 468	S89°37'59"W	252.10'
468 - 1006	N00°13'13"E	60.00'
1006 - 2008	N00°10'16"E	16.18'
2008 - 2005	S89°35'10"W	60.00'
468 - 442	S89°37'59"W	60.00'
2013 - 2016	N89°37'08"E	60.00'
470 - 472	N89°27'33"E	60.00'

POINT	STATION	OFFSET
467	41+58.91	29.24'
468	39+06.81	29.18'
469	42+18.91	29.23'
470	44+74.72	29.17'
497	43+38.82	29.20'
498	43+54.82	29.20'
1006	39+07.44	30.82'
1009	44+73.65	30.38'
2008	39+07.60	47.00'
2009	41+59.67	47.00'
2010	40+27.63	47.00'
2011	40+39.63	47.00'
2012	42+19.67	47.00'
2013	44+73.79	47.00'
2014	43+38.73	47.00'
2015	43+54.73	47.00'

POINT	STATION	OFFSET
3022	39+07.74	62.00'
3040	39+06.68	44.18'
3041	39+11.68	44.18'
3042	39+11.77	34.18'
3044	41+53.86	34.24'
3045	41+53.81	39.24'
3046	41+58.81	39.24'
3047	42+18.81	39.23'
3048	42+23.81	39.23'
3049	42+23.86	34.23'
3050	43+38.77	34.20'
3051	43+54.77	34.20'
3052	44+69.68	34.17'
3053	44+69.58	44.17'
3054	44+74.58	44.17'

POINT	STATION	OFFSET
3063	39+12.74	62.00'
3064	39+12.64	52.00'
3066	40+27.68	52.00'
3067	40+39.68	52.00'
3068	41+54.72	52.00'
3069	41+54.77	57.00'
3070	41+59.77	57.00'
3071	42+19.77	57.00'
3072	42+24.77	57.00'
3073	42+24.72	52.00'
3074	43+33.78	52.00'
3075	43+33.82	57.00'
3076	43+38.82	57.00'
3079	43+54.78	52.00'
3080	44+73.83	52.00'

POINT	Y	X
467	197908.239	277850.211
468	197906.624	277598.118
469	197908.648	277910.213
470	197910.409	278166.018
497	197909.473	278030.115
498	197909.584	278046.115
1006	197966.626	277598.349
1009	197969.952	278164.546
2008	197982.806	277598.397
2009	197984.482	277850.467
2010	197983.604	277718.432
2011	197983.684	277730.432
2012	197984.881	277910.469
2013	197986.571	278164.578
2014	197985.673	278029.523
2015	197985.779	278045.524



REVISION DATE	DATE	SCALE, FEET 0 20 40	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.08
	GRID FACTOR N/A		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM LOTZ AND BOPF'S FIRST ADDITION AND J.W. SMITH'S ADDITION.

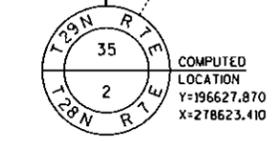
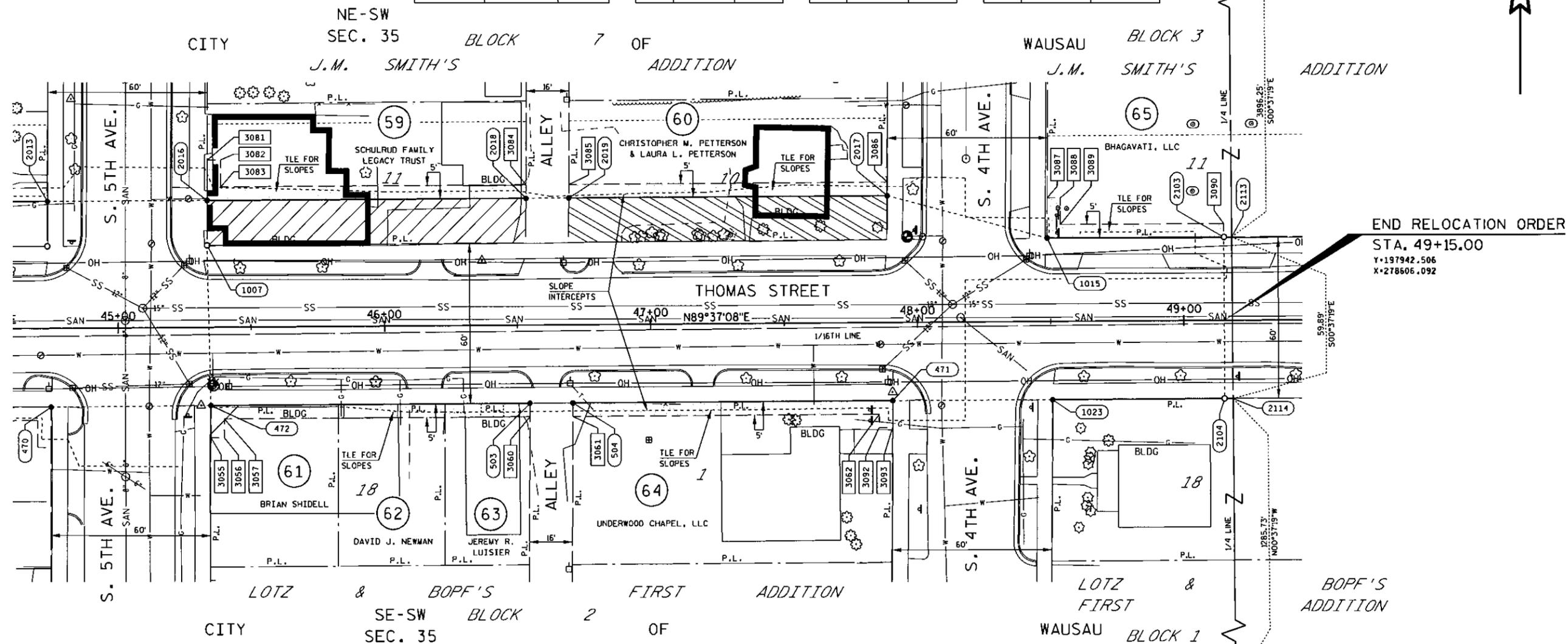
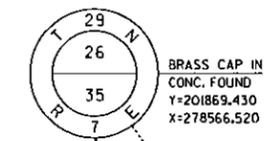
R/W COURSE TABLE		
FROM - TO	BEARING	DISTANCE
2016 - 2018	N89°37'08"E	119.84'
2018 - 2019	N89°37'08"E	16.00'
2019 - 2017	N89°37'08"E	119.32'
2017 - 1015	S75°16'57"E	62.02'
1015 - 2103	N89°35'02"E	66.17'
2103 - 2113	N89°35'02"E	2.92'
2113 - 2114	S00°37'19"W	59.89'
2114 - 2104	S89°37'07"W	3.17'
2104 - 1023	S89°37'07"W	64.42'
1023 - 471	S89°37'07"W	60.00'
471 - 504	S89°37'07"W	119.93'
504 - 503	S89°37'07"W	16.00'
503 - 472	S89°37'07"W	119.93'
472 - 1007	N01°25'21"W	59.33'
1007 - 2016	N00°06'43"E	16.69'
2016 - 2013	N89°37'08"E	60.00'
472 - 470	S89°27'33"W	60.00'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
470	44+74.72	29.17'
471	47+90.58	29.00'
472	45+34.73	29.00'
503	46+54.65	29.00'
504	46+70.65	29.00'
1007	45+33.65	30.32'
1015	48+48.83	30.85'
1023	48+50.58	29.00'
2013	44+73.79	47.00'
2016	45+33.79	47.00'
2017	47+88.95	47.00'
2018	46+53.63	47.00'
2019	46+69.63	47.00'
2103	49+15.00	30.89'
2104	49+15.00	29.00'
2113	49+17.92	30.89'
2114	49+18.17	29.00'

TILE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
3052	44+69.68	34.17'
3053	44+69.58	44.17'
3054	44+74.58	44.17'
3055	45+34.62	41.00'
3056	45+39.62	41.00'
3057	45+39.68	34.00'
3060	46+54.60	34.00'
3061	46+70.60	34.00'
3062	47+85.53	34.00'
3080	44+73.83	52.00'
3081	45+33.92	62.00'
3082	45+38.92	62.00'
3083	45+38.83	52.00'
3084	46+53.67	52.00'
3085	46+69.67	52.00'
3086	47+88.99	52.00'
3087	48+48.94	45.85'
3088	48+53.94	45.85'
3089	48+53.87	35.85'
3090	49+15.00	35.89'
3092	47+85.47	39.00'
3093	47+90.47	39.00'

R/W COORDINATE TABLE		
POINT	Y	X
470	197910.409	278166.018
471	197912.679	278481.865
472	197910.976	278226.019
503	197911.774	278345.942
504	197911.881	278361.942
1007	197970.284	278224.547
1015	197972.910	278539.718
1023	197913.079	278541.867
2013	197986.571	278164.578
2016	197986.970	278224.579
2017	197988.667	278479.733
2018	197987.767	278344.414
2019	197987.873	278360.414
2103	197973.391	278605.886
2104	197913.508	278606.285
2113	197973.412	278608.806
2114	197913.529	278609.456

THOMAS STREET ALIGNMENT
 P.I. = 38+77.99 P.O.T. = 50+16.52
 Y 197935.610 Y 197943.181
 X 277569.106 X 278707.610
 Δ = 00°03'53" RT.



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.09
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

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

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

Vacating and discontinuing a portion of 80th Avenue

Committee Action: CISM: Approved 4-0
Plan Comm: Approved 5-0

Fiscal Impact: None

File Number: 15-0916

Date Introduced: November 24, 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>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, pursuant to Section 66.1003(4) of the Wisconsin Statutes, the Common Council has heretofore initiated proceedings on September 22, 2015, at a regular meeting of the Common Council to vacate and discontinue the following-described portion of street in the City of Wausau: Part of the Southwest ¼ of the Northeast ¼, and part of the Southeast ¼ of the Northwest ¼, Section 36, Township 29 North, Range 6 East, City of Wausau, Marathon County, Wisconsin, described as follows:

That portion of the 80th Avenue right-of-way in said Southwest ¼ of the Northeast ¼ and said Southeast ¼ of the Northwest ¼, lying Northerly of the Northerly right-of-way of S.T.H. "29", and lying Southerly of the following described line:

Commencing at a point on the Westerly right-of-way of South 77th Avenue, said point shown as Point A on said Certified Survey Map Number 1346 recorded in the Office of Register of Deeds for Marathon County in Volume 6 of Certified Survey Maps on Page 27, and lying at the beginning of a 60 foot cul-de-sac at the South end of said South 77th Avenue; thence along said Westerly right-of-way and along an arc of a curve to the left having a chord bearing of South 11°32'35" West and a chord distance of 43.45 feet and a radius of 60.00 feet; thence North 75°47'22" West, 47.01 feet; thence South 88°36'09" West, 38.94 feet;

thence South 51°47'38" West, 185.82 feet; thence South 63°48'13" West, 96.34 feet to the Northerly right-of-way of State Trunk Highway 29; thence South 75°48'49" West, along said Northerly right-of-way, 368.87 feet; thence along the arc of a curve to the right having a chord bearing of North 68°40'36" West and a chord distance of 419.95 feet and a radius of 361.50 feet, to the East right-of-way of South 80th Avenue, the point of beginning of said line;

Thence continuing along the arc of a curve to the right having a chord bearing of North 25°15'22" West and a chord distance of 99.51 feet and a radius of 361.50 feet; thence South 89°46'02" West, perpendicular to the East line of Lot 2 of Certified Survey Map Number 7472 recorded in the Office of Register of Deeds for Marathon County in Volume 29 of Certified Survey Maps on Page 35, 17.65 feet to the Southeast corner of said Lot 2, the end of said line.

WHEREAS, a public hearing on the passage of such resolution had been set by the Common Council, which hearing was set for 5:30 p.m. in the Council Chambers of City Hall, Wausau, Wisconsin, on the 12th day of November, 2015, written notice of such meeting was duly served on the owners of all of the frontage of the lots and lands abutting upon the portion of street sought to be discontinued as provided by law, and notice was published in the newspaper as provided by law; and

WHEREAS, a public hearing was duly held pursuant to said notice at the time and place therefor affixed and all persons so served and interested were then and there given an opportunity to be heard; and

WHEREAS, a proper notice of the pendency of said petition for vacation and discontinuance and map covering the proposed vacation was duly filed in the office of Register of Deeds for Marathon County, as required by the Wisconsin Statutes; and

WHEREAS, your Capital Improvements and Street Maintenance Committee and your Plan Commission, after considering the matter, have recommended that the aforescribed portion of street be vacated and discontinued; and

WHEREAS, Wisconsin Public Service Corporation and Frontier North Inc. have requested that they be granted easement and ingress and egress rights over, across and under the portion of street being vacated.

BE IT RESOLVED by the Common Council of the City of Wausau that it is hereby declared that since the public interest requires it, the herein described portion of street is hereby vacated and discontinued; provided, however, this resolution shall take effect and have validity only after the granting by the City to requesting utilities any and all permanent easement and ingress and egress rights deemed necessary by them.

BE IT FURTHER RESOLVED the City of Wausau shall retain easement and ingress and egress rights over, across and under the portion of street being vacated for the purpose of installing, maintaining, inspecting, repairing and/or replacing any of their utilities, and systems such as storm sewer and electrical.

BE IT FURTHER RESOLVED that the proper City officials are hereby authorized and directed to execute easements to Wisconsin Public Service Corporation and Frontier North Inc., if they wish, approved by the City Attorney, granting all necessary easement and ingress and egress rights, all within and/or over the portion of street to be vacated, and that these entities shall have until January 15, 2016, to get these easements recorded.

BE IT FURTHER RESOLVED, that the City Clerk, upon the recording of the above-referenced easements, but no earlier than January 15, 2016, shall record a certified copy of this resolution accompanied with a map showing the location of said vacated portion of street in the office of the Register of Deeds for Marathon County, and that the City Clerk shall notify the Engineering Department as to when this resolution has been recorded.

Approved:

James E. Tipple, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: November 12, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Mielke, Gisselman, Kellbach

Also Present: Jacobson, Lenz, Gehin, Stratz

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.

PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of 80th Avenue

Rasmussen invited those in attendance who wished to speak regarding the proposed vacation to come to the podium and give their name and address for the record.

Deb Johnson, 902 South 80th Avenue, stated she is in favor of the vacation and would eventually like the area to be annexed to the Town of Stettin so the area could be molded into their property lines.

There were no further comments offered and the public hearing was closed.

Kellbach moved to approve the vacation of a portion of 80th Avenue. Mielke seconded and the motion carried unanimously 4-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, November 17, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, DeSantis, Hebert, Jacobson

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

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

Discussion and possible action on petition to vacate a portion of 80th Avenue.

Lenz said that the former 80th Avenue is shown on the cross-hatched area. This area was reconstructed and will be turned over to the private property owners and will be used as a driveway. The first step is to vacate the portion of 80th Avenue.

Atwell motioned to approve the petition to vacate a portion of 80th Avenue. Gisselman seconded, and the motion carried unanimously 5-0. This item will go to Common Council on November 24, 2015.

AGENDA ITEM

PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of 80th Avenue

BACKGROUND

Due to the reconfiguration of 80th Avenue, the City has initiated a petition to vacate a portion of 80th Avenue as shown on the attached map.

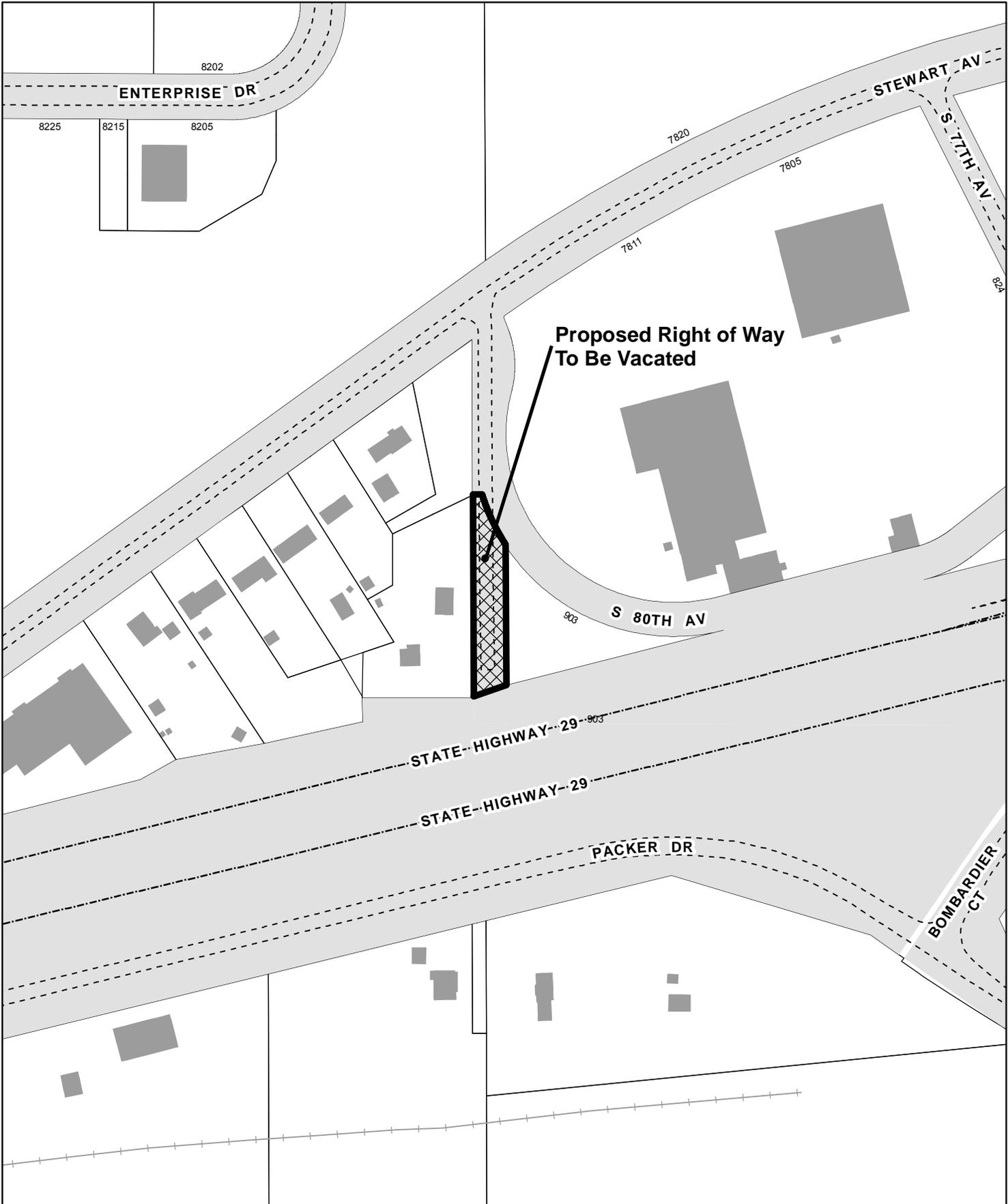
FISCAL IMPACT

There is no fiscal impact in vacating this right-of-way.

STAFF RECOMMENDATION

Depending upon comments received at the public hearing, staff would recommend vacating the portion of 80th Avenue as shown on the attached map.

Staff contact: Allen Wesolowski 715-261-6762



Proposed Right of Way To Be Vacated



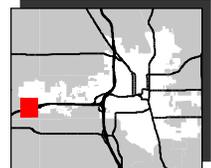
Map Date: September 3, 2015

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

-  Vacate
-  Existing Right of Way
-  Existing Road (Paved)
-  Existing Building



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

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

Vacating and discontinuing a portion of alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue

Committee Action: CISM: Approved 4-0
Plan Comm: Approved 5-0

Fiscal Impact: None

File Number: 15-0915 **Date Introduced:** November 24, 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>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, pursuant to Section 66.1003(4) of the Wisconsin Statutes, the Common Council has heretofore initiated proceedings on September 22, 2015, at a regular meeting of the Common Council to vacate and discontinue the following described alley in the City of Wausau:

Part of Block 5 of the unrecorded Dunbar and Brown's South Addition, being the block bounded by Prospect Avenue, Dunbar Street, Genrich Street, and Single Avenue, being part of the Northwest ¼ of the Southeast ¼, Section 36, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

The west 120 feet of the public alley running east-west through said Block 5.

WHEREAS, a public hearing on the passage of such resolution had been set by the Common Council, which hearing was set for 5:15 p.m. in the Council Chambers of City Hall, Wausau, Wisconsin, on the 12th day of November, 2015, written notice of such meeting was duly served on the owners of all of the frontage of the lots and lands abutting upon the alley sought to be discontinued as provided by law, and notice was published in the newspaper as provided by law; and

WHEREAS, a public hearing was duly held pursuant to said notice at the time and place therefor affixed and all persons so served and interested were then and there given an opportunity to be heard; and

WHEREAS, a proper notice of the pendency of said petition for vacation and discontinuance and map covering the proposed vacation was duly filed in the Office of Register of Deeds for Marathon County, as required by the Wisconsin Statutes; and

WHEREAS, your Capital Improvements and Street Maintenance Committee and your Plan Commission, after considering the matter, have recommended that the aforescribed alley be vacated and discontinued; and

WHEREAS, Wisconsin Public Service Corporation has requested that they be granted easement and ingress and egress rights over, across and under the alley prior to it being vacated.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wausau that it is hereby declared that since the public interest requires it, the herein described alley is hereby vacated and discontinued; provided, however, this resolution shall take effect and have validity only after the granting by the City to requesting utilities any and all permanent easement and ingress and egress rights deemed necessary by them.

BE IT FURTHER RESOLVED, that the proper City officials are hereby authorized and directed to execute an easement to Wisconsin Public Service Corporation if they wish, approved by the City Attorney, granting all necessary easement and ingress and egress rights, all within and/or over the alley to be vacated, and that these entities shall have until January 15, 2016, to get these easements recorded.

BE IT FURTHER RESOLVED, that the City Clerk, upon the recording of the above-referenced easements, but no earlier than January 15, 2016, shall record a certified copy of this resolution accompanied with a map showing the location of said vacated alley in the Office of the Register of Deeds for Marathon County, and that the City Clerk shall notify the City Engineer as to when this resolution has been recorded.

Approved:

James E. Tipple, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: November 12, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Mielke, Gisselman, Kellbach

Also Present: Jacobson, Lenz, Gehin, Stratz

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.

PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue

Rasmussen invited those in attendance who wished to speak regarding the proposed vacation to come to the podium and give their name and address for the record. After asking three times, no one appeared and the public hearing was closed.

Rasmussen stated this matter surrounds the District 2 Tot Lot that has been under discussion for a period of time.

Mielke moved to approve vacating a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue. Kellbach seconded.

Gisselman questioned if the neighbors have been talked to as this seems like the same situation as the previous public hearing. Tammy Stratz stated both properties abutting the proposed vacation have garages; however, the access is to Dunbar Street. Owners of 801 and 805 Dunbar are alright with the vacation as they did not even realize an alley was there. Staff did not realize there was an alley there either until plans were created for the tot lot. Gisselman questioned if the remaining property owners received notice of the proposed vacation and staff confirmed. Stratz indicated she did not speak with the remaining property owners as the alley is grassed over, does not appear to be used and their garages are facing Dunbar Street.

There being a motion and a second, motion to approve vacating a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue carried unanimously 4-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, November 17, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, DeSantis, Hebert, Jacobson

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

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

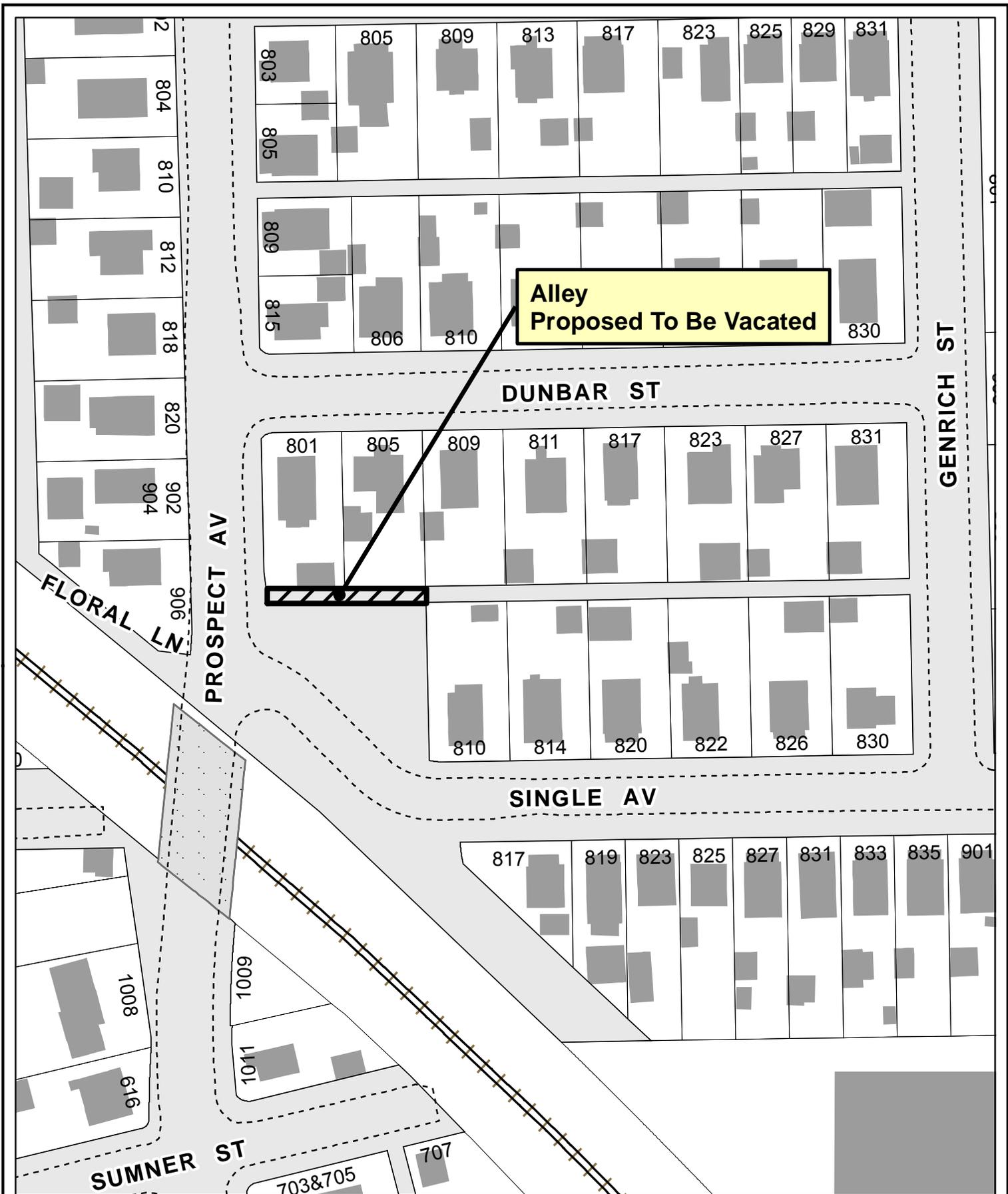
Discussion and possible action on petition to vacate a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street, and Single Avenue.

Lenz said that this item came from CISM. There was no opposition to this item. A colored photo in the packet shows that it is not an improved alley and there is a curb on Prospect Avenue and cannot be easily entered. This has been treated as private property. A tot lot will be constructed at this location. CISM approved the petition unanimously.

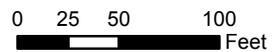
Mayor Tipple said the neighborhood group has been asking for a tot lot for many years and would be good for the area.

Bohlken motioned to approve the petition to vacate a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street, and Single Avenue. Atwell seconded, and the motion carried unanimously 5-0. This item will go to Common Council on November 24, 2015.

AGENDA ITEM
<p>PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue</p>
BACKGROUND
<p>The Community Development Department has been working with the Longfellow Neighborhood Association to develop a tot lot on the corner of Prospect Avenue and Single Avenue. To properly build this tot lot, Community Development is requesting the alley be vacated abutting 801 and 805 Dunbar Street.</p>
FISCAL IMPACT
<p>There is no fiscal impact in the vacation of a portion of this alley as the alley is unimproved.</p>
STAFF RECOMMENDATION
<p>Depending upon comments received at the public hearing, staff would recommend vacating a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue.</p>
<p>Staff contact: Allen Wesolowski 715-261-6762</p>



**Alley
Proposed To Be Vacated**

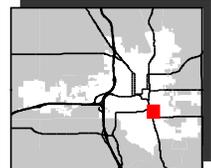


Map Date: May 14, 2015

CITY OF WAUSAU

Marathon County, Wisconsin

- Legend**
- Bridge
 - Building
 - Right of Way
 - Road (Paved)





MEMO

TO: CISM Committee Members

FROM: Tammy Stratz, Community Development Manager

RE: Proposed Alley Vacation

DATE: August 5, 2015

The Community Development Department has been working with the Longfellow Neighborhood Association to develop a Tot Lot on the corner of Prospect and Single Avenues – which is a City-owned lot. (See attached proposed Tot Lot rendering.)

Through the investigation of this lot, it was discovered that there is an alley that was never vacated when the street was reconstructed. Through the reconstruction, the alley lost its access onto Prospect Avenue. As the attached photo shows, there is no evidence that vehicular traffic has been utilizing this alley until farther west down the alley. To properly build this Tot Lot, we are requesting the alley be vacated only on the south side of 801 and 805 Dunbar Street. I have spoken to both of the owners and, at that time, they did not have any reason to deny this request.

If you have any questions regarding this request, please feel free to call me at 715-261-6682.

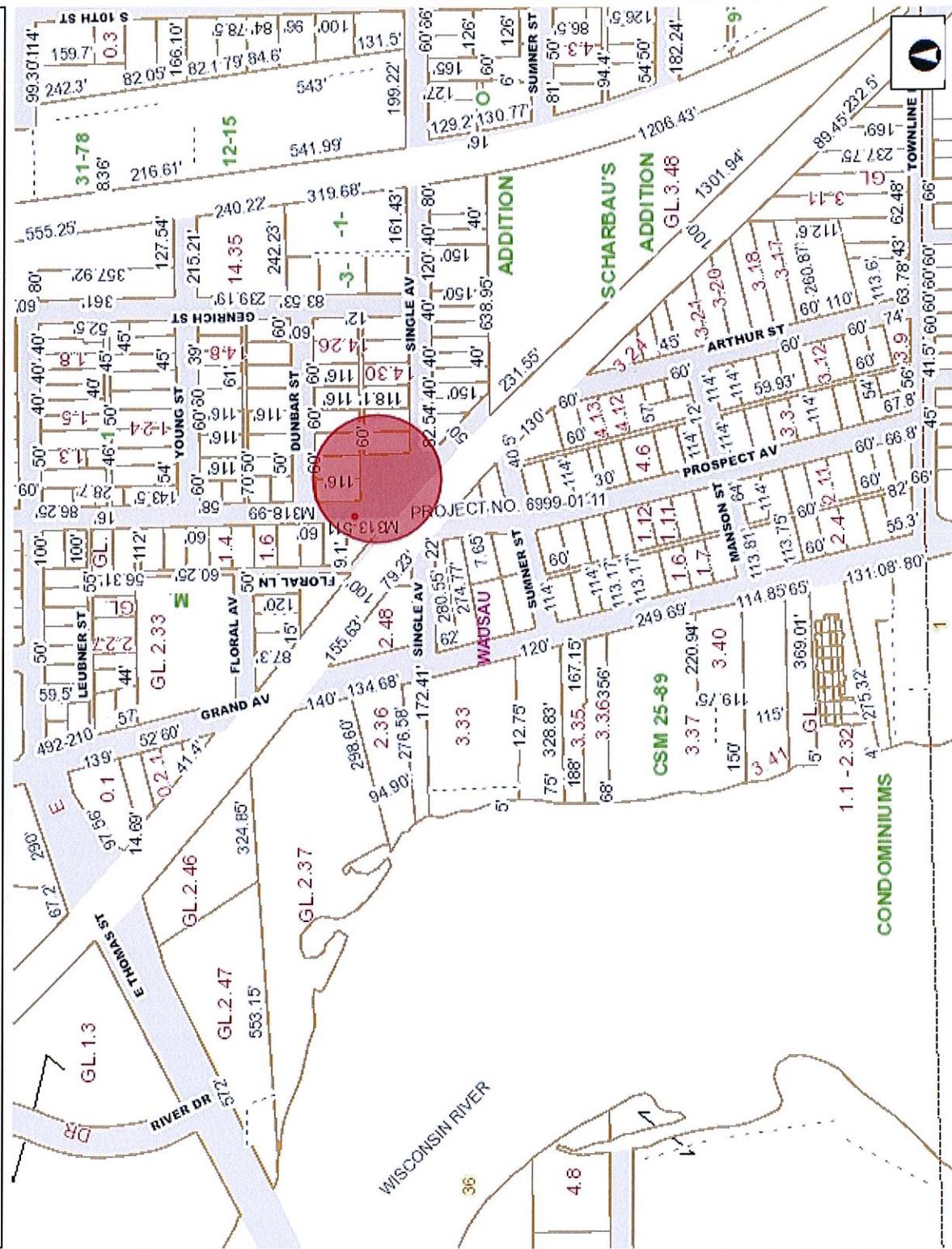
Thank you for your consideration.



Land Information Mapping System



- Legend**
- Parcel Annotations
 - Parcels
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Municipalities



Notes

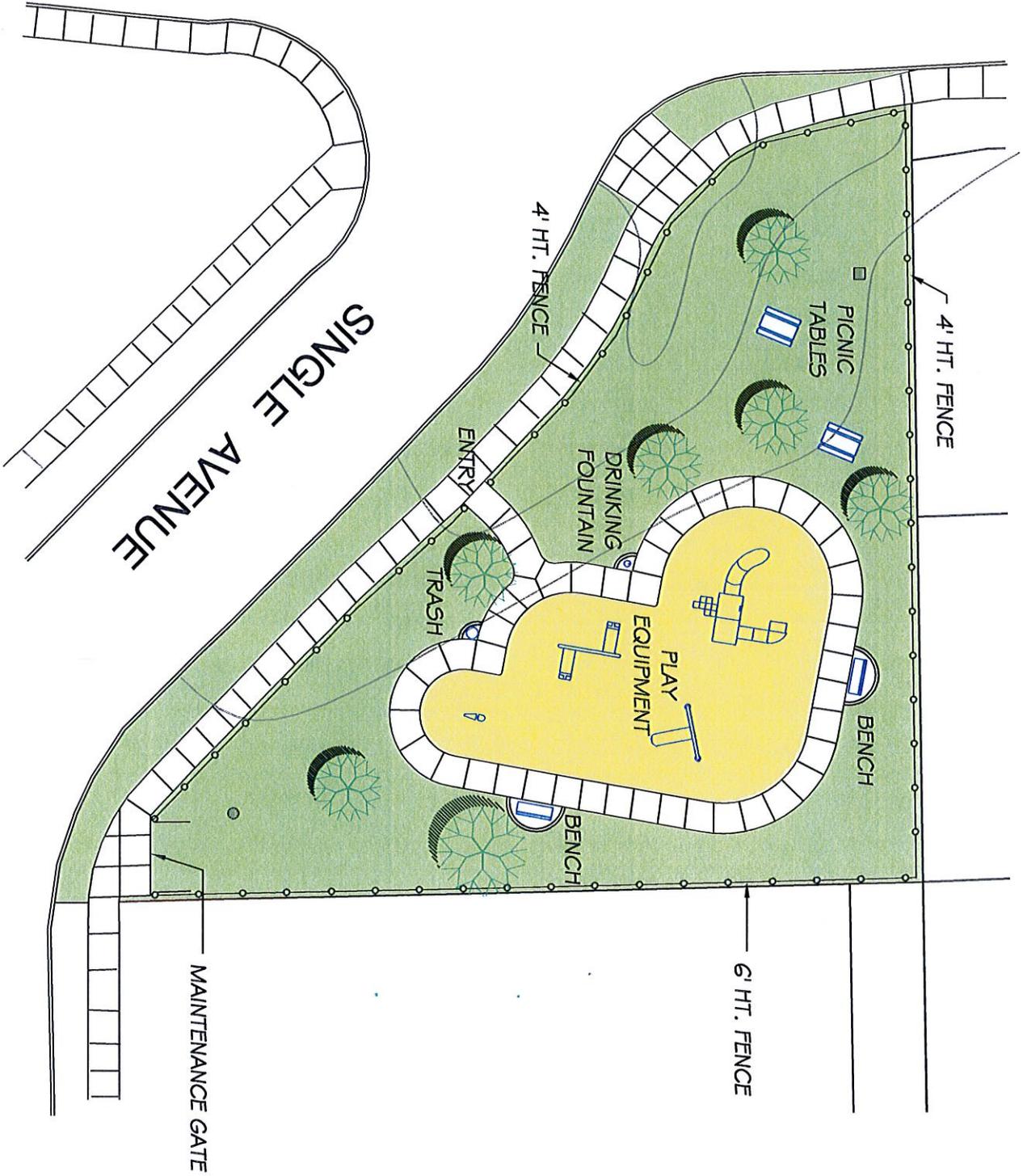
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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

193.51 0 193.51 Feet

User_Defined_Lambert_Conformal_Conic

PROSPECT AVENUE



SINGLE AVENUE

MAINTENANCE GATE

4' HT. FENCE

ENTRY

TRASH

DRINKING FOUNTAIN

PLAY EQUIPMENT

PICNIC TABLES

BENCH

BENCH

4' HT. FENCE

6' HT. FENCE

LONGFELLOW NEIGHBORHOOD TOT LOT

911 PROSPECT STREET

SCALE 1/8" = 1'-0"





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

**JOINT RESOLUTION OF AIRPORT COMMITTEE
AND FINANCE COMMITTEE**

Authorizing execution of a five (5) year lease between the City of Wausau (“City”) and the United States of America (“Lessee”) for use by the Federal Aviation Administration for antenna and rack space at the City of Wausau Downtown Airport

Committee Action: Airport Comm: Approved 6-0
Finance Comm: Approved 5-0

Fiscal Impact: Rental Payments to the City in the amount of \$216.67 per month which is a decrease of \$185.83 from the current rate

File Number: 01-0718

Date Introduced: November 24, 2015

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Annual Loss of income of \$2,229.96
	<i>Included in Budget:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, the City of Wausau owns and operates an airport within the corporate limits of the City of Wausau (“City”) known as the Wausau Downtown Airport (“Airport”); and

WHEREAS, the parties have negotiated a five (5) year lease for the provision of approximately 322 square feet of space located on the first floor of the Administrative Building at the Airport to the United States of America for use by the Federal Aviation Administration (“FAA”) to keep and maintain certain technical equipment, antenna, and rack space at a rate of Two Hundred and Sixteen Dollars and Sixty-Seven (\$216.67) per month; and,

WHEREAS, your Airport Committee, at their November 11, 2015, meeting, and the Finance Committee, at their October 13, 2015, meeting recommend that the lease, a copy of which is attached hereto and incorporated herein as “Exhibit 1,” be approved.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wausau, that the Mayor is hereby authorized and directed to execute the five (5) year lease agreement for the

provision of approximately 322 square feet of space located on the first floor of the Administrative Building at the Airport to the United States of America for use by the FAA to keep and maintain certain technical equipment, antenna, and rack space at a rate of Two Hundred and Sixteen Dollars and Sixty-Seven (\$216.67) per month.

Approved:

James E. Tipple, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, October 13, 2015 @ 5:45 pm., Board Room

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

Others Present: Groat, Barnes, Giese, Hardel, Jacobson, Kujawa, Lindman, Werth, Tipple, Wagner, Gisselman, Neal, Goede.

Execution of a five year lease between the City of Wausau and the United States of America for use by the Federal Aviation Administration for antenna and rack space at the City of Wausau Downtown Airport

Groat stated we have had a lease with the FAA for many, many years at the airport; they provide a service to the airport and they like having them there. She noted there was a period of time when they did not pay rent. She indicated Alfonso has been working on the negotiations and she recommended accepting the five year lease.

Motion by Nagle, second by Kellbach to approve a five year lease between the city and the FAA for antenna and rack space at the Downtown Airport. Motion carried 5-0.

**U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION
ANTENNA AND RACK SPACE LEASE
FOR REAL PROPERTY**

**Lease Number: DTFACN-16-L-00019
(AUW) RCO
Wausau, Wisconsin**

This Lease, is entered into by and between City of Wausau, Wisconsin, whose address is 407 Grant Street, Wausau, WI. 54403 and whose interest in the property hereinafter described is that of OWNER, hereby referred to as LESSOR, and the United States of America, hereinafter referred to as the GOVERNMENT OR FAA: WITNESSETH: The Parties hereto, and for the consideration hereinafter mentioned, covenant and agree as follows:

1. DESCRIPTION (10/96) - The LESSOR hereby leases to the GOVERNMENT the following described premises: Approximately 322 square feet for technical/ equipment space located on the first floor of the Administrative Building at the Wausau Municipal Airport, Wausau, Wisconsin, as shown on the floor plan as identified on Exhibit A, attached hereto and made a part hereon, which shall be related to the FAA's activities in support of Air Traffic operations.
2. TERM (1/01) - To have and to hold, for the term commencing on October 1, 2015 and continuing through September 30, 2020 inclusive, PROVIDED that adequate appropriations are available from year to year for the payment of rentals.
3. CANCELLATION (8/02) -The GOVERNMENT may terminate this lease at any time, in whole or in part, if the Real Estate Contracting Officer (RECO) determines that a termination is in the best interest of the Government, on or after October 1, 2015 by giving at least thirty-days (30) notice in writing to the LESSOR. No rental will accrue after the effective date of termination. Said notice will be computed commencing with the day after the date of mailing.
4. RENTAL - Rent in the amount of TWO THOUSAND SIX HUNDRED AND FOUR CENTS (\$2,600.04) per annum and shall be payable to the LESSOR in arrears, in the amount of TWO HUNDRED AND SIXTEEN DOLLARS AND SIXTY-SEVEN CENTS (\$216.67) and will be due on the first workday of each month, without the submission of invoices or vouchers, subject to available appropriations. Rent will be considered paid on the date a check is dated or an electronic funds transfer is made. Rent for a period of less than a month will be prorated. Checks will be made payable to: Finance Director, City of Wausau, 407 Grant Street, Wausau, Wisconsin 54403-4783.

2.6.2 Antenna and Rack Space Template
April 2015
OMB Control No. 2120-0595

Liability for incomplete or erroneous transfers:

LESSOR—If an incomplete or erroneous transfer occurs because the LESSOR'S EFT was incorrect, or was revised within 30 days of the Government release of the EFT payment transaction instruction to the Federal Reserve System; and if the funds are no longer under the control of the payment office, the Government is deemed to have made payment and rent will be considered paid. The LESSOR is responsible for the recovery of any erroneously directed funds.

GOVERNMENT—If an incomplete or erroneous transfer occurs because the Government used the LESSOR'S EFT information incorrectly, the Government remains responsible for: (i) making a correct payment; (ii) paying any late payment penalty due; and (iii) recovering any erroneously directed funds. In such circumstances rent will not have been considered paid until it is actually received by the LESSOR.

5. NON-RESTORATION (10/96) - The FAA will have no obligation to restore and/or rehabilitate, either wholly or partially, the premises under this lease. It is further agreed that the FAA may abandon in place any or all of the structures, improvements and/or equipment installed in or located upon said property by the FAA during its tenure. Notice of abandonment will be conveyed to the Lessor in writing.
6. SERVICES AND UTILITIES (To be provided by LESSOR as part of rent.) Services supplied to technical equipment will be supplied 24 hours a day, and seven days a week. The GOVERNMENT will have access to the leased premises at all times, including the use of electrical services without additional payment **The GOVERNMENT and all agents and employees acting on behalf of the GOVERNMENT will follow the Airport Security Plan and ensure that all secure and locked areas of the Airport entered by the GOVERNMENT are re-secured and locked during and after such GOVERNMENT access.**
 - ELECTRICITY
 - SNOW REMOVAL
 - GROUND MAINTENANCE
7. DAMAGE BY FIRE OR OTHER CASUALTY (10/96) - If the building or structure is partially or totally destroyed or damaged by fire or other casualty or if environmentally hazardous conditions are found to exist so that the leased premises is untenable as determined by the GOVERNMENT, the GOVERNMENT may terminate the lease, in whole or in part, immediately by giving written notice to the LESSOR and no further rental will be due.
8. MAINTENANCE OF THE PREMISES (10/96) - The LESSOR will maintain the demised premises, including the grounds, all equipment, and fixtures, appurtenances furnished by the LESSOR under this lease, in good repair.
9. FAILURE IN PERFORMANCE - In the event the LESSOR fails to perform any service, to provide any item, or meet any requirement of this Lease, the

2.6.2 Antenna and Rack Space Template

April 2015

OMB Control No. 2120-0595

GOVERNMENT may terminate this Lease immediately by giving written notice to LESSOR and no further rental will be due. In the event the LESSOR has failed to perform any essential service or provide any essential item under this Lease, the Government may, alternatively, withhold from the rental payment due to LESSOR, the amount of the fair and reasonable value of any essential service or item which the LESSOR has failed to provide under the Lease; provided, however, the GOVERNMENT has given written notice to the LESSOR of the failure to provide such essential service or item and the LESSOR has failed to cure its failure within twenty four (24) hours. No deduction of rent pursuant to this clause will constitute default by the GOVERNMENT under this Lease. The GOVERNMENT will have no further remedies with respect to any failure by LESSOR to perform or provide services under this LEASE.

10. CONTRACT DISPUTES (11/03) - All contract disputes and arising under or related to this lease contract will be resolved through the Federal Aviation Administration (FAA) dispute resolution system at the Office of Dispute Resolution for Acquisition (ODRA) and will be governed by the procedures set forth in 14 C.F.R. Parts 14 and 17, which are hereby incorporated by reference. Judicial review, where available, will be in accordance with 49 U.S.C. 46110 and will apply only to final agency decisions. A LESSOR may seek review of a final FAA decision only after its administrative remedies have been exhausted.

All Contract Disputes will be in writing and will be filed at the following address:

Office of Dispute Resolution for Acquisition, AGC-70
Federal Aviation Administration
800 Independence Avenue, SW
Room 323
Washington, DC 20591
Telephone: (202) 267-3290
Facsimile: (202) 267-3720

A contract dispute against the FAA will be filed with the ODRA within two (2) years of the accrual of the lease contract claim involved. A contract dispute is considered to be filed on the date it is received by the ODRA.

The full text of the Contract Disputes clause is incorporated by reference. Upon request the full text will be provided by the RECO.

11. HOLDOVER (10/13) – If, after the expiration of the lease, the Government shall retain possession of the premises, the lease shall continue in force and effect on a month-to-month basis. Rent shall be paid in accordance with the terms of the lease, in arrears on a prorated base, at the rate paid during the lease term. This period shall continue until the Government shall have signed a new lease with the Lessor, acquire the property in fee or vacated the premises.

2.6.2 Antenna and Rack Space Template

April 2015

OMB Control No. 2120-0595

12. ELECTRICAL SAFETY - The Lessor shall ensure electrical safety requirements are met, including grounding, bonding, shielding, control of electrostatic discharge (ESD), and lightning protection requirements, in accordance with:

- A. 29 CFR 1910, Subpart S, *Electrical*
- B. National Fire Protection Association (NFPA) 70, *National Electrical Code*
- C. NFPA 70E, *Electrical Safety in the Workplace*
- D. American National Standards Institute/Institute of Electrical and Electronics Engineers (ANSI/IEEE) Standard 1100-2005, *Recommended Practice for Powering and Grounding Electrical Equipment*

The Lessor shall ensure that personnel are protected from arc flash hazards, in accordance with NFPA 70E, *Electrical Safety in the Workplace* and that arc flash warning labels are posted on affected panels, with warning labels meeting the requirements of American National Standards Institute (ANSI) Z53, *Series of Standards for Safety Signs and Tags*.

13. INTERFERENCE:

- a. Should there be interference with the lessor's facility due to the FAA operations, FAA shall correct the problem immediately. If the lessor's facility interferes with FAA's equipment then the lessor will correct the problem immediately.
- b. The GOVERNMENT shall not make any use of, or conduct any activities on the Premises which would interfere with or be a hazard to the flight of aircraft over the Premises, or to and from the Airport, or interfere with air navigation and communication facilities presently or in the future serving the Airport. The Government agrees not to permit the height of any of its structures, objects of natural growth, or other obstructions to exceed the height limits established in Title 49, Part 77 of the Code of Federal Regulations unless said structure, object, or other obstruction is in compliance therewith.
- c. HAZARDS - The GOVERNMENT shall not create any hazard which would interfere with the use or the safety of air traffic at the Airport contrary to any federal law, regulation, or ordinance.
- d. NONDISCRIMINATION - All use, occupancy, maintenance and operation of the Premises shall be in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A. Office of the Secretary, Part 21, - Nondiscrimination in Federally-Assisted Programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as such regulations may be amended; and pursuant to Section 30, Civil Rights (49 U.S.C. 1730) of the Airport and Airway Development Act Amendments of 1976, as well as any other laws applicable to the federal government.

14. COORDINATION - The FAA will receive permission from the lessor prior to installing any new equipment at the site. The GOVERNMENT shall not make any

2.6.2 Antenna and Rack Space Template

April 2015

OMB Control No. 2120-0595

improvements to the Premises without the prior written consent of the LESSOR.

15. HOLD HARMLESS (10/96) - In accordance with and subject to the conditions, limitations and exceptions set forth in the Federal Tort Claims Act of 1948, as amended (28 USC 2671. et. seq.), hereafter termed "the Act" the Government will be liable to persons damaged by any personal injury, death or injury to or loss of property, which is caused by a negligent or wrongful act or omission of an employee of the Government while acting within the scope of his office or employment under circumstances where a private person would be liable in accordance with the law of the place where the act or omission occurred. The foregoing shall not be deemed to extend the Government's liability beyond that existing under the Act at the time of such act or omission or to preclude the Government from using any defense available in law or equity.
16. CLAUSES INCORPORATED BY REFERENCE: The clauses identified below are incorporated by reference. The full text of these clauses can be found in Standard Space Lease Form via the Internet at <http://fast.faa.gov>
- ANTI-KICKBACK (7/14)
 - ASSIGNMENT OF CLAIMS (10/96)
 - CERTIFICATION OF REGISTRATION IN SAM - REAL PROPERTY (1/13)
 - COMPLIANCE WITH APPLICABLE LAWS (10/96)
 - CONTRACTOR IDENTIFICATION NUMBER -"DATA UNIVERSAL NUMBERING SYSTEM" (DUNS) NUMBER (1/13)
 - COVENANT AGAINST CONTINGENT FEES (8/02)
 - DEFAULT BY LESSOR (10/96)
 - EXAMINATION OF RECORDS (8/02)
 - INSPECTION (10/96)
 - LESSOR'S SUCCESSOR (10/96)
 - NO WAIVER (10/96)
 - OFFICIALS NOT TO BENEFIT (10/96)
 - PAYMENT BY ELECTRONIC FUNDS TRANSFER (1/13)
 - SUBORDINATION, NONDISTURBANCE AND ATTORNMENT (7/14)
 - SYSTEM FOR AWARD MANAGEMENT - REAL PROPERTY (1/13)

2.6.2 Antenna and Rack Space Template

April 2015

OMB Control No. 2120-0595

17. NOTICES

All notices/correspondence shall be in writing, reference the Agreement number, and be addressed as follows:

To the Lessor:
City of Wausau, Wisconsin
407 Grant Street
Wausau, Wisconsin 54403

To the Federal Aviation Administration:
DOT / Federal Aviation Administration
Real Estate & Utilities Group, ALO-720
10101 Hillwood Parkway
Fort Worth, Texas 76177

IN WITNESS WHEREOF, the parties hereto have signed their names.

LESSOR:

BY

James E. Tipple

Mayor

Date

THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

BY

Sharon E. Wynn

Contracting Officer

Title

Date

PUBLIC AUTHORIZATION CERTIFICATE

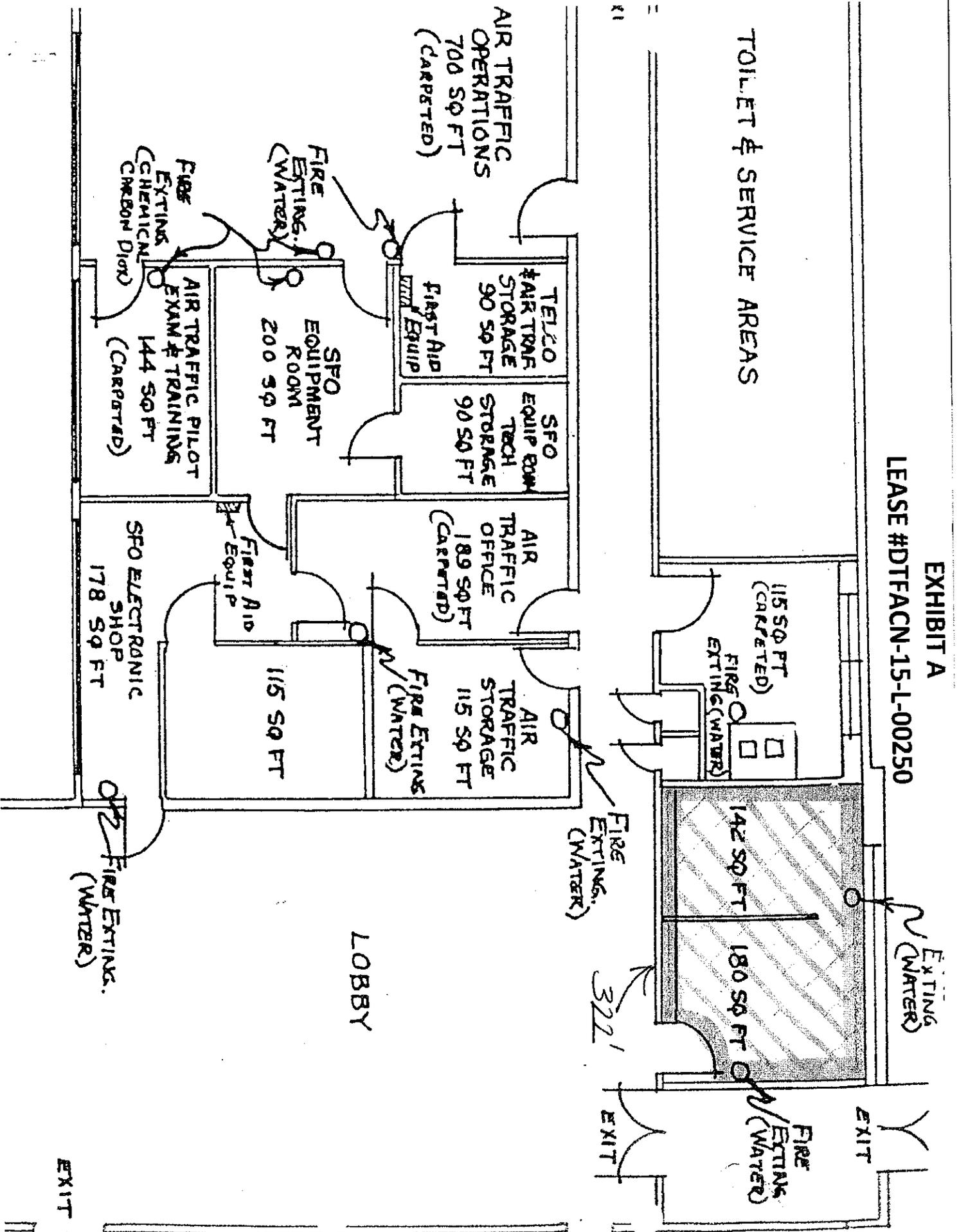
I Toni Rayala, certify that I am the City Clerk of the City of Wausau, Wisconsin named in the foregoing agreement; and that James E. Tipple who signed said agreement on behalf of the City of Wausau, Wisconsin was then Mayor of said City of Wausau, Wisconsin; that said agreement was duly signed for and on behalf of the City of Wausau, Wisconsin by authority of its governing body, and is within the scope of its powers.

Signed _____

EXHIBIT A

LEASE #DTFACN-15-L-00250

TOILET & SERVICE AREAS



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

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing a Contribution of \$5,000 to the Hmong Veterans Memorial

Committee Action: Approved 5-0

Fiscal Impact: \$5,000

File Number: 14-1109

Date Introduced: November 24, 2015

RESOLUTION

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source: Unclassified Promotions Budget</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$5,000</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount 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, a 14 foot tall life size bronze statue honoring all Lao-Hmong veterans of the Vietnam War will be placed at the Marathon County Courthouse to commemorate their contributions to the war and

WHEREAS, donations of \$240,000 are needed to fund the project; and

WHEREAS, donations received prior to December 18th will be matched on a dollar for dollar basis; and

WHEREAS, your Finance Committee has considered and approves of this contribution with funding from the promotions account;

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, that the proper City Official(s) be hereby authorized and directed to contribute \$5,000 to the Lao-Hmong Veterans Memorial prior to December 18th, 2015.

Approved:

James E. Tipple, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, November 10, 2015 @ 5:15 pm., Board Room

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

Others Present: Groat, Barnes, Giese, Ray, Jacobson, Hebert, Hite, Lenz, Schock, Tipple, Gisselman, Neal, Goede, Neal, Gisselman, Mark Goffin, Elizabeth Field, media.

Discussion and Possible Action regarding funding request for Hmong Veterans Memorial

Mayor Tipple indicated he was asked by the fundraising committee if the City of Wausau would be interested in funding a portion of the memorial. They were asking for \$5,000 and it will be placed on the far east side of the courthouse property as you come around Grand Avenue. The funds could come from the promotions fund. He noted the County contributed approximately \$23,000.

Motion by Nagle, second by Nutting to approve funding \$5,000 for the Hmong Veterans Memorial out of the Promotions Fund. Motion carried 5-0.



BE A PART OF HISTORY !

This 14 foot tall life size bronze statue honoring all Lao-Hmong veterans of the Vietnam War will be placed at the Marathon County Courthouse in Wausau. The total cost for the project is \$240,000. Your donation can help make it happen. Please donate what you can today.

All donations received before December 18 will be matched dollar for dollar by a local “matching” donor (that means your donation is effectively doubled !) Donations are recognized at 2 levels:

BRONZE: \$20 to \$999
 (Your donation amount: \$ _____)
 You will be recognized in the special Memorial Booklet to be published.

SILVER: \$1,000 to \$9,999
 (Donation amount: \$ _____)
 You will be recognized in the special Memorial Booklet and with a 12” by 12” engraved brick next to the memorial at the Marathon County Courthouse.

All donations are fully tax deductible.

Please print your name the way as you want it in the Memorial Booklet and/or Memorial Brick below:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: (optional) _____ E-mail (optional) _____

Checks should be made out to “Community Foundation,” with a note on the memo line “Hmong Veterans Memorial Project.” Please mail your check and this form to:

Community Foundation of N. Central Wisconsin
500 First Street, Suite 2600
Wausau, WI 54403

Online credit card donations are accepted at www.cfoncw.org. Click on the “Give Now” button and follow the prompts.

Your contribution is greatly appreciated. For more information, please contact Peter Yang at 715-842-8390 or Mort McBain at 715-359-9709.

Who are the Hmong Veterans?



A group of Hmong soldiers who captured a Soviet PT-76 tank from communist North Vietnamese troops, May 1972

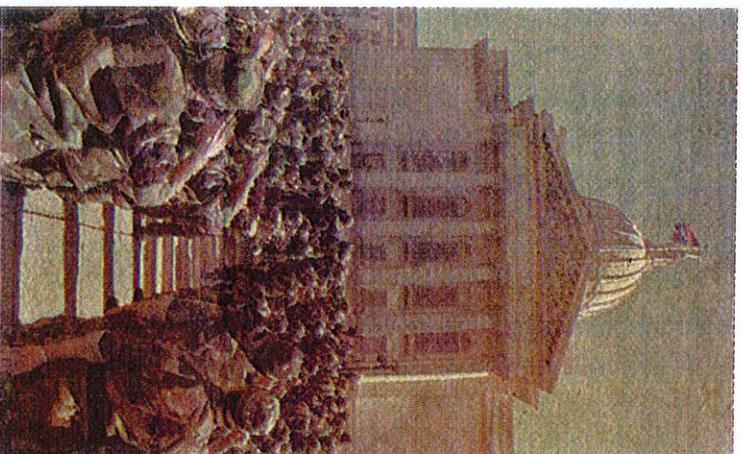
Background and History

The Hmong in Laos were recruited by the CIA in the 1960s to fight against the communist North Vietnamese and the Pathet Lao during the Vietnam War. Hmong soldiers had very specific roles in the war including: 1) rescuing downed American pilots in Northern Laos; 2) engaging communist troops on the Ho Chi Minh Trail; 3) guarding strategic U.S. installations in Northern Laos; and 4) providing intelligence about enemy operations. Hmong men and boys as young as 10 years old were recruited to serve as soldiers and guerrilla fighters. In 1973 the U.S. pulled out of South Vietnam and Laos. The Hmong were then targeted by the communist regime that came to power in 1975. Thousands of Hmong fled their homes to avoid persecution and bloodshed, with many seeking refuge in U.N. refugee camps in Thailand. It was estimated that more than 30,000 of the 300,000 Hmong living in Laos died as a result of the war. Many others were eventually re-settled in the U.S.

Veterans hope for understanding



In 1997, a small group of Hmong veterans from Wausau travelled to Washington D.C. to observe the placing of a special memorial in their honor at Arlington National Cemetery.



Also in 1997, almost 1,000 Hmong veterans attended a memorial service at the State Capitol in Madison, Wisconsin, where the Governor dedicated a special day in honor of all Lao-Hmong veterans.



What does the future look like?

Wisconsin is home to the third largest Hmong population in the U.S. Currently, more than 7,000 Hmong Americans reside in Marathon County, making Wausau-Marathon County the second largest Hmong community in Wisconsin.

The proposed memorial honoring Hmong Veterans will be a source of pride to both current and future generations of Hmong Americans, especially Hmong veterans, and will do much to bridge the gap between our cultures, while at the same time providing a clear sense of belonging and establishing a place in the history of Marathon County for future generations of Hmong American residents.

Many talented young Hmong Americans will be leaders in our community in the future. We must do everything in our power to insure the success of these upcoming generations of Hmong, in the same way that many other generations of immigrants have settled in Wisconsin, contributing to strength through diversity in Marathon County and becoming a part of the fabric that makes up the great State of Wisconsin.

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

RESOLUTION OF PUBLIC HEALTH & SAFETY COMMITTEE	
Authorizing a waiver of 10.32.020 Restrictions on permit, for the Holiday Parade 2015 (Wausau Events)	
Committee Action:	Approved 4-0
Fiscal Impact:	None
File Number:	15-0108
Date Introduced:	November 24, 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>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, the Council previously approved the Class I Special Event application of Wausau Events for the annual Holiday Parade to be held on Friday, December 4, 2015, beginning at 6:30 p.m.; and

WHEREAS, pursuant to 10.32.020 of the Wausau Municipal Code, no parade permit may be issued for parades during the hours of six p.m. to nine p.m., on Mondays and Fridays, unless granted a waiver of this section by Public Health & Safety Committee and the Common Council; and

WHEREAS, your Public Health and Safety Committee, at their November 17, 2015 meeting, discussed and approved the request for a waiver;

NOW THEREFORE, BE IT RESOLVED the Common Council of the City of Wausau does hereby approve a waiver of Section 10.32.020 restricting parades on Fridays from six p.m. to nine p.m., to Wausau Events for the Holiday Parade on December 4, 2015.

Approved:

James E. Tipple, Mayor

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Tuesday, November 17, 2015 at 5:15 pm, (Board Room)

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

Members Excused: Gisselman

Others Present: Alfonso, Hagenbucher, Kujawa, Rayala, Goede, Lindsey Lewitzke, Jamie Hoover, media

Discussion and possible action regarding request for waiver under W.M.C. s. 10.32.020, Restrictions on permit, to permit Christmas parade to begin at 6:30 p.m. on Friday, December 4, 2015. (Wausau Events)

Rasmussen stated our current ordinance prohibits parades between the hours of 6:00 p.m. and 9:00 p.m. on Mondays and Fridays only.

Motion by Kellbach, second by Neal to approve the waiver of 10.32.020 restricting the time for the 2015 Holiday Parade. Motion carried 4-0.

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

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

Vacating and discontinuing alley abutting 215 East Thomas Street west to Emter Street

Committee Action: CISM: Failed 0-4
Plan Comm: Failed 0-5

Fiscal Impact: None

File Number: 15-0904

Date Introduced: November 24, 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>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, pursuant to Section 66.1003(4) of the Wisconsin Statutes, the Common Council has heretofore initiated proceedings on September 8, 2015, at a regular meeting of the Common Council to vacate and discontinue the following described alley in the City of Wausau:

A portion of land used for highway purposes and located in the NW¹/₄ NE¹/₄ Section 34 and the SW¹/₄ SE¹/₄ of Section 27, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of Certified Survey Map No. 2150; thence N89°47'33"E, along the North line of Stewart Avenue 201.26 feet to the point of beginning;

Thence N47°46'26"E, 31.44 feet; thence N89°47'33"E, 68.06 feet; thence S0°08'35"E, 100.62 feet; thence N78°02'08"W, 85.75 feet; thence N00°12'27"W, 31.50 feet; thence S89°47'33"W, 7.48 feet; thence N00°12'27"W, 30.00 feet to the point of beginning.

And also,

A portion of land used for highway purposes and located in the NW¼ NE¼ Section 34 and SW¼ SE¼ of Section 27, Township 29 North, Range 7 East, City of Wausau, Marathon County, described as follows:

Commencing at the Southeast corner of Certified Survey Map No. 2150 and also being the point of beginning;

Thence N89°47'33"E, along the North right-of-way line of Stewart Avenue, 201.26; thence S00°12'27"E, 30.00 feet; thence N89°47'33"E, 7.48 feet; thence S00°12'27"E, 31.50 feet to a point on the South right-of-way line of Stewart Avenue; thence along said right-of-way, S89°47'33"W, 46.33 feet; thence N00°15'08"W, 1.50 feet; thence continuing along said right-of-way, S89°47'33"W, 174.58 feet; thence leaving said right-of-way, N11°15'18"E, a distance of 61.22 feet to the point of beginning

WHEREAS, a public hearing on the passage of such resolution had been set by the Common Council, which hearing was set for 5:15 p.m. in the Council Chambers of City Hall, Wausau, Wisconsin, on the 12th day of November, 2015, written notice of such meeting was duly served on the owners of all of the frontage of the lots and lands abutting upon the alley sought to be discontinued as provided by law, and notice was published in the newspaper as provided by law; and

WHEREAS, a public hearing was duly held pursuant to said notice at the time and place therefor affixed and all persons so served and interested were then and there given an opportunity to be heard; and

WHEREAS, a proper notice of the pendency of said petition for vacation and discontinuance and map covering the proposed vacation was duly filed in the Office of Register of Deeds for Marathon County, as required by the Wisconsin Statutes; and

WHEREAS, your Capital Improvements and Street Maintenance Committee and your Plan Commission, after considering the matter, have recommended that the aforescribed alley **NOT** be vacated and discontinued; and

WHEREAS, Wisconsin Public Service Corporation and Frontier North Inc. have requested that they be granted easement and ingress and egress rights over, across and under the alley prior to it being vacated.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Wausau that it is hereby declared that since the public interest requires it, the herein described alley is hereby vacated and discontinued; provided, however, this resolution shall take effect and have validity only after the granting by the City to requesting utilities any and all permanent easement and ingress and egress rights deemed necessary by them.

BE IT FURTHER RESOLVED, that the proper City officials are hereby authorized and directed to execute easements to Wisconsin Public Service Corporation and Frontier North Inc., if they wish, approved by the City Attorney, granting all necessary easement and ingress and egress rights, all

within and/or over the alley to be vacated, and that these entities shall have until January 15, 2016, to get these easements recorded.

BE IT FURTHER RESOLVED, that the City Clerk, upon the recording of the above-referenced easements, but no earlier than January 15, 2016, shall record a certified copy of this resolution accompanied with a map showing the location of said vacated alley in the Office of the Register of Deeds for Marathon County, and that the City Clerk shall notify the City Engineer as to when this resolution has been recorded.

Approved:

James E. Tipple, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: November 12, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Mielke, Gisselman, Kellbach

Also Present: Jacobson, Lenz, Gehin, Stratz

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.

PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of the alley abutting 215 East Thomas Street west to Emter Street

Rasmussen invited those in attendance who wished to speak regarding the proposed vacation to come to the podium and give their name and address for the record.

Renee Clark owns 223 East Thomas Street, which is directly next door to Elder Sanctuary. She has been in this house for 23 years. She recently did home improvements including 60 yards of concrete that allows them to continue to have alley access. They use the alley four times a day and sometimes more because backing onto Thomas Street is very hard. Additionally, they snowmobile in the winter and to back out a truck and trailer with snowbanks is a hazard. The area proposed to be vacated is at the end of her property down to Emter. By leaving the alley behind her garage open, anyone heading west from McCleary will back into her driveway rather than backing down the alley. It already happens when the sanctuary has large events. She feels it would be a hazard for her if the alley is not left open. She will not have alley access if vacated because she cannot turn to the east into the alley due to telephone poles. She provided pictures that she took of her property and the alley.

Russ Fuchs, 228 Edwards Street, stated he wants to be able to pull his trailer through the alley to remove brush. If this entrance is closed he will lose access because a trailer could not be backed all the way down the alley and he does not want to back into a neighbor's property to turn.

Jeff Guralski, 236 Edwards Street, stated his father uses the alley to access the garden as he cannot walk down the hill in the back yard. If the alley is closed, he would have to make a road to the garden. Guralski has other projects he will be working on and if the alley is closed he could not do what he would like. He said a police officer (he believes it was Officer Yang) agreed with him about the need for the alley when he used the alley to recover a bicycle and other items.

Lamont Thao, administrator of the property at 215 East Thomas Street, would like to close a portion of the alley due to safety concerns during events. A lot of people and children walk back and forth from the parking lot to the building. Closure of the alley would be beneficial for the safety for their operation. The other end of the alley would not be closed and the neighbors could use the alley to the east. The alley has been unattended and no one takes care of it. Brush encroaches into the alley and if you drive through your vehicle will get scratched by branches. No one plows the alley in the winter. He stated again that he is not asking to close the entire alley.

Christine Guralski, 236 Edwards Street, is concerned with safety if the alley is closed. Police use the alley and noted that someone recently went to jail for stealing from yards. There would be a potential risk to the Police Department if they had to climb something to protect the neighborhood and the sanctuary establishment. She stated an officer has agreed that this is a good point. She also gardens and if she

would need to take dirt to the garden she could not back down the alley. Additionally, if the Fire Department would need to get back there they could not back out. There are public safety concerns for both sides.

Paul Schwantes, owner of 204 Edwards Street, wants to make sure he would maintain ownership of half of the alley if vacated. He stated Thao has done a good job improving the property and he has had no problems with them. Thao has been cooperative with any concerns Schwantes has had. He added that the Police Department could have access to the alley from the parking lots.

There being no further comments, Rasmussen closed the public hearing.

Lenz noted that a resident listed on the petition for vacation may have spoken against it tonight. Fuchs stated that was him. He would have no problem with placing a private alley sign but he heard a pipe would be installed cutting off access. It would also be alright if a small area was blocked off during events but he needs access to Edwards Street. He did sign the petition because he was told the alley would not be shut down only that Thao did not want the public driving across the parking lot during funerals.

Rasmussen questioned if the plan was to convert the area to a private drive or restrict access during events. Thao would like to close that end of the alley so people do not use their parking lot for other activities. Semis have used the parking lot to turn around and pass through. He added that neighbors to the east would still have access on the other end. Clark stated she cannot turn left onto the alley from her property.

Mielke is trying to understand what is going on in the neighborhood that would require closing the alley and cutting off the neighbor's access. Thao stated the neighbors can still enter and exit from the east end of the alley. Mielke questioned if the alley is plowed in the winter. Clark stated they plow the alley and have done so for 23 years. Thao stated the vacation request is for the safety of people who attend their events. Rasmussen questioned the number of events held in a year. Thao responded twelve to fifteen. He noted that the alley is basically abandoned and overgrown. Vehicles get scratched by the overgrowth. Mielke stated that could be true of any alley in the City and asked if a sign could be installed to slow down. Clark indicated a 15 MPH sign is located in the alley, which Mielke believes is too fast for an alley. Christine Guralski stated it is other people disrespecting his property and not the neighbors.

Gisselman asked the number of properties that have access on the alley. Clark indicated her only access is to the west. Guralski stated her next door neighbor also has alley access but he had to work and could not attend this meeting. Rasmussen asked if garbage is picked up in the alley or on Thomas Street. Clark responded it is on Thomas Street.

Rasmussen stated temporary closures have been done for special events and perhaps this alley could be temporarily closed when there is an event. Clark indicated the events go for days and are 24/7. Rasmussen explained that when temporary closures are approved for special events, the closures are done by DPW. However, the events for the sanctuary would not be considered a Class 1 event. She added that to close the alley for twelve events a year would be an extreme inconvenience for the rest of the year.

Kellbach moved to approve vacating the alley abutting 215 East Thomas Street west to Emter Street. Mielke seconded. Motion failed due to a vote of 0-4.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, November 17, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, DeSantis, Hebert, Jacobson

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

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

Discussion and possible action on petition to vacate the alley abutting 215 East Thomas Street west to Emter Street.

Lenz said that this item originated in CISM. A public hearing was held last week with quite a bit of discussion. There was some confusion as some homeowners signed the petition, but then spoke against it. The homeowners that object to the petition were located to the east of the proposed alley vacation. The property owner closest to the proposal would not be able to exit onto the alley due to a telephone pole. Other property owners were concerned that they would not be able to access their back yards. Police and fire would not be able to go down the alley because they would not be able to turn around anywhere. The petitioner was in favor due to a parking lot and cars moving through the alley cause a safety hazard. CISM voted against the petition. Plan Commission doesn't hold a public hearing, but the commission takes action.

Bohlken motioned to vacate the alley abutting 215 East Thomas Street west to Emter Street. Gisselman seconded.

Gisselman said that as a member of CISM, he voted against the item. There would be an undue burden and would create issues. Several homeowners use the alleyway to get to their garages. Gisselman said he will continue to oppose the petition and asked the commission to oppose this vacation.

The motion failed unanimously 0-5. This item will go to Common Council on November 24, 2015.

Agenda Item No.

2

STAFF REPORT TO CISM COMMITTEE - November 12, 2015

AGENDA ITEM

PUBLIC HEARING: Discussion and possible action on petition to vacate the alley abutting 215 East Thomas Street west to Emter Street

BACKGROUND

The initial resolution to hold a public hearing was before CISM on May 7, 2015. At that time, the petition submitted only had one signature. The petitioner has since provided a petition with additional signatures. All property owners abutting the alley bounded by Thomas Street, Edwards Street, Emter Street and McCleary Street were notified of this public hearing.

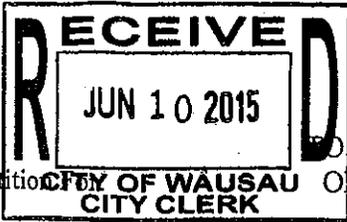
FISCAL IMPACT

If this portion of the alley is vacated, the City would not be responsible for future maintenance of the vacated portion.

STAFF RECOMMENDATION

Depending upon comments received at the public hearing, staff would recommend the vacation of this portion of the alley.

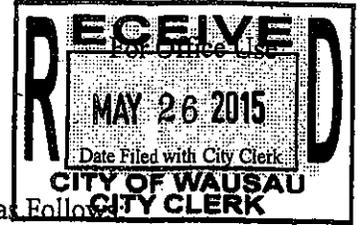
Staff contact: Allen Wesolowski 715-261-6762



cc: Engineering Dept

PETITION

A Petition TO THE MAYOR AND COMMON COUNCIL OF THE CITY OF WAUSAU, WISCONSIN
CITY OF WAUSAU CITY CLERK



- Alley Vacation
- Blacktop Paving
- Curb and Gutter
- Sanitary Sewer
- Street Light
- Street Vacation
- Storm Sewer
- Watermain
- Zoning Change
- Other as Follows _____

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

vacation of the alley from 215 E. THOMAS ST to the west TO ENTER Street.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
	Mike Stortfer	235 E THOMAS	5-26-15
	Randy Hill	249 E Thomas	5-26-15
	Randy Hill	241 E Thomas	5-26-15
	Tris Shelmake	302 Edwards St	5-26-15
	Russ Fuchs	228 Edwards St	5-26-15
	Fai H. Xiong	225 E. THOMAS ST	5-26-15
	LAMONT THAO	215 E. THOMAS ST	5-26-15
		205 E. THOMAS ST	
		220 Edwards ST	
		216 Edwards ST	
		212 Edwards ST	
		206 Edwards ST	
	Gary Costright	237 Thomas	6-5-2015
	Paul Schwartz	204 Edwards St.	6-5-2015

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
 CITY OF WAUSAU LAMONT THAO being duly sworn disposes and says that he is a resident of the affected area, residing at _____ in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 26th day of MAY, 2015

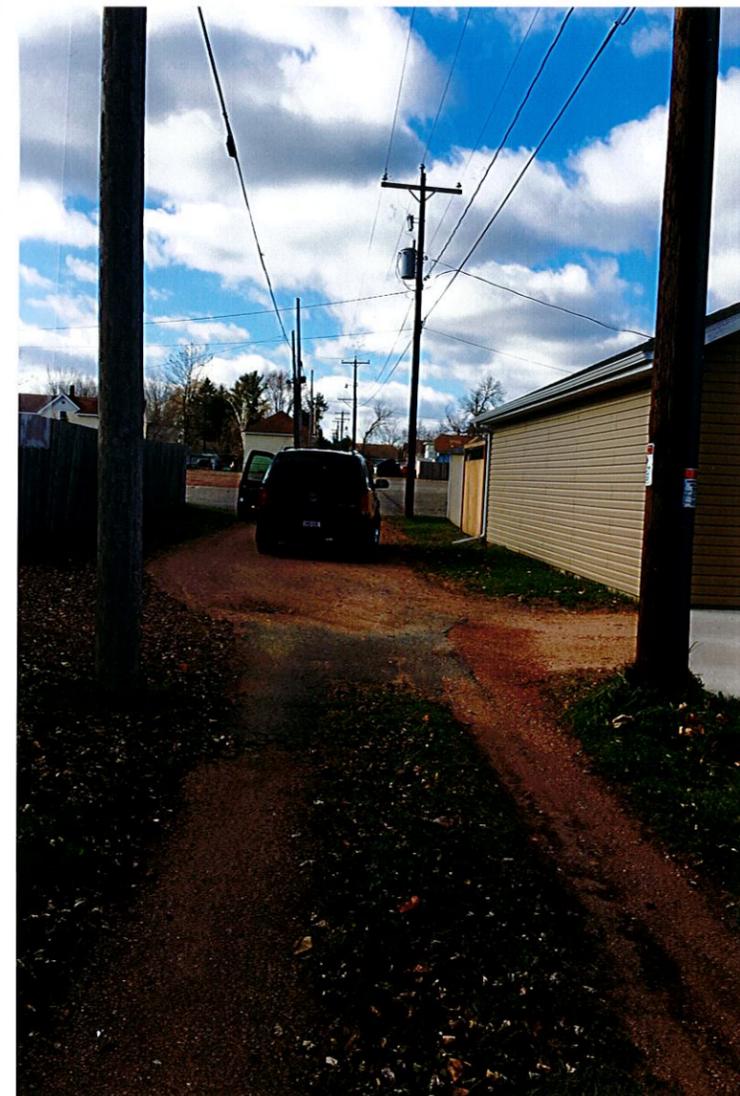
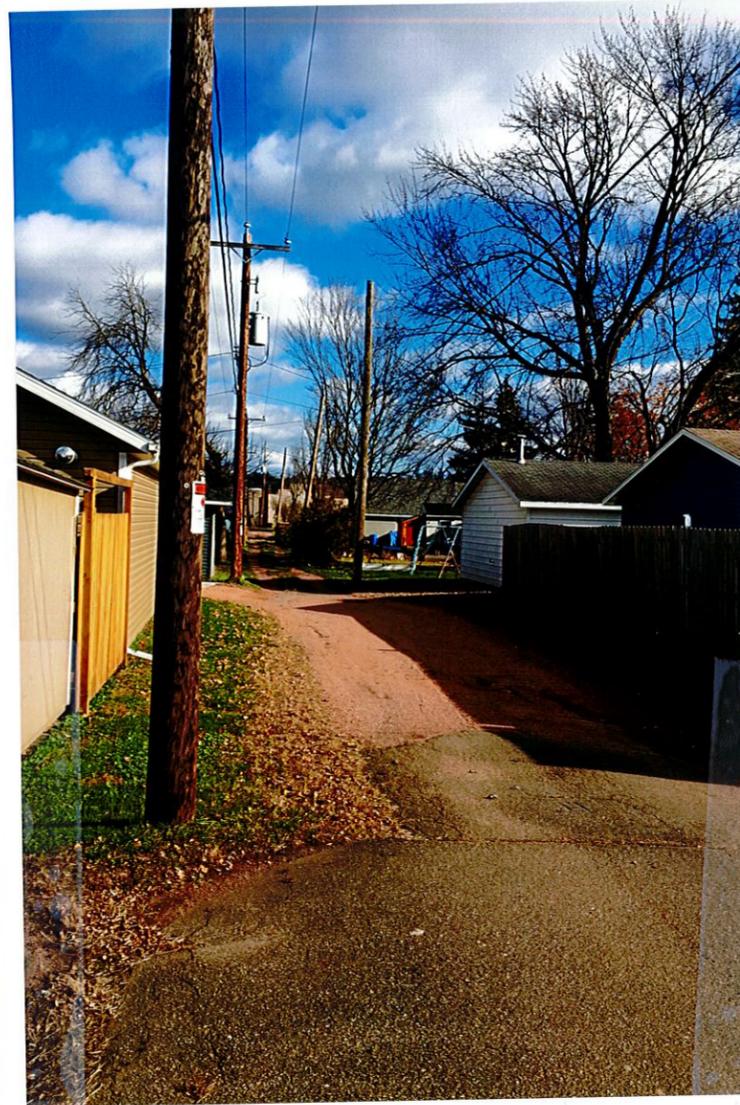
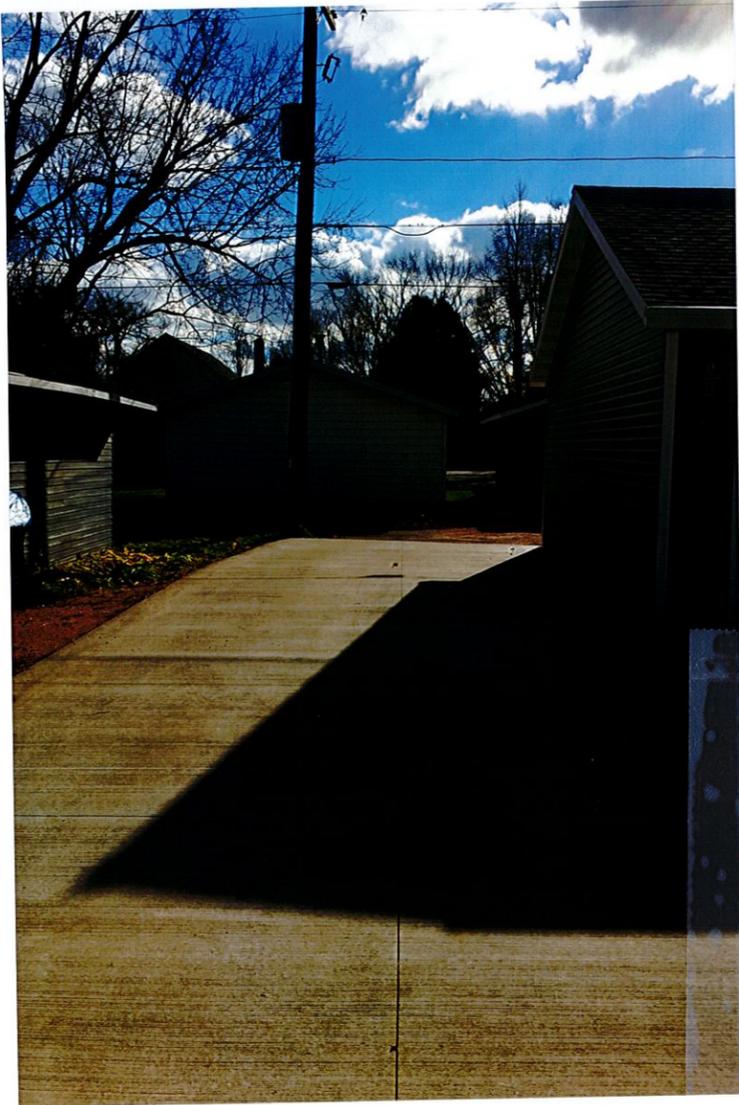
Mary K. Goede
 Signature of City Clerk or designee

(Signature of Circulator)

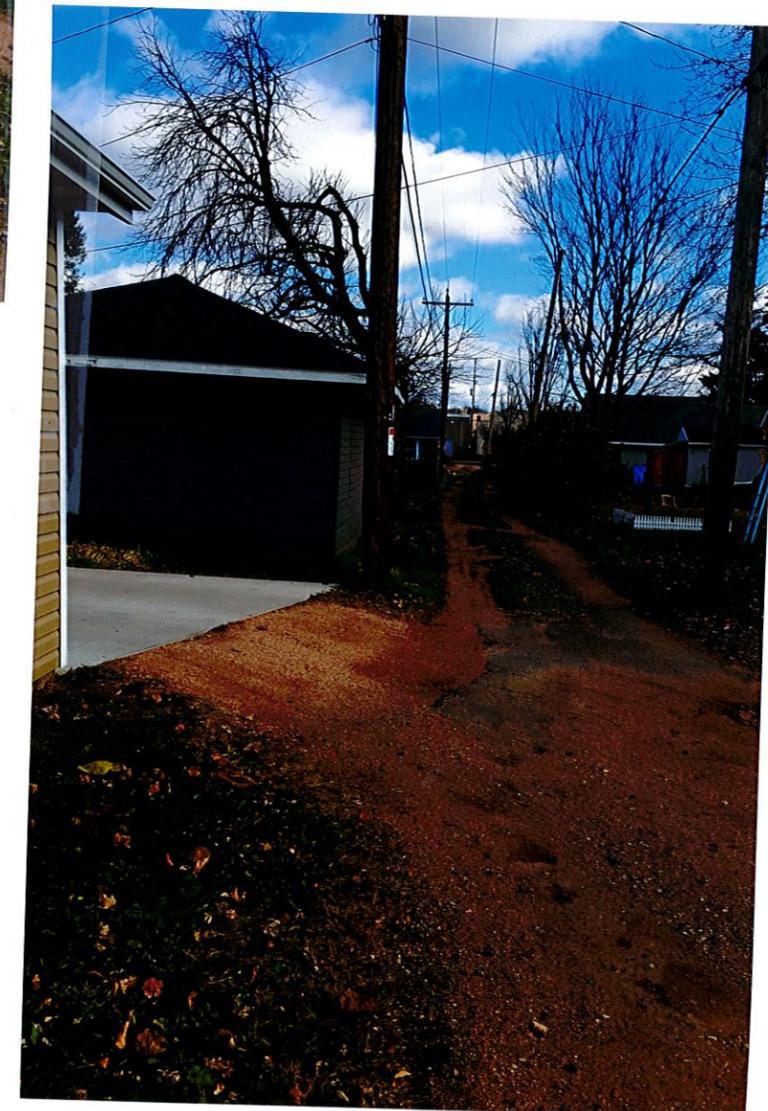
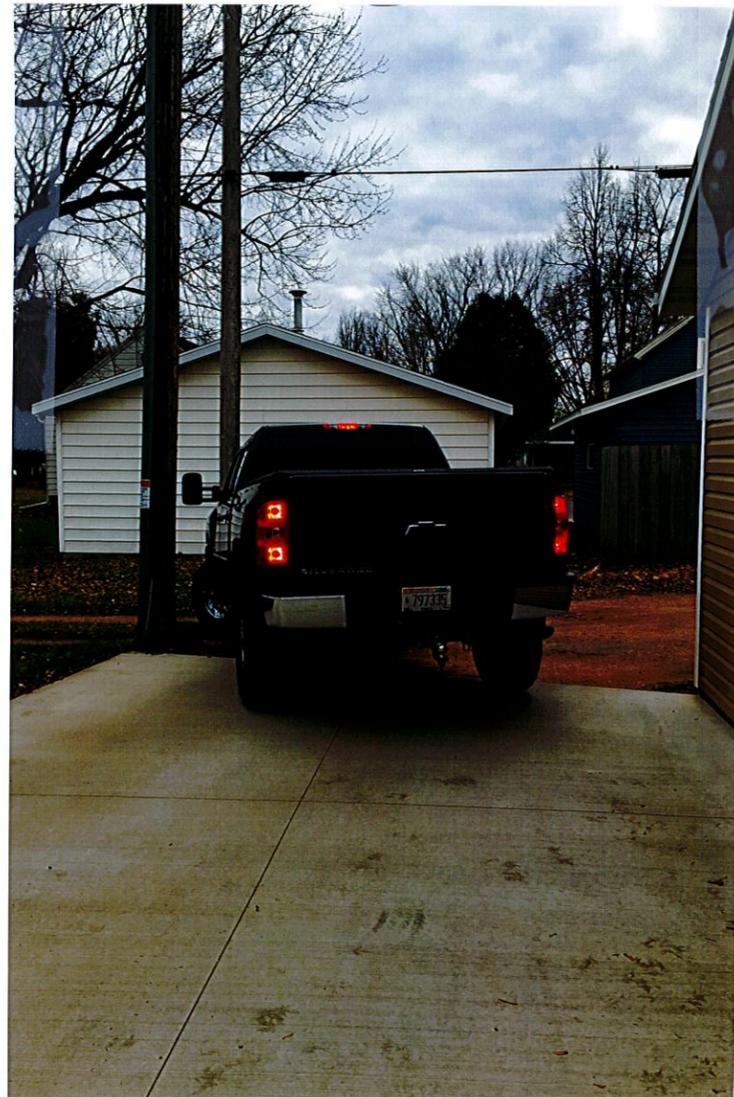
215 E. THOMAS ST
 (Address of Circulator)

June 10, 2015
Ann: Kahl

New



Photos submitted by Renee Clark
223 East Thomas Street



Photos submitted by Renee Clark
223 East Thomas Street

Alley Proposed To Be Vacated

E THOMAS ST

**215 E.
THOMAS ST**

EDWARDS ST

EMTER ST

MCCLEARY ST



0 50 100 200
Feet

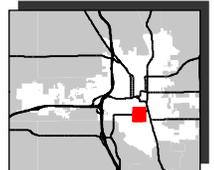
Map Date: April 22, 2015

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

- Existing Right of Way
- Existing Building



RESOLUTION OF THE FINANCE COMMITTEE

Authorizing the modification of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Wausau Municipal Code §3.40.010(a)

Committee Action: Pending

Fiscal Impact:

File Number: 15-1109

Date Introduced: November 24, 2015

RESOLUTION

WHEREAS, the City of Wausau has adopted a comprehensive Fees and License Schedule at W.M.C. §3.40.010; and

WHEREAS, the Finance Committee has reviewed proposed changes to the schedule for the 2016 budget as set forth in the attached Exhibit and incorporate these as part of the City of Wausau Fees and Licenses Schedule.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, that the fees set forth in the attached Exhibit are hereby adopted and incorporated into the City of Wausau Fees and Licenses Schedule adopted pursuant to W.M.C. §3.40.010.

Approved:

James E. Tipple, Mayor

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2015 RATE	DATE OF LAST INCREASE	2016 RATE	CHANGE
DEPARTMENT: AIRPORT					
T-hangars 1-10		\$88.09	2015	\$88.97	\$0.88
T-hangars 12-15 & 17-19		\$117.43	2015	\$118.60	\$1.17
T-hangar 11, 16, 20		\$132.12	2015	\$133.44	\$1.32
T-hangars 21 & 30		\$146.79	2015	\$148.26	\$1.47
T-hangars 22-24 & 27-29		\$128.47	2015	\$129.75	\$1.28
T-hangars 25 & 26		\$176.15	2015	\$177.91	\$1.76
T-hangars 31 & 40		\$154.03	2015	\$155.57	\$1.54
T-hangars 32-34 & 37-39		\$136.37	2015	\$137.73	\$1.36
T-hangars 35 & 36		\$186.92	2015	\$188.79	\$1.87
DEPARTMENT: ASSESSMENT					
Open Records Request per page	Attorney General Opinion	\$0.25		\$0.25	-
Copies of Property Record Cards		\$1.00	2009	\$1.00	-
DEPARTMENT: ATTORNEYS					
DVD copies of traffic stops		\$5.00		\$5.00	-
DEPARTMENT: ENGINEERING/PLANNING/GIS/PUBLIC WORKS					
SPECIAL ASSESSMENTS					
Street Improvement Projects		\$38.00	2015	\$42.00	4.00
Drive Approach		Actual cost		Actual cost	-
Sidewalk		25% of Actual Cost		25% of Actual Cost	-
Sewer		Actual cost		Actual cost	-
Water		Actual cost		Actual cost	-
PERMIT					
Drive Approach		\$20.00	2014	\$25.00	5.00
Street Privilege Permits		\$60.00	2014	\$75.00	15.00
SIDEWALK CAFÉ					
Initial permit application per location without alcohol expansion		\$45.00	2013	\$45.00	-
Initial permit application per location with alcohol expansion		\$80.00	2013	\$80.00	-
Renewal per location without alcohol expansion		\$20.00	2013	\$20.00	-
Renewal per location with alcohol expansion		\$40.00	2013	\$40.00	-
STORMWATER PERMITS					
Permit applications with only construction site erosion control					
Less than 1 acre (per site)		\$40.00		\$40.00	-
Greater than 1 acre (per site)		\$40.00 + \$25 for each additional acre		\$40.00 + \$25 for each additional acre	-
Permit applications with a post-construction stormwater management plan					
Residential Subdivision Plats (per lot)		\$25.00		\$25.00	-
All other site (per site)		\$150 +\$25 for each additional acre		\$25.00 per lot	-
Note: No fees shall exceed \$500		Note: No fees shall exceed \$500		\$150 per site + \$25 per acre > 1 acre	-
PARKING					
Sears/Penneys Ramps	Set by Mall Agreement	0-2 Hours = No charge	2009	0-2 Hours = No charge	-
	Set by Mall Agreement	2-3 Hours = \$.25		2-3 Hours = \$.25	-
	Set by Mall Agreement	3-4 Hours = \$75		3-4 Hours = \$75	-
	Set by Mall Agreement	4-5 Hours = \$1.50		4-5 Hours = \$1.50	-
	Set by Mall Agreement	Additional hours = \$1.00		Additional hours = \$1.00	-
	Set by Mall Agreement	Arrive btwn 6 pm - 10 pm = No charge		Arrive btwn 6 pm - 10 pm = No charge	-
		Monthly key card:		Monthly key card:	-
		Penneys=\$35.00		Penneys=\$35.00	-
		Sears=\$25.00		Sears=\$25.00	-
		Coupon book (15 daily coupons):		Coupon book (15 daily coupons):	-
		Penneys = \$26.00		Penneys = \$26.00	-
		Sears=\$18.00		Sears=\$18.00	-
McClellan/Jefferson Street Ramps		Monthly permit = \$35		Monthly permit = \$35	-
		Meters = \$.50 per hour		Meters = \$.50 per hour	-
Library/Scott Street Lots		Monthly permit = \$35		Monthly permit = \$35	-
		Meters = \$.50 per hour		Meters = \$.50 per hour	-
3rd & Grant Street Lot		Monthly permit = \$30		Monthly permit = \$30	-
		Meters = \$.50 per hour		Meters = \$.50 per hour	-
River Drive Lot		Monthly permit = \$5		Monthly permit = \$5	-
		Meters = \$.20 per hour		Meters = \$.20 per hour	-
Jefferson Street Lot		Monthly permit = \$22		Monthly permit = \$22	-
		Meters = \$.20 per hour		Meters = \$.20 per hour	-
McClellan Street/Presbyterian Church Lot		Monthly permit = \$15		Monthly permit = \$15	-
4th & Washington/3rd & McClellan Street Lot		Meters = \$.50 per hour		Meters = \$.50 per hour	-
Jefferson Street Inn/Federal Bldg.		Meters = \$.50 per hour		Meters = \$.50 per hour	-
		2 hour free parking		2 hour free parking	-
Penneys Forest Street Lot		Meters = \$.50 per hour		Meters = \$.50 per hour	-
		30 minute free parking		30 minute free parking	-
First Wausau Tower		Free evenings & weekends		Free evenings & weekends	-
Street Meters		Meters = \$.20 per hour		Meters = \$.20 per hour	-
GIS MAP FEES					
Digital Data (per quarter section)		\$20.00		\$21.00	1.00
Digital Photography (per quarter section)		\$25.00		\$26.25	1.25

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2015 RATE	DATE OF LAST INCREASE	2016 RATE	CHANGE
Digital Photography/Orthophotography (per section, TIFF format)		\$100.00		\$105.00	5.00
Labor (per hour, charged in 5 min increments)		\$58.00		\$60.90	2.90
Computer Processing (per hour, charged in 5 min increments)		\$28.00		\$29.40	1.40
Color Official City Map		\$8.00		\$8.40	0.40
Color Annexation Map		\$8.00		\$8.40	0.40
Color Zoning Map		\$8.00		\$8.40	0.40
Color Aldermanic District Map		\$8.00		\$8.40	0.40
Color Official City/House Number/ Zoning Map		\$4.00		\$4.20	0.20
Black and White Official City Map		\$4.00		\$4.20	0.20
Black and White Official City/House Number/Zoning Map		\$2.00		\$2.10	0.10
MISCELLANEOUS FEES & PERMITS					
Block Party Permit		\$30.00	2006	\$31.50	1.50
Weed Trimming (Private Residence) Minimum Charge		\$102.97	2014	\$108.12	5.15
Snow Removal (Private Residence) Minimum Charge		\$89.94	2014	\$94.44	4.50
Snow Removal (Downtown) per foot		\$7.43	2014	\$7.80	0.37
Yard Waste Permit for Contractors Serving 1-25 Customers		\$75.00	2014	\$78.75	3.75
Yard Waste Permit for Contractors Serving 26-50 Customers		\$150.00	2014	\$157.50	7.50
Yard Waste Permit for Contractors Serving 51-100 Customers		\$275.00	2014	\$288.75	13.75
Steaming Private Laterals		\$120.93	2011	\$126.98	6.05
DEPARTMENT: FINANCE					
NSF Check Return Charge		\$40.00	11/9/2010	\$45.00	5.00
Photo Copies per page	Attorney General Opinion	\$0.25	11/9/2010	\$0.25	-
Open Records Request - CD		\$15.00	11/9/2010	\$15.00	-
Tax Exempt Biennial Report Fee		\$50.00	11/9/2010	\$50.00	-
Special Assessment Exam Fee		\$68.00	7/7/1905	\$72.00	4.00
Special Assessment Exam Fee - Rush Order		\$78.00	7/7/1905	\$82.00	4.00
Special Assessment Exam Fee - Walk Through		\$88.00	7/7/1905	\$92.00	4.00
Amended Applications		\$10.00	7/1/2007	\$10.50	0.50
PET FEES					
Spayed/Neutered Dog or Cat	8.08	\$10.00	11/1/2013	\$18.00	8.00
Microchip Discount		-		-\$8.00	(8.00)
Not Spayed/Neutered Dog or Cat		\$20.00	11/1/2013	\$60.00	40.00
Dangerous Animal License		\$75.00	5/14/2007	\$75.00	-
Annual Pet License Late Fee		Double the license	11/1/2013	Double the license	-
Pet Fancier Permit		\$35.00	2014	\$35.00	-
Pet License Counter Fee (per visit)		\$5.00	2015	\$0.00	(5.00)
Honey Bee Permit		\$20.00	2014	\$20.00	-
Honey Bee Permit -Late Fee		Double the permit fee	2014	Double the permit fee	-
ALCOHOLIC BEVERAGES/CIGARETTE LICENSES AND FEES					
Class A Beer Retailer		\$350.00	1/1/2004	\$350.00	-
Class A Liquor Retailer	125.51(2)(d)	\$500.00	1/1/2004	\$500.00	-
Class A Beer & Liquor Retailer		\$850.00	1/1/2004	\$850.00	-
Class B Beer Retailer	125.26(3)	\$100.00	1/1/2004	\$100.00	-
Class B Beer & Liquor Retailer	125.51(2)(D) & 125.26(3)	\$600.00	1/1/2004	\$600.00	-
Class B Beer & Liquor 1/2 Year	(covers curling club)	\$300.00	1/1/2004	\$300.00	-
Class B Beer & Class C Wine		\$200.00	1/1/2006	\$200.00	-
Class B Beer - Picnic	125.26(6)	\$10.00	1/1/1998	\$10.00	-
Class C Wine	125.51(3m)(e)	\$100.00	1/1/2006	\$100.00	-
Provisional Retail License	125.17(5)(c)	\$15.00	1/1/1998	\$15.00	-
Reserve Class B Liquor Retailer License	125.51(3)(e)2	\$10,000.00	1/1/2004	\$10,000.00	-
Tavern Entertainment License		\$250.00	1/1/2004	\$250.00	-
Liquor Establishment Publication Fee - Group		\$30.00		\$30.00	-
Liquor Establishment Publication Fee - Single		\$65.00		\$65.00	-
Change of Agent/Officer Processing	125.06(2)(e)	\$10.00	1/1/1998	\$10.00	-
Alcohol Premise Transfer	(moving buildings)	\$10.00	1/1/1998	\$10.00	-
Alcohol Premise Amendment		\$150.00		\$150.00	-
Cigarette Sales	134.65(2)(a)	\$100.00	1/1/1998	\$100.00	-
Alcoholic Beverage/Cigarette Application Late Filing Fee		\$50.00		\$50.00	-
Bartender Fees					
1 Year Operator - New Applicant		\$65.00	1/1/2004	\$65.00	-
1 Year Operator - Restricted		\$65.00	1/1/2004	\$65.00	-
2 Year Operator - Renewal		\$100.00	1/1/2004	\$100.00	-
2 Year Operator - Restricted		\$100.00	1/1/2004	\$100.00	-
2 Year Operator - Lapsed (Within 2 licensing periods)		\$115.00	1/1/2004	\$115.00	-
Operator License Duplicate		\$5.00	1/1/2004	\$5.00	-
Temporary Operator -Event Bartender		\$10.00	1/1/1998	\$10.00	-
TRANSIENT MERCHANT LICENSES					
Direct Seller - Cash/Surety Bond		\$0.00	1/1/1998	\$0.00	-
Direct Seller Business Registration License 30 Days		\$50.00	1/1/1998	\$50.00	-
Direct Seller Business Registration License 60 Days		\$100.00	1/1/1998	\$100.00	-
Direct Seller Business Registration License 90 Days		\$150.00	1/1/1998	\$150.00	-

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2015 RATE	DATE OF LAST INCREASE	2016 RATE	CHANGE
Direct Seller Business Registration License 120 Days		\$200.00	1/1/1998	\$200.00	-
Direct Seller- Employee Registration License 30 Days		\$25.00	5/22/2012	\$25.00	-
Direct Seller - Employee Registration License 60 Days		\$50.00	5/22/2012	\$50.00	-
Direct Seller - Employee Registration License 90 Days		\$75.00	5/22/2012	\$75.00	-
Direct Seller - Employee Registration License 120 Days		\$100.00	5/22/2012	\$100.00	-
SECOND HAND DEALERS					
Second Hand Dealer - Article		\$225.00	5/22/2012	\$225.00	-
Second Hand Dealer - Jewelry		\$225.00	5/22/2012	\$225.00	-
Second Hand Dealer Mall/Flea Market License/Yr.		\$180.00	5/22/2012	\$180.00	-
Second Hand Dealer Mall/Flea Market License/Day		\$55.00	5/22/2012	\$55.00	-
Pawn Brokers License		\$225.00	5/22/2012	\$225.00	-
Special Event Second Hand Dealer (mall or flea market)		\$55.00	5/22/2012	\$55.00	-
Flea Market License		\$180.00	5/22/2012	\$180.00	-
PUBLIC TRANSPORTATION					
Taxicab/Limo Transportation Companies		\$200.00	1/1/2004	\$200.00	-
Taxicab/Limo Operator License - New & Renewal		\$50.00	1/1/2004	\$50.00	-
Taxicab/Limo Operator License - Duplicate ID		\$10.00		\$10.00	-
ESCORT AND ESCORT SERVICES					
	5.19				
Escort License Application Fee		\$500.00	2014	\$500.00	-
Escort License Late Fee		\$1,000.00	2014	\$1,000.00	-
Escort License Registration Fee for Operators, Employees and Independent Contractors		\$500.00	2014	\$500.00	-
STREET VENDING					
Annual License		\$100.00	2013	\$100.00	-
Semi Annual License		\$75.00	2013	\$75.00	-
MOBILE HOME LICENSE					
Mobile Home - per month	5.68.020/ 66.0435	\$10.00		\$10.00	-
Mobile Home Park (for each fifty spaces or fraction thereof within each mobile home park)	5.68.020/ 66.0435	\$100.00		\$100.00	-
PUBLIC AMUSEMENTS					
Public exhibitions (per performance)		\$45.00	1/1/2004	\$45.00	-
Public exhibitions (per year)		\$200.00	1/1/2004	\$200.00	-
Entertainment facility		\$475.00	9/22/2005	\$475.00	-
Entertainment facility operator		\$45.00	9/22/2005	\$45.00	-
Temporary entertainment facility		\$50.00	11/14/2004	\$50.00	-
Amusement device distributor		\$250.00	1/1/2004	\$250.00	-
Amusement devices (per unit)		\$40.00	1/1/2004	\$40.00	-
Coin-operated music machines (per unit)		\$40.00		\$40.00	-
Public dance hall		\$35.00	1/1/2004	\$35.00	-
Teen dance hall		\$50.00	1/1/2004	\$50.00	-
Private teen club		\$50.00	1/1/2004	\$50.00	-
Theater		\$185.00	1/1/2004	\$185.00	-
Adult-Oriented Establishments		\$600.00	1/1/2004	\$600.00	-
Amended Application		\$250.00	Unknown	\$250.00	-
Late Fee		\$100.00	Unknown	\$100.00	-
400 Block Rental Fees					
Event sponsored by commercial enterprise - per hour		\$60.00	Unknown	\$60.00	-
Event sponsored by commercial enterprise - per day		\$600.00	Unknown	\$600.00	-
Event sponsored by private group - per hour		\$60.00	Unknown	\$60.00	-
Event sponsored by private group - per day		\$600.00	Unknown	\$600.00	-
Admission Event of wide interest open to public or sponsored by not-for profit or club - per hour		\$30.00	Unknown	\$30.00	-
Admission Event of wide interest open to public or sponsored by not-for profit or club - per day		\$300.00	Unknown	\$300.00	-
Admission Event of limited interest sponsored by not for profit or club - per hour		\$30.00	Unknown	\$30.00	-
Admission Event of limited interest sponsored by not for profit or club - per day		\$300.00	Unknown	\$300.00	-
SPECIAL EVENTS					
Category 1		\$150.00	1/1/2015	\$150.00	-
Category 2		\$45.00	1/1/2015	\$45.00	-
Category 3		\$75.00	1/1/2015	\$75.00	-
Multiple Day Event		No Additional Cost		125% of event rate	Varies
Serial Day Event Rate		No Additional Cost		200% of the event rate	Varies
Late Filing Fee					
Category 1		\$150.00	1/1/2015	\$150.00	-
Category 1		\$75.00	1/1/2015	\$75.00	-
Juke Box Distributor		\$250.00		\$250.00	-
MISCELLANEOUS LICENSES AND PERMITS					
Christmas Tree Sales License		\$25.00	1/1/2004	\$25.00	-
Sidewalk Layers License		\$600.00		\$600.00	-
Horse-Drawn Carriage License		\$25.00	1/1/1998	\$25.00	-

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2015 RATE	DATE OF LAST INCREASE	2016 RATE	CHANGE
Bituminous Concrete License		\$60.00	1/1/2004	\$60.00	-
Cement Contractors License		\$90.00	1/1/2004	\$90.00	-
Electrical Contractors License		\$150.00	1/1/2009	\$150.00	-
Garbage Haulers License		\$125.00	1/1/2004	\$125.00	-
Newsrack Permit	5.61.050	\$40.00	1/1/2004	\$40.00	-
Newsrack Inspection Fee	5.61.050	\$10.00		\$10.00	-
Hotel/Motel Permit	3.25.050	\$10.00		\$10.00	-
Hotel/Motel Permit Reinstatement Fee	3.25.050	\$10.00		\$10.00	-
DEPARTMENT: FIRE					
Fire Safety House Rental		\$125.00	2007	\$125.00	-
Variance w/no position statement		\$35.00	2007	\$35.00	-
Variance w/position statement/no site visit		\$75.00	2007	\$75.00	-
Variance w/o position statement/with a site visit		\$125.00	2007	\$125.00	-
Fireworks/Pyrotechnics Permits		\$100.00	2014	\$100.00	-
Fireworks/Pyrotechnics Standbys		\$300.00	2014	\$300.00	-
Tent Permit		\$30.00	2014	\$30.00	-
Controlled Burning Permit		\$250.00	2007	\$250.00	-
Wood Fired Apparatus inspections		\$20.00	2006	\$20.00	-
Recreational Burning Permit (5 years)		\$30.00	2014	\$30.00	-
False Alarms: First Two False Alarm Calls		No Fee	2006	No Fee	-
False Alarms: Third and Fourth False Alarms		\$55.00	2014	\$60.00	5.00
False Alarms: Fifth thru Eighth False Alarms		\$400.00	2006	\$400.00	-
False Alarms: Ninth and Subsequent Alarms		\$800.00	2006	\$800.00	-
Confined Space Entry Standbys (On-Duty)		\$50.00	2006	\$50.00	-
Other City Department Standbys (On-Duty)		\$100.00	2006	\$100.00	-
Wisconsin Valley Fair Inspections		\$100.00	1998	\$100.00	-
Wisconsin Valley fair Standbys (On-Duty)		\$250.00	1998	\$250.00	-
Tank Removal Permit Fee		\$100.00	2009	\$100.00	-
Tank Removal/Installation Fee					-
Bats and Bees Runs		\$25.00	2014	\$25.00	-
Training classes		\$50.00	2014	\$50.00	-
Transport to Health Care Facility		\$100.00	2014	\$100.00	-
Transport Surcharge for Bariatric Patients		\$50.00	2014	\$50.00	-
Funeral Home Lift Assist		\$200.00	2014	\$200.00	-
EMS					
BLS Resident		\$575.00	2011	\$575.00	-
BLS - Non Resident		\$750.00	2011	\$750.00	-
ALS1 - Resident		\$650.00	2011	\$650.00	-
ALS1 - Nonresident		\$850.00	2011	\$850.00	-
ALS2 - Resident		\$725.00	2011	\$725.00	-
ALS2 - Nonresident		\$950.00	2011	\$950.00	-
Mileage - Resident		\$13.50	2011	\$13.50	-
Mileage - Nonresident		\$15.00	2011	\$15.00	-
Oxygen		\$65.00	2011	\$65.00	-
Spinal Immobilization		\$150.00	2011	\$150.00	-
BLS - On Scene Care		\$225.00	2011	\$225.00	-
ALS - On Scene Care		\$625.00	2011	\$625.00	-
ALS On Scene Care - Nonresident		\$825.00	2011	\$825.00	-
Specialty Care Transport Fee - Resident		\$900.00	2014	\$900.00	-
Specialty Care Transport Fee - Nonresident		\$1,050.00	2014	\$1,050.00	-
DEPARTMENT: PARKS/RECREATION/FORESTRY					
Administrative Fee		\$25.00	1/1/2015	\$25.00	-
Administrative Fee for Contracts w/Insurance		\$25.00	1/1/2015	\$25.00	-
Boat Launch - Annual Sticker		\$25.00	1/1/2010	\$25.00	-
Boat Launch - Business Sticker		\$50.00	01/01/2014	\$50.00	-
Boat Launch - Daily Pass		\$4.00	1/1/2010	\$4.00	-
Boat Launch - Additional Sticker		\$10.00	01/01/2014	\$10.00	-
Boat Launch - Replacement Sticker		\$10.00	01/01/2015	\$10.00	-
Boat Launch - Violation Notice		\$25.00	01/01/2014	\$25.00	-
Playground Program- Resident		\$29.00	1/1/2013	\$31.00	2.00
Playground Program - Non Resident		\$37.00	1/1/2013	\$40.00	3.00
Tennis Program - Resident - Child 5-6 yrs.		\$18.00	1/1/2013	\$20.00	2.00
Tennis Program - Resident - Child 7 and Older		\$37.00	1/1/2013	\$40.00	3.00
Tennis Program - NonRes - Child 5-6 yrs.		\$23.00	1/1/2013	\$25.00	2.00
Tennis Program - NonRes - Child 7 and Older		\$48.00	1/1/2013	\$52.00	4.00
Tennis Program - Family - Res (2-4 people)		\$60.00	1/1/2015	\$65.00	5.00
Tennis Program - Family - Res (each additional)		\$10.00	1/1/2015	\$10.00	-

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2015 RATE	DATE OF LAST INCREASE	2016 RATE	CHANGE
Tennis Program - Family - NonRes (2-4 people)		\$80.00	1/1/2015	\$85.00	5.00
Tennis Program - Family - NonRes (each additin)		\$13.00	1/1/2015	\$13.00	-
Soccer Camp - Res over sponsor fee		\$15.00	1/1/2012	\$15.00	-
Soccer Camp-NonRes over sponsor fee		\$20.00	1/1/2012	\$20.00	-
Dog Gone Snow Stomp/ Pool Party - ages 14 and over		\$5/person	1/1/2012	\$5/person	-
Tubing - Daily - Youth		\$6.00	1/1/2012	\$6.50	0.50
Tubing - Daily - Youth 4 Admissions		\$22.50	1/1/2015	\$24.50	2.00
Tubing - Daily - Youth 8 Admissions		\$44.25	1/1/2015	\$48.00	3.75
Tubing - Daily - Youth 12 Admissions		\$66.00	1/1/2015	\$71.50	5.50
Tubing - Daily - Adult		\$8.50	1/1/2012	\$9.00	0.50
Tubing - Daily - Adult 4 Admissions		\$32.00	1/1/2015	\$34.00	2.00
Tubing - Daily - Adult 8 Admissions		\$62.75	1/1/2015	\$66.50	3.75
Tubing - Daily - Adult 12 Admissions		\$93.50	1/1/2015	\$99.00	5.50
Tubing Private Rental - 1 Tow		\$350.00	1/1/2012	\$365.00	15.00
Tubing Private Rental - 2 Tows		\$550.00	1/1/2012	\$570.00	20.00
Swim Lesson - Resident - Parent-Child		\$13.00	1/1/2013	\$14.00	1.00
Swim Lesson - Resident - Pre-School		\$19.00	1/1/2013	\$20.00	1.00
Swim Lesson - Resident - Levels 1-5		\$31.00	1/1/2013	\$34.00	3.00
Swim Lessons - NonRes - Parent-Child		\$17.00	1/1/2013	\$18.00	1.00
Swim Lessons - NonRes - Pre-School		\$23.00	1/1/2013	\$25.00	2.00
Swim Lessons - NonRes - Levels 1-5		\$39.00	1/1/2013	\$42.00	3.00
Water Exercise - Resident-Fall/Winter Session		\$37.00	1/1/2013	\$40.00	3.00
Water Exercise - NonRes - Fall/Winter Session		\$47.00	1/1/2013	\$50.00	3.00
Swim - Season Pass - Resident - Youth		\$21.00	1/1/2013	\$35.00	14.00
Swim - Season Pass - Resident - Adult		\$21.00	1/1/2013	\$45.00	24.00
Swim - Season Pass - Resident - Family		\$52.00	1/1/2013	\$100.00	48.00
Swim - Season Pass - NonResident - Youth		\$27.00	1/1/2015	\$30.00	3.00
Swim - Season Pass - NonResident - Adult		\$27.00	1/1/2015	\$45.00	18.00
Swim - Season Pass - NonResident - Family (each additional family member is \$10.00)		\$65.00	1/1/2015	\$70.00	5.00
Discounts				\$10 for each additional family member	
Holiday Discount 12/1/2015 to January 5,2016				15% Discount	
Early Bird January 6, 2016 to April 15, 2016				10% Discount	
MidSeason Discount July 15, 2016 to End of Season				45% Discount	
Swim - Agency Pass		\$26.00	1/1/2013	\$30.00	4.00
Swim - Agency Pass per visit Kaiser & Memorial Pools		\$0.50/person		\$1.00/person	\$0.50
Swim - Agency Pass per visit Schulenbu		\$0.50/person		\$0.50/person	\$0.00
Fee to Replace Lost Pass (1st One is FREE)		\$2.00	1/1/2010	\$2.00	-
Swim - Daily Admittance - Youth (1-17) - 1p-7:50p Schu		\$1.00	1/1/2010	\$1.00	-
Swim - Daily Admittance - Adult (18-59)- 1p-7:50p Schu		\$1.00	1/1/2010	\$1.00	-
Swim - Daily Admittance - Senior (60+) - 1p-7:50p Schu		\$1.00	1/1/2010	\$1.00	-
Swim - Daily Admittance - Youth (1-17) - 6p-7:50p Schu		\$0.50	1/1/2010	\$0.50	-
Swim - Daily Admittance - Adult (18-59)- 6p-7:50p Schu		\$0.50	1/1/2010	\$0.50	-
Swim - Daily Admittance - Senior (60+) - 6p-7:50p Schu		\$0.50	1/1/2010	\$0.50	-
Swim-Daily Admittance-Youth(1-17)-1p-7:50p Kais&Mem		\$2.00	1/1/2015	\$2.00	-
Swim-Daily Admittance-Adult(18-59)-1p-7:50p Kais&Mem		\$3.00	1/1/2015	\$3.00	-
Swim-Daily Admittance-Senior(60+)-1p-7:50p Kais&Mem		\$2.00	1/1/2015	\$2.00	-
Swim-Daily Admittance-Youth(1-17)-6p-7:50p Kais&Mem		\$1.00	1/1/2015	\$1.00	-
Swim-Daily Admittance-Adult(18-59)-6p-7:50p Kais&Mem		\$2.00	1/1/2015	\$2.00	-
Swim-Daily Admittance-Senior(60+)-6p-7:50p Kais&Mem		\$1.00	1/1/2015	\$1.00	-
Swim - Daily Admittance - Infants<1 - 1p-7:50p all pools		Free		Free	
Swim-Wednesdays-Youth,Adult,Senior(60+) 6p-7:50p all pools		Free		Free	
Swimming Memorial and Kaiser Pool Rental no Waterslides r				\$250.00	
Swimming Memorial and Kaiser Pool Rental with Waterslides				\$300.00	
Parks - Non-Exclusive Use - NonCommrc/day		\$125.00	1/1/2015	\$129.00	\$4.00
Parks - Non-Exclusive Use - Commercial/day		\$256.00	1/1/2015	\$263.00	\$7.00
Parks - Oak Island Shelter - NonCommrc/day		\$133.00	1/1/2015	\$137.00	\$4.00
Parks - Oak Island Shelter - Commercial/day		\$276.00	1/1/2015	\$284.00	\$8.00
Parks - PleasantView Shelter - NonComm/day		\$88.00	1/1/2015	\$91.00	\$3.00
Parks - PleasantView Shelter-Commercial/day		\$180.00	1/1/2015	\$185.00	\$5.00
Parks - Riverside Shelter-NonComm-1-200/day		\$197.00	1/1/2015	\$203.00	\$6.00
Parks - Riverside Shelter - Comm - 1-200 /day		\$407.00	1/1/2015	\$419.00	\$12.00
Parks - Riverside Shelter - NonComm - 201-300		\$327.00	1/1/2015	\$337.00	\$10.00
Parks - Riverside Shelter - Comm - 201-300/day		\$678.00	1/1/2015	\$698.00	\$20.00
Parks - Riverside Shelter - NonComm - 301-400		\$462.00	1/1/2015	\$476.00	\$14.00
Parks - Riverside Shelter - Comm - 301-400/day		\$955.00	1/1/2015	\$984.00	\$29.00
Parks - Riverside Shelter - Summr Mtg 1-50/ hr		\$36.00	1/1/2015	\$37.00	\$1.00
Parks - Riverside Shelter - Summr Mtg 50+/hr		\$44.00	1/1/2015	\$45.00	\$1.00
Parks - Riverside Shelter - Winter Mtg 1-50/hr		\$44.00	1/1/2015	\$45.00	\$1.00
Parks - Riverside Shelter - Winter Mtg 50+/hr		\$49.00	1/1/2015	\$50.00	\$1.00
Parks - Sylvan Hill Chalet - Non-Commercl/day		\$197.00	1/1/2015	\$203.00	\$6.00
Parks - Sylvan Hill Chalet - Commercial/day		\$407.00	1/1/2015	\$419.00	\$12.00
Parks - Sylvan Hill Chalet - Meeting 1-50/hr		\$36.00	1/1/2015	\$37.00	\$1.00
Parks - Sylvan Hill Chalet - Meeting 50+/hr		\$44.00	1/1/2015	\$45.00	\$1.00

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2015 RATE	DATE OF LAST INCREASE	2016 RATE	CHANGE
Athletic Park Baseball w/o admission / game		\$80.00	1/1/2014	\$83.00	\$3.00
Athletic Park Baseball with admission/game plus 10% of gross admission		\$80.00	1/1/2014	\$83.00	\$3.00
Athletic Park Field Lights / hour		\$25.00	1/1/2014	\$26.00	\$1.00
Athletic Park - Non-Baseball Activities					
Ball Diamonds - Organized Adult or Comm Use		\$28.00	1/1/2014	\$29.00	\$1.00
Soccer Fields - Organized Adult or Comm Use		\$29.00	1/1/2014	\$30.00	\$1.00
Tennis Courts - Public Use		Free		Free	
Tennis Courts - Reserved Use - Non Comm		Free		Free	
Tennis Courts - Commercial or Private Use/hr		\$4.00	1/1/2007	\$5.00	1.00
DEPARTMENT: POLICE					
Open Records					
Accident reports		\$5.00	5/1/2010	\$5.00	-
Accident reports from website		\$7.00		\$7.00	-
Incident reports \$2.00 minimum, .25 page	Attorney General Opinion	\$0.25		\$0.25	-
Postage, use actual for large envelopes		Actual Cost		Actual Cost	
In-house Records Checks		\$5.00		\$5.00	-
CD/DVD copies		\$5.00		\$5.00	-
Fingerprinting		\$30.00		\$30.00	-
False Alarms					
first 2 in rolling year		No charge		No charge	-
3-4 alarms in rolling year		\$55.00	2013	\$60.00	5.00
5-8 alarms in rolling year		\$110.00	2013	\$115.00	5.00
9 & subsequent in rolling year		\$220.00	2013	\$225.00	5.00
Police Services per hour		\$79.00	2013	\$81.00	2.00

CITY OF WAUSAU
BUILDING, HOUSING AND ZONING FEE SCHEDULE – 2016 PROPOSED

ONE- AND TWO-FAMILY:	Current Fee	Proposed Fee	% of Increase
Plan Review <ul style="list-style-type: none"> • New one- and two-family dwellings • Additions and alterations to one- and two-family dwellings (not including garages) <ul style="list-style-type: none"> 500 sq. ft. or less Over 500 sq. ft. • New accessory buildings or additions thereto over 160 sq. ft. 	\$.024/sq ft; \$60.00 min. \$28.00 \$.024/sq ft; \$54.50 min. \$.024/sq ft; \$28.00 min.	\$.025/sq ft; \$62.00 min. \$29.00 \$.025/sq ft; \$56.00 min. \$.025/sq ft; \$29.00 min.	4.2% / 3.3% 3.6% 4.2% / 2.8% 4.2% / 3.6%
Inspection Fees <ul style="list-style-type: none"> • New one- and two-family dwellings • New accessory buildings for one- and two-family dwellings <ul style="list-style-type: none"> 160 sq. ft. or less Over 160 sq. ft. • Additions to one- and two-family dwellings • Alterations to one- and two-family dwellings • Siding, soffits, fascia, roofing, window replacement, and retaining walls over 2' in height • All other buildings, structures, alterations, repairs, where the square footage cannot be determined 	\$.091/sq ft; \$182.00 min. \$45.00 \$.091/sq ft; \$54.75 min. \$.091/sq ft; \$54.75 min. \$.091/sq ft; \$45.00 min. \$45.00 \$9.10/\$1,000 valuation; \$45.00 min.	\$.094/sq ft; \$187.50 min. \$47.50 \$.094/sq ft; \$56.50 min. \$.094/sq ft; \$56.50 min. \$.094/sq ft; \$56.50 min. \$.094/sq ft; \$47.50 min. \$47.50 \$9.40/\$1,000 valuation; \$47.50 min.	3.3% / 3.0% 5.6% 3.3% / 3.2% 3.3% / 3.2% 3.3% / 5.6% 5.6% 3.3% / 5.6%
Heating, Ventilating, and Air Conditioning <ul style="list-style-type: none"> • Heating—residential one- and two-family dwellings and accessory buildings (including duct work) • Air conditioning (permanent installation) 	\$33.00/unit, up to and including 150,000 BTU units; additional fee of \$6.00 per each 50,000 BTUs or fraction thereof \$33.00/unit	\$35.00/unit, up to and including 150,000 BTU units; additional fee of \$6.00 per each 50,000 BTUs or fraction thereof \$35.00/unit	6.1% no change 6.1%
Certificates of Occupancy Per residential unit	\$18.50/unit	\$19.00/unit	2.7%

Special Fees			
• Zoning Certificate	\$25.00	\$25.00	no change
• State of Wisconsin Seal (when required)	\$40.00	\$40.00	no change
• Early Start—Footings/Foundation	\$105.00	\$105.00	no change
• Razing			
One- and two-family dwellings	\$68.65	\$70.00	2.0%
Accessory buildings <input type="checkbox"/> 500 sq ft	\$45.00	\$47.50	5.6%
Accessory buildings > 500 sq ft	\$68.65	\$70.00	2.0%
• Reinspection Fee	\$60.00	\$60.00	no change
• Failure to obtain permit prior to commencement of work. Payment of any fee in this subsection, however, shall in no way relieve any person of the penalties that may be imposed for violation of this chapter.	double fees	double fees	

COMMERCIAL:	Current Fee	Proposed Fee	% of Increase
Plan Review <ul style="list-style-type: none"> All categories Separate submittals after initial approval (HVAC, trusses, etc.) 	\$.089/sq ft; \$52.00 min. \$52.00	\$.092/sq ft; \$65.00 min. \$65.00	3.4% / 25% 25%
Inspection Fees <ul style="list-style-type: none"> Residential and institutional Offices and mercantile Warehouses, factories, and building shells Reroofing; and all occupancies where the square footage cannot be determined 	\$.11/sq ft; \$60.00 min. \$.091/sq ft; \$60.00 min. \$.073/sq ft; \$60.00 min. \$10.00/\$1,000 valuation; \$60.00 min	\$.114/sq ft; \$70.00 min. \$.094/sq ft; \$70.00 min. \$.076/sq ft; \$70.00 min. \$10.00/\$1,000 valuation; \$70.00 min.	3.6% / 16.7% 3.3% / 16.7% 4.1% / 16.7% no change 16.7%
Heating, Ventilating, & Air Conditioning <ul style="list-style-type: none"> Heating (including duct work) Duct work only or alterations to existing duct work Air conditioning (permanent installation) Incinerators 	\$33.00/unit, up to and including 150,000 BTU units; additional fee of \$6.00 per each 50,000 BTUs or fraction thereof; \$60.00 minimum \$.016/sq ft; \$60.00 min. \$33.00/unit \$54.00/unit	\$35.00/unit, up to and including 150,000 BTU units; additional fee of \$6.00 per each 50,000 BTUs or fraction thereof; \$70.00 minimum \$.017/sq ft; \$70.00 min. \$35.00/unit removed	6.1% no change 16.7% 6.3% / 16.7% 6.1% removed
Certificates of Occupancy <ul style="list-style-type: none"> Residential units Other occupancies 	\$11.50/unit \$27.00	\$15.00/unit \$30.00	30.4% 11.1%
Special Fees <ul style="list-style-type: none"> Zoning Certificate Early Start—footings/foundation Razing—commercial structures Parking lot permits Reinspection fee Failure to obtain permit prior to commencement of work. Payment of any fees in this subsection, however, shall in no way relieve any person of the penalties that may be imposed for violation of this chapter. 	\$50.00 \$120.00 \$105.00 \$45.00 \$60.00 double fees	\$50.00 \$120.00 \$108.00 \$60.00 \$60.00 double fees	no change no change 2.9% 33.3% no change

MISCELLANEOUS FEES:	Current Fee	Proposed Fee	% of Increase
Application and Publication Fee for Building Advisory Board (Class 1 Notice) (15.04.080)	\$150.00	\$150.00	no change
Application and Publication Fees (WMC Chapters 23.56, 23.58, 23.78 and 23.90)			
▪ Zoning Board of Appeals – Variances, Appeals	\$150.00	\$150.00	no change
▪ Plan Commission -- Amendments, Conditional Uses, UDD Petitions	\$300.00	\$300.00	no change
▪ Plan Commission (special meeting requested)	\$400.00	\$400.00	no change
Central Business District (Downtown) Obstruction Permit		\$20.00	new fee
Certified Survey Map Review	\$45.00	\$75.00	66.7%
Extraterritorial Reviews	\$45.00	\$55.00	22.2%
Drive Approach Permits (12.20.010)	\$20.00	\$25.00	25%
Excavation Permits (12.40.010)	\$62.00	\$64.00	3.2%
Fences	\$45.00	\$45.00	no change
Home Satellite Communication Dishes (23.12.055)	\$45.00	removed	removed
Moving Buildings Over Public Ways (15.40.010)			
▪ Garages	\$45.00	\$50.00	11.1%
▪ Houses or other buildings	\$210.00	\$215.00	2.4%
Parkland Dedication Fees: (WMC Chapter 21.16)			
▪ R1, R2, and IR Districts	\$300/lot	\$300/lot	no change
▪ R3 and R3-1 Districts	\$352/lot	\$352/lot	
▪ R4, R4-1, and R4-2 Districts	\$140/unit	\$140/unit	
▪ Planned and Unified Developments	\$300/single-family unit; \$177/duplex unit; and \$140/apartment unit	\$300/single-family unit; \$177/duplex unit; and \$140/apartment unit	
Additional Residential Building Lots Created by Replat or Certified Survey	\$300/additional lot	\$300/additional lot	
Portable Storage Containers (23.12.255)	\$45.00	\$47.50	5.6%
Radio and Television Antennas and Towers (23.12.055)	\$45.00	removed	removed
Resubmittal Fee (for revised plans and requires new permits)	\$100.00 + plan review	\$100.00 + plan review	no change

<p>Signs (15.48.050) Where signs have two or more faces, the permit fee shall be computed on each face of such sign. Also, the charge is per sign.</p> <ul style="list-style-type: none"> ▪ Business signs ▪ Advertising signs ▪ Temporary signs (fee is per month) 	<p>\$.78 per square foot of gross area; minimum fee \$36.00/sign</p> <p>\$.90 per square foot of gross area; minimum fee \$55.00/sign</p> <p>\$.78 per square foot of gross area; minimum fee \$36.00/sign</p>	<p>\$1.00 per square foot of gross area; minimum fee \$40.00/sign</p> <p>\$1.25 per square foot of gross area; minimum fee \$60.00/sign</p> <p>\$1.00 per square foot of gross area; minimum fee \$40.00/sign</p>	<p>28.2% / 11.1%</p> <p>38.9% / 9.1%</p> <p>28.2% / 11.1%</p>
<p>Special Inspection Fees: Community-based residential facilities, taverns, day care centers, massage establishments, inspection for new tenant/change of tenant for certificate of occupancy, etc.</p>	<p>\$150.00</p>	<p>\$150.00</p>	<p>no change</p>
<p>Storm Water Management (WMC Chapter 15.56)</p>	<p>Established by Resolution</p>		
<p>Street Privilege Permits (12.44.050)</p>	<p>\$60.00</p>	<p>\$75.00</p>	<p>25.0%</p>
<p>Swimming Pools (19.32.020)</p>	<p>\$50.00</p>	<p>\$50.00</p>	<p>no change</p>
<p>Zoning Verification Letters, Building Code Compliance Letters, etc.</p> <ul style="list-style-type: none"> • Residential • Commercial 	<p>\$30.00</p> <p>\$50.00</p>	<p>\$30.00</p> <p>\$50.00</p>	<p>no change</p> <p>no change</p>

NOTE: In determining the square footage of a project, the square footage of all basements, attached garages or carports, and roofed over decks or porches shall be included.

NOTE: In determining costs, all construction shall be included with the exception of heating, air conditioning, electrical, or plumbing work. Electrical and plumbing fees shall be paid under Chapter 18.20 and Chapter 19.16, respectively.

HOUSING CODE (Title 16):	Current Fee	Proposed Fee	% of Increase
Reinspection Fee (16.04.025)	\$60.00	\$60.00	no change
Rent Abatement Application Fee (for authorization of [16.04.037 (d)])	\$25.00	\$25.00	no change

RESIDENTIAL RENTAL LICENSING (Title 16):	Current Fee	Proposed Fee	% of Increase
Landlord Education Assistance Program (LEAP)	\$25.00	\$25.00	no change
Annual residential rental license fees:			
■ Per dwelling unit	\$20.00	\$25.00	25.0%
■ Late fee per dwelling unit	\$100.00	\$100.00	no change
Reinstatement fee	\$150.00	\$150.00	no change
Residential rental license inspection fees:			
■ First inspection	No charge	No charge	no change
■ Second inspection	No charge if violation corrected; \$60.00 if not corrected	No charge if violation corrected; \$60.00 if not corrected	
■ Missed inspection appointments/failure to allow access	\$35.00	\$35.00	

CITY OF WAUSAU ELECTRICAL PERMIT FEE SCHEDULE – 2016 PROPOSED

	Current Fee	Proposed Fee	% of Increase
RESIDENTIAL—ONE- AND TWO-FAMILY DWELLINGS:			
▪ New construction of one- and two-family dwellings	\$.091/sq. ft.	\$.094/sq. ft.	3.3%
▪ Remodeling of and additions to one- and two-family dwellings, including attached garages	\$.108/sq. ft.	\$.11/sq. ft.	1.9%
▪ Rewiring of existing one- and two-family dwellings	\$45.00 + \$2.75/circuit	\$47.50 + \$2.75/circuit	5.6% no change
▪ Attached or detached garages	\$.067/sq. ft.	\$.069/sq. ft.	3.0%
▪ New service only for existing one- and two-family dwellings	\$45.00	\$50.00	11.1%
COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY:			
▪ New construction of apartments (three-family and over), row housing, and multi-family dwellings (or additions thereto)	\$.073/sq. ft.	\$.076/sq. ft.	4.1%
▪ New construction of local business, institutional, and office buildings (or additions thereto)	\$.083/sq. ft.	\$.086/sq. ft.	3.6%
▪ New construction of manufacturing and industrial buildings (or additions thereto)	\$.047/sq. ft.	\$.049/sq. ft.	4.3%
▪ New construction of warehouses (or additions thereto)	\$.037/sq. ft.	\$.038/sq. ft.	2.8%
▪ Electric sign wiring (any size)	\$85.60/sign	\$85.60/sign	no change
▪ Service changes for industrial, commercial, and multi-family structures <ul style="list-style-type: none"> ◆ 200 Amps, one meter ◆ 400 Amps, one meter ◆ 600 Amps, one meter ◆ 800 Amps, one meter ◆ 1,000 Amps and over, one meter ◆ Additional meters 	\$45.00 \$60.00 \$80.00 \$95.00 \$115.00 \$9.00/each	\$70.00 \$85.00 \$100.00 \$115.00 \$130.00 \$9.00/each	11.1% 3.3% 3.8% 3.2% 4.3% no change
▪ Fire Alarm Systems (installations or additions/modifications to existing) <ul style="list-style-type: none"> ◆ Plan Review ◆ Inspection 		\$50.00 \$.02/sq. ft.; \$75.00 minimum	new fee
▪ PV (Photovoltaic) Systems: <ul style="list-style-type: none"> ◆ Residential ◆ Commercial (7½ KW or less) ◆ Commercial (more than 7½ KW) 		\$200.00 \$200.00 \$300.00	new fee
▪ Lighting / Emergency Lighting: <ul style="list-style-type: none"> ◆ Review Fee ◆ Testing Fee 		\$125.00 \$125.00	new fee

MISCELLANEOUS FEES:			
▪ Special inspections other than those listed above	\$45.00	\$47.50	5.6%
▪ Administrative fee (application not completed/additional review required)		\$25.00	new fee
▪ Minimum permit fee (one- and two-family)	\$45.00	\$47.50	5.6%
▪ Minimum permit fee (commercial, industrial, and multi-family)	\$60.00	\$70.00	16.7%
▪ Reinspection fee	\$60.00	\$60.00	no change
▪ Failure to obtain permit prior to commencement of work	double fees		

Prepared: November, 2015
City of Wausau Department of Public Works
Division of Inspections, Zoning and Electrical Systems

715.261.6780

CITY OF WAUSAU PLUMBING PERMIT FEE SCHEDULE – 2016 PROPOSED

Category	Current Fee	Proposed Fee	% of Increase
New or reconstructed water service or private water main, from curb stop, two inches or less, each one hundred feet or fraction thereof; ▪ For each additional inch in diameter.	\$25.00 \$8.50	\$25.00 \$9.00	no change 5.9%
New or reconstructed sanitary building sewer or private sewer main, from main, curb or lot line, any size, each one hundred feet or fraction thereof.	\$25.00	\$25.00	no change
New or reconstructed building or area storm sewer extension from main, curb or lot line, any size, each one hundred feet or fraction thereof.	\$25.00	\$25.00	no change
Retention / infiltration area (per 2,000 square feet)	\$25.00	\$25.00	no change
For each fixture or fixture connection.	\$9.00	\$9.30	3.3%
New or reconstructed water distribution piping, any size, each one hundred feet or fraction thereof.	\$13.50	\$14.00	3.7%
New or reconstructed building drain, soil waste, vent piping, or downspouts, any size, each one hundred feet or fraction thereof.	\$13.50	\$14.00	3.7%
Water distribution and drain piping for manufacturing processes, each one hundred feet or fraction thereof.	\$13.50	\$14.00	3.7%
Private sewage disposal system.	\$45.00	\$47.50	5.6%
Swimming pool.	\$45.00	\$47.50	5.6%
Private water well (five year permit—issued by Wausau Water Works).	\$15.00	\$15.00	no change — Water Works charge
To abandon water or sewer systems when wrecking or moving a building.	\$45.00	\$47.50	5.6%
To abandon a private well and/or septic system.	\$45.00	\$47.50	5.6%
Administrative fee (application not completed/additional review required)		\$25.00	new fee
Minimum fee (for projects requiring one inspection).	\$45.00	\$47.50	5.6%
Minimum fee (for projects requiring more than one inspection).	\$60.00	\$60.00	no change
Reinspection fee.	\$60.00	\$60.00	no change
Failure to obtain permit prior to commencement of work.	double fees		

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

RESOLUTION OF THE FINANCE COMMITTEE	
Approving 2016 contract for residential and commercial building inspection services between the City of Wausau and City of Schofield	
Committee Action:	Pending
Fiscal Impact:	Annual Estimated Revenue of \$8,000 to the city per the fee schedule being approved on November 24, 2015
File Number:	15-1013
Date Introduced:	November 24, 2015

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Estimated Annual Revenue of \$8,000
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, the City of Schofield has contracted with the City of Wausau for performing residential building permitting and inspection services for Schofield through December 31, 2015; and

WHEREAS, your Finance Committee, at their November 24, 2015 meeting, discussed and approved entering into a contract with the City of Schofield for residential and commercial building permitting and inspection services for a period beginning January 1, 2016 through December 31, 2018 in accordance with the fee schedule approved on November 24, 2015; and

WHEREAS, the Schofield City Council will take action on this contract and associated new fee schedule at a December meeting.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the 2016 contract for inspection services between the City of Wausau and City of Schofield.

Approved:

James E. Tipple, Mayor



Memorandum

From: William D. Hebert
To: Finance Committee
Date: 11/19/2015
Re: City of Schofield – Residential Permitting and Inspections Contract

Purpose: To obtain your approval for a 3 year contract with the city of Schofield to provide both residential and commercial permitting and inspection services.

Facts / Considerations:

Schofield's part-time building inspector retired at the end of August. Since September 1, 2015, our department has provided inspection service to Schofield at a rate of \$50 per inspection. Schofield and Wausau have an inspections services contract until the end of 2015.

Schofield has since adopted the same fee schedule as Wausau. Most of our fees are based off of square footage. This method seems to be the most fair and often reflects the amount of time required for inspections. Staff has developed a cost analysis for typical permits issued in the city of Schofield. We have also proposed a fee increase in 2016.

The inspections and permitting software system is soon to go-live. When staff negotiated that contract we reserved the right to utilize the system for permitting and inspection of surrounding municipalities. The transition should have minimal issues.

Recommendation: Your approval is requested for:

1. A 3 year contract with the city of Schofield to provide permitting and inspections services for residential and commercial construction.
2. 2016 Fee Schedule as proposed.

Impact:

The history of permits over the last 2 years were reviewed and estimated to take approximately 80 staff hours over the course of a year. The estimated revenue would be \$5,000.

Coordination:

Inspections staff has worked closely with City Attorney Anne Jacobson, Schofield's Public Works Director Mark Thuot, and Schofield's Attorney Shane Vanderwaal in developing a contract.

Cc: Jim Tipple, Mayor
Eric Lindman, DPW & Utilities Director

CONTRACT FOR INSPECTION SERVICES

THIS AGREEMENT entered into this ____ day of _____, 2015, by and between the CITY OF WAUSAU, a municipal corporation of the State of Wisconsin, hereinafter referred to as "WAUSAU" and the CITY OF SCHOFIELD, a municipal corporation of the State of Wisconsin, hereinafter referred to as "SCHOFIELD":

WITNESSETH:

WHEREAS, WAUSAU presently operates a Zoning and Inspection Division of the Department of Public Works and Utilities and employs properly credentialed inspectors; and

WHEREAS, SCHOFIELD acknowledges that pursuant to Section 62.17 of the Wisconsin Statutes that it has enacted and currently enforces a building code ordinance, which requires it to provide or to contract for the provision of inspection services during all phases of residential and commercial construction; and

WHEREAS, SCHOFIELD desires to utilize, for its city, WAUSAU's residential and commercial inspection services, and WAUSAU agrees to provide residential construction inspection services to SCHOFIELD all upon certain terms and conditions as hereinafter enumerated.

NOW, THEREFORE, the parties hereto agree as follows:

1. TERM. WAUSAU shall provide the following residential inspection services within the corporate boundaries of SCHOFIELD for a period beginning January 1, 2016 through December 31, 2018. This contract shall not automatically renew.
2. SCOPE. Subject to the provisions hereinafter contained in this contract, WAUSAU shall provide, upon request, inspection services during all phases of residential and commercial construction, including, but not limited to, building, HVAC, plumbing and electrical, to SCHOFIELD, and the service shall be provided to any person or entity within SCHOFIELD needing such inspection service.
3. FEES. WAUSAU shall be paid in accordance with the fee schedule of the City of Wausau (as attached) by the following means:
 - A) A contractor and/or individual engaging in residential construction within the City of Schofield shall first obtain a zoning certificate from the City of Schofield;
 - B) The contractor and/or individual shall then present the zoning certificate to the City of Wausau for the issuance of a building permit, which fee for said permit shall be paid directly to WAUSAU; and
 - C) WAUSAU shall then perform and issue a final building inspection, and forward the report of such inspection to SCHOFIELD.

4. TERMINATION. WAUSAU or SCHOFIELD shall each have the option at any time during the term of this contract to terminate this contract upon ninety (90) days' written notice to the other party.
5. HOLD HARMLESS. WAUSAU agrees to defend, hold harmless, indemnify, release and forever discharge SCHOFIELD from and against any and all judgments, damages, losses, costs, claims, expenses, suits, demands, actions and/or causes of action of any kind or of any nature, which may be sustained by reason of damage to any property or damages or injury to any person or persons or death to any person or persons, or by reason of any other liability imposed by law or by anything or by anyone else upon SCHOFIELD, as the result of and/or due to WAUSAU's inspection operations which are the subject of this contract and/or as a result of and/or due to the existence of this contract, except such of the foregoing as are due, and to the extent due, to the sole negligence or intentional act of SCHOFIELD or its employees; and specifically included within this hold harmless are attorneys fees and other costs of defense which may be sustained by and/or occasioned to SCHOFIELD and/or any of SCHOFIELD's employees, agents, officers and designees, whether appointed, hired or elected.
6. NOTICE. Notice pursuant to this contract shall be given in the case of WAUSAU to the City Clerk of the City of Wausau, 407 Grant Street, Wausau, Wisconsin 54403-4783, and in the case of SCHOFIELD, to the City Clerk of the City of Schofield, 200 Park, Schofield, Wisconsin, 54476.

IN WITNESS WHEREOF, this contract has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

James E. Tipple, Mayor

Toni Rayala, Clerk

CITY OF SCHOFIELD BY:

Kregg Hoehn, Mayor

Lisa Quinn, Clerk

	Hourly Rate											
Vehicle Rate	\$ 14.42							Schofield	2014 Totals	Costs	Fees	
Inspector	\$ 45.33	Blended Rate of all inspectors including full benefits						Decks	4	\$ 218.98	\$ 306.00	
Training	\$ 0.56	Rate for entire department training for fiscal year						Garages	2	\$ 254.24	\$ 266.00	
Administrative	\$ 36.02	Rate of highest paid administrative support including full benefits						Electrical Service	17	\$ 709.02	\$ 850.00	
								Kitchen/Bath Remodel	7	\$ 1,435.11	\$ 1,200.50	
Decks	Time in Hours	Costs						Commercial Remodel	5	\$ 1,968.23	\$ 2,340.00	
Admin.	0.25	\$ 9.01		Permitting Fees					35	\$ 4,585.58	\$ 4,962.50	
Inspector PR	0.17	\$ 10.16		Plan Review	\$ 29.00							
Inspector Insp.	0.59	\$ 35.58		Building Permit	\$ 47.50			Total Staff Hours	79			
	1.01	\$ 54.75		Total	\$ 76.50			Misc. Administrative Costs		\$ 229.28		
								*Pens, paper, ink, folders				
Garages												
Admin.	0.25	\$ 9.01		Permitting Fees								
Inspector PR	0.17	\$ 10.16		Plan Review	\$ 29.00							
Inspector Insp.	1.20	\$ 72.37		Building Permit	\$ 56.50							
Electrical Insp.	0.59	\$ 35.58		Electrical Permit	\$ 47.50							
	2.21	\$ 127.12		Total	\$ 133.00							
Electrical Service												
Admin	0.17	\$ 6.12										
Inspector	0.59	\$ 35.58										
	0.76	\$ 41.71		Electrical Permit	\$ 50.00							
Kitchen / Bath Remodel	Note: We estimate 2 inspections per trade, however the building inspector could perform building, electrical and plumbing inspections all at once											
Admin	0.25	\$ 9.01		Permitting Fees								
Inspector PR	0.25	\$ 15.08		Plan Review	\$ 29.00							
Building Insp.	1.00	\$ 60.31		Building Permit	\$ 47.50							
Electrical Insp.	1.00	\$ 60.31		Electrical Permit	\$ 47.50							
Plumbing Insp.	1.00	\$ 60.31		Plumbing Permit	\$ 47.50							
	3.50	205.02			\$ 171.50							
Commercial Remodel - 2000 square foot office building												
Admin	0.38	\$ 13.69		Permitting Fees								
Building Insp.	3.00	\$ 180.93		Building Permit	\$ 188.00							
Electrical Insp.	1.65	\$ 99.51		Electrical Permit	\$ 172.00							
Plumbing Insp.	1.65	\$ 99.51		Plumbing Permit	\$ 108.00							
	6.68	393.65			\$ 468.00							

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

Accepting the response from 1800 Stewart Avenue, LLC as satisfactory completing the intent of the signed Development Agreement.

Committee Action: ED Comm: Approved 4-0
 Finance Comm: Pending

Fiscal Impact:

File Number: 15-1111	Date Introduced: November 24, 2015
-----------------------------	---

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

RESOLUTION

WHEREAS, the City signed a Development Agreement with Ghidorzi Companies on April 29, 2003 to facilitate the environmental remediation and redevelopment of the site at 1800 Stewart Ave; and

WHEREAS, the Development Agreement required a minimum fair market value of \$1,400,000 by December 31, 2004 which was not reached. The current assessed value for 2015 is \$1,453,100 and the 2014 fair market value is listed as \$1,383,600; and

WHEREAS, the development’s occupancy and remediation process through the DERF environmental remediation program took longer and required additional steps that were not contemplated at the signing of the Development Agreement; and

WHEREAS, the developer did complete the project to the City’s standards and other regulatory requirements as soon as possible and has exceeded all other requirements of the Development Agreement on a timely schedule; and

WHEREAS, the development did reach a fair market value of \$1,257,300 in 2006 and which has continued

to increase in value.

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau that the City hereby accepts the response of 1800 Stewart Avenue LLC as a satisfactory completion of their required investment as detailed in the Development Agreement.

Approved:

James E. Tipple, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Thursday, October 15, 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, Romey Wagner and Tom Neal (VC)

Others Present: Ann Werth, Travis Lepinski, Maryanne Groat, Anne Jacobson, Keene Winters, Brad Lenz, Mayor Jim Tipple, Eric Lindman, Elizabeth Fields, Kevin Malovrh, Corey Sandquist, Susan Sandquist and the Media

DISCUSSION AND POSSIBLE ACTION ON THE DEVELOPMENT AGREEMENT FOR THE PROPERTY AT 1800 STEWART AVENUE

Werth gave background information on the development agreement and property at 1800 Stewart Avenue.

Neal motioned to call the development agreement complete. Nutting seconded and the motion carried unanimously 4-0.

AGR # 1126

RECEIVED
APR 29 2003
CITY OF WAUSAU
CITY CLERK

AGREEMENT BETWEEN THE CITY OF WAUSAU AND
CHARLES A. GHIDORZI—18TH AVENUE PROJECT

THIS AGREEMENT made this 29th day of April, 2003, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY," and Charles A. Ghidorzi, the project developer for the 18th Avenue Project, hereinafter referred to as "GHIDORZI";

WITNESSETH:

WHEREAS, GHIDORZI owns certain property at the intersection of 18th Avenue and Stewart Avenue, which property is described and delineated on Exhibit A attached hereto and incorporated herein by reference, and hereinafter referred to as "PROPERTY"; and

WHEREAS, GHIDORZI wishes to develop PROPERTY to encompass a commercial office building and on-site parking; and

WHEREAS, the site is currently a blighted site because of the presence of functionally and structurally obsolete buildings and because of environmental issues which must be addressed; and

WHEREAS, in order to induce GHIDORZI to proceed with the commercial development, CITY is willing to provide money, in the form of a grant, to eliminate the blight and prepare the site, in return for GHIDORZI proceeding on with his private commercial development; and

WHEREAS, the purpose of this agreement is to codify the arrangement between CITY and GHIDORZI.

NOW, THEREFORE, the parties hereto agree as follows:

1. COMMERCIAL DEVELOPMENT.

- A. That GHIDORZI shall remove the blighted buildings, provide proof of environmental site remediation, prepare the site, and construct a commercial office building of at least 14,000 square feet, all on PROPERTY.
- B. That the building will be completed and ready for occupancy no later than October 31, 2004, and that there will be a minimum of 15 new full-time jobs created within the development on PROPERTY.
- C. That the 14,000 square foot commercial building will have an actual fair market value (for real estate tax purposes) of at least \$1.4 million no later than December 31, 2004.

D. That the use of PROPERTY will be commercial.

2. GRANT.

A. That upon completion of the elimination of the blight, to include removal of the buildings on PROPERTY, remediation of the site as required by the Wisconsin Department of Natural Resources, and preparation of the site for the commercial building, CITY shall pay to GHIDORZI \$35,000 from the CITY's U.S. Department of Housing and Urban Development Community Development Block Grant Program.

B. That GHIDORZI shall be responsible for all government licenses, approvals, zoning permits, and all applicable federal regulations which might govern the use of the grant money.

C. That should the commercial office building not be completed as required in this agreement and not be valued at the dollar amount provided for in this agreement, that GHIDORZI shall repay to CITY the \$35,000 grant, within 30 days of the date not complied with (October 31, 2004, and December 31, 2004 respectively).

3. REMEDY IN THE EVENT OF DEFAULT.

Both parties agree that, upon default of any of the provisions of this agreement, the defaulting party shall pay to the other treble damages and all actual attorney's fees and costs of litigation, in addition to (in the case of GHIDORZI) the actual \$35,000 in grant money.

4. MISCELLANEOUS.

A. Notices. All notices must be in writing and must be sent by United States registered or certified mail (postage prepaid) or by an independent overnight courier service, addressed to the addresses specified in the Basic Terms or at such other place as either party may designate to the other party by written notice given in accordance with this Section. Notices given by mail are deemed delivered within three (3) business days after the party sending the notice deposits the notice with the United States Post Office. Notices delivered by courier are deemed delivered on the next business day after the day the party delivering the notice timely deposits the Notice with the courier for overnight (next day) delivery.

B. Captions and Interpretation. The captions of the articles and sections of this Agreement are to assist the parties in reading this Agreement and are not a part of the terms or provisions of this Agreement. Whenever required by the context of this Agreement, the singular includes the plural and the plural includes the singular.

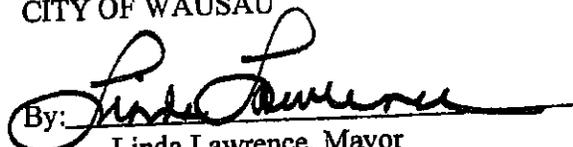
- C. Relationship of Parties. This Agreement does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between CITY and DEVELOPER.
- D. Entire Agreement; Amendment. All exhibits, addenda, and schedules attached to this Agreement are incorporated into this Agreement as though fully set forth in this Agreement and together with this Agreement contain the entire agreement between the parties with respect to the construction and development described herein. No subsequent alteration, amendment, change or addition to this Agreement is binding upon either party unless it is in writing and signed by the party to be charged with performance.
- E. Severability. If any covenant, condition, provision, term or agreement of this Agreement is, to any extent, held invalid or unenforceable, the remaining portion thereof and all other covenants, conditions, provisions, terms, and agreements of this Agreement will not be affected by such holding, and will remain valid and in force to the fullest extent permitted by law.
- F. Governing Law. This Agreement is governed by, and must be interpreted under, the internal laws of the State of Wisconsin. Any suit arising from or relating to this Agreement must be brought in Marathon County, Wisconsin.
- G. Time is of the Essence. Time is of the essence with respect to the performance of every provision of this Agreement in which time of performance is a factor.

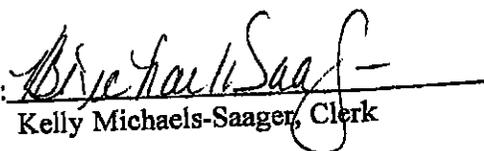
DEVELOPER:

By: 
Charles A. Ghidorzi

CITY:

CITY OF WAUSAU

By: 
Linda Lawrence, Mayor

Attest: 
Kelly Michaels-Saager, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 18th day of April, 2003, the above-named Charles A. Ghidorzi, to me known to be the persons who executed the foregoing instrument on behalf of said company.

Diane Newburn

Notary Public, Wisconsin

My commission: expires May 9, 2004

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 29th day of April, 2003, the above-named Linda Lawrence, Mayor, and Kelly Michaels-Saager, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument on behalf of said City.

Joan E. Heahke

Notary Public, Wisconsin

My commission: expires 6/12/05

Marathon County Land Record



Request: 29129072740956
PIN: 291-2907-274-0956
Parcel: 59-272907-015-028-00-00
Municipality: City of WAUSAU

Report Generated:
 10/9/2015 at 11:36:51 AM



For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Internal

Account: User

An Assessor's Property Record Card for this PIN is [available](#)

Tract Index may have instruments for this PIN [available](#)

Record Navigation Bar: ◀ **PIN** ▶ ◀ **Address** ▶ ◀ **Owner** ▶

(1) General Parcel Information:

PIN 291-2907-274-0956
Parcel Number 59-272907-015-028-00-00
Parcel Status Active
Sale Type NOT OPEN MARKET
Sale Date 09/13/2006
Sale Amount \$0.00
Transfer Tax \$0.00
Deed Type Quit Claim
Deed Reference 1456954QC 1456953QC
 1367606 1367600
Mailing Address 1800 STEWART AVENUE LLC
 2100 STEWART AVE STE 300
 WAUSAU WI
 54401

(2) Parcel Owners Names:

Owner # 1 1800 STEWART AVENUE LLC

(3) Parcel Addresses:

Address # 1 1800 STEWART AVE WAUSAU WI 54401

(4) Parcel Descriptions:

Year	Acre	Description
2005	1.42	SEC 27-29-07 PT OF SW1/4 SE1/4 DESD AS LOT (1) OF CSM VOL 59-119(13562)

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
2015	COMMERCIAL	1.42	\$926,700.00	\$526,400.00	
	Totals for 2015	1.42	\$926,700.00	\$526,400.00	\$1,453,100.00
2013	COMMERCIAL	1.42	\$926,700.00	\$506,400.00	
	Totals for 2013	1.42	\$926,700.00	\$506,400.00	\$1,433,100.00
2011	COMMERCIAL	1.42	\$494,300.00	\$731,900.00	
	Totals for 2011	1.42	\$494,300.00	\$731,900.00	\$1,226,200.00
2007	COMMERCIAL	1.42	\$494,300.00	\$864,600.00	
	Totals for 2007	1.42	\$494,300.00	\$864,600.00	\$1,358,900.00
2006	COMMERCIAL	1.42	\$432,500.00	\$742,100.00	
	Totals for 2006	1.42	\$432,500.00	\$742,100.00	\$1,174,600.00

2005	COMMERCIAL	1.42	\$432,500.00	\$126,600.00	
	Totals for 2005	1.42	\$432,500.00	\$126,600.00	\$559,100.00

(6) Parcel Special Assessments:

No Data has been entered for this PIN.

(8) Recent Taxes:

[View](#) Payoff Statement (for current month of all unpaid taxes, interest, and penalty)

Year	Description	Due	Paid	Unpaid	Description	Value
2014					Fair Mkt. Value	1,383,600.00
					Wood Fair Mkt. Value	0.00
View	General Net	34,815.35				
Tax	Lottery Credit	0.00				
Bill	General Tax	34,815.35	34,815.35	0.00	Land	926,700.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	506,400.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$34,815.35	\$34,815.35	\$0.00	Total Assessed Value	\$1,433,100.00

Year	Description	Due	Paid	Unpaid	Description	Value
2013					Fair Mkt. Value	1,320,500.00
					Wood Fair Mkt. Value	0.00
View	General Net	34,471.52				
Tax	Lottery Credit	0.00				
Bill	General Tax	34,471.52	34,471.52	0.00	Land	926,700.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	506,400.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$34,471.52	\$34,471.52	\$0.00	Total Assessed Value	\$1,433,100.00

Year	Description	Due	Paid	Unpaid	Description	Value
2012					Fair Mkt. Value	1,153,000.00
					Wood Fair Mkt. Value	0.00
View	General Net	29,602.55				
Tax	Lottery Credit	0.00				
Bill	General Tax	29,602.55	29,602.55	0.00	Land	494,300.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	731,900.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$29,602.55	\$29,602.55	\$0.00	Total Assessed Value	\$1,226,200.00

Year	Description	Due	Paid	Unpaid	Description	Value
2011					Fair Mkt. Value	1,189,600.00
					Wood Fair Mkt. Value	0.00
View	General Net	30,488.51				
Tax	Lottery Credit	0.00				
Bill	General Tax	30,488.51	30,488.51	0.00	Land	494,300.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	731,900.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$30,488.51	\$30,488.51	\$0.00	Total Assessed Value	\$1,226,200.00

Year	Description	Due	Paid	Unpaid	Description	Value
2010					Fair Mkt. Value	1,334,300.00
					Wood Fair Mkt. Value	0.00
View	General Net	33,973.07				
Tax	Lottery Credit	0.00				
Bill	General Tax	33,973.07	33,973.07	0.00	Land	494,300.00
PDF	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	864,600.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$33,973.07	\$33,973.07	\$0.00	Total Assessed Value	\$1,358,900.00

(9) Parcel Tax Receipts:

15 Tax Receipt(s) on File.

Tax Year: 2014

Transaction # 3041502

Transaction Date: 08/04/2015

Penalty:	0.00	0.00
Tax Deed:	0.00	0.00
Other Charge:	0.00	0.00
Totals:	\$30,488.51	\$10,164.51
Remaining Balance:	\$20,324.00	

Tax Year: 2010	Transaction # 2572160	Transaction Date: 08/03/2011
Item	Due	Applied
Tax Due:	11,324.00 (General)	11,324.00
	(Secondary)	0.00
Interest:	0.00	0.00
Penalty:	0.00	0.00
Tax Deed:	0.00	0.00
Other Charge:	0.00	0.00
Totals:	\$11,324.00	\$11,324.00
Remaining Balance:	\$0.00	

Tax Year: 2010	Transaction # 2546170	Transaction Date: 05/04/2011
Item	Due	Applied
Tax Due:	22,648.00 (General)	11,324.00
	(Secondary)	0.00
Interest:	0.00	0.00
Penalty:	0.00	0.00
Tax Deed:	0.00	0.00
Other Charge:	0.00	0.00
Totals:	\$22,648.00	\$11,324.00
Remaining Balance:	\$11,324.00	

Tax Year: 2010	Transaction # 2484953	Transaction Date: 02/04/2011
Item	Due	Applied
Tax Due:	33,973.07 (General)	11,325.07
	(Secondary)	0.00
Interest:	0.00	0.00
Penalty:	0.00	0.00
Tax Deed:	0.00	0.00
Other Charge:	0.00	0.00
Totals:	\$33,973.07	\$11,325.07
Remaining Balance:	\$22,648.00	

(10) Parcel Cross References:

3 Cross Reference(s) on File.

PIN	Reference	Year
291-2907-274-0974	Parent	2005
291-2907-274-0975	Parent	2005
291-2907-274-0976	Parent	2005

(11) Tax History:

Year	Description	Amount	Description	Value
2009	General Net	33,444.16	Tax District	1
	Lottery Credit	0.00		
	General Tax	33,444.16	Fair Mkt. Value	1,369,700.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	494,300.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	864,600.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$33,444.16	Total Assessed Value	\$1,358,900.00
Year	Description	Amount	Description	Value
2008	General Net	32,275.03	Tax District	1

	Lottery Credit		0.00		
	General Tax		32,275.03	Fair Mkt. Value	1,375,400.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	494,300.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	864,600.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$32,275.03	Total Assessed Value	\$1,358,900.00
Year	Description	Amount		Description	Value
2007	General Net		31,539.61	Tax District	1
	Lottery Credit		0.00		
	General Tax		31,539.61	Fair Mkt. Value	1,311,700.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	494,300.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	864,600.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$31,539.61	Total Assessed Value	\$1,358,900.00
Year	Description	Amount		Description	Value
2006	General Net		29,927.58	Tax District	1
	Lottery Credit		0.00		
	General Tax		29,927.58	Fair Mkt. Value	1,257,300.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	432,500.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	742,100.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$29,927.58	Total Assessed Value	\$1,174,600.00
Year	Description	Amount		Description	Value
2005	General Net		14,277.13	Tax District	1
	Lottery Credit		0.00		
	General Tax		14,277.13	Fair Mkt. Value	569,700.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	432,500.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	126,600.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$14,277.13	Total Assessed Value	\$559,100.00
Year	Description	Amount		Description	Value
2004	General Net		0.00	Tax District	1
	Lottery Credit		0.00		
	General Tax		0.00	Fair Mkt. Value	0.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	0.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	0.00
	Managed Forest Closed		0.00	Wood	0.00
	Total Paid		\$0.00	Total Assessed Value	\$0.00

(12) Tax District:

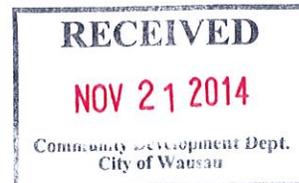
Municipality: (291) WAUSAU | District: 1 | Year: 2015



Building Community Today
for Tomorrow's Generation

November 19, 2014

Ann Werth
Wausau City Hall
407 Grant Street
Wausau, WI 54403



Dear Ann,

I am in receipt of your letter dated November 14, 2014 concerning our developer's agreement for 1800 Stewart Avenue, dated April 29, 2003. I would like to briefly comment on the items mentioned.

As in most blighted projects with contamination, this one did have its challenges. It was particularly difficult getting the DNR to agree to a clean-up plan which called for removal of contaminated soils and the monitoring of groundwater contamination. This caused the delay in the construction process.

You noted in your letter that 14,000 sq. ft. were to be built yet our permit showed 13,828 sq. ft. I believe that to be incidental to the intent of the agreement. However, it should be noted that other than the timing issues, the jobs created now stand at 26 full-time positions and 34 part-time positions, well above the 15 referenced in the agreement.

It should also be noted that even though the assessed value of the property is currently at \$1,433,100, the property is really unmarketable. After almost twelve years, \$359,225.⁰⁰ and 37 test walls (four required in the original plan with the DNR), we have still not received closure on the dry cleaning issue. I have attached a recent letter in that regard.

As for increased real estate tax base, the two properties, 1806 and 1808 Stewart, which were purchased to create 1800 Stewart Ave., together were paying \$10,318.98 in real estate tax in 2004. If those real estate taxes were flat for the next 9 years, the two properties would have paid a total of approximately \$93,000. With our public/private partnership, we were able to create real estate tax payments of approximately \$270,000 over that same time period. A net add of \$177,000.

I am asking that you share this letter with the city's finance committee, which I understand is reviewing the agreement. I strongly feel that the intended outcome of the agreement has been accomplished. Our collective effort was to remove blight from a premiere corner at the entry to our city, create jobs, and increase tax base. This has all been accomplished and we look forward to the many years to come of positive impact this project will have on our community.

Sincerely,

C.A. Ghidorzi

Attached:

DNR Letter dated November 14, 2014

cc: Finance Cmt
City Clerk

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Wausau Service Center
5301 Rib Mountain Drive
Wausau, Wisconsin 54401

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



RECEIVED

November 14, 2014

NOV 17 2014

BRRTS# 02-37-000054

Mr. Charles Ghidorzi
Ghidorzi Companies, LLC
2100 Stewart Avenue
Suite 300
Wausau, WI 54401



Subject: Approval of Change Order #3 for one Groundwater Sampling Event, Former Wausau Cleaners Site, 1800 (formerly 1806-1808) West Stewart Avenue, Wausau, WI

Dear Mr. Ghidorzi:

Your proposed change order #3 is approved. You may proceed with the proposed work. The DNR received REI's Change Order Request #3 on September 24, 2014. The proposed work includes one sampling event of the site monitoring wells.

Costs approved for the interim action for change order #10 are \$6,187.78 for consulting and \$2,145.00 for the sub-contractor, for a total of \$8,232.78. The total costs approved to date for the project are \$359,225.20.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, hazardous waste management and wastewater discharge Wisconsin Administrative Codes.

This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review.

If you have any questions or concerns regarding this letter or the project, please contact me at 715-359-6514.

Sincerely,

A handwritten signature in black ink that reads 'Lisa Gutknecht'.

Lisa Gutknecht
Remediation & Redevelopment Program

c: David Larsen, REI (electronic copy)
Jennifer Feyerherm, DNR CF/2 – Madison (electronic copy)

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Wausau Service Center
5301 Rib Mountain Drive
Wausau, Wisconsin 54401

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



September 8, 2015

BRRTS# 02-37-000054

RECEIVED

SEP 9 2015

Mr. Charles Ghidorzi
Ghidorzi Companies, LLC
2100 Stewart Avenue
Suite 300
Wausau, WI 54401

Subject: Approval of the Revised Change Order #4 for Soil Gas Investigation and Monitoring Well Repair, Former Wausau Cleaners Site, 1800 (formerly 1806-1808) West Stewart Avenue, Wausau, WI

Dear Mr. Ghidorzi:

On August 18, 2015 your consultant, Dave Larsen had a conference call with me and Terry Evanson (DNR) to discuss the proposed soil gas investigation for your site. Based on our discussion, the proposed work scope was modified to reduce the number of sampling points and the costs of change order #4. REI was required to submit a modified change order to reflect the reduction in costs.

Your revised change order #4 is approved. You may proceed with the proposed work. The DNR received REI's Revised Change Order Request #4 on September 4, 2015. The revised work includes a reduction in the number of sampling points and samples collected for laboratory analysis for the soil gas investigation along with a change in staff hours.

Costs approved for site investigation for change order #4 are \$10,763.50 for consulting and \$3,102.75 for the sub-contractor, for a total of \$13,866.25. Total costs approved for the site investigation to date are \$122,649.92. Total costs approved to date for the remedial action area \$252,108.03. The total costs approved to date for the project are \$374,757.95.

Please be aware that you are required to comply with all applicable statutes and administrative rules including the NR 700 series, hazardous waste management and wastewater discharge Wisconsin Administrative Codes.

This approval does not guarantee the reimbursement of costs under the Dry Cleaner Environmental Response Program. Final determination regarding the eligibility of costs for reimbursement will be made at the time of claim review. If you have any questions or concerns regarding this letter or the project, please contact me at 715-359-6514.

Sincerely,

Lisa Gutknecht
Remediation & Redevelopment Program

c: David Larsen, REI (electronic copy)
Jennifer Feyerherm, DNR CF/2 – Madison (electronic copy)

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

RESOLUTION OF THE FINANCE COMMITTEE

Approval of the Assessment Services Contract between the City of Wausau and the City of Schofield to provide assessment services to the City of Schofield for the assessment of real and personal property for contract years 2016-2020

Committee Action: Approved 4-1

Fiscal Impact: Base compensation paid to the City of Wausau annually, in the amount of \$18,000.00, per assessment year, for five years, for a base total of \$90,000.00

File Number: 12-1116	Date Introduced: November 24, 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 checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, an Assessment Services Contract between the City of Wausau and City of Schofield was approved for the years 2013-2103; and

WHEREAS, the City of Wausau wishes to renew their contract with the City of Schofield; and

WHEREAS, both municipalities are desirous of engaging in this efficient jurisdictional collaboration by entering into an interovgermental cooperation agreement for five years to share assessment staff according to the terms of the Contract; and

WHEREAS, your Finance Committee, at their October 13, 2015 meeting, recommended approval of the Contract; and

WHEREAS, the City of Schofield approved this Contract at their November 10, 2015 council meeting.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the Contract for the 2016-2020 Assessment Services of Real and Personal Property in the City of Schofield, Marathon County, Wisconsin which is attached hereto and incorporated herein by reference.

Approved:

James E. Tipple, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, October 13, 2015 @ 5:45 pm., Board Room

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

Others Present: Groat, Giese, Jacobson, Lindman, Tipple, Gisselman, Goede.

Discussion and possible action on contract assessment services for real and personal property between the City of Wausau and City of Schofield.

Giese requested the committee convene in closed session to discuss her negotiations with the City of Schofield.

CLOSED SESSION pursuant to 19.85(1)(e) of Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, wherever competitive or bargaining reasons requires a closed session - for providing contract assessment services for real and personal property between the City of Wausau and City of Schofield

Motion by Nagle, second by Mielke to convene in closed session. Roll Call Vote: Ayes: Nagle, Kellbach, Mielke, Nutting, Oberbeck. Motion carried unanimously.

CONTRACT RENEWAL FOR
THE 2016 – 2020
ASSESSMENT SERVICES
OF REAL AND PERSONAL PROPERTY
IN THE
CITY OF SCHOFIELD
MARATHON COUNTY, WISCONSIN.

Return Signed Proposal To:

CITY OF WAUSAU

ANNE JACOBSON – CITY ATTORNEY

407 GRANT STREET

WAUSAU, WI 54403

ASSESSMENT SERVICES CONTRACT

THIS AGREEMENT by and between CITY OF WAUSAU hereinafter called the "Assessor," and the CITY OF SCHOFIELD, MARATHON COUNTY, WISCONSIN, hereinafter called the "Municipality" pursuant to Wisconsin Statutes 66.0301(2), this Agreement is an intergovernmental cooperative agreement between the two stated municipalities for the receipt by the City of Schofield and the providing of services by the City of Wausau through its Assessment Department, of full assessment services for the length of time specified in the contract. WITNESSETH: The Assessor and Municipality for the consideration stated herein agree as follows:

ARTICLE I

Section I

SCOPE OF WORK: The assessor, having become familiar with the local conditions affecting the cost of the work, and the Specifications for Assessment of General Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin Statutes (Specifications), hereby agrees to perform everything required to be performed and to complete in a professional manner all of the work required to assess the real and personal property of the Municipality as of January 1, of each of the contract years 2016 - 2020 in accordance with applicable Wisconsin Statutes and this contract, and other documents constituting a part hereof. Included within the Scope of Work is one Revaluation of all properties within the Municipality, which shall be completed no later than 2020, and shall include any Board of Review hearings which shall be subject to Article II, Section III(1).

Section II

VALUATION: For the valuation of residential and agricultural properties, the appraiser shall use a Computer Assisted Appraisal System:

- Sungaard Hte Appraisal Plus, Version 8.0.2.0.02*
- Marshall & Swift Commercial Cost Estimator
- NADA Manufactured Housing Cost Software

For the valuation of commercial properties, the appraiser shall use a Computer Assisted Appraisal System:

- Sungaard Hte Appraisal Plus, Version 8.0.2.0.02*
- Marshall & Swift Commercial Cost Estimator

**The City of Wausau – Assessment Department has contracted with Vision Government Solutions to provide advanced CAMA software. This new software will continue to provide all services required per the terms of this contract with no additional cost to Municipality.*

For the valuation of personal property, the appraiser shall follow procedures outlined in Volume 1 of the Wisconsin Property Assessment Manual.

ARTICLE II

COMPENSATION: The Municipality shall pay to the Assessor for the performance of this contract the following compensation:

Section I

For assessment services of real estate and personal property as per the Specifications for Assessment the base compensation of EIGHTEEN THOUSAND Dollars (\$ 18,000.00) per assessment year, such amount based on the following counts obtained from the last Assessment Roll(s).

Totals from 2015 Assessment Roll:

	Assessment Roll(s)
Residential Parcels	792
Commercial Parcels	212
Other Parcels	N/A
Total Parcels	1004
REAL ESTATE PARCEL COUNT (includes Private Forest Crop and Managed Forest land Parcels)	1004
Personal Property Count	243
Mobile Home Parcel Count (Vacant and Improved)	69
TOTAL (w/o Manufacturing)	1316

Section II

For the providing of additional services required by the Supplemental Specifications described in the Addenda, total compensation shall be included in Article II, Section I compensation.

ADDENDA NO.	SUPPLEMENTAL SPECIFICATIONS (Brief Description)	COMPENSATION
1.	Entry of the Manufacturing assessment roll into the Marathon County Land Records Systems when received from the Department.	Included per Article II, Section I
2.	The minimum number of days for open book referred to in the Specifications, Par. 24 (d) to be held in the meeting space provided per Par. 32 of the Specifications shall be 2 days.	Included per Article II, Section I

Total Base Compensation summarized as follows:

Article II, Section I	<u>\$ 18,000.00 per Assmt year</u>
Article II, Section II	<u>INCLUDED</u>
Total	<u>\$ 18,000.00 per Assmt year</u>

ARTICLE III

GENERAL AGREEMENTS:

1. If Assessor contract is accepted, a 100% performance bond must be furnished in an amount equal to the sum of Section I and II, Article II of the contract from a Surety licensed to do business in the State of Wisconsin. Such bond shall be filed within thirty (30) days after the award of the contract and no work shall be performed prior to the filing of said bond. In lieu of a performance bond, a bank letter of credit is acceptable. Such performance bond or letter of credit must cover the entire length of the contract, including any approved extensions.
2. Work will start upon filing of a performance bond or bank letter of credit with the Municipality and be contingent upon the approval of the common council of the Assessor and shall be completed upon adjournment of the Board of Review of the 2020 assessment year.
3. The Municipality reserves the right to reject any or all proposals.
4. Assessor agrees to complete a REVALUATION as described by the Wisconsin Property Assessment Manual during one of the five years of this contract.
5. Payments required per the Specifications, Para. 43 shall be made payable as follows or as otherwise invoiced: CITY OF WAUSAU – TREASURER, 407 GRANT STREET, WAUSAU, WI 54403.

ARTICLE IV

COMPONENT PARTS OF THIS CONTRACT:

This contract consists of the following component parts:

1. Contract Renewal for the 2016-2020 Assessment Services of Real and Personal Property in the City of Schofield, Marathon County, Wisconsin.
2. Specifications for Assessment of General Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin Statutes.

Dated this ____ day of _____, 2015.

CITY OF SCHOFIELD
SCHOFIELD, WISCONSIN

By: _____

Name: KREGG HOEHN

Title: MAYOR

By: _____

Name: LISA QUINN

Title: CITY CLERK/TREASURER

CITY OF WAUSAU
ASSESSMENT DEPARTMENT
WAUSAU, WISCONSIN

By: _____

Name: JAMES E. TIPPLE

Title: MAYOR

By: _____

Name: TONI RAYALA

Title: CITY CLERK

Specifications for Assessment of General Property Pursuant to Chapter 70, Wisconsin Statutes

*These specifications shall be used for assessment work performed
under ss. 70.055, s. 70.75(1) and 70.75(3)*

DEFINITIONS

1. "Assessor" shall mean the City Assessor employed by the City of Wausau together with the designated staff employed by the City of Wausau Assessment Department and shall be responsible for the overall assessment function.
2. "Manual" shall mean the "Wisconsin Property Assessment Manual," Volumes I and II, prepared and issued by the Wisconsin Department of Revenue for the State of Wisconsin together with all material designated by the Department as being part of or supplemental to the Property Assessment Manual.
3. "Parcel" means an individual legal description for a tract of land and shall include not only the land itself but all buildings and improvements thereon.
4. "Real Estate Parcel Count" shall mean the total number of individual real estate descriptions assessed locally on the municipality's real estate assessment roll for the assessment year specified in Article II, Section I of the contract.
5. "Personal Property Count" shall mean the total number of completed personal property lines or accounts listed in the municipality's personal property assessment roll for the assessment year specified in Article II, Section I of the contract.
- 5a. "Mobile Home Parcel Count" shall mean the total number of individual mobile home lots, both vacant and improved, subject to the monthly mobile home parking permit fee, including those exempt from the fee, listed for the assessment year specified in Article II, Section I of the contract.
6. "Major Building" shall mean any and all houses on residential parcels, the buildings representing the major use of commercial parcels, and any and all houses on agricultural land.
7. "Property Record Cards" shall mean the current versions of the residential, agricultural and other, and commercial property record cards or equivalents, approved by the Department of Revenue and used for the purpose of making a record to support and substantiate the value conclusion for each parcel. A state-approved property record card should be maintained on every parcel of property in the municipality.
8. "Local Modifier" shall mean that mathematical factor necessary to convert the basic cost estimate derived from the Wisconsin Property Assessment Manual or other cost manual to current cost in the municipality.
9. "Municipality" shall mean the City of Schofield, in which general property taxes are levied and collected.
10. "Department" shall mean Department of Revenue, Bureau of Equalization, 2135 Rimrock Rd., PO Box 8971, Madison, Wisconsin 53708-8971.

AGREEMENTS – ASSESSOR

Scope of Service Assessor to Provide

11. **CONFORMANCE TO STATUTES.** All work shall be accomplished in accordance with the provisions of the laws of the State of Wisconsin and in full compliance with all the rules and regulations officially adopted and promulgated by the Wisconsin Department of Revenue.
12. **OATH OF OFFICE.** The assessor shall be required to take and subscribe to an oath or affirmation supporting the Constitution of the United States and of the State of Wisconsin and to faithfully perform the duties of assessor. The oath shall conform to Section 19.01 and be filed with the municipal clerk prior to undertaking any of said duties.
13. **PERSONNEL** (a) All personnel providing services shall be currently certified in compliance with s. 70.055 and 73.09 and the administrative rules prescribed by the Department.

(b) The assessor shall review any complaint relative to the conduct of his employee(s). If the municipality deems the performance of any of the assessor's employees to be unsatisfactory, the assessor shall, for good cause, remove such employee(s) from work upon written request from the municipality, such request stating reasons for removal.

(c) Prior to commencing the contract the assessor shall file with the municipal clerk names of all employees to be performing work and the type of work to be performed by each, excepting non-appraisal office clerical help. All persons on file are to carry an up-to-date identification card and a letter of introduction from the municipality or the Department when the Department is supervising the assessment.
14. **ASSESSMENT MANUAL.** The assessor shall make all assessments in accordance with the property assessment manual as specified in sections 70.32 and 70.34.
15. **ACCURATE PARCEL IDENTIFICATION.** The assessor shall review all legal descriptions as listed in the assessment roll for imperfections to include, but not restricted to errors, incorrect acreages, omissions, overlap, or failure to close. In the event that such discrepancies exist, the assessor shall correct or cause the same to be corrected. Additional compensation, if any, shall be as specified in Article II, Section III of the contract.
16. **PREPARATION OF RECORD CARDS.** (a) The assessor shall prepare individual record cards and computer-generated data sheets for each parcel to be assessed on forms currently approved by the Department. If the assessor and/or municipality shall have reason to use forms not currently approved, such use shall be contingent upon Department approval.

(b) Record cards shall be completed for each parcel, labels with the property owners name and address as provided in Section 70.17, and the following information as listed in the assessment roll: legal description of the property, parcel number and size of land parcel when available.

(c) Appropriate record cards shall be used in the evaluation and collection of data for residential improvements, commercial improvements, and other improvements. All information relating to improvements shall be obtained and shown as provided on the respective forms.

(d) Maintain all assessment records in an electronic format as required by the Department. All assessment data, such as parcel attributes, sketches, and photographs, must be stored in an electronic format.

17. **APPROACHES TO VALUE.** (a) The assessor shall consider the cost, market, and income approaches in the valuation of all vacant and improved parcels of property.

(b) The assessor shall collect and analyze all available sales data for the municipality in order to become familiar with prevailing market conditions, market activity, and specific transactions which may be utilized in determining the market value of properties throughout the municipality. Data gathered shall either be noted on the property record cards, or contained within supplements to the records (e.g. copies of real estate transfer returns, leases, computer-generated data sheets, etc.). All data so gathered shall become and remain the property of the municipality.

(c) Sales analysis shall include sales identified on a map, analysis and verification for time adjustments, neighborhood boundaries and descriptions and other (agricultural) improvements. It may be necessary, as part of the analysis, to field a sale and measure and list the improvements of the properties that have sold.

(d) In valuing income producing properties, where appropriate, the assessor shall collect information from owners, tenants, realtors, financial institutions, and any other necessary sources, for use in the valuation process. Data to be analyzed shall include economic rents for each type of property, typical vacancy rates, and typical operation expense ratios. All data shall be documented and records shall be prepared for each parcel showing the determination of value by the income approach. For improved parcels this shall include a reconstruction of income and expenses, an estimate of remaining economic life, and the capitalization rate applied. Capitalization rates shall be accurately documented by information obtained from the market.

18. **IMPROVEMENTS – DATA COLLECTION.** (a) The assessor shall accurately measure to the nearest foot all improvements and prepare a complete outline sketch to scale (top view) of the major buildings showing all additions, porches, and appendages with dimensions and necessary identifications on the property record cards.

(b) The assessor shall photograph all residences, and all major commercial improvements and all major buildings on agricultural land classified as other. The assessor will make available all photos to the municipality to include as part of its Emergency Management Initiative, if such Initiative has been initiated.

(c) Upon discovery or notice of changes made to major buildings of each class of improvements, the assessor shall inspect the interior and exterior of such buildings when necessary, so as to note the features on the property record card, and shall provide an accurate and complete listing for each improvement based on the actual view or the best information the assessor can practicably obtain.

(d) For a Full Revaluation of all properties within the municipality, the assessor shall endeavor to inspect the interior and exterior of all major buildings of each class of improvements, unless recently inspected under 18(c), so as to note the features on the property record card, and shall provide an accurate and complete listing for

each improvement based on the actual view or the best information the assessor can practicably obtain.

(e) The date of inspection or listing of all major buildings shall be indicated on the record cards.

(f) Upon failure to gain entrance to a major building after reasonable attempt, the assessor shall attempt to contact the property owner or occupant by ordinary mail to arrange an appointment for the purpose of viewing and listing the interior.

(g) If the assessor's request to inspect a major building is refused by the owner or occupant, the assessor shall make a request by registered mail to inspect the building; such written request shall state the purpose of the inspection, the desired time of inspection and shall advise the owner or occupant that their refusal shall constitute a loss of appeal of the assessment to the local board of review and further appeal avenues; should the requests to inspect major buildings be denied, the assessor shall list and value the improvements according to the best information practicably obtainable.

19. **IMPROVEMENT VALUATION – COST APPROACH.** (a) The assessor shall value improvements in accordance with Wisconsin Property Assessment Manual, using generally acceptable appraisal practices and cost manuals.

(b) In using the cost approach for residential improvements, the prescribed form or computer generated data sheet, or its equivalent as approved by the Department, shall be used in determining replacement costs. The property record card shall be completed as recommended for use with Volume 2 or other cost manual, with proper base costs selected as appropriate for each improvement and adjusted base building costs.

(c) In using the cost approach for other (agricultural) outbuildings, the current replacement costs should be determined for all buildings. Buildings in poor condition having little or no value shall be physically described and listed as having "no value" or given an appropriate sound physical value.

(d) In using the cost approach for commercial improvements proper base costs shall be selected as appropriate and adjusted to adequately reflect variations from base building costs.

(e) Current local modifiers and costs shall be adjusted where necessary and documented by an analysis of local construction costs and market sales data.

(f) All accrued depreciation, including physical deterioration, functional obsolescence, and economic obsolescence, must be documented and deducted from current replacement costs.

(g) All improvements shall be valued at market value as of January 1.

(h) The assessor shall be responsible for collecting all other required information in regard to personal property, determining values on assessable personal property not used for production of income, and completing all necessary forms in relation thereto.

(i) The Assessor shall value mobile homes subject to the monthly mobile home parking permit fee and perform other duties specified in s. 66.0435 where necessary.

20. **DATA COLLECTION – LAND.** (a) The assessor shall gather and note on the property record card or computer-generated data sheet for each parcel information including, but not limited to size, area, frontage, width, depth, shape, topography, productivity, site improvements, utilities, access, zoning and location. This information shall include a land sketch.

(b) The assessor shall collect data concerning sales of land and sales of improved parcels which may indicate the residual value of land. From these and other sources the assessor shall become familiar with land values throughout the municipality.

21. **VALUATION – LAND.** (a) Unit value ranges per acre for each grade of fallow agricultural land, agricultural forest land, undeveloped land and productive forest land shall be determined from an analysis of sales and other available market data. Agricultural forest land and undeveloped land values shall be adjusted to 50% of full market value, per s. 70.32(4), WI Stats. Soil surveys, where available, shall be used in the classification of land. Agricultural land shall be valued according to use, per s. 70.32, Wis. Stats. In the analysis of sales, work forms shall be prepared for recording data on each sale analyzed and for correlating price data from the sales for the various classes of land and noting if land qualifies for use value or is fallow. Such forms shall be left with the municipality.

(b) Basic unit values shall be determined for residential and commercial lands from an analysis of sales, rents, leases, and other available market data. In the analysis of market data, adequate records shall be prepared showing data collected and unit value determinations. Such records shall be left with the municipality.

(c) Having determined basic unit values the assessor shall apply such to each parcel, making adjustments to account for the particular characteristics of the parcel. Land computations shall be properly shown for each parcel on the property record cards, or computer-generated data sheets.

(d) For residential and commercial lands, maps and schedules shall be prepared indicating unit values used: e.g. by neighborhoods, and locations thereof to be left with the municipality.

(e) A copy of all charts, schedules and tables, not previously referred to, including depth factor tables used in the valuation of land shall be left with the municipality.

22. **VALUATION, ASSESSMENT OF TAXABLE PERSONAL PROPERTY.** (a) Taxable personal property shall be valued and assessed by the statutory assessor in compliance with Chapter 70, Wisconsin Statutes and with recommended procedures in Volume 1 of the Wisconsin Property Assessment Manual.

(b) The assessor shall compile an updated list of all personal property accounts in the municipality. Such list shall be reviewed to ensure that all accounts have been discovered.

(c) To aid in determining the amount and value of personal property used in the production of income, the assessor shall require such property owners to furnish information on personal property forms as to the value of personal property owned by them or in their possession as provided in Section 70.35. Such forms shall be mailed or delivered to property owners by the assessor.

(d) The assessor shall be responsible for collecting all other required information in regard to personal property, determining values on assessable personal property not used for production of income, including the value of exempt computers and completing all necessary forms in relation thereto.

(e) All forms used in the valuation of personal property shall be approved by the Department and shall be returned to the municipality at the end of the contract.

23. **FINAL FIELD REVIEW.** Prior to the open book conference, the assessor shall make a final field review. Each parcel shall be reviewed at the property location. In the final review process, the indicated value

of the structure and the indicated value of the land shall be compared against sales information concerning the same parcel or comparable parcels. For income producing properties where a determination of value has been made via the income approach, this value shall also be reviewed to make the proper correlation of values between the cost, market and income approaches. The review shall cover each parcel so as to eliminate errors in computations that may have occurred, to insure uniformity in record card and form completion by various personnel, to verify building classification and depreciation estimates regarding physical, functional and economic obsolescence, and to be sure that all lands and improvements are properly accounted for.

24. **OPEN BOOK CONFERENCE.** (a) Upon completion of the assessor's review of assessments and prior to the completion of the assessment rolls, the assessor shall hold open book conferences for the purpose of enabling property owners or their agents to review and compare the assessed values.

(b) The municipality shall designate the place for open book conferences with both the municipality and assessor mutually agreeing upon the date(s) and hours.

(c) The assessor shall send a notice by first class mail to each property owner at the last known mailing address as required under s. 70.365. Expenses related to the notices, including form supply, preparation of the forms, and postage, shall be paid by the assessor.

(d) The minimum number of days for open book conferences shall be set by the municipality, the number of days being specified in the addenda.

(e) Open book conferences shall be held within the completion date specified in the contract. In the event the municipality requests that the open book conferences be held at a date beyond the contracted completion date, and provided the assessor agrees to such, the contract shall be extended commensurate with the lapse of days between the originally contracted completion date, and the revised date for open book conferences. Such extension shall be in writing and signed by both the municipality and the assessor.

25. **COMPLETION OF ASSESSMENT ROLL.** The Assessor shall be responsible for the proper completion of assessment rolls according to current statutes. The assessor shall where necessary enter into said rolls all newly established assessments, both real and personal, and the names of those to whom personal property is assessable; each roll shall also be totaled to exact balance by the assessor. For computer prepared assessment rolls, it shall be sufficient for the assessor provide a list of all assessments at market value in the format required for data entry.

26. **BOARD OF REVIEW: SUBSEQUENT APPEARANCES.**

(a) The assessor and/or responsible member(s) of the assessor's staff shall attend all meetings of the Board of Review to explain and defend the assessed values and be prepared to testify under oath in regard to such values. Compensation shall be as specified in the contract.

(b) In the event of appeal to the Department or to the courts, it is agreed that the assessor and/or qualified representative(s) shall be available upon written request from the municipality to furnish testimony in defense of the values established by the assessment in all cases which might arise within one (1) year of the completion date specified for the assessment. Compensation shall be as specified in the contract.

GENERAL AGREEMENTS

27. **INSURANCE – LIABILITY.** (a) The assessor shall maintain insurance coverage to protect against claims, demands, actions and causes of action, arising from any act or omission of the assessor, his agents and employees in the execution of work. Certificates of insurance by a company authorized to transact business in the State of Wisconsin shall be supplied to the Municipality with the Municipality as an additional insured. All insurance coverage shall contain a 10-day advance notice of cancellation to the Municipality. The Assessor shall timely pay all insurance premiums. Limits of liability shall not be less than:

General Liability:

Bodily Injury	Per Person	\$ 500,000
	Per Occurrence	\$ 1,000,000
Property Damage	Each Occurrence	\$ 250,000

Comprehensive Auto Liability Including:

Non-Ownership Coverage		
	Each Person	\$ 100,000
	Each Occurrence	\$ 300,000
Property Damage	Each Occurrence	\$ 50,000

(b) Liability for bodily injury, disability, and/or death of employees or any person or for damage to property caused in any way, directly or indirectly, by the operations of the assessor within the municipality shall be assumed by the assessor and the assessor shall indemnify and hold harmless the municipality against all claims, actions, proceedings, damages, and liabilities, including reasonable attorney's fees, arising from or connected with the assessor's activities in connection with the services provided to the municipality, including but not limited to, any acts or omissions of the assessor, the assessor's employees, agent, representatives, and any other person doing business with assessor. This paragraph is not to be in conflict with Wis. Stat. §893.89(4).

28. **VALUABLE PAPER.** (a) Assessor agrees to cover loss of municipality's records withdrawn from municipality for assessor's use as well as assessor's records in process under these agreements which are in possession of the assessor.

(b) The assessor shall not be responsible for loss of records destroyed by fire, theft, or Act of God while kept in office space supplied by municipality.

29. **PUBLIC RELATIONS.** (a) During the course of the assessment the assessor shall carry on a suitable program of public information in a manner dictated by experience to be the most effective and productive and of such a nature in which to allow the municipality to actively participate.

(b) The assessor agrees to meet upon request, with the governing body of the municipality to discuss areas of work such as, but not limited to progress, procedures, valuations, and problems.

(c) The assessor agrees to respond to all assessment inquiries within one business day.

(d) The assessor agrees to provide an internet link for placement on the municipalities "Assessor's Information" webpage which would direct users to an "Assessment Search" feature to view property assessment data.

30. **INFORMATION TO THE DEPARTMENT.** The assessor shall complete and submit to the Supervisor of Equalization: (a) the Municipal Assessment Report (MAR) and all applicable worksheets when the assessment is completed or upon completion of the assessment roll(s) each year. If work is in progress on the second Monday in May, a tentative report shall be submitted on the status of the real estate and personal property existing as of January 1. The tentative report shall be submitted by the second Monday in May. The report shall provide the following information relating to real estate: increases in valuation due to annexations, new construction, and property formerly exempt and now assessed, losses in value due to annexation, demolitions, and property becoming exempt and shifts in class. For personal property the report shall provide information on estimated values of all personal property by class. A completed final Municipal Assessment Report shall be filed each year at the end of the assessment in addition to this tentative report.

(b) A list showing the value of any buildings on leased land and whether they are assessed as real estate or personal property, as well as the use and occupancy of each. Such list shall be submitted upon completion of the assessment roll(s).

(c) The Computer Exemption Report no later than May 1.

(d) The Tax Incremental District Assessment Report (TAR) and all applicable worksheets when the assessment is completed or upon completion of the assessment roll(s). If work is in progress on the second Monday in May, a tentative report shall be submitted on the status of the real estate and personal property existing as of January 1. The tentative report shall be submitted by the second Monday in May. The report shall provide the following information relating to real estate: increases in valuation due to annexations, new construction, and property formerly exempt and now assessed, losses in value due to annexation, demolitions, and property becoming exempt and shifts in class. For personal property the report shall provide information on estimated values of all personal property by class. A completed final Municipal Assessment Report shall be filed at the end of the assessment in addition to this tentative report.

(e) The Annual Assessors Report (AAR) and all applicable addendums when due. The report shall be compliant with the Uniform Standards of Professional Appraisal Practice guidelines. (USPAP).

(f) Electronically submit Property Assessment Data (PAD) for all sales when due.

31. **MISCELLANEOUS GENERAL AGREEMENTS.** (a) The assessor shall ensure that employees maintain strict confidence regarding all privileged information received by reason of this agreement.

(b) The assessor shall supply all equipment necessary to perform their responsibilities under these specifications.

(c) The assessor and the municipality anticipate no significant law changes or Department policy directive changes will affect the assessment. Should such changes occur, an amendment shall be made to the contract specifying the new obligations of the municipality and the assessor and any additional compensation, if required.

OBLIGATIONS OF THE MUNICIPALITY

32. **MEETING SPACE.** The municipality shall furnish adequate meeting space at no cost to assessor in or near the municipal hall for purposes of conducting the required Open Book meetings and Board of Review hearings. Meeting space shall be furnished with high-speed network or internet access for purposes of obtaining electronic records.

33. **ACCESS TO RECORDS.** (a) The municipality shall allow access and make available to the assessor municipal records such as, but not limited to, previous assessment rolls and records, sewer and water layouts, building permits, building blueprints, tax records, records of special assessments, plats, and any other maps currently in the possession of the municipality, at no cost.

(b) The municipality shall submit or deliver electronic or paper copies of all issued building and sign permits to the assessor within 10 business days of issuance, at no cost to the assessor.

(c) The municipality shall submit or deliver electronic or paper copies of all received FORM PA-118 *Mobile Home Statement of Monthly Parking Permit Fee* within 10 business days of receipt, at no cost to the assessor.

34. **PROPERTY IDENTIFICATIONS.** The municipality shall furnish the owner's name, situs address and mailing address of the owner and the block and lot number, size or other identifying description of each parcel to be appraised.

35. **PROVISION OF FORMS.** Municipality shall provide approved forms, binders, record cards, adhesive backed labels, assessment notice forms prescribed by the Department as required under s. 70.365, and other materials as necessary for the completion of the agreement.

36. **MAPS.** The municipality shall furnish two (2) sets of all plat maps, section maps, and any other maps currently in the possession of the municipality, to the assessor, at no cost. The assessor will obtain access to electronic Geographic Imaging Systems (GIS) from the County at no cost to the municipality.

37. **MISCELLANEOUS GENERAL AGREEMENTS.** (a) That the necessary funds are available and will be provided by the municipality as agreed herein and in the standard contract.

(b) The municipal governing body shall refrain from interfering with, or influencing any value estimate by the assessor.

(c) The municipality shall aid the assessor in a reasonable promotion of public information concerning the work under this agreement.

GENERAL TERMS

38. **COMPLETION OF WORK.** (a) The assessor shall have completed all work under this agreement, except for appearing at the Board of Review and any necessary subsequent appearances as per this agreement, on or before the completion date referred to in Article III, number 2. This date of completion may be extended, if necessary, and by mutual consent.

(b) That in the event the assessment cannot for any reason be completed within the time originally specified, the assessor shall provide written notification to the municipality, stating the reasons for not completing the assessment by the contracted completion date, so that the situation may be timely remedied and the assessment completed in substantial compliance with law.

39. **ASSIGNMENT OF CONTRACT.** That the assessor is not permitted to assign, subcontract or transfer this agreement or any part of this agreement without written approval from the municipality.

40. **COMPENSATION UPON EFFORT.** That the compensation is based upon effort required to complete the work under this agreement in an acceptable manner, and not upon the whole value or any part of the value of the municipality.

41. **FAMILIARIZATION WITH LOCAL CONDITIONS.** The assessor is generally familiar with access throughout the municipality, maps and other pertinent records available and the degree of difficulty of the work under this agreement within the municipality.

42. **AWARD OF CONTRACT.** The awarding of this agreement is contingent upon the proper filing of a 100% performance bond by the assessor. Such bond shall be filed with the municipal clerk within thirty (30) days after the award of the contract and no work shall be performed under this agreement prior to the filing of said bond. In lieu of a performance bond, a bank letter of credit is acceptable.

43. **METHOD AND TERMS OF PAYMENT.** (a) Payment for services rendered under Article II, Sections I and II of the Contract shall be in four equal quarterly installments. Additional compensation provided under Section III (except item No. 2) shall be paid upon final adjournment of the Board of Review on detailed statements. Item No. 2 shall be payable by statement and in full upon completion of services.

(b) All statements shall be submitted to the municipal clerk/Department on the first day of each quarter for services performed the preceding quarter. After review and procuring any needed corrections therein, the municipality/Department shall endorse their approval and promptly pay such statements.

(c) All compensation paid to the assessor shall be by check mailed to the address indicated in the Contract.

44. **TURN OVER OF RECORDS.** Upon expiration or termination of this agreement, the assessor shall turn over to the municipality; (a) all records prepared for the assessment including, but not limited to property record cards, personal property forms, maps and any other schedules or forms, (b) all records and materials obtained from the municipality and not previously returned to include maps and assessor's records, and (c) materials specifically obtained and/or used for the performance of assessment work for the municipality under contract to include aerial photos, maps, depth factor tables, copies of leases and copies of real estate transfer returns, and (d) if your assessment record system is computerized, at a minimum, provide that the software be able to create an exportable text file of the data. This text file shall then be left with the municipality, along with a field definition file to describe the various data fields in the text file.