

*** 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: **Wednesday, November 9, 2016 at 7:00 pm.**
 Location: **City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers**
 Members: Patrick Peckham, Romey Wagner, David Nutting, Tom Neal, Gary Gisselman, Becky McElhaney, Lisa Rasmussen, Karen Kellbach, Joe Gehin, Sherry Abitz, Dennis Smith

Call to Order

Pledge of Allegiance / Roll Call / Proclamations

Presentation: **Rezoning Request of a Parcel of NTC Property - NTC & DeLeers Construction**
Public Comment: Pre-registered citizens for matters appearing on the agenda and other public comment.
Committee Reports: (All standing and non-standing committees, commissions or boards)

File #	CMT	Consent Agenda	ACT
16-1001		Minutes of previous meeting(s). (10/25/16)	
12-1106	CISM	Resolution Authorizing Downtown Snow/Ice Removal 2016-2017	Approved 4-0
91-0917	CISM	Ordinance designating handicapped parking south side of Grant Street east of 4th Street	Approved 5-0
16-1107	CISM	Ordinance designating no parking, standing or stopping on the north side of Kickbusch Street from a point 1,100 feet east of its intersection with South 13th Street, to South 13th Street	Approved 4-0
16-1105	CISM & PLAN	Joint Resolution Accepting dedication of land from 720 Grant Street for public right-of-way	Approved 4-0 Approved 7-0
02-0435	COUN	Resolution Designating Public Depositories and Authorizing Withdrawal of County, City, Village, Town or School District Monies	Housekeeping
04-1006	FIN	Resolution Approving the 2017 Operating Plan for Business Improvement District (BID) No. 1	Approved 5-0
16-1106	PLAN	Ordinance Amending Wausau Municipal Code by deleting Section 23.32.020(22) "Warehouse and wholesale establishments and storage other than accessory to permitted retail uses" and add same language to Section 23.32.030	Approved 7-0
16-1108	PLAN	Ordinance Amending Wausau Municipal code by creating Section 23.26.065 Screening of commercial refuse and recycling containers. "Commercial refuse and recycling containers visible from the city streets shall be effectively screened by a wall, fence, or densely planted hedge of at least 50 percent opacity"	Approved 7-0
16-0108	PH&S	Resolution approving or denying various licenses as indicated	Approved 5-0 & Approved 4-0-1
12-1014	PH&S	Ordinance Amending Section 8.08.170(b) Licenses	Approved 5-0

File #	CMT	Resolutions and Ordinances	ACT
16-1103		Confirmation of Mayor's Appointments	
00-1115	PLAN	Ordinance Rezoning 1000 West Campus Drive from R1, Single Family Residence District, to R4, General Residence District. (3/4 vote required)	Approved 4-2
16-1109	FIN	Public Hearing: Proposed 2017 City of Wausau Budget and Fee Schedule	
94-0810	FIN	Resolution Awarding the Audit Contract for the years 2016 to 2020	Approved 4-1
15-1109	FIN	Resolution Authorizing Annual Budget Modification as required by Ordinance 3.08.050 Annual Budget Adjustment Required	Approved 5-0
12-0220	FIN	Resolution Authorizing a merit increase for introductory period completion for 2017	Approved 5-0
14-0112	HR & FIN	Joint Resolution Approving Creation of Deputy Chief's Position in Police Department	Approved 5-0 Approved 5-0
14-1013	PLAN	Resolution Approving the Precise Implementation Plan at 1418 North 1st Street to allow for a 29-unit multi-family housing development	Approved 7-0
16-1104	PH&S	Ordinance Amending Sections 8.08.001 Definitions (f) adding "Marketplace" and 8.08.010 Certain creatures forbidden	Approved 5-0
13-0309	PH&S	Resolution Authorizing the addition of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Wausau Municipal Code §3.40.010(a)	Approved 5-0

Public Comment & Suggestions
Adjournment

Signed by Robert B. Mielke, Mayor

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 11/03/16 @ 3:00 pm. Questions regarding this agenda may be directed to the City Clerk.



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ADDENDUM

File #	CMT	Resolutions and Ordinances	ACT
		Suspend Rule 1(D) Transmission of Committee Business to Council (2/3 Vote required)	
16-1110	FIN & HR	Joint Resolution Authorizing the Wausau Police Department to accept a Victims of Crime Act grant of \$186,439.00 to establish a Victim Response Team and pursue additional local grant funding to fund the remaining program balance, establish the budget as presented on the attached exhibit within the 2017 Other Grants Fund budget, and approving two additional FTE positions needed to establish the Victim Response Team and backfill of a resulting vacant position	Pending
Adjournment			

Signed by Robert B. Mielke, Mayor

This Revised Agenda was posted at City Hall and faxed to the Daily Herald newsroom on 11/04/2016 @ 10:00 am. 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.

**Presentation on Rezoning Request of a Parcel of
Northcentral Technical College Property**

Wednesday, November 9, 2016
City of Wausau Common Council Meeting

Northcentral Technical College (NTC) & DeLeers Construction

Executive Summary

Northcentral Technical College (NTC) is requesting rezoning of 5.733 acres of land located at 1000 W. Campus Drive, Wausau, WI, from R1, Single Family Residence District, to R4, General Residence District for the purpose of developing a multi-unit apartment complex constructed by DeLeers Construction, Inc. This initiative is an important partnership between business and higher education to support and keep students in our community to live and work. NTC, along with local business partners, are working tirelessly to keep the local economy strong by maintaining a pipeline for skilled workers.

Economic Impact

No taxpayer, City of Wausau or NTC funds will be used to build the multi-unit apartment complex. Instead, the project will increase the tax base and economic impact to Wausau, Marathon County and the State.

Research shows,¹

- Construction of 75 new apartments will generate \$11,250,000 in economic contribution to the economy and support 100 jobs
- Residents living in 75 apartments will annually generate \$1.5 million for the economy and support 21 jobs
- Operations of 75 apartments will annually generate \$492,750 in economic contribution and support 6 jobs

In addition, an estimated \$1 million in property taxes² will be generated over the next ten years, providing,

- Approximately \$570,000 to the City of Wausau and Marathon County
- Approximately \$375,000 to The Wausau School District

Stakeholder Feedback

Following the October 18, 2016 Planning Commission meeting, NTC hosted two listening sessions for neighbors to learn more about the project. John DeLeers presented information related to the multi-unit apartment complex, neighbors shared concerns and NTC staff fielded questions.

- The primary concern brought forth by neighbors at the October 25, 2016, listening session related to concerns over the amount of additional traffic if the apartment driveway entered/exited Third Avenue.
- A special NTC Board of Trustees meeting was held on October 26, 2016, where the Board unanimously approved a long-term easement to DeLeers Construction to extend the current NTC driveway to the multi-unit apartment complex, directing the traffic flow toward the NTC campus and exiting onto Campus Drive.
- At the October 27, 2016 listening session, NTC leaders presented the easement/driveway revision to the neighbors following a presentation from DeLeers and additional opportunity for neighbors to provide feedback. The majority of neighbors present immediately supported the change and expressed satisfaction towards NTC's efforts to avert traffic to Campus Drive. Mayor Robert Mielke and 7th District Alderperson Lisa Rasmussen, who were in attendance, both expressed to all attendees their appreciation to NTC and the neighbors for working together to support this important project.
- The College also extended the opportunity for neighboring residents to attend an annual neighborhood meeting where they can be updated on campus activities and trends.

¹ National Multifamily Housing Council & National Apartment Association. (2016). Calculator. Retrieved from <http://www.weareapartments.org/calculator>

² City of Wausau. (2016). Property taxes. Retrieved from http://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/Tax_Rate_Web.pdf

Site Plan

****Driveway extends to direct traffic to Campus Drive.**



In addition to moving the driveway, NTC and DeLeers made the following enhancements to the project design:

- Decreased the number of parking spaces to align with the number of apartment residents
- Moved overflow parking to NTC's existing Parking Lot E
- Increased green space along Summit Drive with additional landscaping

About Timberwolf Suites

Timberwolf Suites will be a three-story, privately managed apartment community that will feature fully furnished apartments. Expected occupants include NTC students, interns and co-op students from local businesses (including, but not limited to, Greenheck and Church Mutual) and Medical College of Wisconsin residency students. The collaborative project aims to fill the housing gap for NTC students, local businesses and Medical College of Wisconsin residents. DeLeers will contract with NTC to provide the exterior maintenance, landscaping and snow removal for Timberwolf Suites to ensure an aesthetically pleasing exterior; NTC will maintain the extended driveway to the apartments.

Testimonials

Current Students

"As President of NTC's Student Government Association and a Campus Ambassador, I hear from students about the need for housing close to campus. This project would meet the needs of current, and future NTC students."
-Bryce Schulz, Accounting

"I am a student in the Sign Language Interpreter Program at NTC and it's the only program of its kind in the state. Students in my program come from all over the state and Timberwolf Suites offers a housing option close to NTC for students like me. I'm from Colby and I wish I would have had the option to live in a development like this when I came to NTC."

-Megan Karau, Sign Language Interpreter Program

"I graduated from Edgar High School and found housing approximately 20 minutes from campus. Having a housing option close to school would allow me to spend more time getting involved on campus. It would have also made getting a job on campus easier."

-Kali Kaiser, Electromechanical Program

"I moved to Wausau from Brookfield and have struggled to find permanent housing. I've had to move 5 times since I came here because I've been renting rooms through Craigslist or other online methods. I'm also without a vehicle, so it would be nice to have a housing option right by campus and have more stable housing."

-Evan Rehard, Pre-program, Culinary Arts

"I am renting an apartment this year while attending NTC but I am excited about the opportunity to have a community living experience with my peers at Timberwolf Suites next year. It was hard for me to get to know people and I think having this facility will provide that for me and others."

-Current Student, Park Falls

"I came to NTC from Phillips and found an apartment in the area. I'm planning to transfer to Michigan Tech after I graduate, which will keep me at NTC for an additional semester. I'm seriously considering not renewing my current lease so I can live in Timberwolf Suites."

-Jacob Denny, Mechanical Design Student

Prospective/Future Student Testimonials

"I plan to attend NTC Wausau next year because of the student housing option. I like the idea of being surrounded by other students from the same school and having a meal plan available."

-Phillips High School Senior

"I am choosing to attend NTC next fall because I saw a picture of the housing and love the fact that I can have my own room and bathroom, unlike traditional dorms."

-Senior, Abbotsford High School

Prospective/Future Student Testimonials cont.

“I was going to attend Chippewa Valley Technical College but found that I was not guaranteed a dorm based on the shortage of rooms and that UW students get first pick. So I’m attending NTC instead.”

-Senior, Abbotsford High School

“As a senior at Chequamegon High School, the housing option was the deciding factor for me and my parents in our choice of NTC for next year. The suites are providing me the opportunity to live on my own in a safe environment with other like-minded students. With the convenient location and meal plan, I will not even need a car. I am excited to start in the IT program.”

-Noah W.

High School Administration

“The School District of Phillips is sending a third of their graduates to NTC and our vision is to increase this percentage in the future. Timberwolf Suites will address the lack of affordable housing that directly impacts the opportunity for our young adults to complete their post high school education.”

-Rick Morgan, Superintendent, Phillips School District

“I would like to extend my full support and appreciation for NTC continuing to explore possibilities for student housing. This is an initiative that would support many of our students' transportation challenges as well as allow flexibility with post-secondary employment schedules in and surrounding the Wausau area. We have had a number of our students inquire about housing options at NTC, as families are interested in their students embracing the full post-secondary experience on campus. Proximity to class, jobs, and peers would allow students the opportunity to embrace their NTC experience, as well as make employment and apprenticeship connections without having to consider travel as a deterrent. We at Wittenberg-Birnamwood are highly interested in this endeavor and know that we are speaking for many of our families and prospective NTC students and graduates.”

-Garrett Rogowski, Superintendent, Wittenberg-Birnamwood School District

Medical College of Wisconsin

“The current group of MCW students had to get creative to secure housing, and MCW administration anticipates it will be challenging for the incoming class to find housing. Timberwolf Suites will provide a viable option for our incoming students”

-Christopher Knight, Student Services Program Manager, Medical College of Wisconsin—Central Wisconsin

***Please see addendum for additional letters of support.**

About Northcentral Technical College (NTC)

Established in 1912, NTC is one of 16 technical colleges in Wisconsin, an accredited postsecondary educational institution serving north central Wisconsin. **The College's mission is to provide high-quality, learner and employer focused, educational pathways committed to enriching lives and strengthening the economy.**

- NTC serves all or part of 10-counties across 5,900 sq. miles with six campus locations in Wausau, Antigo, Medford, Phillips, Spencer and Wittenberg
- In 2016, NTC was named the #1 online college in the State of Wisconsin.
- In 2015, NTC and local business partner, Greenheck Fan Corporation (a global manufacturer of air movement, conditioning and control equipment), were one of four national finalists for the Outstanding College/Corporate Partnership Award through the American Association of Community Colleges.
- In 2015, 2013 and 2011, The Aspen Institute named NTC among the nation's top 150 community colleges.
- In 2012, the College was recognized through an analysis of U.S. Department of Education data conducted by *Community College Week* magazine, ranking No. 21 out of the nation's top 50 "fastest growing" public two-year colleges—the only Wisconsin college recognized that year.

About DeLeers Construction, Inc.

Joseph "Jake" DeLeers began building homes in 1945. Dedication to quality workmanship inspired Jake's son, Jerry, to carry on the tradition of quality, ethics, and service. Today "the boys" Paul, Jim, Tom and John operate DeLeers Construction, Inc. in its third generation with the help of nearly 100 employees. The company is still growing today as the boys introduce Beyond Building, LLC, which provides human resource functions and Joseph A. Interiors, a casework, millwork, retail, and residential cabinetry firm.³ DeLeers Construction has experience in constructing multi-unit apartments, previously partnering with UW-Green Bay, Northeast Wisconsin Technical College, and Fox Valley Technical College. DeLeers contracts with BMOC, Inc. in the management of its facilities.

About BMOC

Operating since 1984, BMOC specializes in student housing and currently has over 10,000 beds under management and is the largest student housing operator in Wisconsin.

³ DeLeers Construction, Inc. (2016). About. Retrieved from <http://www.deleers.com/about/>

Addendum

Additional Letters of Support



Listening. | Learning. | Leading.®

October 24, 2016

City of Wausau
City Council Members
407 Grant Street
Wausau, WI 54401

RE: Wausau Apartment Complex to Benefit NTC

Dear City Council Members:

I am the President and CEO of Church Mutual Insurance Company in Merrill, Wisconsin. My company works closely with President Lori Weyers and Northcentral Technical College (NTC) in Wausau in an educational/partnership capacity. NTC offers many training opportunities for our company's employees, and we in turn provide employment opportunities for NTC graduates. President Weyers also sits on Church Mutual's Board of Directors.

NTC has partnered with our company on a number of cutting edge initiatives and can always be counted on for its superior thought leadership. NTC never fails to meet demanding deliverables for our company. Recent examples include a new Church Mutual/NTC IT Scholars Program that will source over forty new IT professionals to Church Mutual over the next 10 years, and a new student-run business incubator called *The Branch* from which Church Mutual will largely benefit.

It is our pleasure to write a letter in support of a multi-unit apartment complex to be located near NTC. The opportunity to have this type of lodging near the NTC campus will benefit Church Mutual by expanding the opportunities for NTC co-op and intern students to secure affordable living near NTC. There is a critical and desperate need for safe, reliable housing for interns working at Church Mutual during summer months.

We simply have no access to such a facility in Merrill, Wisconsin, and it frankly prohibits us from casting a wider net to attract a more diverse work force in north central Wisconsin. If such a facility were constructed, I am very confident our company could commit to a steady stream of 8-10 students each summer semester.

President Weyers and I share a common vision to make north central Wisconsin a destination of choice for millennials and talent. This Complex will go a long way in helping to make that vision a reality.

City of Wausau
City Council Members
Page No. Two
October 24, 2016

I thank you for your consideration for this project. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Richard V. Poirier".

Richard V. Poirier
President and Chief Executive Officer

RVP/cmb

The Greenheck Group

Greenheck • Airolite • Accurex • Unison • Innovent • Valent • Precision Coils

October 24, 2106

City of Wausau
City Council Members
407 Grant Street
Wausau, WI 54403

Dear Wausau City Council Members:

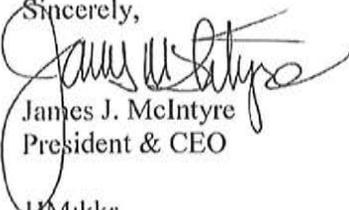
I am president and CEO of the Greenheck Group in Schofield, Wisconsin. Greenheck is a global manufacturer of air movement and control products for the world's non-residential buildings. We have numerous manufacturing plants in the U.S. with major operations in Schofield and Mosinee, Wisconsin; Minneapolis, Minnesota; Shelby, North Carolina; Brownsville, Tennessee; Frankfort, Kentucky; Sacramento, California; and three international operations in China, India, and Mexico. We employ over 3,200 associates.

As you know, Greenheck has continued to work very closely with Dr. Lori Weyers and the team at Northcentral Technical College (NTC) in an advisory capacity and to develop educational partnership(s) to assist in training and hiring graduates. We rely heavily on NTC to help prepare our production and professional staff.

It is my pleasure to write this letter in support of a multi-unit apartment complex to be located near Northcentral Technical College. A complex near the NTC campus will benefit the community, NTC students, and Greenheck. If planned properly, it could expand opportunities for affordable living for Greenheck co-ops and/or intern students. I regularly meet with the Greenheck co-ops, many of whom are students from universities throughout Wisconsin. One of the challenges they express relates to the inadequate availability of short-term housing rentals. If available to the Greenheck co-ops, a multi-unit apartment complex near NTC would solve the problem of short-term apartment availability while working at Greenheck's Schofield and Mosinee operations. This may allow Greenheck to improve its recruiting process for co-ops and intern positions. I believe it could offer NTC students an advantage to be near and become acquainted with the engineering students attending Wisconsin and Michigan colleges. They would learn from each other which may motivate students to further their in-state education.

In closing, the Greenheck Group is pleased to support Dr. Weyers and this novel but needed opportunity.

Sincerely,


James J. McIntyre
President & CEO

JJM:kk

cc: Kathy Dregler, Vice President of Human Resources, Greenheck

October 24, 2016

Dr. Lori A. Weyers, President
Northcentral Technical College
1000 W. Campus Drive
Wausau, WI 54401

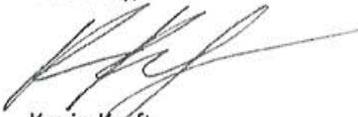
Dear Lori:

As Chief Executive Officer of JARP Industries in Schofield, WI, I was pleased to hear about Northcentral Technical College's multiple efforts in keeping a skilled workforce in central Wisconsin through training, new programming, the NTC Promise, and housing. Since 1959, JARP Industries has been building custom hydraulic cylinders in the heart of Wausau. As you know, we have partnered with NTC over the years for tailored training for incumbent workers, hiring graduates, and supporting scholarships.

I understand NTC's vision is to partner with a developer to provide affordable housing choices for students of NTC and its four-year partners, as well as for collaboration opportunities with businesses. JARP employs several Sales Managers, one who travels across the Midwest to meet with clients, vendors, and potential partners. It has been difficult for JARP to find a flexible, affordable, accessible housing choice in Wausau for this employee. JARP is strongly considering renting one of the Timberwolf Suite apartments for this representative.

This housing collaboration will benefit our community. I especially appreciate knowing this project has the great potential for keeping new NTC manufacturing, engineering, and other graduates in the area for a future skilled workforce. Thank you for helping meet the needs of the Wausau community.

Sincerely,



Kevin Kraft
CEO

Wausau City Council

November 1, 2016

Dear Wausau City Council Members:

Thank you for the opportunity to discuss the construction of a new apartment complex near Northcentral Technical College and the impact it will have on the business I represent.

My name is Ann Micholic and I am the Vice President of Human Resources at Kolbe & Kolbe Millwork Co., Inc. Kolbe & Kolbe is a manufacturing company that produces very custom, high quality windows and doors. We currently employ 1100 team members and sell our products in all 50 states, as well as internationally. This year we proudly celebrated our 70th anniversary.

Kolbe has worked very closely with Northcentral Technical College for decades, in many capacities:

1. A number of Kolbe team members, including our President, serve in an advisory capacity. This offers those individuals the opportunity to work collaboratively with the college to create course work and programs, as well as modify current offerings that support the strategic needs of businesses in our community as well as all learners, including adult learners and those with full-time jobs. NTC has listened closely and created curriculums that are meaningful and relevant to business, plus offers the courses in many different formats, i.e. virtual or online learning versus a traditional classroom setting, certificate programs, technical diplomas, and associate degrees. This works well for Kolbe as it supports all educational backgrounds and skill levels. We have found that team members who take courses or enroll in a program at NTC are more engaged at work and tend to stay because of the investment we have made in their future.
2. We continue to ask NTC to customize coursework, specific to Kolbe. This elevates the knowledge and skills of our team members and makes the learning very personal and applicable. NTC is happy to offer curriculums that reflect our specific needs. Those areas that benefit from programing like this include maintenance, drafting, IT, purchasing, as well as our leadership group who receives leadership training that aligns with the Kolbe culture.
3. We also hire many individuals who are either current students or those who have graduated from NTC. Examples of areas of study that we regularly recruit from include: electromechanical technology, the tool & die program, CNC router certificate, wood science, accounting, architectural and residential design, and many that fall under the IT umbrella. NTC does an excellent job of responding to our needs and that helps Kolbe maintain its reputation of being a leader in the window and door industry and one of the first manufacturing companies in the area that has totally immersed itself in continuous improvement.

It is my pleasure to write a letter in support of a multi-unit apartment complex to be located near Northcentral Technical College. I have worked in the field of Human Resources for 25 years and have never experienced a labor shortage like we have today. Not only do we struggle recruiting people to work on our manufacturing floor, but also in those areas that require technical training like the

electromechanical program, drafting, tool & die, and IT. The opportunity to have a multi-unit apartment complex near the NTC campus will offer students an opportunity to move to the area from other parts of the state or region and feel like they are a part of a college campus and take advantage of the excellent academic programs and transfer programs that exist at NTC, with the added benefit of very reasonable tuition costs. We desperately need more students in the programs that I mentioned throughout my comments.

Kolbe will continue to partner with NTC in order to meet the needs of our customers and offer opportunities for growth to our employees; we feel fortunate to have a first class technical college in our backyard.

Sincerely,

Ann Micholic

Vice President of Human Resources

Kolbe & Kolbe Millwork Co., Inc.



October 24, 2016

Office of the President

City of Wausau
City Council Members
407 Grant Street
Wausau, WI 54401

Dear City Council Members:

I am writing to express my enthusiastic support for the proposed multi-unit apartment complex to be located near Northcentral Technical College (NTC). I am the President and CEO of The Medical College of Wisconsin (MCW), a private medical school that has been in existence since 1893. MCW will matriculate nearly 260 first-year medical students for our campuses in Milwaukee, Green Bay and Wausau, making us one of the largest private allopathic (M.D.-granting) medical schools in the country. We have trained over 35% of the physicians practicing in Wisconsin, either through our medical school or affiliated residency programs, through the latter of which we sponsor about 1,000 post-graduate trainees (interns, residents, and fellows) every year, making us the 10th largest graduate medical education program in the country.

MCW has partnered with NTC to create a community-immersed medical school for central Wisconsin. We will matriculate our inaugural class of 25 students at MCW-Central Wisconsin later this month. The primary didactic teaching spaces for MCW-Central Wisconsin will be located at Aspirus Wausau Hospital, within walking distance from NTC. Our students will benefit from an anatomy laboratory, student interactive spaces, and simulation center at NTC, which will be the focal point for interprofessional health sciences activities. Our collaboration with NTC is one of the first of its kind between a technical college and a medical school, and one that will enrich educational opportunities throughout the region. Indeed, without President Weyers' remarkable vision and leadership, and the partnership with NTC and the Wisconsin Technical College System, it would have been difficult for MCW to create a medical school campus in the region.

I believe that many of our MCW students would want to live in the proposed multi-unit apartment complex. MCW also would consider the opportunity to lease one or more of the units for visiting professors, rotating students, or family medicine and psychiatry residents in post-graduate training programs that we have proposed for the region. Therefore, The Medical College of Wisconsin is pleased to provide our enthusiastic and unequivocal support for the proposed multi-unit apartment complex to be located near NTC.

Sincerely,

John R. Raymond, Sr., MD
President and CEO
Professor of Medicine

JRR:cd

8701 Watertown Plank Road
Post Office Box 26509
Milwaukee, Wisconsin 53226-0509
(414) 955-8225
www.mcw.edu

October 31, 2016

Wausau City Council

Dear Wausau City Council Members:

I am an owner of Mitchell Metal Products of Merrill, WI. Previously I was the President and CEO of the Apogee/Wausau Group (Wausau Window and Wall Systems and Linetec). More recently, I served as the Interim CEO of Aspirus and well as their Board of Trustees for (12) Years.

The organizations with which I have been affiliated have always worked very closely with Northcentral Technical College for educational partnership(s), training and hiring graduates. NTC has been an exceptional partner and resource to the business community, and its value will only be enhanced through the recently formed partnerships with UW Stout and Michigan Technical College.

I have had the honor to serve on the NTC Foundation Board of Directors whose Mission is to provide financial resources for critically important student scholarships and support worthwhile capital projects befitting the educational excellence of the College. I have also served as the Foundation Board President since 2014 and we established and maintain an endowed annual scholarship awarded in the name of the Verploegh Family.

It is my desire and duty to express strong support of a multi-unit apartment complex to be located near the campus of Northcentral Technical College (NTC). The opportunity to have affordable living units near the NTC campus will benefit co-op and/or intern students in the out reach programs and accelerate the skill levels so sought out and needed by our business and health care community.

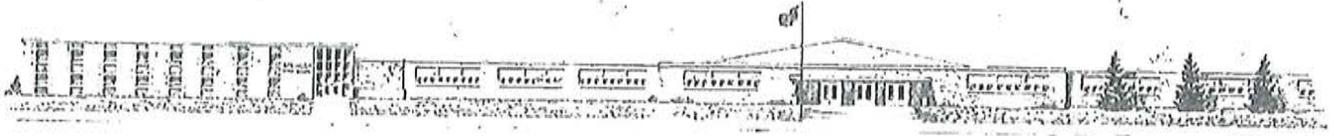
We are hopeful and anticipate the Council will unanimously support this important project vital to the continued success of NTC partnership with the business and health care community and the future economic strength of the greater Wausau area.

Sincerely,

Alan Verploegh, Owner

cc: Honorable Robert Mielke, Mayor; Lisa Rasumssen, Council President

SPENCER PUBLIC SCHOOLS



Jim Krasselt, President
Dan Gell, Vice President
Shawn Lyon, Clerk
Tom Schafer, Treasurer

Phone: 715-659-5347 Fax: 715-659-5470
300 North School Street PO Box 418 Spencer WI 54479

Michael L. Endreas
Superintendent

October 31, 2016

Wausau City Council
407 Grant Street
Wausau, WI 54403

Dear Council Members,

I am the Superintendent of the School District of Spencer, and our school district works closely with Northcentral Technical College as an educational partner.

The School District of Spencer currently partners with NTC on dual credit courses for our high school students. During the 2015-2016 school year, 21 courses in dual credit were offered and we had 29 students take part in those courses. Dual credit enrollment during the 2015-2016 school year, saved our school district \$34,302. NTC is a wonderful asset to our community and we want to ensure that our students have every opportunity to continue their post-secondary education with them.

It is my pleasure to write a letter in support of a multi-unit apartment complex to be located near Northcentral Technical College (NTC). The opportunity to have a multi-unit apartment complex (Timberwolf Suites) near the NTC campus will benefit the graduates of the School District of Spencer that choose to continue their post-secondary education at NTC as it gives them an affordable living option close to campus.

In closing, the School District of Spencer is pleased to support this opportunity for current and future students that are looking to begin the next chapter of their lives at NTC.

Sincerely,

Handwritten signature of Michael L. Endreas

Mike Endreas
Superintendent
School District of Spencer

School District of Spencer
Village of Spencer— Towns of Spencer, Brighton, McMillan, Unity and Sherman

“Excellence for every student, every day, the Rocket Way”



Wausau City Council

November 1, 2016

Dear Wausau City Council Members:

I am the Center Directory of Upper Iowa University-Wausau Center (UIU) in Wausau, Wisconsin. Our center has been located in the Northcentral Technical College (NTC) campus since 1992. During this time we have helped over 1,000 student earn their bachelor's degree. A large percentage of these were NTC graduates and former students.

It is our pleasure to write a letter in support of a multi-unit apartment complex to be located near Northcentral Technical College (NTC). UIU would directly benefit from this because it would be an affordable and convenient option for our student. This will attract students to UIU and increase our student enrollment and increase our revenue.

The UIU-Wausau Center has a wonderful working relationship with NTC. Upper Iowa University works closely with Northcentral Technical College as an educational partner to transitions students from earning an associate degree, technical diploma or certificate to earning a Bachelor of Science degree. We rent their tech-smart classroom and state-of-the-art labs to hold our classes. We hire many of their faculty as adjunct instructors. We recently established a Reverse Transfer Agreement with them that allows UIU students to transfer credits back to NTC toward a diploma or associate degree they had not complete. This program credentials students and makes the more marketable as they work on their bachelor's degree. We also have a Concurrent Enrollment Program in nursing (CEP) with NTC. This dual enrollment program allows nursing students to earn an Associate of Applied Science (AAS) degree in Nursing at NTC, while working toward a bachelor's degree online through UIU. It allows students to complete a Bachelor's of Science in Nursing (BSN) degree in as little as three years.

In closing, Upper Iowa University-Wausau Center is pleased to support the multi-unit apartment complex near NTC. It is important to not only make it more convenient for students to attend school by offering affordable housing, it is also important to keep our graduates close to home to become productive members of this community.

Sincerely,

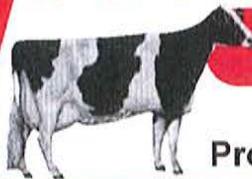
A handwritten signature in cursive script that reads "Debra Tetting".

Debra Tetting, Ph.D.

Wausau Center Director

Upper Iowa University

VAN DER GEEST



DAIRY CATTLE, INC.

Producing Quality Dairy Products

Wausau City Council

October 31, 2016

Dear Wausau City Council Members:

I am the Co-Owner of Van Der Geest Dairy Cattle, Inc. and we operate a 3,000 cow Dairy farm located between Wausau and Merrill. It is my pleasure to write a letter of support of a multi-unit apartment complex to be located near Northcentral Technical College (NTC). Our business works closely with NTC for educational partnerships, training, hiring graduates, continuing education, and student internships. Additionally, I serve on the NTC Agriculture Advisory Committee.

The opportunity to have a multi-unit apartment complex near the NTC campus will benefit Van Der Geest Dairy by providing affordable and convenient housing options for future and current students, student interns, and employees. Dairying today has evolved into utilizing the latest in modern technology just as it has with other industries in our area that have grown and modernized. To be competitive in any business, we must become as efficient as possible and be up-to-date in all areas of our industry. This requires us to hire people who have the knowledge and education regarding the latest technology in the dairy industry. Our dairy needs herdsmen proficient in herd health, latest technology in vaccinations, breeding, feed nutritionists, agronomist to write our nutrient management plans to be sure that we are applying the correct fertilizer to our land. We require financial professionals knowledgeable in agriculture. We need to learn about protecting our milk, feed and fuel purchases in the market. The dairy also requires specialists in machinery and equipment repair. As you can see, we need to have people who have a specialized training to remain competitive in the Agricultural industry if we as a country intend to keep feeding the world.

Our organization would directly benefit from the multi-unit apartment complex because the graduates we would hire would have the technical skills necessary to positively and immediately benefit our business. It is imperative that students have affordable and convenient housing options so they can participate in agriculture programming. Good employees are our number one asset and without a school such as the NTC's Agriculture Center of Excellence, it would be difficult to find employees with the technical skills needed.

NTC has continued to be fiscally responsible, this is another great example of the ability to support student needs without any additional cost to the tax payer. Furthermore, this will generate tax revenue for the City of Wausau. As a business owner in Marathon County, I support NTC's multi-unit apartment complex.

Sincerely,

Lee Van Der Geest
Co-Owner
Van Der Geest Dairy Cattle, Inc.

5555 County Road A., Merrill, WI 54452

Phone: (715) 675-6043

Fax: (715) 675-7945

Website: www.vandergeestdairy.com



Chad Glaze - Agent / Owner

1124 Merrill Avenue
Wausau, WI 54401

Office: 715.675.1829
Toll Free: 1.888.675.1829
Cell: 715.340.6162
chad@vinevestnorth.com
www.vinevestnorth.com

Wausau City Council

10/31/2016

Dear Wausau City Council Members:

I am the Chad Glaze, owner and agent of Vine Vest North, Inc. Crop & Ag Insurance in Wausau, Wisconsin. My agency serves the local production agriculture community in helping producers with their crop insurance needs.

Vine Vest North, Inc. works closely with Northcentral Technical College in hiring interns and graduates and also in a program advisory capacity. Our office is also located in close proximity to the Northcentral Technical College campus.

It is our pleasure to write a letter in support of a multi-unit apartment complex to be located near Northcentral Technical College (NTC). The opportunity to have a multi-unit apartment complex near the NTC campus will benefit all Agribusinesses looking for qualified graduates through expanded opportunities for affordable living near NTC. We feel this is a great opportunity for not only the Agribusiness community to benefit, but for the Wausau area community to benefit with affordable housing available for students in all career programs.

Please feel free to contact me at our office 715-675-1829 or email chad@vinevestnorth.com with any questions on this.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Glaze", with a long horizontal flourish extending to the right.

Chad Glaze, owner/agent

Vine Vest North, Inc.

1124 Merrill Ave

Wausau, WI 54401

715-675-1829



WAUSAU

WINDOW AND WALL
SYSTEMS

November 1, 2016

Wausau City Council
Wausau City Hall
407 Grant Street
Wausau, WI 54401

Dear Wausau City Council Members:

I write to you as a representative of Wausau Window and Wall Systems in Wausau, Wisconsin. Founded in 1956, the company engineers and fabricates window and curtainwall systems for commercial and institutional buildings and employs nearly 500 employees.

Wausau Window and Wall Systems works closely with Northcentral Technical College (NTC) and regularly hires graduates from the Mechanical Design and Architectural Design programs for our Engineering Dept. In fact, three of our current Engineering Managers hold associate degrees from NTC. We have participated in job fairs, presented at Design classes, and conducted mock interviews for current students. We partner with NTC for youth and adult apprentices and currently have one youth apprentices and seven adult apprentices attending classes while working in our Maintenance Dept. We have also worked with graduates from the machine tool and advanced manufacturing programs. Another partnership is with the NTC Business and Industry Solutions program that has provided leadership development training and AutoCAD training for our employees in the past year.

Along with employing NTC students and graduates, we partner with NTC on larger workforce issues on the Workforce Hub through the Chamber of Commerce, the NTC Business and Industry Committee, the NTC Youth Apprentice Steering Committee, and Heavy Metal Tour. We find NTC to be fully committed to partnering with business to understand our needs and then aligning their educational programs to meet workforce needs.

It is my pleasure to write a letter in support of a multi-unit apartment complex to be located near NTC. The opportunity to have a multi-unit apartment complex near the NTC campus will benefit our organization by bringing additional students to Wausau for potential future employment during their education or upon graduation. One particular program that would greatly benefit from this housing initiative is our engineering co-op program. We recruit for co-ops in design engineering, structural engineering, estimating, and manufacturing engineering. We have found our co-op program to be a good pipeline of future talented employees after their graduation. One of the current challenges is finding appropriate housing in Wausau for students in these nine month development programs. It would be easier for us to bring talented engineering students to Wausau if we could offer an affordable and convenient housing option.

7800 International Drive ♦ Wausau, WI 54401
Phone: (715) 845-2161 ♦ Fax: (715) 843-4350

Wausau City Council
November 1, 2016
Page Two

In closing, Wausau Window and Wall Systems fully supports this initiative and believes it will benefit our business and help to address the future talent needs in Central Wisconsin.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Waldron". The signature is written in a cursive style with a large initial "J".

Jim Waldron
President

October 31, 2016

Dear Wausau City Council Members:

I am the Branch Manager with Wisconsin Kenworth in Mosinee, Wisconsin. My company is in sales, service, and parts for the heavy and medium duty trucking industry and serves the transportation sector.

Wisconsin Kenworth works closely with Northcentral Technical College for education partnership, training, hiring graduates, diesel advisory, and CDL training. Wisconsin Kenworth works with NTC due to the fact that NTC continually listens to us and does everything they can do to help Wisconsin Kenworth grow our business thru workforce development.

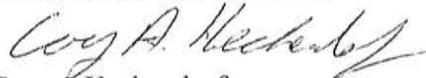
It is our pleasure to write a letter in support of a multi-unit apartment complex to be located near Northcentral Technical College (NTC). The opportunity to have a multi-unit apartment complex near the NTC campus will benefit Wisconsin Kenworth through expanded opportunities for affordable living near NTC, opportunity for affordable living for co-op and/or intern students for my company, and additional revenue for my business with more workforce talent in the area.

I have partnered with NTC in the past on the need for a diesel technician program in the area and the need for qualified CDL drivers. Both times I have found NTC to be receptive to the needs of businesses and both programs are doing well. We have hired 4 students out of the diesel technology program to date and will be hiring more in the future.

In closing, our company is pleased to support this opportunity.

Sincerely,

WISCONSIN KENWORTH



Cory A Heckendorf
Branch Manager

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, October 25, 2016, at 7:00 pm in the Council Chambers at City Hall.
Mayor Mielke presiding.

Roll Call

10/25/2016 7:00:30 PM

Roll call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Peckham, Patrick	YES
2	Wagner, Romey	YES
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Gehin, Joe	YES
10	Abitz, Sherry	YES
11	Smith, Dennis	YES

Proclamations:

Mayor Mielke proclaimed **November 1, 2016**, to be **Extra Mile Day** and urged each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

Mayor Mielke proclaimed **October 23 – October 29, 2016**, as **WHITE RIBBONS AGAINST PORNOGRAPHY WEEK** and called upon all citizens of Wausau to wear or display white ribbons as a sign of their commitment to standards of decency and as citizens give their support to those who enforce the laws against obscenity.

Mayor Mielke proclaimed **November** as **Small Business Month**, and presented the proclamation to Elizabeth Field, Director of the River District.

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

None

Presentations: Wausau River District (Elizabeth Field)

Ms. Field conducted a PowerPoint presentation on the background and mission statement of the Main Street Program, review of the events downtown over the past year, and of upcoming events. (*Video of presentation can be viewed on city's website*)

Consent Agenda

10/25/2016 7:29:29 PM

Motion by Peckham, second by Neal to approve all items on the consent agenda as follows:

16-1001 Minutes of previous meeting(s). (10/11/16)

16-1007 A joint resolution of the Airport, Park & Recreation, Plan Commission and the Finance Committees authorizing acceptance of A7 Corsair Fighter Jet for placement at Alexander Park, execution of Loan Agreement with the National Museum of the United States Air Force, and payment for periodic maintenance of aircraft display.

Yes Votes: 11 No Votes: 0 Result: PASS

16-1003

10/25/2016 7:30:26 PM

Motion by Gisselman, second by Kellbach to confirm the Mayor's appointments to the Room Tax Commission.

Yes Votes: 11 No Votes: 0 Result: PASS

12-1011

10/25/2016 7:30:59 PM

Motion by Rasmussen, second by Gehin to adopt a Resolution of the Finance Committee approving reprogramming of Community Development Block grant funds - Homeowner Rehabilitation Loan Program Income Funds into Neighborhood Revitalization Program.

Yes Votes: 11 No Votes: 0 Result: PASS

16-1010

10/25/2016 7:32:01 PM

Motion by Wagner, second by Gehin to adopt a Joint Resolution of the Wausau Water Works Commission and the Human Resources Committee approving elimination of the Senior Sewer Maintainer position and approving creation of the Sewer maintenance Supervisor position in Wausau Water Works.

Yes Votes: 11 No Votes: 0 Result: PASS

16-1011

10/25/2016 7:33:05 PM

Motion by Wagner, second by Neal to adopt a Joint Resolution of the Wausau Water Works Commission and the Human Resources Committee approving elimination of the Senior Plant Maintenance Mechanic and approving creation of the Wastewater Plant Operations Supervisor.

Yes Votes: 11 No Votes: 0 Result: PASS

16-1008

10/25/2016 7:33:52 PM

Motion by Abitz, second by Gisselman to adopt a Joint Resolution of the Wausau Water Works approving Creation of Administrative Assistant II Position in Wausau Water Works. (1.00 FTE)

Yes Votes: 11 No Votes: 0 Result: PASS

16-1009

10/25/2016 7:35:52 PM

Motion by Gisselman, second by Abitz to adopt a Joint Resolution of the Wausau Water Works Commission and the Human Resources Committee approving creation of Lab Technician Position in Wausau Water Works. (1.00 FTE)

Yes Votes: 11 No Votes: 0 Result: PASS

Suspend the Rules

10/25/2016 7:36:26 PM

Motion by Nutting, second by Neal to Suspend the Rules: 1(D) Transmission of Committee Business to Council.

Yes Votes: 11 No Votes: 0 Result: PASS

12-0220 Resolution authorizing a merit increase for introductory period completion for 2017

Deferred to next meeting.

15-1109

10/25/2016 7:38:20 PM

Motion by Abitz, second by Nutting to adopt a resolution of the Finance Committee authorizing a 2016 Budget Modification to Fund the Purchase of up to 4 used buses for a total not to exceed \$27,000.

Yes Votes: 11 No Votes: 0 Result: PASS

15-1109

10/25/2016 7:38:51 PM

Motion by Gehin, second by Nutting to adopt a Resolution of the Finance Committee approving Modification of the 2016 Budget for the payment of Demolition Services for the former Northland Group Home and Former St. James School.

Yes Votes: 11 No Votes: 0 Result: PASS

16-1012

10/25/2016 7:39:43 PM

Motion by Nutting, second by Wagner to adopt a Joint Resolution of the Economic Development and Finance Committee instructing city staff to prepare a grant application to the Wisconsin Economic Development Corporation (WEDC) for the Community Development Investment (CDI) grant for the extension of Fulton Street and associated infrastructure to support the East Riverfront Redevelopment area and Riverlife Village plans.

Yes Votes: 11 No Votes: 0 Result: PASS

02-1005

10/25/2016 7:40:11 PM

Motion by Gehin, second by Peckham to adopt a resolution of the Finance Committee approving acquisition of remnant and garage at 612 West Thomas St.

Yes Votes: 11 No Votes: 0 Result: PASS

16-1013

10/25/2016 7:40:43 PM

Motion by Rasmussen, second by Neal to adopt a Resolution of the Economic Development Committee approving an easement to Wisconsin Public Service Corporation (WPSC) for electric service work behind 309 McClellan Street (the Wausau Club) currently owned by the city.

Yes Votes: 11 No Votes: 0 Result: PASS

Public Comment or Suggestions

None

Adjournment

10/25/2016 7:41:50 PM

Motion by Neal, second by Abitz to adjourn. Motion carried unanimously. Meeting adjourned at 7:45 pm.

Robert B. Mielke, Mayor
Toni Rayala, City Clerk

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

**RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET
MAINTENANCE COMMITTEE**

Authorizing Downtown Snow/Ice Removal 2016-2017

Committee Action: Approved 4-0

Fiscal Impact: Revenue will be actual cost of work performed

File Number: 12-1106

Date Introduced: November 9, 2016

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 will remove snow and ice from sidewalks on the following streets:

- 3rd Street from Grant Street to Washington Street
- Washington Street from 1st to 4th Street
- Jefferson Street from 1st to 4th Street
- Scott Street from 3rd to 4th Street
- North side of Jefferson Street between 4th and 5th Street
- East side of 1st Street between Jefferson and Washington Street
- East side of 4th Street between Jefferson and Scott Street
- East side of 2nd Street between Jefferson and Scott Street
- North side of McClellan Street from 3rd Street to 120 feet west
- North side of McClellan Street from 3rd Street to 120 feet east
- South side of Grant Street from 3rd Street to 120 feet east
- North side of Forest Street from 1st to 5th Street
- South side of the 100 block of Scott Street

- 1st Street and Scott Street abutting 11 Scott Street and 500 and 520 North 1st Street
- South side of Washington Street from 4th Street to 5th Street

WHEREAS, the intent of this resolution and its effect shall be to authorize the removal by the City of snow and ice from the sidewalks listed above, and the cost of such shall be charged to the owners of the abutting property, now therefore

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

1. The Director of Public Works and Utilities shall cause the snow and ice to be removed from the sidewalks listed above.
2. The cost of this work at the City's standard rate shall be charged to the property served.
3. All special charges shall be due and payable within 30 days of the date of the invoice, with interest to be charged on past due accounts. Any charge, plus accumulated interest, not paid on or before September 30, 2017 shall become a lien upon the property and shall be extended on the current tax roll as a delinquent tax against the property.
4. The Department of Public Works shall mail a copy of this resolution to the owner of each parcel charged for the cost of the removal, together with a statement of the amount charged against the particular parcel.

Approved:

Robert B. Mielke, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: October 13, 2016, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Gisselman, Kellbach, McElhaney, Abitz

Also Present: Mayor Mielke, Lindman, Groat, Wesolowski, Sean Gehin, Graham, Peckham, Nutting

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. Chairman Gisselman called the meeting to order.

CONSENT AGENDA

- A. Approve minutes of the September 8, 2016 meeting**
 - B. Action Authorizing Downtown Snow/Ice Removal**
 - C. Action on Stormwater Maintenance Agreement for NWA Holdings LLC at 2130 Northwestern Avenue**
-

McElhaney moved to approve the consent agenda items. Kellbach seconded.

Lindman stated that even though the City Council did not approve the plan for 2130 Northwestern Avenue, approval of the stormwater maintenance agreement can move forward. That way if the developer comes back with a revised plan for Council approval, this portion of the process has been completed.

There being a motion and a second, motion to approve the consent agenda items carried unanimously 4-0.

Agenda Item No.

2B

STAFF REPORT TO CISM COMMITTEE – October 13, 2016

AGENDA ITEM

Action authorizing Downtown Snow/Ice Removal

BACKGROUND

Each year the Council adopts a resolution authorizing the removal of snow and ice from specific sidewalks in the downtown area. In the spring of each year, the abutting property owners are sent an invoice for the actual cost of snow/ice removal.

Following are the rates for the past five winters:

2015-2016	\$3.25/foot
2014-2015	\$2.60/foot
2013-2014	\$4.13/foot
2012-2013	\$4.87/foot
2011-2012	\$3.91/foot

Example: A downtown property with 60 feet of frontage had a cost of \$195.00 for snow/ice removal for 2015-2016.

FISCAL IMPACT

Property owners are charged the City's actual cost for snow/ice removal.

STAFF RECOMMENDATION

Forward a resolution to the Common Council authorizing snow/ice removal for the 2016-2017 winter.

Staff contact: Allen Wesolowski 715-261-6762

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: August 11, 2016, at 5:30 p.m. in the Council Chambers of City Hall.

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

Also Present: Mayor Mielke, Lindman, Wesolowski, Sean Gehin, Graham

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. Chairman Gisselman called the meeting to order.

Discussion and possible action on the designation of handicap parking stalls in front of City Hall

Wesolowski indicated that Mayor Mielke had requested looking at adding handicap parking stalls in front of City Hall. Staff feels that a section of curb could be removed to create a bump in to allow a handicap person to get out of the passenger side in an area that is the same elevation as the pavement. It is more complicated than putting out signs and pavement markings as a space needs to be provided to exit the vehicle and a ramp needs to be provided to the elevation. The spot also should be closest to the accessible route, meaning the stalls should line up as close as possible to the handicap ramp for the building. Rasmussen indicated the condition of Grant Street is not perfect. There is concrete deterioration at the curb line and she questioned when repavement of the street is planned. If a project is coming up she would like to see the parking done at the same time. Wesolowski explained that pavement rehab was recently completed on Grant Street. Curb replacement may be needed but there is still life in the pavement. Discussion followed on completing the work in conjunction with a future concrete pavement repair project. McElhaney feels this should be done this year if we are not handicap compliant. Rasmussen added that there is a handicap stall in the parking lot, so it is not that there is no handicap parking. It is just inconveniently located as persons have to come around the corner to the ramp at the front of the building.

Mayor Mielke stated that work has begun in the back parking lot to create additional parking spots for City staff, particularly IT. He indicated he received another call this week and if possible he would like the handicap parking added out front this year. He questioned the number of proposed spots. Wesolowski replied that staff is looking for direction but thought two spots. Rasmussen feels the volume of use needs to be considered as once spots are marked for handicap they cannot be used by others. During high volume periods, such as tax time, that parking is heavily utilized. She noted that there are entire city blocks where there is one spot on the corner for handicap parking, such as 3rd Street. Rasmussen asked why IT needs parking in the back lot when other employees cannot. Mayor Mielke is in talks with Gerry Klein regarding this. Mayor Mielke understands the concern of taking up two spots but believes we may be in arrears. Rasmussen believes we may be able to get by with one space. Abitz added that the Transit Commission may be meeting at City Hall. There is a resident who is active in these meetings that uses a wheelchair. This resident also uses the bus. Using the first spot may be an issue with the bus stop. Rasmussen said if the committee member arrives by bus and gets off at the bus stop, the public corner is already handicap friendly. Abitz added there may be issues with the bus letting people off if there is a vehicle parked in the first spot. Rasmussen replied it would be a problem that occurs once every month or every other month. She stated one spot certainly makes sense but is unsure if there would be enough utilization for two stalls. If one spot is approved, Gisselman questioned how difficult it would be to create an additional spot if the need is determined in the future.

McElhaney is the mom of a disabled child and pleaded with the committee not to discount the need for handicap parking. People may decide not to come to City Hall because they cannot get around. She feels an able person walking across the street to get to City Hall is better than a handicap person not being able to park here at all. Rasmussen agrees but is unsure if two stalls would be needed. Mayor Mielke feels

City Hall should be the example. Gehin noted that handicap parking can be placed at the other end to avoid the bus stop area. Rasmussen believes Engineering can work out the logistics on where it sits but since there are entire city blocks with just one designated handicap spot, she feels it would be fair to designate one stall. This is similar to accommodations in the rest of the downtown area.

Rasmussen moved to approve creation of one handicap parking stall with Engineering staff determining the location. Abitz seconded.

Graham explained that staff is running into signage issues from the last meeting. Under current rules, our ordinance decisions need to be approved by committee before going to Council. If a specific spot is not delineated, staff would be making an ordinance decision that was not necessarily approved by committee unless the committee chooses to waive the rules. The intent of Rasmussen's motion was to approve one stall and delegate the authority to staff to place the location, similar to what was done with the taxi spots downtown. This would minimize the amount of time coming back to committee for ministerial decisions that can be made internally as staff has the skill set. If we know we want a space or two and are willing to give the professional trust to place where it would be most effective, she feels the ordinance should be changed to allow that without having to keep coming back to committee. Graham said in the future we may want to address issues of delegating authority. Currently, Council will have to waive the rules with respect to committee approval. Rasmussen feels the resolution can be written that indicates the committee has authorized approval with staff given authorization for determining placement. Graham replied the ordinance indicates the specific stall. The rules are being broken since this committee is not being specific and delegating the decision to staff unless the rules are waived. Rasmussen feels the rules should be adjusted because it is managing a process that is small and can be handled by staff. Graham noted that staff will research what is needed with respect to changing the rules.

There being a motion and a second, motion to approve one stall with Engineering staff determining the location carried unanimously 5-0.

**ORDINANCE OF CAPITAL IMPROVEMENTS & STREET
MAINTENANCE COMMITTEE**

Designating no parking, standing or stopping on the north side of Kickbusch Street from a point 1,100 feet east of its intersection with South 13th Street, to South 13th Street

Committee Action: Approved 4-0

Ordinance Number:

Fiscal Impact: Minimal cost and time to place sign

File Number: 16-1107

Date Introduced: November 9, 2016

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

Section 1. That Section 10.20.080(a) of the Wausau Municipal Code is hereby amended as follows:

There shall be no parking:

North side of Kickbusch Street from a point 1,100 feet east of its intersection with South 13th Street, to South 13th Street

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

Section 3. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:
Approved:
Published:
Attest:

Approved:

Robert B. Mielke, Mayor

Attest:

Toni Rayala, Clerk

AGENDA ITEM

Discussion and possible action on ordinance designating no parking, standing or stopping on the north side of Kickbusch Street from a point 1,100 feet east of its intersection with South 13th Street, to South 13th Street

BACKGROUND

The Wausau School District has completed construction on the grounds of Hawthorn Hills Elementary. During construction, official traffic signs prohibiting parking along the north side of Kickbusch Street were removed and not replaced. Wausau School District staff have requested the reinstallation of signage in order to prohibit parking on the north side of Kickbusch Street from a point 1100 feet east of its intersection with South 13th Street, to South 13th Street.

It was discovered the former and proposed parking restriction has not been adopted into City ordinance and needs the approval of CISM and the Common Council.



FISCAL IMPACT

Minimal. Costs include production of 3 signs and staff time to install.

STAFF RECOMMENDATION

To adopt the parking restriction as listed in the Agenda Item section of this staff report.

Staff contact: Lt. Ben Graham – Wausau Police Department – (715) 261-7955

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: October 13, 2016, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Gisselman, Kellbach, McElhaney, Abitz

Also Present: Mayor Mielke, Lindman, Groat, Wesolowski, Sean Gehin, Graham, Peckham, Nutting

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. Chairman Gisselman called the meeting to order.

Discussion and possible action on ordinance designating no parking, standing or stopping on the north side of Kickbusch Street from a point 1,100 feet east of its intersection with South 13th Street, to South 13th Street

Graham stated staff is looking to have this language added to the City ordinance. Hawthorne Hills had a construction project and there was signage along the north side of Kickbusch Street that restricted parking on the north side. After construction was complete, the existing signage was not replaced. The principle had asked to have the signs reinstalled. Graham looked at the existing ordinance and this location was not included. Graham is asking for consideration to include this location in the ordinance as it makes it much safer for children being picked up from school.

Abitz moved to approve an ordinance designating no parking, standing or stopping on the north side of Kickbusch Street from a point 1,100 feet east of its intersection with South 13th Street, to South 13th Street. McElhaney seconded and the motion carried unanimously 4-0.

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

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

Accepting dedication of land from 720 Grant Street for public right-of-way

Committee Action: CISM: Approved 4-0

Plan: Approved 7-0

Fiscal Impact: None

File Number: 16-1105

Date Introduced: November 9, 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 <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>			

RESOLUTION

WHEREAS, the City of Wausau was asked to determine if what appeared to be St. Paul Street lying between Grant Street and McClellan Street was a public right-of-way; and

WHEREAS, after it was determined said area was not public right-of-way, the property owners of 720 Grant Street requested that the area on the attached map be dedicated for public right-of-way; and

WHEREAS, your Capital Improvements and Street Maintenance Committee reviewed the proposed Warranty Deed on February 11, 2016; and your Plan Commission reviewed the proposed Warranty Deed on February 16, 2016; and recommended approval; and

WHEREAS, the Common Council of the City of Wausau accepted the Warranty Deed on February 23, 2016; and

WHEREAS, the Warranty Deed has been recorded in the office of the Marathon County Register of Deeds; and

WHEREAS, your Capital Improvements and Street Maintenance Committee reviewed the proposed dedication on October 13, 2016 and recommends the area as delineated on the attached map be dedicated for right-of-way; and

WHEREAS, your Plan Commission reviewed the proposed dedication on October 18, 2016 and recommends the area as delineated on the attached map be dedicated for right-of-way; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does accept the dedication of right-of-way as shown on the accompanying map, and the City Clerk is hereby instructed to have this resolution recorded in the office of the Marathon County Register of Deeds.

Approved:

Robert B. Mielke, Mayor

Agenda Item No.

11

STAFF REPORT TO CISM COMMITTEE - October 13, 2016

AGENDA ITEM
Discussion and possible action on dedication of land – Hiawatha
BACKGROUND
The City recently recorded a deed for a small piece of property on St. Paul Street that will be used for right-of-way. This parcel of land shown on the attached map now needs to be dedicated for the use of road right-of-way.
FISCAL IMPACT
None, city owns the property.
STAFF RECOMMENDATION
Staff recommends approval of the dedication.
Staff contact: Eric Lindman 715-261-6745

Lori Wunsch

From: Lisa Parsch
Sent: Friday, October 07, 2016 9:35 AM
To: Eric Lindman
Cc: Lori Wunsch
Subject: Hiawatha

Eric,

Instead of attaching a long string of emails, I have cut and pasted the emails from Dave and Anne regarding the dedication. If you need anything further, please let us know.

From: Anne Jacobson
Sent: Monday, August 29, 2016 10:14 AM
To: David Huempfer
Cc: Lisa Parsch
Subject: RE: Shibilski
Importance: High

Dave:

Did you provide the legal to begin with? It shouldn't have been executed without a legal description attached. Do you want me to check with Dan Varline to see what transpired? Yes, I would agree that it needs to be dedicated once recorded. We can see to the recording if we can get the legal description. Lisa, please follow up. Thanks all,

From: David Huempfer
Sent: Friday, August 26, 2016 9:56 AM
To: Anne Jacobson
Subject: RE: Shibilski

This looks to be unrecorded (and the legal description's not attached)? Once it's recorded, we'll need to bring it to Committees/Council for dedication?

Dave

Lisa Parsch

Legal Assistant
City of Wausau
407 Grant Street
Wausau WI 54403
P: 715.261.6592
F: 715.261.0314

lisa.parsch@ci.wausau.wi.us

AGENDA ITEM

Discussion and possible action regarding a Warranty Deed from 720 Grant Street for street purposes

BACKGROUND

The City was recently asked to determine if what appeared to be St. Paul Street, lying between Grant Street and McClellan Street, was a public right-of-way. It was determined that it was not. After this research was completed, the City Attorney's Office, along with the owners of 720 Grant Street, have requested that the area on the attached map be dedicated for public right-of-way. This would serve to dedicate the northeast quadrant of the intersection of McClellan Street and N. St. Paul Street as public right-of-way. A roadway currently being used by the public lies within this quadrant.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval contingent upon legal review.

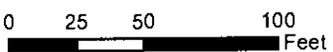
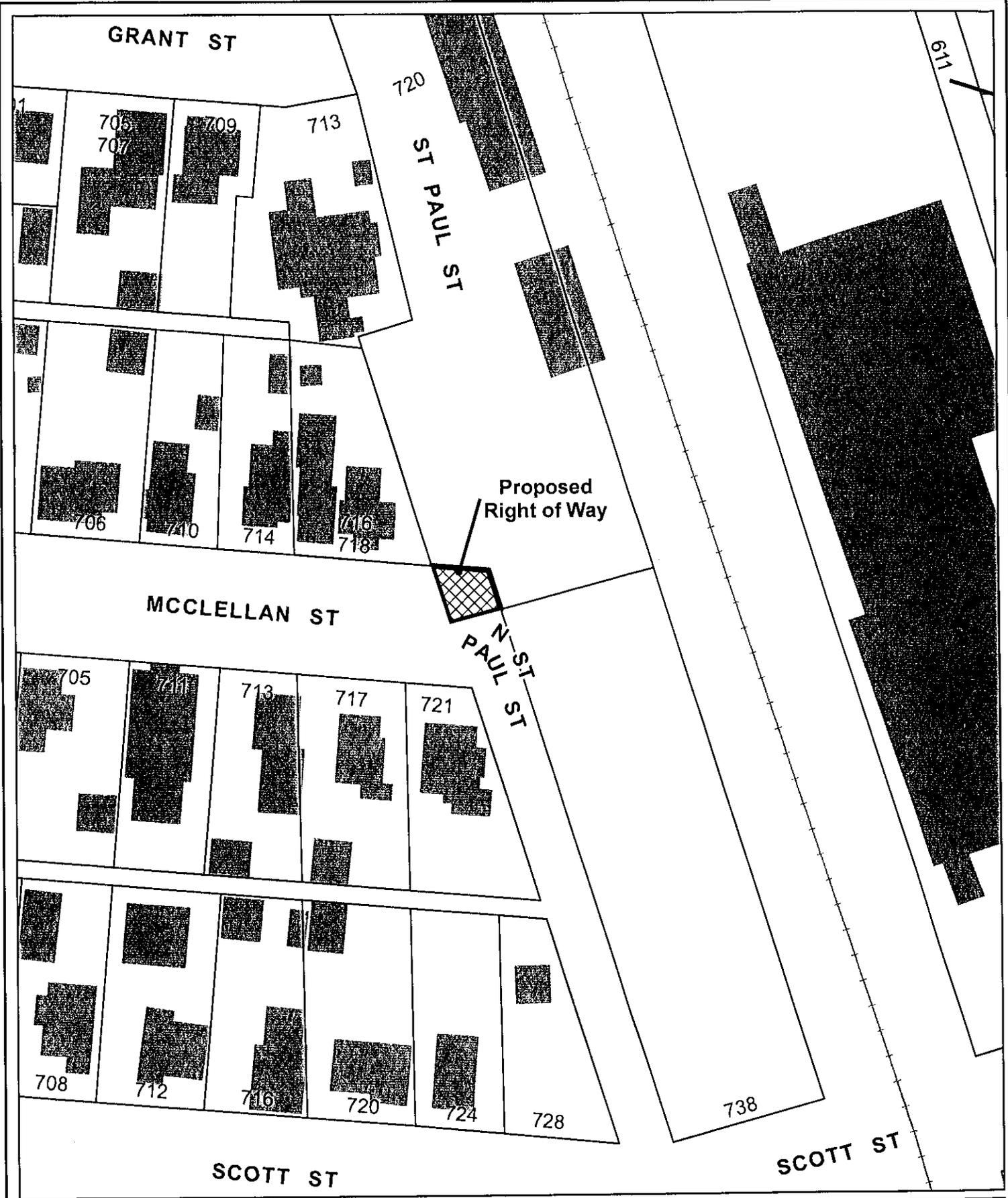
Staff contact: Eric Lindman 715-261-6745

St. Paul Street
Right-of-way Deed
Shibilski
720 Grant Street
291-2907-254-0950

Part of the parcel described in Document No. 1489964 recorded in the Office of Register of Deeds for Marathon County, being part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 25, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said parcel described in Document No. 1489964, said corner being the intersection of the centerline of Mc Clellan Street and the Westerly right-of-way of St. Paul Street extended Northerly, the point of beginning;

Thence North $73^{\circ}56'02''$ East, along the southerly line of said parcel described in Document No. 1489964, 29 feet to the Easterly right-of-way of said St. Paul Street; thence Northerly, along said Easterly right-of-way extended Northerly, approximately 25 feet to the Northerly right-of-way of said Mc Clellan Street extended easterly; thence Westerly, along said Northerly right-of-way extended Easterly, approximately 30.8 feet to the Westerly line of said parcel described in Document No. 1489964; thence Southerly, along said Westerly line, 35.56 feet to said Southerly line of the parcel described in Document No. 1489964, the point of beginning.



Map Date: December 17, 2015

CITY OF WAUSAU

Marathon County, Wisconsin

- Legend**
-  Proposed Right-of-Way
 -  Existing Right of Way
 -  Railroad
 -  Existing Building



CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: October 13, 2016, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Gisselman, Kellbach, McElhaney, Abitz

Also Present: Mayor Mielke, Lindman, Groat, Wesolowski, Sean Gehin, Graham, Peckham, Nutting

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. Chairman Gisselman called the meeting to order.

Discussion and possible action on dedication of land - Hiawatha

Lindman stated this came to CISM before when the property was being transferred to the City. The Warranty Deed was filed and the next step is to dedicate the property as right-of-way.

Kellbach moved to approve the dedication of land. McElhaney seconded and the motion carried unanimously 3-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 18, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Bohlken, Peckham, Lindman, Zahrt, Brueggeman

Others Present: Lenz, Hebert, DeSantis, Weyers, Elliott, DeLeer, Daniel Sczygelski, Norma Sczygelski, Brummond, Penn, Volhard, Drayna, Hinker, Bauer, Foster, Jaeger, Rasmussen

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 Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present. Mayor Mielke welcomed Brueggeman to the Plan Commission. Brueggeman said that he is looking forward to this opportunity.

Discussion and possible action on dedication of land - Hiawatha.

Lindman said that this property was donated to the city. It is a housekeeping issue. It needs to be dedicated to be used as public right-of-way. It has gone through CISM.

Bohlken motioned to approve the dedication of land - Hiawatha. Zahrt seconded, and the motion carried unanimously 7-0. This item will go to the Common Council on November 9, 2016.

RESOLUTION OF THE COMMON COUNCIL

Designating Public Depositories and Authorizing Withdrawal of County, City, Village, Town or School District Monies.

Committee Action:

Fiscal Impact: None

File Number: 02-0435

Date Introduced: November 9, 2016

RESOLUTION

BE IT RESOLVED, that the hereinafter listed Banks, Savings & Loan Associations, Credit Unions and Investment Institutions (hereafter called "Financial Institutions") qualified as public depositories under Ch. 34, Wis. Stats., are hereby designated as depositories in which the funds of this Municipality may from time to time be deposited; that the following described account be opened and maintained in the name of this Municipality with the Financial Institutions subject to the rules and regulations of the Financial Institutions from time to time in effect, that the persons and the number thereof designated by title opposite the following designation of account is hereby authorized, for and on behalf of this Municipality, to sign order checks as provided in s.66.042, Wis. Stats., for payment or withdrawal of money from said account and to issue instructions regarding the same, and to endorse for deposit, negotiation, collection or discount by Financial Institutions any and all checks, drafts, notes, bills, certificates of deposit or other instruments or orders for the payment of money owned or held by said Municipality; that the endorsement for deposit may be in writing, by stamp, or otherwise, with or without designation or signature of the person so endorsing; and that any officer, agent or employee of this Municipality is hereby authorized to make oral or written requests of the Financial Institutions for the transfer of funds of money between accounts maintained by this Municipality.

Financial Institutions:

Abbybank
Wausau, Wisconsin

Advantage Community Bank
Wausau, Wisconsin

Associated Bank Wausau
Wausau, Wisconsin

B C Ziegler & Co.
Wausau, Wisconsin

Nicolet National Bank
Wausau, Wisconsin

Chase Bank
Stevens Point, Wisconsin

Cloverbelt Credit Union
Wausau, Wisconsin

Connexus Credit Union
Wausau, Wisconsin

CoVantage Credit Union
Wausau Wisconsin

Federated Investors
Boston, Massachusetts

Hometown Bank
109 Plaza Rd
Wautoma, WI 54982

Intercity State Bank
Wausau, Wisconsin

Integrity First Bank
Wausau, Wisconsin

Local Government Investment Pool
Madison, Wisconsin

BMO Financial Group
Wausau, Wisconsin

Marathon Savings Bank
Wausau Wisconsin

People's State Bank
Wausau, Wisconsin

River Valley State Bank
Wausau, Wisconsin

Time Federal Savings Bank
Wausau, Wisconsin

Tower Credit Union
Wausau, Wisconsin

US Bank of Wausau
Wausau, Wisconsin

Wells Fargo
Minneapolis, Minnesota

Wood Trust Bank
Wausau, Wisconsin

State of Wisconsin Local Government Investment Pool and all public depositories as defined in Chapter 34, Wisconsin Statutes, located in the State of Wisconsin.

Name or Type
of Account
City of Wausau Funds

Number of
Signatures Required
Three

Facsimile Signatures:

Signatures and Titles
of Authorized Persons

Toni Rayala, City Clerk

Robert B. Mielke, Mayor

Maryanne Groat, Finance Director/Treasurer

Robert Splinter, Asst Finance Director

BE IT FURTHER RESOLVED, that the Financial Institutions be and are hereby authorized and directed to honor, certify, pay and charge to any of the accounts of this Municipality, all order checks for the payment, withdrawal or transfer of funds or money deposited in these accounts of the credit of this Municipality for whatever purpose or to whomever payable, including requests for conversion of such instruments into cash as well as for deduction from and payment of cash out of any deposit, and whether or not payable to, endorsed or negotiated by or for the credit of any persons signing such instrument or payable to or for the credit of any other officer agent or employee of this Municipality, when signed, accepted, endorsed or approved as evidenced by original or facsimile signature by the persons and the number thereof, designated by title opposite the designation of the accounts described in the foregoing resolution, and to honor any request(s) made in accordance with the foregoing resolution, whether written or oral, and including but not limited to, request(s) made by telephone or other electronic means, for the transfer of funds or money between accounts maintained by this Municipality at the Financial Institutions, and the Financial Institutions shall not be required or under any duty to inquire as to the circumstances of the issuance or use of any such instrument or request or the application or use of proceeds

thereof.

BE IT FURTHER RESOLVED, that the Financial Institutions be and are hereby authorized to comply with any process, summons, order, injunction, execution, distraint, levy, lien, or notice of any kind (hereafter called "Process") received by or served upon the Financial Institutions, by which, in the Financial Institutions' opinion, another person or entity claims an interest in any of these accounts and the Financial Institutions may, at its option and without liability, thereupon refuse to honor orders to pay or withdraw sums from these accounts and may hold the balance therein until Process is disposed of to the Financial Institutions satisfaction.

BE IT FURTHER RESOLVED, that any one or more of the persons holding the offices of this Municipality designated above is/are hereby authorized (1) to receive for and on behalf of this Municipality, securities, currency or any other property of whatever nature held by, sent to, consigned to or delivered to the Financial Institutions for the account of or for delivery to this Municipality, and to give receipts therefore, and the Financial Institutions are hereby authorized to make delivery of such property in accordance herewith and (2) to sell, transfer, endorse for sale or otherwise authorize the sale or transfer of securities or any other property of whatever nature held by, sent to, consigned to or delivered to the Financial Institutions for the account of or for delivery to this Municipality, and to receive and/or apply the proceeds of any such sale to the credit of this Municipality in any such manner as he/she/they deem(s) proper, and the Financial Institutions are hereby authorized to make a sale or transfer of any of the aforementioned property in accordance herewith.

BE IT FURTHER RESOLVED, that the undersigned officer of this Municipality be and hereby is authorized and directed to certify to the Financial Institutions the foregoing resolutions, that the provisions thereof are in conformity with law and to provide the names and specimen signatures on signature cards, if requested of the persons authorized therein, and that the foregoing resolutions and signature cards and the authority thereby conferred shall remain in full force and effect until this Municipality notifies the Cashier of the Financial Institutions to the contrary in writing and the Financial Institutions may conclusively presume that such resolutions and signature cards are in effect and that the persons identified therein from time to time as officers of the Municipality have been duly elected or appointed to and continue to hold such offices.

This is to Certify, that the foregoing is a true and correct copy of a resolution duly and legally adopted by the governing body of the Municipality at an open legal meeting held on the ____ day of _____, 20____ and said resolution is now in full force and effect.

Signed and sealed this _____ day of _____, 20____

SEAL

Toni Rayala, City Clerk

The undersigned member of the governing body not authorized to sign order checks certifies that the foregoing is a correct copy of a resolution passed as therein set forth.

Council President

Approved:

Robert B. Mielke, Mayor

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving the 2017 Operating Plan for Business Improvement District (BID) No. 1

Committee Action: Approved 5-0

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

File Number: 04-1006

Date Introduced: November 9, 2016

WHEREAS, the Business Improvement District Board met in October 2016 and approved the 2017 operating plan which provides for special assessments of \$60,000 to fund Main Street activities; and

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

BE IT RESOLVED, by the Common Council of the City of Wausau that the 2017 operating plan for Business Improvement District No 1 is hereby adopted; and

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

Approved:

James E. Tipple, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, October 25, 2016 @ 5:00 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Kellbach, Gehin, and Nutting (*entered at 5:09*)

Others Present: Groat, Alfonso, Kujawa, Krohn, Seubert, Schock, Mielke, and Elizabeth Field

Discussion and possible action regarding the adoption of the 2017 Business Improvement District Plan and Levy

Groat stated the Business Improvement District has been budgeting and levying \$60,000 for that geographic area since its inception and the current plan proposes to continue that process, as well as the assessment method which creates a \$250 minimum assessment and a \$2,500 maximum. The operating plan continues the tradition of transferring the \$60,000 to the Main Street Program.

Elizabeth Field, Main Street Director, reviewed a list of everything Main Street provides for the district.

Motion by Kellbach, second by Nutting to approve the 2017 BID Plan and Levy. Motion carried 5-0.

**OPERATING PLAN
FOR
CALENDAR YEAR 2017
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF
WAUSAU, WISCONSIN**

**OPERATING PLAN FOR CALENDAR YEAR 2017
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF WAUSAU, WISCONSIN**

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**OPERATING PLAN FOR CALENDAR YEAR 2017
BUSINESS IMPROVEMENT DISTRICT NO. 1
OF THE CITY OF WAUSAU, WISCONSIN**

I. INTRODUCTION

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

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

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

II. DISTRICT BOUNDARIES

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

III. OPERATING PLAN

A. Plan Objectives

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

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

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

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

B. Proposed Activities

With the funding from the BID, the Main Street Program is planning for 2017 the following programs, either directly, or through cooperative efforts with Wausau Events, Inc. and the City of Wausau:

I. Organization

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

II. Promotions/Marketing

- a. Promote the District to residents and visitors. This includes advertisements in the CVB Visitor Magazine, WPR, City Pages, Facebook, and various other advertising channels.
- b. Publish weekly promotional emails (Hot Happenings in the River District)
- c. Continue First Thursdays.
- d. Coordinate seasonal promotions and advertising campaigns through the development and placement of print, online, television and/or radio

advertisements for First Thursdays, Downtown Wausau Dining Week, Sidewalk Sales, Christmas on First Open House, and Small Business Saturday.

- e. Support special events.
- f. Coordinate Downtown Dining Weeks.
- g. Coordinate Downtown Employee Appreciation Week.
- h. Coordinate Downtown Open House.
- i. Coordinate holiday light hanging.
- j. Develop, coordinate, and implement Pints & Parking Lots.
- k. Assist in coordinating Open Streets.
- l. Assist in coordinating Jazz on the River series.
- m. Coordinate Sidewalk Sales.

III. Economic Development

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

IV. Design

- a. Administer Sign Grant Program.
- b. Support City/Metro Area Wayfinding Signage initiative.
- c. Assist with administration of Planter Adoption Program.
- d. Advocate for directory kiosk on near west side.
- e. Collaborate with City and Park Dept. on 2nd Avenue and Clark Street reconstruction project.
- f. Advocate for bike racks on near west side.
- g. Investigate and coordinate where appropriate Tactical Urbanism projects.
- h. Continue community art projects, installations, and initiatives.

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

C. Expenditures and Financing Method

The operating budget for the District is \$60,000.00 which will be collected through the BID assessment. The BID expenditure represents the partial funding of the 2017 Main Street Program, Wausau River District, Inc. This funding will be made upon written request from Wausau River District, Inc. to the extent of funds collected by the City of Wausau pursuant to the assessment levied hereby. The projected revenue and expenditures for year 2017 of Wausau River District are identified on Appendix B, which is attached hereto and incorporated herein. The actual budget will be adjusted if the actual revenue received is less than projected. The

adjustments could include revising or eliminating individual budget line items as determined by the BID Board of Directors. Expenditures are intended to be made in a fair and equitable basis throughout and for the benefit of the entire District. In the event that a surplus exists at the end of any fiscal year, the monies may be carried over for expenditures in subsequent years.

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

The District may not borrow funds.

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

D. Organization of the District Board

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

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

The Board shall be structured and operate as follows:

1. Board Size – 11 members.
2. Composition –

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

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

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

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

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

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

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

IV. METHOD OF ASSESSMENT

A. Annual Assessment Rate and Method

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

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

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

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

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

The BID assessment is hereby levied by the City of Wausau, which shall be a lien against each of the tax parcels of real property contained in the District, unless exempted as identified herein, under the power of Wisconsin Statutes Chapter 66. Such special assessments are hereby levied by the City of Wausau by adoption of this BID Plan. The city comptroller is authorized to include the BID assessment on bills for properties subject to the assessment within the designated Improvement District for calendar year 2017.

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

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

B. Excluded and Exempt Property

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

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

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

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

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

City Role in District Operation

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

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

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

VII. FUTURE YEAR OPERATING PLANS

A. Changes

This Operating Plan is designed to authorize and control the BID for only its 2017 activities.

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

B. Amendment, Severability and Expansion

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

C. Automatic Termination Unless Affirmatively Extended

The District Board shall not incur obligations extending beyond 2017.

VI. GENERAL

All exhibits referenced herein are incorporated herein by reference.

APPENDIX B

WAUSAU RIVER DISTRICT, INC.

	General Fund	Organization	Promotion	Economic Dev.	Design	TOTAL
REVENUES						
Grants	\$ 30,000					30,000
BID Funds	\$ 60,000					60,000
Other (Sponsorships, advertising)	\$ 232,400					232,400
Total Revenues	\$ 322,400	\$ -	\$ -	\$ -	\$ -	322,400
EXPENDITURES						
Administration:		87,847				87,847
Projects:		1,850	93,735	3,000	152,200	250,785
TOTAL EXPENDITURES		89,697	93,735	3,000	152,200	338,632
Excess (Deficiency) of Revenues over Expenses						

2017 Budget A

2017 BUDGET

ORGANIZATION EXPENSES	BUDGET
Administrative Expenses	
Staff Salary	\$50,000
Independent Contractor Payment	\$20,000
Workers Comp Ins.	\$350
Gen. Liability Ins.	\$800
D&O Ins.	\$927
Phone	\$2,200
Internet	\$700
Printing & Postage	\$1,500
Office Supplies	\$2,000
Rent & Utilities	\$5,520
Staff Training, Travel, Ed.	\$3,000
Dues and Subscriptions	\$850
Subtotal	\$87,847
Committee Project Expenses	
Diversify Funding Sources	\$300
State of River District Address	\$800
GAMSA Application fee	\$150
Small Business Expo presence	\$500
Volunteer Recognition	\$100
Subtotal	\$1,850
Total Organization Budget	\$89,697

PROMOTION EXPENSES

Tourism Promotion & Destination Advertising	
CVB Ads	\$1,250
JSI Ads	\$800
Stoney Creek/Grand Lodge Ads	\$325
Publish Hot Happenings	\$420
River District brochures	\$5,000
Develop & Publish visitor itineraries	\$500
Wausau merchandise/memorabilia	\$3,500
Website Maintenance	\$100
Subtotal	\$11,895
Events & Tourism Development	
Downtown Wausau Dining Weeks	
Event materials	\$1,000
Event promotion	\$5,000
First Thursdays	
Event materials	\$12,840
Event promotion	\$10,500
Downtown Open House	
Event materials	\$500
Event promotion	\$2,000
Downtown Employee Appreciation Week	
Event materials	\$1,500
Event promotion	\$1,500
Sidewalk Sales	
Event materials	\$0
Event promotion	\$2,500
Jazz on the River	
Event materials	\$10,400
Event promotion	\$2,600
Pints & Parking Lots	
Event materials	\$10,000
Event promotion	\$3,000
Open Streets	
Event materials	\$5,256
Event promotion	\$5,744
Christmas on First Open House	
Event materials	\$500
Event promotion	\$2,500
Small Business Saturday	
Event materials	\$0
Event promotion	\$1,000
Subtotal	\$78,340
Wausau Events Sponsorships	
Balloon & Rib Fest	\$2,500
Harvest Fest	\$1,000
Subtotal	\$3,500
Total Promotion Budget	\$93,735

ECONOMIC DEVELOPMENT EXPENSES	
Market Profile Update	\$500
West Side Pride	\$2,000
Business Improvement Roundtable	\$400
Misc Project expenses	\$100
Total Economic Development Budget	\$3,000
DESIGN EXPENSES	
Sign Grant Program	\$2,000
West Side Kiosk	\$2,000
WaterColor Project	\$250
Bike Stencils	\$100
Crosswalk Mural w Acton Academy	\$3,500
Painted Pianos	\$4,000
Frontier Mural	\$140,000
Holiday Lights	\$250
Misc. Project expenses	\$100
Total Design Budget	\$152,200
TOTAL 2017 BUDGET	\$338,632

ANTICIPATED REVENUE	BUDGET
General	
Business Improvement District	\$60,000
City of Wausau	\$30,000
Subtotal	\$90,000
Advertising Income	
Website advertising	\$500
FORD Program	\$500
Merchandise sales	\$4,000
Hot Happenings banner ads (\$30/wk)	\$1,560
Overhead banner admin	\$250
Subtotal	\$6,810
Sponsorship Income	
Downtown Wausau Dining Weeks	\$6,000
Downtown Open House	\$2,500
First Thursdays	\$23,340
Downtown Employee Appreciation We	\$5,000
Sidewalk Sales	\$1,500
Christmas on First	\$100
Small Business Saturday	\$500
Jazz on the River	\$11,000
Pints & Parking Lots	\$15,000
Open Streets	\$13,000
Subtotal	\$77,940
Project Income	
Associate Program	\$1,500
Business Improvement Roundtable Ser	\$400
Sign Grant Sponsor	\$2,000
WaterColor project	\$250
Frontier Mural	\$140,000
Crosswalk Mural w Acton	\$3,500
Subtotal	\$147,650
Total Anticipated Revenue	\$322,400
ANTICIPATED CARRY OVER	
2016 Carryover	
Organization	\$0
Promotion	\$0
Economic Development	\$200
Design	\$600
Previous years carryover	\$72,900
Total Anticipated Carryover	\$73,700
Total Anticipated 2017 Revenue	\$322,400
2016 Anticipated Carryover	\$800
Previous Years Anticipated Carryover	\$72,900
Rainy Day fund	-\$30,000
Proposed 2017 Budget	-\$338,632
Anticipated Available funds at 2017 year end	\$27,468

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

ORDINANCE OF THE PLAN COMMISSION

Amending Wausau Municipal Code by deleting Section 23.32.020(22) “Warehouse and wholesale establishments and storage other than accessory to permitted retail uses” and add same language to Section 23.32.030.

Committee Action: Approved 7-0

Ordinance Number:

Fiscal Impact: None

File Number: 16-1106

Date Introduced: November 9, 2016

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

Section 1. That Section 23.32.020 of the Wausau Municipal Code shall be amended, as follows:

23.32.020 Permitted uses. (a) Uses permitted in the B3 district are subject to the following conditions:

~~(22) Warehousing and wholesale establishments, and storage other than accessory to permitted retail uses.~~

Section 2. That Section 23.32.020 of the Wausau Municipal Code shall be amended, as follows:

23.32.030 Conditional Uses. Any use allowed as a conditional use in the B2 district is allowed in the B3 district (unless already permitted in section 23.32.020), subject to the provision of Chapters 23.60, 23.64 and 23.70, and in addition, the following:

(l) Warehousing and wholesale establishments, and storage other than accessory to permitted retail uses.

~~(+)(m)~~ Woodworking and wood products;

~~(+)(n)~~ Repair, rental and servicing of any product, the sale of which is a permitted use in the district, subject to approval by and any restrictions set forth therefor by the plan commission

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

Robert B. Mielke, Mayor

Attest:

Toni Rayala, Clerk



Memorandum

From: Brad Lenz
To: Plan Commission
Date: October 12, 2016
Subject: Proposed zoning text amendments

The following zoning text amendments are being proposed for the October 18th public hearing at Plan Commission. These amendments were discussed at a previous Plan Commission meeting and a public hearing was authorized. The following notations are used to show how the text is being amended:

Abc = Added text
Abe = Deleted text
Abc = Existing text

Amendment #1: Add “23.26.065 Screening of refuse and recycling containers” to Business Districts.

Chapter 23.26

BUSINESS DISTRICTS

Sections:

23.26.010 Permitted uses.
23.26.020 Conditional uses.
23.26.030 Lot area requirements.
23.26.040 Yard requirements.
23.26.050 Floor area ratio.
23.26.060 Signs.
23.26.065 Screening of refuse and recycling containers
23.26.070 Off-street parking.

...

23.26.065 Screening of refuse and recycling containers. Commercial refuse and recycling containers visible from city streets shall be effectively screened by a wall, fence, or densely planted hedge of at least 50 percent opacity.

Amendment #2: Move “Warehousing and wholesale establishments, and storage other than accessory to permitted retail uses” from permitted uses (23.32.020) to conditional uses (23.32.030). Renumber subsequent uses to keep them in alphabetical order.

Chapter 23.32

B3 – GENERAL COMMERCIAL DISTRICT

...

23.32.020 Permitted uses. (a) Uses permitted in the B3 district are subject to the following conditions:

...

~~(22) Warehousing and wholesale establishments, and storage other than accessory to permitted retail uses.~~

...

23.32.030 Conditional uses. Any use allowed as a conditional use in the B2 district is allowed in the B3 district (unless already permitted in section 23.32.020), subject to the provisions of Chapters 23.60, 23.64 and 23.70, and in addition, the following:

(l) Warehousing and wholesale establishments, and storage other than accessory to permitted retail uses.

(m) Woodworking and wood products;

~~(n)~~ **(n)** Repair, rental and servicing of any product, the sale of which is a permitted use in the district, subject to approval by and any restrictions set forth therefor by the plan commission. (Ord. 61-5399 '1(part), 2009, File No. 08-0915, Ord. 61-4964 '1(part), 1996; Ord. 61-4944 '1, 1996; Ord. 61-4756 '1, 1991; Ord. 61-4690 '2, 1989; Ord. 61-4667 "3, 4, 1989; Ord. 61-4217 '1 (part), 1972; Ord. 61-4054 '9.3-2, 1967.)

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 18, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Bohlken, Peckham, Lindman, Zahrt, Brueggeman

Others Present: Lenz, Hebert, DeSantis, Weyers, Elliott, DeLeer, Daniel Sczygelski, Norma Sczygelski, Brummond, Penn, Volhard, Drayna, Hinker, Bauer, Foster, Jaeger, Rasmussen

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 Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present. Mayor Mielke welcomed Brueggeman to the Plan Commission. Brueggeman said that he is looking forward to this opportunity.

PUBLIC HEARING: Discussion and possible action on making the following amendments to the Wausau Municipal Code: (a) Amend Wausau Municipal Code by deleting Section 23.32.020(22) “Warehouse and wholesale establishments, and storage other than accessory to permitted retail uses” and add same language to Section 23.32.030. (b) Amend Wausau Municipal code by creating Section 23.26.065 Screening of commercial refuse and recycling containers. “Commercial refuse and recycling containers visible from the city streets shall be effectively screened by a wall, fence, or densely planted hedge of at least 50 percent opacity.

Lenz said that at a previous meeting the changes were introduced and a public hearing was authorized. Self-storage facilities are currently permitted in B3 districts. Over the years, we’ve looked to improve certain streets and gateways into the city. Staff would like the ability to review proposals for self-storage and mini-warehouses. It would become a conditional use to review the proposals on a case-by-case basis, rather than being automatically permitted.

Lenz said the second item is in regards to screening of trash containers. The City has tried to improve residential trash collection, but it doesn’t apply to commercial property. He said when there is a Unified Development District or a development agreement with someone, it is a practice to require screening of dumpsters. But it is not listed in the zoning code as being required and staff feels that it should be added.

Gisselman asked how a commercial dumpster is defined and asked if it would be a dumpster or a residential cart. Hebert answered that it is intended for a cart or larger dumpster. It is a question staff gets and they try to persuade people. The persuasion has not been as effective recently. It can be tucked away or a fence or landscaping can be used for screening. Gisselman asked if it would be for commercial only. Lenz said the amendment is being made to the code in the business zoning districts.

Peckham said that both of these items are good ideas.

Mayor Mielke closed the public hearing.

Peckham motioned to amend Wausau Municipal code by deleting Section 23.32.020(22) “warehouse and wholesale establishments and storage other than accessory to permitted retail uses” and add same language to Section 23.32.030 and to amend Wausau Municipal code by creating Section 23.26.065 Screening of commercial refuse and recycling containers. “Commercial refuse and recycling containers visible from the city streets shall be effectively screened by a wall, fence, or densely planted hedge of at least 50 percent opacity”. Brueggeman seconded and the motion carried unanimously 7-0. This item will go to Common Council on November 9, 2016.

ORDINANCE OF THE PLAN COMMISSION

Amending Wausau Municipal code by creating Section 23.26.065 Screening of commercial refuse and recycling containers. "Commercial refuse and recycling containers visible from the city streets shall be effectively screened by a wall, fence, or densely planted hedge of at least 50 percent opacity.

Committee Action: Approved 7-0

Ordinance Number:

Fiscal Impact: None

File Number: 16-1108

Date Introduced: November 9, 2016

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

Section 1. **That Section 23.26.065 of the *Wausau Municipal Code* shall be amended, as follows:**

Chapter 23.26

BUSINESS DISTRICTS

Sections:

23.26.010 Permitted uses.

23.26.020 Conditional uses.

23.26.030 Lot area requirements.

23.26.040 Yard requirements.

23.26.050 Floor area ratio.

23.26.060 Signs.

23.26.065 Screening of refuse and recycling containers.

23.26.070 Off-street parking.

23.26.065 Screening of refuse and recycling containers. Commercial refuse and recycling containers visible from city streets shall be effectively screened by a wall, fence, or densely planted hedge of at least 50 percent opacity.

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

Robert B. Mielke, Mayor

Attest:

Toni Rayala, Clerk

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

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE	
Approving or Denying Various Licenses as Indicated	
Committee Action:	Approved 5-0 <i>Approved 4-0-1 (Third Peak Hospitality LLC)</i>
Fiscal Impact:	None
File Number:	16-0108
Date Introduced:	November 9, 2016

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

RESOLUTION

WHEREAS, your Public Health and Safety Committee considered certain license applications at its October 17, 2016 meeting and has made recommendations that are attached hereto in the meeting minutes and recommends these actions to the Council for its approval, now therefore

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

Approved:

Robert B. Mielke, Mayor

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Monday, October 17, 2016 at 5:15 pm, (Council Chambers)

Members Present: Rasmussen, Wagner, Kellbach, McElhaney, Peckham

Others Present: Alfonso, Rayala, Bliven, Rentmeester, Kujawa, Goede, Mielke, Neal

Consider various license applications

Rasmussen stated there were three Operator's License applications recommended for denial by Chief Hardel: Ashley Miller, Khamthaneth, Rattanasack, and Andrea Schroeder. It was noted that none of these persons were present.

Rasmussen stated the Liquor License Review Subcommittee met today at 3:30 pm., to review plans and hear testimony for each of the establishments that applied for the available regular Class B Beer & Liquor License. She noted there was no representative in attendance from AMG-American Management Group, LLC, dba Rosati's. Representatives appeared from Van-Smiling Eyes, LLC, dba WOW Family Entertainment Center; MASA WI, Inc., dba MASA; and Third Peak Hospitality, LLC, dba Crostini Bar. Following deliberations in open session the subcommittee recommends to this committee that the license be awarded to Third Peak Hospitality, LLC, dba Crostini Bar, located at 307 N 3rd Street.

Rasmussen noted Mr. Greenwood will need to consult with the Police Department and the Clerk's Office to ensure the premise description for WOW Family Entertainment Center is indicated correctly, because if it is his intention to serve alcohol throughout the entire establishment, he will not be able to admit unaccompanied minors.

Peckham questioned whether the liquor license for WOW Family Entertainment Center will be allowed under the same exception as a bowling alley. Alfonso explained there were two issues; one having to do with allowing underage persons on premise, the other is whether we consider them a recreation premises for purposes of conducting more than one business on the premise. Rasmussen stated Mr. Greenwood clarified in the subcommittee meeting that he is one business operation without separate entities, so we feel it meets the definition of a "recreation center." The business is approved for a reserve license, but the delineation of the premise is in the description. Alfonso clarified if he licenses the entire premise he may not allow in any minors unaccompanied by parent or guardian into the facility. If he only licenses the bar and restaurant/deck, then underage persons can come into the arcade and laser tag portion of the building but alcohol would not be permitted in those areas. Bliven indicated he would work with the owner and Clerk's Office to determine the premise description.

Motion by Kellbach, second by McElhaney to approve or deny licenses as recommended by staff. Motion carried 5-0. *Rasmussen indicated Third Peak Hospitality LLC would be voted on separately.*

Discussion and possible action regarding recommendation of the Liquor License Review Subcommittee for the available Class B Beer & Liquor License # 28

Rasmussen stated Third Peak Hospitality LLC, dba Crostini Bar, was the applicant chosen by the subcommittee for the available regular Class B Beer & Liquor license based on a number of screening criteria.

Wagner indicated he would abstain from voting because the applicant was one of his clients and he wrote his business plan.

Motion by Peckham, second by Kellbach to approve the available regular Class B Beer & Liquor license (#28) for Third Peak Hospitality LLC. Motion carried 4-0, with one abstention.

CLERK'S REPORT TO PUBLIC HEALTH & SAFETY COMMITTEE

October 17, 2016 Meeting

AGENDA ITEM

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

ADDITIONAL INFORMATION

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

1. Three Operator Licenses recommended for denial: **Ashley Miller** – 2009 Felony Conviction of Possession W/Intent Cocaine; **Khamthaneth Rattanasack** – Numerous felony convictions for burglary, Felon possession – firearm, possession W/Intent Psilocin; and **Andrea Schroeder** – Five OWI convictions – 1995, 1998, 1999, 2004, and 2011.
2. Class B Beer/ Class C Wine license for Raviolis LLC, dba Raviolis Restaurant, 2105 Grand Ave (formerly the Eagle's Nest Restaurant).
3. MASA WI, Inc., dba MASA (Japanese Restaurant), 1800 Stewart Ave, has applied for a Reserve Class B Beer & Liquor license and is competing for the available regular license.
4. Third Peak Hospitality LLC, dba Crostini Bar, 307 N 3rd St, (formerly St. Claire's Menswear), is on the list for a Reserve Class B Beer & Liquor license and is competing for the available regular license.
5. AMG – American Management Group Inc., dba Rosatis Pizza, 210 S 1st Ave (formerly Pizza Hut), currently holds a Class B Beer/Class C Wine license and is competing for the available regular Class B Beer & Liquor License.
6. Van-Smiling Eyes, LLC, dba WOW Family Entertainment Center, was approved last month for a Reserve Class B Beer & Liquor and is competing for the available regular license.

STAFF RECOMMENDATION

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

Mary Goede, Deputy Clerk

Date of Report: October 14, 2016

(715) 261-6621

HEALTH AND SAFETY LIST
ALL LICENSES
OCTOBER 17, 2016REPORT ID: LRS5301
RUN DATE: 10/28/16
RUN TIME: 9:05:45

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCATION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
RAVIOLIS, LLC 2105 GRAND AVE WAUSAU, WI 54401	2016	9/26/2016	7/01/2016	6/30/2017		RAVIOLIS	CLASS B BEER/CLASS C WINE	✓			
THIRD PEAK HOSPITALITY, LLC TROY DAVIS 117 EAU CLAIRE BLVD WAUSAU, WI 54403	2016	10/12/2016	12/15/2016	6/30/2017		CROSTINI BAR	CLASS B BEER & LIQUOR	✓			
MASA WI, INC 3208 TIBURON DR EAU CLAIRE, WI 54401	2016	9/19/2016	12/15/2016	6/30/2017		MASA	RESERVE CLASS B BEER/LIQUOR	✓			
ALLEN, TRACY A 922 S 7TH AVE WAUSAU, WI 54401	2016	9/19/2016		6/30/2017		KRIST FOOD MART #89	OPERATOR NEW	✓			
BAILEY, ANDREW J 2001 EAGLE VALLEY LN WAUSAU, WI 54401	2016	10/03/2016		6/30/2017		BUNKERS/TRIBUTE GOLF	OPERATOR NEW	✓			
BARTZEN, TIFFANY A 4717 MESKER ST WESTON, WI 54476	2016	10/10/2016		6/30/2017		THE PLAZA HOTEL & SU	OPERATOR NEW	✓			
CAMP, BRENDA R 2307 BUCKHORN AVE SCHOFIELD, WI 54476	2016	9/23/2016		6/30/2017		R-STORE #31	OPERATOR NEW	✓			
EKUM, BREANNA J 709 5TH ST MOSINEE, WI 54455	2016	9/29/2016		6/30/2017		KRIST FOOD MART #89	OPERATOR NEW	✓			
GAJEWSKI, ELIZABETH C 1108 1/2 S 6TH AVE WAUSAU, WI 54401	2016	9/15/2016		6/30/2017		HOLIDAY GAS	OPERATOR NEW	✓			
GILIO JR, JERRY A 1300 N 9TH AVE APT 3 WAUSAU, WI 54401	2016	9/19/2016		6/30/2017		VARIOUS	OPERATOR NEW	✓			
GRUEBER, PERRY 1019 SAINT AUSTIN AVE WAUSAU, WI 54401	2016	10/11/2016		6/30/2017		WAUSAU CURLING CENTE	OPERATOR NEW	✓			
HALE, DEBORAH A 1115 JACKSON ST WAUSAU, WI 54403	2016	9/30/2016		6/30/2017		R STORE #8	OPERATOR NEW	✓			
JUEDES, KYLE C 223 DISCHER ST APT 17 SCHOFIELD, WI 54476	2016	10/11/2016		6/30/2017		KWIK TRIP #851	OPERATOR NEW	✓			

HEALTH AND SAFETY LIST
ALL LICENSES
OCTOBER 17, 2016REPORT ID: LRS530I
RUN DATE: 10/28/16
RUN TIME: 9:05:45

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
KOPPELA, SAMUEL C 805 FLIETH ST APT 28A WAUSAU, WI 54401	2016	9/22/2016		6/30/2017		WALGREEN'S STORE #07	OPERATOR NEW	✓			
LAUB, SCOTT T 1615 N 1ST AVE WAUSAU, WI 54401	2016	9/23/2016		6/30/2017		CRUSIN 1724	OPERATOR NEW	✓			
MILLER, ASHLEY J 1837 PARDEE ST WAUSAU, WI 54401	2016	9/19/2016		6/30/2017		R-STORE #34	OPERATOR NEW		X		DENIED
OLSON, NICHOLAS R 914 STEWART AVE WAUSAU, WI 54401	2016	9/22/2016		6/30/2017		HOLIDAY GAS	OPERATOR NEW	✓			
RANER, MATTHEW E 1500 N 1ST ST WAUSAU, WI 54403	2016	9/30/2016		6/30/2017		WALGREEN'S STORE #07	OPERATOR NEW	✓			
RATTANASACK, KHAMTHANETH 810 DUNBAR ST WAUSAU, WI 54403	2016	9/15/2016		6/30/2017		MOUNTAIN LANES FAMIL	OPERATOR NEW		X		DENIED
ROLOFF, JORDAN M 326 PARK AVE WAUSAU, WI 54403	2016	9/21/2016		6/30/2017		MALARKEY'S PUB	OPERATOR NEW	✓			
RUSSOW, KARLA M 2812 N 6TH ST WAUSAU, WI 54403	2016	10/11/2016		6/30/2017		KWIK TRIP #601	OPERATOR NEW	✓			
SANCHEZ, LUIS D 7606 GUSMAN RD WESTON, WI 54476	2016	10/07/2016		6/30/2017		KWIK TRIP #851	OPERATOR NEW	✓			
SCHROEDER 113 S 2ND AVE WAUSAU, WI 54401	2016	10/05/2016	ANDREA	6/30/2017		R STORE #5	OPERATOR NEW		X		DENIED
TORRES, JESSICA M 3900 WESTON PINES LN APT 101 WESTON, WI 54476	2016	9/15/2016		6/30/2017		THE STORE #62	OPERATOR NEW	✓			
TREPANIER, TRAVIS J 2643 MEADOWLARK DR MOSINEE, WI 54455	2016	9/14/2016		6/30/2017		WESTWOOD CONFERENCE	OPERATOR NEW	✓			
XIONG, GAOLY 1217 CEDAR ST WAUSAU, WI 54401	2016	10/11/2016		6/30/2017		HIAWATHA LOUNGE	OPERATOR NEW	✓			

HEALTH AND SAFETY LIST
ALL LICENSES
OCTOBER 17, 2016REPORT ID: LRS5301
RUN DATE: 10/28/16
RUN TIME: 9:05:45

<u>NAME</u> <u>ADDRESS</u>	<u>RECORD</u> <u>YEAR</u>	<u>APPLICATION</u> <u>DATE</u>	<u>EVENT START</u> <u>DATE</u>	<u>EXPIRATION</u> <u>DATE</u>	<u>REVOCAATION</u> <u>DATE</u>	<u>BUSINESS NAME</u>	<u>LICENSE TYPE</u>	<u>APR</u>	<u>DEN</u>	<u>PEN</u>	<u>OWES</u> <u>DEBT</u>
YANG, TRUE 1832 NORWAY LN KRONENWETTER, WI 54455	2016	9/16/2016		6/30/2017		MOUNTAIN LANES FAMIL	OPERATOR NEW	✓			
BORDEAU, NICOLE M 1722 PORTER ST WAUSAU, WI 54401	2016	9/16/2016		6/30/2018		TRIG'S WAUSAU	OPERATOR - LAPSED RENEWAL	✓			
BRADFORD, LYNSEI J 5157 N 28TH AVE APT 7 WAUSAU, WI 54401	2016	9/21/2016		6/30/2018		DAY'S BOWL-A-DOME	OPERATOR - LAPSED RENEWAL	✓			
COOPER, ANGELA 1102 1/2 S 8TH AVE WAUSAU, WI 54401	2016	9/27/2016		6/30/2018		THE STORE #62	OPERATOR - LAPSED RENEWAL	✓			
DALBEC, MARY M 523 N 4TH AVE WAUSAU, WI 54401-0611	2016	9/23/2016		6/30/2018		M&R STATION	OPERATOR - LAPSED RENEWAL	✓			
EFFERTZ, DEIDRA L 10709 TESCH LN APT #63 ROTHSCHILD, WI 54474	2016	10/13/2016		6/30/2018		CHEER'S BAR	OPERATOR - LAPSED RENEWAL	✓			
KOMOROWSKI, NATHAN W 5047 N 28TH AVE APT 13 WAUSAU, WI 54401	2016	9/27/2016		6/30/2017		CRUSIN 1724	OPERATOR - LAPSED RENEWAL	✓			
OLESON, CHRISTIE M 708 FULTON ST APT 102 WAUSAU, WI 54403	2016	10/03/2016		6/30/2018		ROC'S PLACE	OPERATOR - LAPSED RENEWAL	✓			
ROBL, COLLEEN P N2446 STATE HWY 17 MERRILL, WI 54452	2016	9/30/2016		6/30/2018		KWIK TRIP #322	OPERATOR - LAPSED RENEWAL	✓			
WOLD, HALEY 706 5TH ST MOSINEE, WI 54455	2016	9/16/2016		6/30/2018		WHISKEY RIVER BAR &	OPERATOR - LAPSED RENEWAL	✓			
MARATHON BUSINESS PROPERTIES, 201 N 17TH AVE WAUSAU, WI 54401	2016	10/17/2016				THE PLAZA HOTEL	CHANGE OF AGENT / OFFICER	✓			
BACA, MELANIE 208 S 6TH AVE WAUSAU, WI 54401	2016	10/10/2016	1/01/2016	12/31/2017		MELANIE BACA	PET FANCIER PERMIT	✓			
SCHWAMMAN, CINDY 1721 W GARFIELD AVE WAUSAU, WI 54401	2016	10/03/2016	1/01/2016	12/31/2016		CINDY SCHWAMMAN	PET FANCIER PERMIT	✓			

ORDINANCE OF FINANCE COMMITTEE

Amending Section 8.08.170(b) Licenses

Committee Action: Approved 5-0

Ordinance Number:

Fiscal Impact:

File Number: 12-1014

Date Introduced: November 9, 2016

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

Delete (————)

Section 1. That Section 8.08.170 Licenses, is hereby amended to read as follows:

8.08.170 Licenses

...

(b) The license fees shall be provided in section 3.40.010(a). ~~The fee for any dog or cat licensed for the first time in the City shall be one half of the amount provided in section 3.40.010(a).~~ Proof that the dog or cat was neutered or spayed, or certification from a State of Wisconsin licensed veterinarian that, to a reasonable medical certainty, neutering or spaying would be dangerous or fatal to the health of such animal, shall be presented to the clerk upon payment.

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

Robert B. Mielke, Mayor

Attest:

Toni Rayala, Clerk

FINANCE COMMITTEE

Date and Time: Tuesday, October 25, 2016 @ 5:00 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Kellbach, Gehin, and Nutting (*entered at 5:09*)

Others Present: Groat, Alfonso, Kujawa, Krohn, Seubert, Schock, Mielke, and Elizabeth Field

Discussion and possible action regarding the 2017 pet license rates and related discounts

Rasmussen explained last year we implemented a change of half price fees to try to incentivize people to come in and get that first pet license from us. That has turned out to be a management nightmare in terms of trying to figure out who is an actual real first timer and the clerk's office would like it to be repealed.

Motion by Nutting, second by Smith to repeal the animal license discount for newly licensed pets. Motion carried 5-0.



TO: FINANCE COMMITTEE

FROM: MARYANNE GROAT

DATE: OCTOBER 19, 2016

RE: ANIMAL LICENSE DISCOUNT PROVIDED BY 8.08.170(B) FOR NEWLY LICENSED PETS

Effective for the 2016 animal licensing year the Common Council instituted a half price discount for any dog or cat licensed for the first time in the City. At the same time this fee structure was created; the City implemented new online licensing software.

We have found the half price discount difficult to consistently and accurately apply. The inaccuracy occurs when online applications are incorrectly completed resulting in discount errors and when Customer Service sends animal license invoices based upon vet vaccination records. The vet records often don't include details whether it is a new pet. In these situations we invoice without the discount which may or may not be accurate. Both of these situations can cause inaccurate discount application and can result in subsequent licensing corrections which becomes time consuming for staff.

State law already provides discounts to puppies and kittens which will remain in the municipal code.

To date the first time license discount savings to residents is \$3,463 and the microchip discount savings is \$19,520. A copy of the animal control program financial report is attached.

**CITY OF WAUSAU
ANIMAL CONTROL PROGRAM
ANALYSIS OF DIRECT REVENUES & COSTS
As of 2016 FISCAL YTD SEPTEMBER 30, 2016**

	2015 Dogs Actual	2015 Cats Actual	2015 Total	2016 Dogs To Date	2016 Cats To Date	2016 To Date
Direct Revenues						
Licenses	\$44,665	\$17,940	\$62,605	\$75,802	\$26,174	\$101,976
Pet Fancier	\$1,155	\$0	\$1,155	\$1,505	\$0	\$1,505
Counter & Late Fees	\$8,937	\$3,668	\$12,605	\$1,897	\$854	\$2,751
Other Adm Service Fees	\$0	\$0	\$0	\$2,904	\$0	\$2,904
Contracts for Services	\$8,430	\$18,265	\$26,695	\$8,430	\$8,430	\$16,860
Grants Received	<u>\$0</u>	<u>\$12,748</u>	<u>\$12,748</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total License Revenue	\$63,187	\$52,621	\$115,808	\$90,538	\$35,458	\$125,996
Sheltering Costs						
Marathon County	\$20,370	\$0	\$20,370	\$22,205	\$0	\$22,205
MC Humane Society	<u>\$0</u>	<u>\$58,172</u>	<u>\$58,172</u>	<u>\$0</u>	<u>\$54,603</u>	<u>\$54,603</u>
Total Direct Costs	\$20,370	\$58,172	\$78,542	\$22,205	\$54,603	\$76,808
Contribution						
After Direct Costs	\$42,817	-\$5,551	\$37,266	\$68,333	-\$19,145	\$49,188
Pet Data Charges			-\$23,568			\$0
Net Contribution (Loss) to Program Costs			\$13,698			\$49,188

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

ORDINANCE OF THE PLAN COMMISSION

Rezoning 1000 West Campus Drive from R1, Single Family Residence District, to R4, General Residence District.

Committee Action: Approved 4-2

Fiscal Impact: None.

File Number: 00-1115

Date Introduced: November 9, 2016

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

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

*NE ¼ of the NW ¼ and Part of the SE ¼ of NW ¼, Section 23, Township 29 North, Range 7 East, Commencing at the NW corner of Said Section 23; Thence North 89° 12' 25" East, Coincident with the N Line of Said NW ¼. 2630.18' to the N ¼ Corner of Said Section 23; Thence S 20° 26' 45" E, 901.04' to a Point on the W Right-of-Way Line of N 3rd Ave and the Point of Beginning; Thence South 01° 36' 24" E, Coincident with Said Right-of-Way Line, 296' to the Intersection of Said W Right-of-Way Line and the N Right-of-Way Line of Summit Drive; Thence S 88° 16' 07" W Coincident with Said N Right-of-Way Line, 202.68' to the Beginning of a Curve Concave to the SE; Thence 267.47' Coincident With Said N Right-of-Way Line and the Arc of Said Curve, Said Curve Having a Radius Length of 348.50', A Central Angle of 43° 58' 22", and a Chord that Bears S 66° 16' 07" W for 260.95' to the N Right-of-Way Line of Beechwood Drive; Thence S 69° 14' 34" W Coincident With Said N Right-of-Way Line of Beechwood Drive, 165.61', Thence S 74° 03' 07" W, Coincident With Said N Right-of-Way Line of Beechwood Drive, 73.72'; Thence N 14° 35' 04" W, 343.16'; Thence N 48° 11' 21" E, 127.14'; Thence N 77° 01' 04" E, 190.31'; Thence N 63° 16' 10" E, 72.96'; Thence S 89° 04' 45" E, 400' to Said W Right-of-Way Line of N 3rd Ave and the Point of Beginning, **MORE COMMONLY KNOWN AS 1000 WEST CAMPUS DRIVE***

now comprising a part of R1, Single Family Residence District, according to the Zoning Ordinance of the City of Wausau is hereby rezoned to R4, General Residence District.

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

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

Robert B. Mielke, Mayor

Attest:

Toni Rayala, Clerk

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 18, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Bohlken, Peckham, Lindman, Zahrt, Brueggeman

Others Present: Lenz, Hebert, DeSantis, Weyers, Elliott, DeLeer, Daniel Sczygelski, Norma Sczygelski, Brummond, Penn, Volhard, Drayna, Hinker, Bauer, Foster, Jaeger, Rasmussen

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 Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present. Mayor Mielke welcomed Brueggeman to the Plan Commission. Brueggeman said that he is looking forward to this opportunity.

PUBLIC HEARING: Discussion and possible action on rezoning 1000 West Campus Drive from R1, Single Family Residence District, to R4, General Residence District. (Northcentral Technical College)

Lori Weyers introduced herself, Rob Elliott, and John DeLeer to the commission. A handout was passed out to the commission and audience. Weyers said that this is a partnership with Northcentral Technical College and a private developer. This would move forward a 3-story privately managed apartment community complex that would have furnished apartments with a maximum capacity of 132 individuals. The occupants would include students of NTC, Medical College of Wisconsin, and other business partners. Weyers said that they have done a study over the last year looking at affordable housing. Greenheck and Church Mutual of Merrill have interns coming in from around the country and they cannot find affordable reasonable housing and are involved with programs at this college. Greenheck Fan Corporation has about 20 University of Wisconsin students that come from all around the state that cannot find appropriate housing and are also involved with programs at the college. Weyers said that last year, they were approached by their business partner and were told they needed to do something to keep their residents in northcentral Wisconsin. This is an economic crisis and we need to keep more of the workforce here. If they leave, they do not come back. Last year, 75 students left northcentral Wisconsin to have educational opportunities elsewhere because of the lack of affordable housing near the campus. Weyers said that they were very fortunate to find a private developer, DeLeers Construction, that would work with the development. Weyers said that she wanted to assure everyone that NTC will provide all of the exterior maintenance, landscaping and snow removal. It will be aesthetically pleasing and they are committed to be a respectful neighbor. Weyers said they will also provide security for the perimeter of the complex. Weyers said that they intend to put up a nature trail that will be lit and for the neighbors to enjoy. There will be containers for dog waste on the trail. The walking trail will go all around the college, past the housing complex, and out towards Arby's. Weyers said this is an important partnership. It will improve the city's tax base, as it will be privately owned. It is an opportunity for more jobs, keeping jobs here, and for affordable housing. There will be a large greenspace, as the complex will be placed back where the gazebo is. It is across the street from an existing apartment complex and across the street from a church. After speaking with a neighbor, the driveway location is changed to being off of 3rd Avenue, instead of Summit Avenue. All activities will be located at the college and the hours of operation are expanded. Weyers said they are trying to be very respectful and trying to be a positive influence in the neighborhood. This is a crisis and affordable housing is needed.

Mayor Mielke said that there are 14 petitioners against this project, and will all be noted and on record. Mayor Mielke asked the audience members how many were against the proposal and how many were within one block of the proposal. A majority of the audience members said they were.

Daniel Sczygelski, 1505 Fernwood Drive, said that he applauds the goals and there is a necessity. He said that he is saddened by the lack of openness and transparency and this is the first time that he has seen anything in writing and finds this disturbing. There used to be an exercise trail and asked what happened to that. At this point, there hasn't been any plans and doesn't know how the driveway has changed. Sczygelski said that it is hard to make an informed decision if you do not know the details. The campus has a lot of land, but he is worried about what happens in the future if they run out of land. There may not be much land in the future if you look long term. Sczygelski said that he hesitates to give some of the

land away for housing and it is not in the jurisdiction of a 2-year campus to provide housing. It goes against what the State of Wisconsin stands for. There are other options that would meet these goals. There are other properties on the other side of Campus Drive that are for sale that may work, but was unsure of the size requirements that are needed. Sczygelski asked about the area across from Kwik Trip and McDonalds, as there is a lot of green space there. It would come on a nice 4-lane road that is designed for higher traffic, has a sidewalk and a faster time to get onto the highway. Sczygelski said that he is concerned about the safety of being in a residential area where there are children in the neighborhood and people getting the mail. Sczygelski said he appreciates any consideration.

Norma Sczygelski, 1505 Fernwood Drive, said that a lot of it was summed up and she stated she had also submitted a letter. The traffic is the biggest concern. Fernwood Drive has been affected a lot by the NTC development. Parking lots for other additions were to exit onto Fernwood Drive, until the residents expressed their opposition. In order to avoid stoplights, people will use Fernwood Drive and Summit Drive. 3rd Avenue has been affected by Thomas Jefferson adding a driveway. This is a neighborhood, with children walking to the pool or sledding hill. The apartment complex answers a need for a temporary timeframe. Currently the Wausau School District is having a decrease in students and will eventually trickle to the college. There is no control over who it houses, as it will be a separate entity. There is another proposed apartment complex over by Randolph Street, where there are other condos.

Mayor Mielke asked the petitioners to show the plans. DeLeers presented the plans to the commission members and audience members. Weyers said that the city will receive property taxes on the facility. Weyers said that since she has been president, they are at a 51% growth and have become a regional educational hub. UW Stout, UW Green Bay, Medical College of Wisconsin, UW Oshkosh and Michigan Tech are located on the campus. DeLeers said that there will be one driveway coming out on 3rd Avenue. There would be an opportunity for a controlled intersection, if the city would choose to do so.

Jeff Brummond, 1547 Beechwood Drive, said that they were not given any information and it seems like it was a big secret. The technical college had ball diamonds that were used by everyone in the neighborhood and without the approval occurring, the ball diamonds disappeared. They already assumed they had the approval. The traffic is a big thing as the vehicles come zooming through and just cruise through the stop signs. Brummond said that the college should look at the parking lots; they are always less than 50% full. The land on 12th Avenue is owned by city and could be used for a complex.

Lindy Penn, 1502 Beechwood Drive, asked what happens to the property value when an apartment building like this gets built. Penn said that her and her husband have lived in this neighborhood for many, many years and have seen the development and have been victims of groundwater seeping around the foundation. Whenever there is building going on, the groundwater gets rerouted and goes somewhere. Bos Creek is right there and everyone knows the problems with Bos Creek. There was a sinkhole on this land this past spring and Penn said she doesn't understand why the building needs to be in this area. It will add to the density of the area and wants to see the neighborhood stay quiet and safe. NTC has plenty of land to put this someplace else. Penn said that she does not personally see why NTC feels they are the ones that need to provide housing. Penn asked where is the guarantee that this will be affordable and asked that affordable housing be defined.

Michael Volhard, 1625 Summit Drive, said there will be all kinds of noise and asked what will happen when some kid gets killed on the road. There have been 4-5 accidents near the stop sign and the police cannot police the area.

John Drayna, 1536 Beechwood Drive, said he has similar concerns. Drayna said he would like affordable housing defined and asked if the housing would be provided at a substantial discount. Drayna asked who would control the building. Drayna asked if the Memorandum of Understanding between the tech and developer is binding and how long is it in effect. Drayna said that he lives on the corner on Beechwood Drive and Fernwood Drive and said he also has traffic concerns. He has seen many people roll through the stop signs.

Ronald Hinker, 1604 Summit Drive, said he would like to know how far north or southwest will they go. Nobody knows and may be no end to this.

Melanie Bauer, 1544 Summit Drive, said that she is newer to the area and picked this neighborhood because of the quietness. Bauer said that she has a 9-month old and is excited about raising him in a safe, low-traffic neighborhood, and is very nervous about this development and how traffic and safety will be affected.

Deborah Foster, 1523 Beechwood Drive, said that she is also concerned about the traffic in the neighborhood. Foster said they have lived in the neighborhood for 5 years and specifically picked the neighborhood because it was quiet. Students can safely walk to school and would hate for other young people not be able to safely walk to school or the pool. Foster said she is very empathetic as an educator with the plight of NTC, but this area was picked because it was quiet and a technical college, not a 4-year institution with campus housing. Foster said that she also runs in the neighborhood and is concerned about safety in this area.

Keith Jaeger, 1619 Summit Drive, said that he has been in the neighborhood for 15 years and has the same concerns. This is a quiet neighborhood and is disturbed by the arrogance. The ball diamonds were always used, especially in the spring. They were taken down before the hearing. Jaeger asked why the development needs to be brought further into a residential neighborhood, instead of on Campus Drive and 3rd Avenue.

Mayor Mielke closed the public hearing.

Weyers said the ball diamond was scheduled to be taken down. It just happens to be a coincidence. The insurance agency said it was a liability; there were people on it that did not have permission to be on it. Weyers said they could not afford to maintain it. Weyers said that she would own and apologize for it and said that it doesn't look very good. It was done from a liability standpoint. Weyers said that she did not mean to be arrogant or disrespectful of the neighbors. Weyers said that she believed this was the place for the beginning discussions. Weyers said that she had spoken to a neighbor on the phone and told the person the neighbors would be informed as they progressed and discussions would also take place. Weyers said that she thought that was the appropriate process and will involve with the neighbors in the future.

Mayor Mielke said that he met with Weyers and Elliott on May 13th at 1:00 p.m. and is in favor of the project for economic development and attracting millennials. At that time, he requested that the neighborhood be kept involved in the process. Mayor Mielke said that he has seen enough of these hearings that if the neighbors are not kept informed there is a situation like this. Weyers answered that she had told Mayor Mielke during this meeting that she did not have approval from the Wisconsin Technical College System; she was not allowed to discuss it with anyone until it went through the board. That approval was not received until much later in the summer and she was bound by the rules that she needs to follow. Weyers said that at the time of the meeting, there wasn't anyone that was interested in working with NTC.

Mayor Mielke asked Weyers if they wanted the complex to be ready in the fall of 2017. Weyers said that is correct. Mayor Mielke asked what the latest time for approval would be if the item would be tabled tonight. He said it would give the residents the opportunity to express their thoughts and input and look at the location of the building to see if this could be adjusted. The residents should have been kept in the loop and he understands the constraints that Weyers was under. DeLeers answered that timing is of the essence, as soon we will be in the Wisconsin winter – which could be mild or wild. It could push the project back and potentially push it back one year. Weyers said that the board needs to approve property that they sell. Some of the locations that were discussed are not the property of NTC. Weyers said they did a search of some of the properties around the area that would work and some of those properties are already sold, some are on swamp areas that there isn't enough land to build on, or are landlocked. The area near the McDonalds is an area that has the potential for classroom space. The area on the hill facing Merrill Avenue was looked at and the board was not comfortable with it in case classroom space would need to be expanded. Weyers said if the project is not able to move forward, it would seriously hamper the activities with their partners the Medical College of Wisconsin, Greenheck and Church Mutual. This will have a huge impact on the enrollment in the fall of 2017.

Peckham said that he looked at an overview of this before the meeting and it does seem from an

uninformed viewers perspective that you chose the worst spot you could have. He said it is an excellent idea and will serve the community well. Peckham said he wondered if the neighbors would be more amenable if this area were to be used for classrooms in the future. That way it would only be occupied for limited portion of the day. Norma Sczygelski said that would be desirable as far as she is concerned. Elliott said that the board and state board looked at it. When the state board looks at a technical college selling a piece of land; it figures that if it is a piece of land that could someday be used, it should not be sold. Elliott said that there is a large natural runoff at Bos Creek that separates the parcel of land from the rest of the campus. This site was the area that was chosen by the board. Elliott said that this process has been going on for over one year. If it is tabled and a different area is chosen, the process would be more than one year out again. Elliott said that he is working with Becher Hoppe to design a new grate for the pond. Right now when the pond goes into overflow, debris gets caught up against the grate. A new design is being working on so the debris gets pushed up, so it doesn't get plugged up anymore.

Mayor Mielke said that he understands the difficulties of tabling this item, but asked how soon a meeting could be scheduled to make a presentation to the neighbors. Weyers said that they would not be able to meet their timelines and the demands of the students if it was tabled another month. Weyers said that she had spoken to a neighbor and told her that she would contact the neighbors to schedule a neighborhood meeting. Weyers said that they cannot change the location, but have looked at moving it back and changing the driveway. Weyers said that they have gone through a lot to get it approved at the state level and if they would have to go back to the state, it would put them behind at least one year. It is a very complicated process. Tabling the item is not a good option based on all the rules that need to be followed from the state. Weyers said that she doesn't want to penalize the effort and NTC because she didn't realize the proper protocol. A meeting will be held immediately. Weyers said they do need to move forward. Mayor Mielke asked Weyers if there is a dollar figure of the economic impact of this project. DeLeers said that approximately \$4 million will be brought to the tax roll.

Hebert asked if the 132 occupants will be 132 single units. DeLeers said that there will be a mix of 132 beds. There will be single and double units. Hebert asked that the questions of affordable housing be addressed. Weyers said that a survey was done of the students and a survey was done with apartment availability. The threshold of what the students can afford is \$450-\$499 per month. There is a shortage of available units in this price range. These units will be fully furnished. If the project is not allowed to move forward, the project will be dead. Weyers said that they are the first technical college that has been able to get this approved; it is not something that can be done again. Weyers said that they are in a situation where it is not simplistic and is very important to move forward. Mayor Mielke said that he imagines that this would be voted on tonight. The Plan Commission would send this item as a recommendation to the Common Council on the November 9th meeting. Mayor Mielke strongly urged NTC to get in contact with the neighbors.

Peckham said the final say will be at the council and asked if there are any drawings on how this will look if someone drives down the street. DeLeers said that they are not done yet, but hopes to be done in the next day or so. Peckham said that the case may have improved significantly if those would have been handed out. Peckham said that part of the concern is that the neighbors don't know what they are getting. They hear three-story building, but do not know how it will look. Weyers said they will have it ready. They will meet with the neighbors first and then bring it to the Common Council. Weyers said that they have spoken to the Board of Trustees and are willing to put up some trees across the property, if it is needed. It will be very aesthetically pleasing and will match the college. Mayor Mielke asked if Weyers had the means of getting in contact with the neighborhood. Weyers said that she will speak to the Marketing Department and get a date setup before the next council meeting.

Gisselman asked how many parking stalls there will be. DeLeers said that they have a 1:1 ratio. Gisselman asked if that is the rule per the ordinance and said that he is concerned about the traffic with 132 vehicles at the intersection. Elliott said that it will have 132 parking stalls. More than 80% of the students receive financial aid and some may not have vehicles. It is thought that the students would walk from the dwelling unit to the campus. Elliott said that he does not know how much more activity this will bring, but think it will not be as much as the residents think it will. The students will not be leaving to go to work every day or the grocery store. All of the amenities will be on campus. Weyers said that they intend on having meal plans at the campus and said that they will try to contain them. Weyers said that they have expanded their hours and will have activities at the college. Gisselman asked if these are dorms

or apartments with kitchens. Young people will be going out for entertainment, going to the grocery stores and moving about. Weyers said that is possible.

Lindman said that the commission is to determine the zoning change from R1 to R4. These details are the plans and working through the details. A recommendation could be made that a civil traffic count for 3rd Avenue be conducted. It may help with the residents. There may be 132 parking stalls, but may not have 132 vehicles coming and going.

Gisselman asked Hebert if the 1:1 ratio would be compliant with zoning. Hebert answered that it is 1 ½ parking stalls per unit, not per resident. DeLeers said that there will be approximately 75 total units. Hebert said that would put them in compliance.

Zahrt asked what the exterior of the building will look like. Zahrt said he was in the real estate business for 40 years and is concerned. There is a need for the facility, but he is concerned about traffic and looks. Weyers said that they are also concerned about the looks; they have tried very diligently to improve the quality on how the college looks. Weyers asked DeLeers to pull up a picture of the Green Bay facility, which will look similar to this campus. Zahrt said he would like to see it and said he is still concerned about the traffic. Mayor Mielke said that everyone should see it. A picture of the Green Bay campus was shown to the commission members and audience members. DeLeers said that the housing complex will emulate the campus. If someone finds the campus pleasing, they will find this addition pleasing.

Peckham asked about the elevation of the land where the building will sit. Elliott said that it will be similar to the curb height of Summit Street.

Brueggeman said there are a lot of comments about traffic and asked if there is anything that the city, as part of the development, can do. Could traffic be redirected? Mayor Mielke said that this will be a CISM or Parking and Traffic Committee issue and it goes back to the time factor. Lindman said that signs don't typically work. The private developer would need to present the ideas to redirect or alter streets to the City. It is a private development.

Mayor Mielke said the notice that was sent to the neighbors stated that the decision at Council would occur on October 25th. Lenz said that it can go to the normal scheduled of November 9th Council. Gisselman asked that the neighbors be noticed of the change. Lenz said that could be done. Gisselman said that this will be the last time that this will come to this commission. Gisselman said he has issues with the 132 parking stalls and is not sure where he is sitting.

Rasmussen said that mid-summer she saw a conceptual plan for this process. Rasmussen said that when she first heard student housing, her mind went to a place where she did not want it to go. But, these won't be typical students and adult learners will be housed. Communication can move mountains. The neighbors have been taken by surprise and felt that there was an element of silence surrounding the project. Rasmussen said that she hopes that if Plan Commission moves this forward, that NTC conducts a neighborhood meeting before the council meeting on November 9th. When a neighborhood unifies and brings concerns to the council, it can have influence on the council members. The council may stop the project and zoning change if there are the same concerns. Rasmussen asked to be part of the informational meeting and said that Summit Drive and Bos Creek Drive are traveled by her residences. 3rd Avenue is a better exit than Summit Drive. A meeting needs to be held soon. Rasmussen said that she had asked the developer and NTC to have a meeting with the neighbors prior to this meeting.

Gisselman said that he has issues on the 132 vehicles and is not sure how the vehicle issue will be resolved after the neighborhood meeting. Gisselman said that he reserves at the council meeting to see how this goes.

Peckham motioned to rezone 1000 West Campus Drive from R1, Single Family Residence District, to R4, General Residence District.

Peckham said he had read that the average person takes five trips per day and asked if this was right. Staff was not sure. Peckham said that there would be less for this population and estimated it as three trips per person. There was anguish on the design for the 400 Block and it really didn't mean anything to

anybody until they received some nice drawings. Peckham said that NTC should provide better visuals to inform neighbors and council.

Lindman seconded the motion.

Daniel Sczygelski said that he finds it very disturbing that Weyers isn't taking any heat for the lack of communication, the neighbors are. Sczygelski said that they have been promised many different things by NTC. It was promised that noise abatement structures would be put up. They never did it. Sczygelski said he does not trust them. Sczygelski said that nobody has talked about the aesthetics of the building. Sczygelski said that they are concerned about their livelihood, their children. There are no sidewalks and will need to share the street with the 400 vehicles and walk to the public mailboxes. This has not been carefully planned. There were no discussions for an alternative place until just now. Sczygelski said we get to take or leave it. Sczygelski said that they did not create the schedules for the state or districts, it is not our fault. Some students were told about this during registration in August. Sczygelski said he is extremely skeptical.

Norma Sczygelski said that one element that has gotten glazed over is that there are springs and solid granite. When the science building was built, the basements shook, cracked some and knocked down a retaining wall. We have all learned that the springs pop up. The ground water will not flow away. NTC is built on a pond and was drained and graded. There is still a water issue that is not addressed.

Gisselman asked why this zoning was requested versus a UDD. More detailed plans would be reviewed with the UDD zoning. Lenz said that is a benefit of the UDD zoning, however this project would fit within R4 zoning. He said the UDD should not be applied in cases where it is not appropriate. Some cases are unique and a special zoning district is needed. This is one building on one property and the petitioners were aware of the requirements to fit within the R4 district.

Brueggeman said that he needed to abstain from the vote due to a potential conflict of interest.

Lindman said that the storm water management plan will be reviewed by the city and state, since it is over one acre.

The motion carried 4-2, with one abstention. This item will go to Common Council on November 9, 2016.

Mayor Mielke strongly urged NTC to schedule a meeting. Weyers said that they will discuss dates this evening and get notices out within the next two days.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: October 13, 2016

GENERAL INFORMATION

APPLICANT: Rob Elliott, Northcentral Technical College

LOCATION: 1000 W. Campus Drive

EXISTING ZONING: R1, Single Family Residence District

REQUESTED ZONING: R4, General Residence District

PURPOSE: To allow a multi-family residential building on land currently part of the NTC campus. The rezoning would apply to a newly-created parcel at the southeast corner of the existing campus. The attached Certified Survey Map describes this parcel.

EXISTING LAND USE: Educational institution

SIZE OF PARCEL: 5.733 acres

SURROUNDING ZONING AND LAND USE:

North: Educational institution; R1
South: Multi-family residences; R4
Single family residences; R2, Single Family Residence District
East: Single family residences; R2
West: Educational institution; R1

See attached Zoning Map

ANALYSIS

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

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

The attached Certified Survey Map shows the location of the property proposed for rezoning. The new parcel would be located across Summit Drive from existing multi-family residences, as well as single-family residences. The new parcel would border campus property to the north and west.

In the R1, Single Family Residence District, educational institutions (non-boarding) are permitted by right. Educational institutions that are boarding may be allowed in the R1 district through approval of a conditional use permit. With the current proposal, a parcel of land would be split off from the existing campus and technically be privately-owned and not part of the larger campus. The underlying zoning (R1) of the new parcel would need to change in order to allow a multi-family development, as opposed to an “on-campus” facility which would require a conditional use permit.

Wausau’s Comprehensive Plan is a long-range policy guide that provides broad directions for the community, but does not delve into specifics for individual properties. The goals, objectives, and policies contained in the plan should be used to inform rezoning decisions. The following elements from the comp plan may be seen as most pertinent to the current rezoning proposal.

Residential Development Goal 1: To support the development of a range of housing types, styles, densities, and costs, both owner and renter occupied, to meet a variety of housing needs and desires.

Policy 1: The City will encourage and assist the private sector in efforts to provide a variety of housing choices to meet the needs of persons at all income levels and ages and persons with special needs.

Policy 2: The City will promote a balanced mix of housing and discourage the concentration of renter-occupied housing in any single neighborhood.

Residential Development Goal 2: To facilitate the expansion of existing residential neighborhoods and the creation of new neighborhoods in a healthy, safe, convenient, and attractive environment.

Objective 1. Locate residential development in close proximity to existing or planned community facilities and services, recreation areas, and transit service.

Objective 2. Protect single-family residential areas from incompatible land uses, such as commercial and industrial activities.

Objective 3. Identify residential areas that are threatened or currently subjected to incompatible land use activities and implement policies that mitigate or eliminate these disruptive activities.

Policy 1. The City will consider the location of employment centers, major arterial streets, bus routes, schools, commercial areas, and parks when reviewing zoning requests for multi-family dwellings.

Policy 2. The City will not support zone change requests that would allow the development of large traffic generators or incompatible land use activities within residential neighborhoods.

Policy 3. The City will encourage development of new neighborhoods that provide for a variety of housing types, good access and through-street connections, and convenient access to services and employment centers.

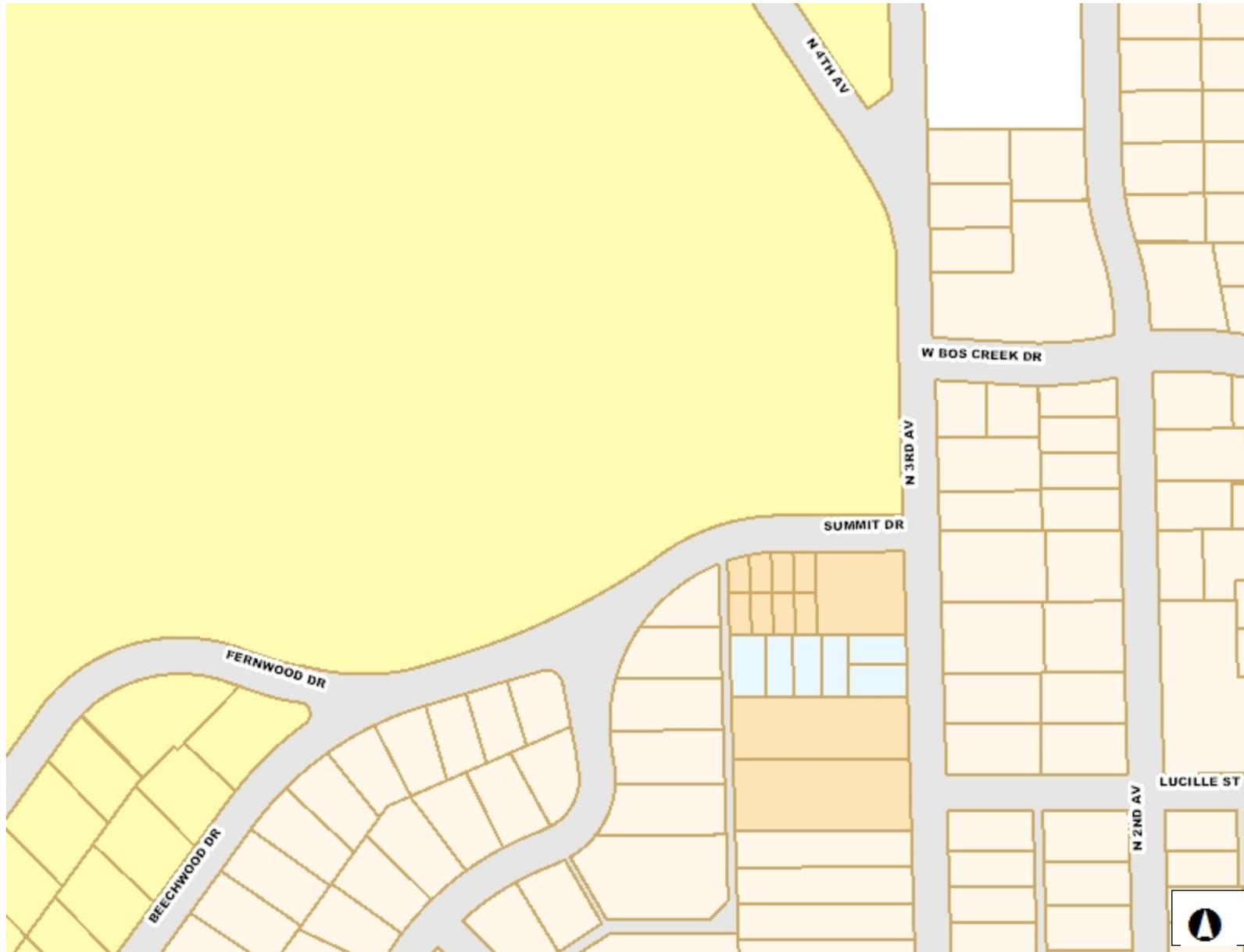
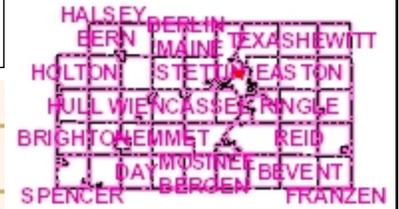
Community Growth Goal #2: To expand Wausau's tax base, employment opportunities, and industrial mix.

Policy 1: The City supports and encourages redevelopment and reinvestment in underutilized properties to strengthen the City's tax base, enhance its environmental quality, and foster opportunities for new jobs and housing.

The application of the above elements from the comp plan as well as the other criteria for rezoning can be discussed in more detail at the meeting. A public hearing will be held at the meeting, and input received is one of the factors (letter "g") of the criteria for considering a zoning change.



Land Information Mapping System



Legend

- Parcels
- Right Of Ways
- Road Names
- Wausau Zoning
 - R1 - Single Family Residential
 - R2 - Single Family Residential
 - R3 - Two Family Residential
 - R31 - Two Family Residential
 - R4 - General Residential
 - R41 - Limited General Residential
 - R42 - Medium Density Residential
 - B1 - Neighborhood Shopping
 - B2 - Community Service
 - B3 - General Commercial
 - B41 - Central Business
 - B42 - Central Business
 - B43 - Central Business
 - M1 - Limited Industrial
 - M2 - General Industrial
 - IP - Industrial Park
 - M1P - Limited Industrial Park
 - IR - Interchange Residential
 - IB - Interchange Business
 - IM - Interchange Industrial
 - UDD - Unified Development Dist

123.43 0 123.43 Feet



User_Defined_Lambert_Conformal_Conic

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

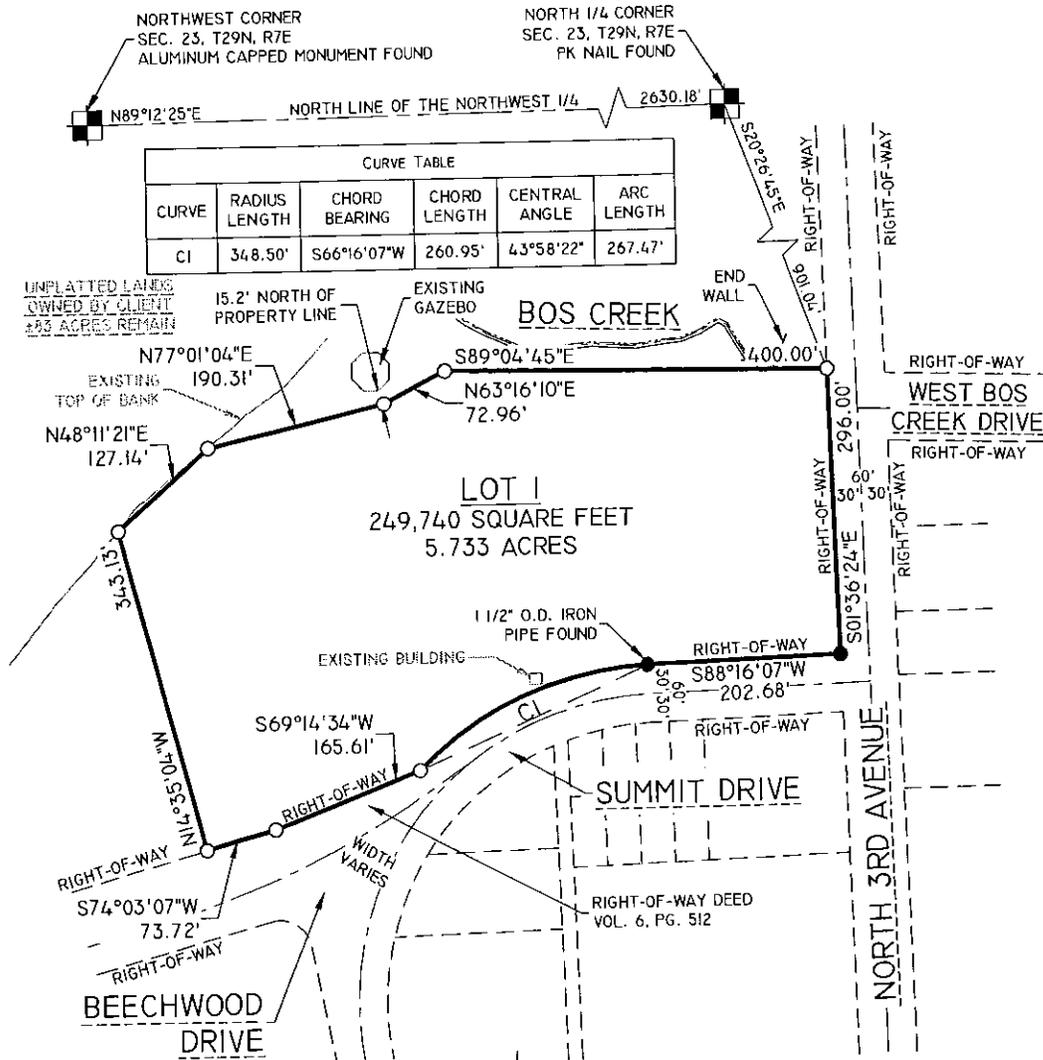
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: DELEERS CONSTRUCTION, INC. LAND OWNER: NORTHCENTRAL TECHNICAL COLLEGE
 OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4
 OF THE NORTHWEST 1/4, SECTION 23, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU,
 MARATHON COUNTY, WISCONSIN.



LEGEND	
●	- 1 1/4 IN. O.D. IRON PIPE FOUND
○	- 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
126.00'	- MEASURED BEARING/LENGTH
(126.00')	- RECORDED BEARING/LENGTH



NOTES:
 1. FIELD SURVEY WAS COMPLETED ON 9-14-2016.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 7 EAST MEASURED TO BEAR NORTH 8912'25" EAST.

**Timberwolf Suites: A Partnership between Northcentral Technical College (NTC)
& DeLeers Construction**

- Timberwolf Suites will be a three-story, privately managed apartment community that will feature fully furnished apartments with a maximum capacity of 132.
- Expected occupants include NTC students, interns and co-op students from local businesses (including, but not limited to, Greenheck and Church Mutual) and Medical College of Wisconsin residency students.
- The collaborative project aims to fill the housing gap for NTC students, local businesses and Medical College of Wisconsin residents.
- NTC, along with local business partners, are working tirelessly to keep the local economy strong by maintaining a pipeline for skilled workers.
 - Last year alone, NTC lost nearly 75 students who left north central Wisconsin to seek higher education elsewhere because NTC did not have an available housing opportunity.
 - Local businesses are seeking to engage co-op and intern students to stay and live in the community following their internships and co-ops by providing aesthetically pleasing opportunities for housing.
- NTC will provide the exterior maintenance, landscaping and snow removal for Timberwolf Suites to ensure an aesthetically pleasing exterior and continue our commitment to being a respectful neighbor. The College will also provide security for the perimeter of Timberwolf Suites.
- Neighbors and community members will be encouraged to enjoy and take in the beauty of nature on a new lighted walking trail that will encircle the NTC campus.

If you have any questions regarding Timberwolf Suites, please contact Katie Felch, NTC's Director of Marketing + Public Relations, at felch@ntc.edu or 715.803.1012.

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 West Campus Drive Wausau WI

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1509 Fernwood Drive

Wausau WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Nancy Dreikosen
(Signature of Protest Petitioner)

Nancy Dreikosen
(Print Name)

10-11-16
(Date Signed)

Norbert Dreikosen
(Signature of Protest Petitioner)

Norbert Dreikosen
(Print Name)

10/11/16
(Date Signed)

State of Wisconsin

} ss.

Marathon County }

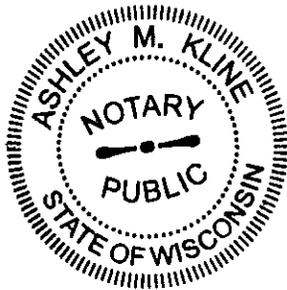
On the above date, this instrument was acknowledged before me by the named person(s).

Ashley M. Kline
(Signature, Notary Public, State of Wisconsin)

Ashley M. Kline
(Print or Type Name, Notary Public, State of Wisconsin)

4-26-2019

(Date Commission Expires)



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 W. Campus Dr.
(Address/Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1109 Beechwood Dr.
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Ron Sykora
(Signature of Protest Petitioner)

Ron Sykora
(Print Name)

10-09-2016
(Date Signed)

Angelina Sykora
(Signature of Protest Petitioner)

Angelina Sykora
(Print Name)

10/09/2016
(Date Signed)

State of Wisconsin }
Marathon County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Lisa A. Fusch
(Signature, Notary Public, State of Wisconsin)

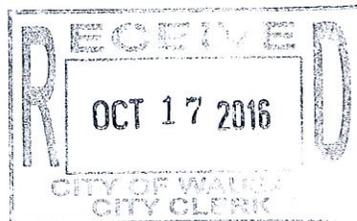
Lisa A. Fusch
(Print or Type Name, Notary Public, State of Wisconsin)

10/9/16
(Date Commission Expires)



ZoningFormalProtestPetition.frm
Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

cc: Inspections



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 W. CAMPBELL DR.
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1603 Beckwood Dr
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Lonnie Lewis
(Signature of Protest Petitioner)
LOWNIE LEWIS
(Print Name)
10-10-16
(Date Signed)

Helma Lewis
(Signature of Protest Petitioner)
Helma Lewis
(Print Name)
10-10-16
(Date Signed)



State of Wisconsin }
Marathon County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Lisa A. Pursch
(Signature, Notary Public, State of Wisconsin)

Lisa A. Pursch
(Print or Type Name, Notary Public, State of Wisconsin)

7/25/20
(Date Commission Expires)

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

cc: Inspections



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 W. Campus Dr.

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1547 Beechwood Dr

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Jeffrey S Brummond
(Signature of Protest Petitioner)

Jeffrey S Brummond
(Print Name)

10-10-16

(Date Signed)

Sheila Brummond
(Signature of Protest Petitioner)

Sheila Brummond
(Print Name)

10-10-16

(Date Signed)

State of Wisconsin

Monroeton County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Lisa A. Firsch
(Signature, Notary Public, State of Wisconsin)

Lisa A. Firsch
(Print or Type Name, Notary Public, State of Wisconsin)

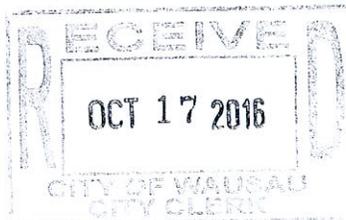
7/25/20
(Date Commission Expires)



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

cc: inspectors



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

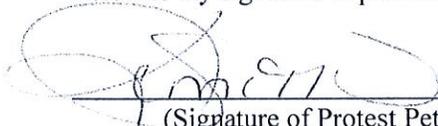
1631 Summit Drive 1000 W. Campus Dr.
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1631 Summit Drive
Wausau WI 54401
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.


(Signature of Protest Petitioner)
Karen Smith
(Print Name)
10/10/16
(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)



State of Wisconsin }
Marathon County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).


(Signature, Notary Public, State of Wisconsin)

Lisa A. Pirsch
(Print or Type Name, Notary Public, State of Wisconsin)

7/25/20
(Date Commission Expires)

cc: clauspeterson

ZoningFormalProtestPetition.frm
Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 W. Campau Dr.

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1108 Summit Dr.

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Lisa Parsch

(Signature of Protest Petitioner)

Lisa Parsch

(Print Name)

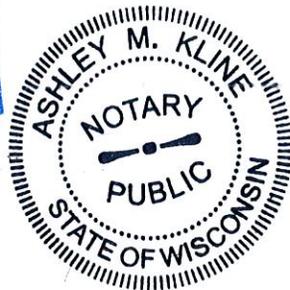
10/13/16

(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)



State of Wisconsin

Marathon County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Ashley M. Kline
(Signature, Notary Public, State of Wisconsin)

Ashley M. Kline
(Print or Type Name, Notary Public, State of Wisconsin)

4-26-19

(Date Commission Expires)

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

Cc: Wausau Planning



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 West Campus Drive Wausau WI

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1521 Summit Dr.

Wausau, WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Sharon A. Carlsson

Sharon A. Carlsson

(Signature of Protest Petitioner)

Sharon A. Carlsson

(Print Name)

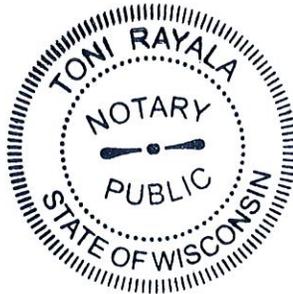
10/14/16

(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)



State of Wisconsin

Marathon

} ss.
County }

On the above date, this instrument was acknowledged before me by the named person(s).

[Signature]

(Signature, Notary Public, State of Wisconsin)

TONI RAYALA

(Print or Type Name, Notary Public, State of Wisconsin)

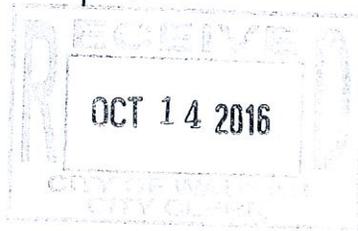
12-21-18

(Date Commission Expires)

cc: inspections

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 West Campus Drive Wausau WI

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1535 Beechwood Dr.
WAUSAU, WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Kerry Jon Mader
(Signature of Protest Petitioner)

Purita Ramirez Mader
(Signature of Protest Petitioner)

Kerry Jon Mader
(Print Name)

Purita Ramirez Mader
(Print Name)

10/13/16
(Date Signed)

10/13/16
(Date Signed)



State of Wisconsin } ss.
Marathon County }

On the above date, this instrument was acknowledged before me by the named person(s).

[Signature]
(Signature, Notary Public, State of Wisconsin)

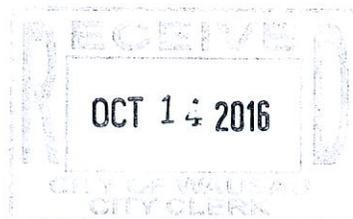
Amanda Sullivan
(Print or Type Name, Notary Public, State of Wisconsin)

Oct. 23, 2018
(Date Commission Expires)

cc: inspections

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 West Campus Drive Wausau WI
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

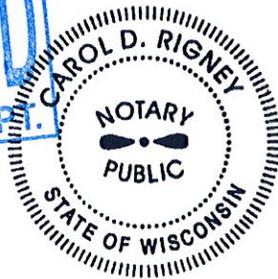
I own the property at the following address(es): 1540 Summit Drive, Wausau, WI
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Mary Werner
(Signature of Protest Petitioner)
Mary Werner
(Print Name)
10-17-16
(Date Signed)

Rhonda B. Werner-Schultz
(Signature of Protest Petitioner)
Rhonda B. Werner-Schultz
(Print Name)
10-17-16
(Date Signed)



State of Wisconsin
Marathon County } ss.

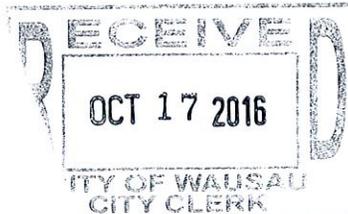
On the above date, this instrument was acknowledged before me by the named person(s).

Carol D. Rigney
(Signature, Notary Public, State of Wisconsin)
Carol D. Rigney
(Print or Type Name, Notary Public, State of Wisconsin)

8/8/2017
(Date Commission Expires)

Zoning Formal Protest Petition form
Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

cc: inspections



October 17, 2016

Dear Common Council Members:

My elderly mother, Mary Werner, purchased our home at 1540 Summit Drive, Wausau, WI 54401 last fall (2015). My six year old daughter and I reside with my mother at the residence. It is our home. What drew us to purchase this home rather than others was the lovely residential neighborhood. This is a residential area that is full of young families and older homeowners who have lived there since the neighborhood was built. The Summit drive is a quiet street with well maintained residences. Practically every other house owns a dog and as neighbors walk their dogs, we have met many people in the area. My daughter and I play in the front yard every day and enjoy meeting all the people who are out for their daily walk. My mother enjoys walking but more traffic and people who do not have an ownership stake in the neighborhood concerns me for her safety. Our quiet street is at risk.

The fact that there was green space nearby, with a baseball diamond, right behind the Technical College, and about a block from our home, was a real draw to the neighborhood. I am saddened to hear that the Common Council is considering rezoning to allow student housing to be built on that green space. The traffic will increase and make Summit Drive less safe for my daughter and mother. The student housing is so completely inconsistent with the residential housing in the area that I am concerned this will negatively impact our property values and the very nature of the neighborhood.

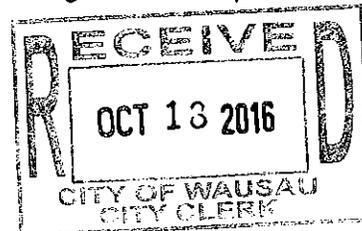
My mother and I are both extremely opposed to building this property on the green space. I have walked the area enough to know there are alternative locations that would be better suited for student housing.

We urge each of you to deny the zone change for the student housing at 1000 West Campus Drive.
Thank you.

Respectfully,



Rhonda R. Werner Schultz



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 West Campus Drive Wausau WI

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

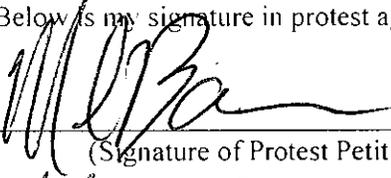
I own the property at the following address(es): 1544 Summit Drive

Wausau, WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.



(Signature of Protest Petitioner)

Melanie Bauer

(Print Name)

10/18/16

(Date Signed)

(Signature of Protest Petitioner)

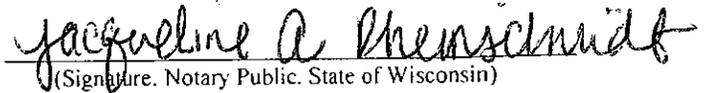
(Print Name)

(Date Signed)

State of Wisconsin

MARATHON County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).



JACQUELINE A. RHEINSCHMIDT
(Print or Type Name, Notary Public, State of Wisconsin)

NOVEMBER 15, 2019

(Date Commission Expires)

cc: cluspectavis

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007

OCT 25 2016

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 West Campus Drive Wausau WI
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1517 Summit Drive
WAUSAU, WI 54401
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

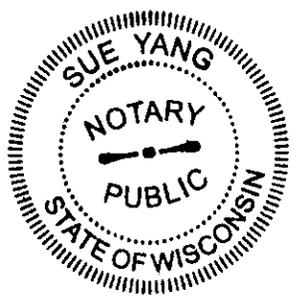
I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Earl A. Lang
(Signature of Protest Petitioner)
EARL A LANG
(Print Name)
E 10-19-16
(Date Signed)

Virginia N. Lang
(Signature of Protest Petitioner)
Virginia N. LANG
(Print Name)
10/19/16
(Date Signed)

State of Wisconsin }
Marathon County } ss.



On the above date, this instrument was acknowledged before me by the named person(s).

Sue Yang
(Signature, Notary Public, State of Wisconsin)
Sue Yang
(Print or Type Name, Notary Public, State of Wisconsin)
3/30/2020
(Date Commission Expires)

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 Campus Drive

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1725 N 3rd Ave

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Mark W Bielen

(Signature of Protest Petitioner)

Mark W Bielen

(Print Name)

10/26/16

(Date Signed)

Karen Bielen

(Signature of Protest Petitioner)

Karen Bielen

(Print Name)

10/26/16

(Date Signed)

State of Wisconsin

Marathon County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Lea M. Wilde

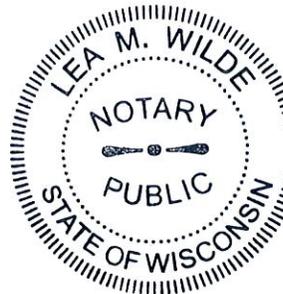
(Signature, Notary Public, State of Wisconsin)

Lea M Wilde

(Print or Type Name, Notary Public, State of Wisconsin)

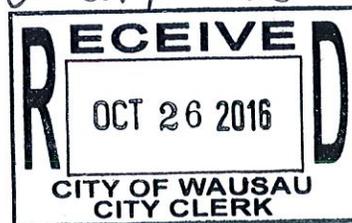
May 24, 2019

(Date Commission Expires)



ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



cc: Inspections

1528 Summit Drive
Wausau, W. 54401
October 23, 2016

Common Council Chambers
City of Wausau, City Hall
407 Grant Street
Wausau, W.

att: To whom it may concern:

I am Elizabeth J. Mugarro living at
1528 Summit Drive since February 1960
I firmly refuse to have the NTC
zoning to be changed and 3 story housing
development and driveway near Summit
and Beechwood Drive.

Because of health issues I
cannot attend meetings.

Sincerely,
Elizabeth J. Mugarro

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 W. Campus Drive, Wausau, Wisconsin

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

We, the undersigned owners of said properties, hereby protest against this zone change.

<u>NAME (Printed)</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>	<u>DATE</u>
Kenneth Parsch	1608 Summit Dr	<i>Kenneth Parsch</i>	10-9-16
MICHAEL VOLHARD	1625 Summit Dr	<i>Michael Volhard</i>	10-9-16
Sandra Volhard	1625 Summit Dr	<i>Sandra R Volhard</i>	10-9-16
Keith Jaeger	1619 Summit Dr	<i>Keith Jaeger</i>	10-9-16
Ronald M Zinke	1604 Summit Dr	<i>Ronald M Zinke</i>	10-9-16
Rudney Wisner	1604 Summit Dr	<i>Andrew Wisner</i>	10-9-16

State of Wisconsin)
) ss.
 Marathon County)

On the above date, this instrument was acknowledged before me by the named person(s).

Lisa A. Prusch
 LISA A. PRUSCH
 10/9/16

Date Commission Expires



cc: Inspectors

Reasons I have for protesting the zoning change of 1000 Campus drive zoning:

1. While living on Fernwood Drive for the past 30+ years the traffic has increased due to drivers avoiding the stoplights on Campus Drive and other reasons. These same drivers tend to slow down – not stop at stop signs creating an unsafe neighborhood for children walking to Thomas Jefferson school/pool and sledding hill. Additional traffic in our neighborhood is a safety concern.
2. The NTC campus is beautiful with green space why destroy that beauty.
3. NTC students have the option of dorm life with access to UW-MC's dorms, field house and student activities. This creates a duplicate living space with less service. If the UW-MC dinning option is the problems develop a dinning option better suited for NTC students ie bagged lunch.
4. NTC has limited space to add academic buildings due to high water table and close to the surface solid granite. The Health Science building had excessive building costs due to having to blast solid granite. If this area is to be developed use it for academic needs.
5. There is an alternate area on campus that would better suited for student housing. The area near McDonald's has parking and sidewalks established with access to a major road that can handle the traffic and the benefit of being within walking distance to restaurants and basic groceries.
6. Apartments are in the process of being developed near 12th and Merrill Ave (near the Village) that would also be idea for students. These apartments add to the tax base, preserve campus green space and keeps 100+ vehicles off our small side street.

Norma Sczygelski

Norma Sczygelski
1505 Fernwood Dr.
Wausau WI

Copy to: Brad



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 Campus Drive

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 321 Summit Drive, Wausau 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Dawn B. Mikul
(Signature of Protest Petitioner)

Dawn Mikul
(Print Name)

11-2-16
(Date Signed)

Stuart M. Mikul
(Signature of Protest Petitioner)

Stuart M. Mikul
(Print Name)

11-2-16
(Date Signed)

State of Wisconsin

Marathon } ss.
County }

On the above date, this instrument was acknowledged before me by the named person(s).

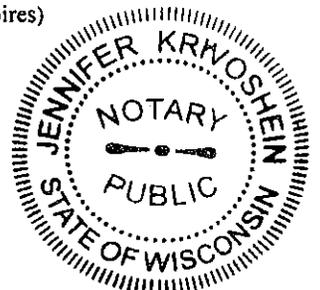
Jennifer Krivoshein
(Signature, Notary Public, State of Wisconsin)

Jennifer Krivoshein
(Print or Type Name, Notary Public, State of Wisconsin)

6/1/2018
(Date Commission Expires)

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 Campus Drive

(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 1515 N. 3rd Ave Wausau WI 54401

(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

~~_____
(Signature of Protest Petitioner)

(Print Name)

(Date Signed)~~

Carrie A. Hoest
(Signature of Protest Petitioner)
Carrie A. Hoest
(Print Name)
11/1/2016
(Date Signed)

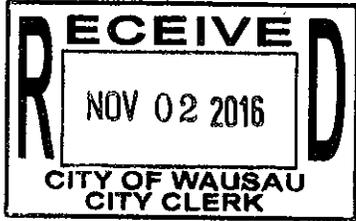
State of Wisconsin }
Marathon County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

Theresa M Schilling
(Signature, Notary Public, State of Wisconsin)

Theresa M Schilling
(Print or Type Name, Notary Public, State of Wisconsin)

07/14/2018
(Date Commission Expires)



cc: Inspection 5

Formal Protest Petition Against Proposed Zone Change

To the Common Council of the City of Wausau:

Please consider this as a formal protest against the proposed zone change amendment for:

1000 Campus Drive
(Address or Addresses of Property Proposed for Rezoning)

It is my understanding that, if a sufficient number of property owners adjacent to this proposed rezoning submit this type of petition, the zone change can only be approved if not less than a three-fourths of the Common Council members voting on this rezoning vote in favor of the change.

I own the property at the following address(es): 313 Summit Dr.
Wausau, WI 54401
(Address/Addresses of Property/Properties Owned by Protest Petitioner)

I believe this qualifies me as a formal protest petitioner.

Below is my signature in protest against this zone change, witnessed and notarized by a notary public.

Frances Woller
(Signature of Protest Petitioner)
FRANCES WOLLER
(Print Name)
10/31/16
(Date Signed)

(Signature of Protest Petitioner)

(Print Name)

(Date Signed)



State of Wisconsin }
Marathon County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

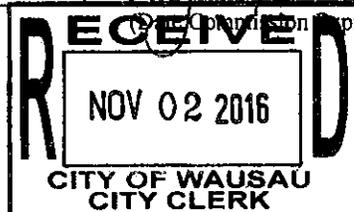
Samantha M Lang
(Signature, Notary Public, State of Wisconsin)

Samantha M Lang
(Print or Type Name, Notary Public, State of Wisconsin)

May 6, 2018
(Date of Notarization)

ZoningFormalProtestPetition.frm

Drafted by: Joe Pribanich, City Planner
Date: December 4, 2007
Revised: December 13, 2007



cc: inspections

**CITY OF WAUSAU
2017 BUDGET ANALYSIS- LEVY DEPENDENT FUNDS**

	2017 EXECUTIVE BUDGET	ESTIMATE ADJUSTMENTS & RECLASSIFICATIONS	SUPPLEMENTAL FUNDING	2017 ADJUSTED BUDGET	2016 BUDGET	CHANGE INCREASE (DECREASE)	PERCENT CHANGE
GENERAL FUND							
Expenditures	\$32,285,027	(\$279,436)	\$188,397	\$32,193,988	\$31,775,190	\$418,798	1.318%
Revenues	14,838,809	(224,350)		14,614,459	15,025,931	(411,472)	-2.738%
Fund's Net Levy Requirement	17,446,218	(55,086)	188,397	17,579,529	16,740,759	838,770	5.010%
RECYCLING FUND							
Expenditures	636,399			636,399	610,165	26,234	4.299%
Revenues	148,636			148,636	148,000	636	0.430%
Fund's Net Levy Requirement	487,763			487,763	470,665	17,098	3.633%
RENTAL LICENSING FUND							
Expenditures				0	151,838	(151,838)	-100.000%
Revenues				0	151,838	(151,838)	-100.000%
Fund's Net Levy Requirement	-			-	-	-	-
COMMUNITY DEVELOPMENT/ECONOMIC DEVELOPMENT FUND							
Expenditures	1,377,479		10,000	1,387,479	1,413,654	(26,175)	-1.852%
Revenues	1,445,791			1,445,791	1,445,791	-	0.000%
Fund's Net Levy Requirement	156,375		35,000	191,375	156,375	35,000	22.382%
ROOM TAX FUND							
Expenditures	264,750		59,237	323,987	852,090	(528,103)	-61.977%
Revenues	875,000			875,000	799,000	76,000	9.512%
Fund's Net Levy Requirement	-		-	-	-	-	0.000%
DEBT SERVICE FUND							
Expenditures	7,696,013			7,696,013	7,696,013	-	0.000%
Revenues	3,865,855			3,865,855	3,865,855	-	0.000%
Fund Balance Application	(292,842)			(292,842)	(292,842)	-	0.000%
Fund's Net Levy Requirement	4,123,000			4,123,000	4,123,000	-	0.000%
CAPITAL PROJECT FUND							
Expenditures	3,737,393		89,581	3,826,974	8,713,346	(4,886,372)	-56.079%
Revenues	3,231,565			3,231,565	8,263,346	(5,031,781)	-60.893%
Fund Balance Application			89,581	89,581	-	89,581	-
Fund's Net Levy Requirement	505,828		-	505,828	450,000	55,828	12.406%
CENTRAL EQUIPMENT AND FACILITY CAPITAL FUND							
Expenditures	210,800		44,500	255,300	110,800	144,500	130.415%
Revenues			5,000	5,000		5,000	0.000%
Fund Balance Application				-		-	0.000%
Fund's Net Levy Requirement	210,800		39,500	250,300	110,800	139,500	
METRO RIDE FUND							
Expenditures	3,070,894			3,070,894	3,125,481	(54,587)	-1.747%
Revenues	2,269,294			2,269,294	2,326,032	(56,738)	-2.439%
Fund Balance Application	200,000			200,000	252,107	(52,107)	-20.669%
Fund's Net Levy Requirement	601,600			601,600	547,342	54,258	9.913%
PARKING FUND							
Expenditures	1,986,856			1,986,856	2,407,948	(421,092)	-17.488%
Revenues	995,900			995,900	1,048,400	(52,500)	-5.008%
Fund Balance Application & Noncash Depreciation	990,956			990,956	1,148,496	(157,540)	-13.717%
Fund's Net Levy Requirement	-			-	211,052	(211,052)	-100.000%
WAUSAU DOWNTOWN AIRPORT FUND							
Expenditures	386,835			386,835	386,835	-	0.000%
Revenues	133,586			133,586	133,586	-	0.000%
Fund Balance Application(Noncash Depreciation)	173,249			173,249	173,249	-	0.000%
Fund's Net Levy Requirement	90,000			90,000	80,000	10,000	12.500%
ANIMAL CONTROL							
Expenditures	211,285	(12,272)		199,013	193,569	5,444	2.812%
Revenues	148,874			148,874	156,464	(7,590)	-4.851%
Fund's Net Levy Requirement	62,411	(12,272)		50,139	37,105	13,034	35.127%
TOTAL LEVY BEFORE INCREMENT							
	23,683,995	(67,358)	262,897	23,879,534	22,927,098	952,436	4.154%
City's Share of TIF Increment	2,186,795	(6,219)	24,274	2,204,850	2,044,472	160,378	7.844%
TOTAL LEVY							
	\$25,870,790	(\$73,577)	\$287,171	\$26,084,384	\$24,971,570	\$1,112,814	4.456%
<i>Estimated Assessed Value</i>	\$2,700,412,668	(\$11,700,420)	\$7,482,752	\$2,696,195,000	\$2,647,597,500	\$48,597,500	1.836%
Tax Rate Per \$1,000 of Assessed Value	\$9.58031			\$9.6745170	\$9.431785	\$0.24273	2.574%
Equalized Value	\$2,608,454,600			\$2,608,454,600	\$2,633,849,300	(\$25,394,700)	-0.964%
Tax Rate Per \$1,000 of Equalized Value	\$9.91805	\$0.08188		\$9.999938	\$9.4810170	\$0.518921	5.473%

2017 BUDGET CHANGES SUMMARIZED

	<u>Expenses</u>	<u>Revenues</u>	<u>General Property Taxes</u>
GENERAL FUND			
Executive Budget	32,285,027	14,838,809	17,446,218
Accounting Changes:			
Move from Cost Allocation to Direct Allocation of Interfund Charges	(130,350)	(130,350)	-
Move accounting for environmental remediation to Environmental Fund	(113,000)	(113,000)	-
Revenue Adjustment		19,000	(19,000)
Final Health and Dental Plan Adjustments Mar Co Parks	(25,312)		(25,312)
Final Health Plan adjustments CCITC	(5,897)		(5,897)
Audit Services budget reduction	(10,000)		(10,000)
Final Payroll adjustments for new hires			-
Police	4,215		4,215
Fire	908		908
Funded Supplemental Requests			
Public Works			
Street Sealing	50,000		50,000
Street Painting	40,000		40,000
Police			
2 Part time clerical positions net of reduced overtime \$9,480	31,101		31,101
Part time Youth Safety Coordinator	11,856		11,856
Fire			
New Fire Inspector position mid year	39,500		39,500
Parks			
Schulenburg pool summer staffing	15,940		15,940
General Fund - Finance Committee Recommended Budget	32,193,988	14,614,459	17,579,529
COMMUNITY DEVELOPMENT FUND			
Executive Budget	1,377,479	1,445,791	156,375
Funded Supplemental Requests			
Funding Change for CD staff to levy			25,000
New marketing initiatives	10,000		10,000
Community Development Fund - Finance Recommended Budget	1,387,479	1,445,791	191,375

2017 BUDGET CHANGES SUMMARIZED

	<u>Expenses</u>	<u>Revenues</u>	<u>General Property Taxes</u>
CAPITAL PROJECT FUND			
Executive Budget	3,737,393	3,231,565	505,828
Funded Supplemental Requests			
Emerald Ash Borer - funded from carryover funds	50,000		
Oak Island River Edge Trail Repair - funded from carryover funds	33,081		
Athletic Park Furnace Replacement - funded from carryover funds	3,500		
Street Tree Planting - funded from carryover funds	3,000		
Capital Project Fund - Finance Recommended Budget	<u>3,826,974</u>	<u>3,231,565</u>	<u>505,828</u>
CENTRAL EQUIPMENT AND FACILITY CAPITAL FUND			
Executive Budget	210,800		210,800
Funded Supplemental Requests			
Sylvan Hill Fencing for Tubing Hill	6,000		6,000
Highland park LED Light Project	9,500		9,500
Schofield Park Boat Launch Pier	5,000	5,000	-
Barker Stewart Island Interpretive Panels	5,000		5,000
Three M Park Ball Field Rebuild	16,500		16,500
Operation Door Replacement	2,500		2,500
Central Equipment Fund - Finance Recommended Budget	<u>255,300</u>	<u>5,000</u>	<u>250,300</u>
PUBLIC ACCESS FUND			
Executive Budget	45,234	60,300	
Funded Supplemental Requests			
Taping all city meetings	15,000	15,000	
Public Access Fund - Finance Recommended Budget	<u>60,234</u>	<u>75,300</u>	<u>-</u>
ANIMAL CONTROL FUND			
Executive Budget	211,285	148,874	62,411
Reduction in part time CSO officers	(12,272)		(12,272)
Animal Control Budget - Finance Recommended Budget	<u>199,013</u>	<u>148,874</u>	<u>50,139</u>

2017 BUDGET CHANGES SUMMARIZED

	<u>Expenses</u>	<u>Revenues</u>	<u>General Property Taxes</u>
ROOM TAX FUND			
Executive Budget	264,750	875,000	
Funded Supplemental Requests			
Shared 50/50 Maintenance Supervisor with Marathon County	45,552		
Westside Flower Boxes	7,185		
Transfer to 400 Block Fund for sidewalk sealing	6,500		
	<u>323,987</u>	<u>875,000</u>	<u>-</u>
Room Tax Fund - Finance Recommended Budget	323,987	875,000	-
400 BLOCK FUND			
Executive Budget	63,000	63,000	
Funded Supplemental Requests			
400 Block Fund for sidewalk sealing	6,500	6,500	
	<u>69,500</u>	<u>69,500</u>	<u>-</u>
Room Tax Fund - Finance Recommended Budget	69,500	69,500	-
ENVIRONMENTAL & HOLTZ KRAUSE FUND			
Executive Budget	55,981	62,410	
Accounting Changes:			
Move accounting for environmental remediation	113,000	113,000	
	<u>168,981</u>	<u>175,410</u>	<u>-</u>
Environmental & Holtz Krause Fund - Finance Recommended	168,981	175,410	-
WATER UTILITY FUND			
Executive Budget	5,622,004	5,940,400	
New Administrative Assistant position - approved by Common Council 10/25/2016	65,928	-	
	<u>5,687,932</u>	<u>5,940,400</u>	<u>-</u>
Water Utility Fund - Finance Recommended	5,687,932	5,940,400	-
SEWER UTILITY FUND			
Executive Budget	5,084,330	5,197,350	
New Lab Technician position - approved by Common Council 10/25/2016	81,575	-	
Reclass of Sewer Maintenance Supervisor position - approved by Common Council 10/25/2016	6,217		
	<u>5,172,122</u>	<u>5,197,350</u>	<u>-</u>
Sewer Utility Fund - Finance Recommended	5,172,122	5,197,350	-

CITY OF WAUSAU 2017 SUPPLEMENTAL BUDGET REQUESTS

DEPARTMENT	DEPT PRIORITY	DESCRIPTION	ONE TIME OR RECURRING	FTE	COSTS						REVENUES				ESTIMATED ASSESSED TAX RATE IMPACT		
					PERSONNEL	CONTRACTUAL SERVICES	SUPPLIES EXPENSE	BUILDING MATERIALS	CAPITAL OUTLAY	TOTAL	AMOUNT	FUNDING SOURCE	NET BUDGET IMPACT	Deferred		Other Adjustments	Recommended
Police Department	Critical	Two Part time .5 FTE clerical support	Ongoing	1	40,581					40,581			40,581		(9,480)	31,101	\$ 0.013
<i>Portion of this is funded with overtime already budgeted</i>																	
Public Works	Critical	Street Seal Coating	Ongoing			300,000				300,000			300,000	250,000		50,000	\$ 0.020
<i>Create a \$50,000 budget that increases annually by \$50,000 balance funded through application of 85% of 2016 budget savings</i>																	
Fire Department	Critical	Immunization Program	Ongoing			8,700				8,700			8,700		(8,700)	-	\$ 0.000
<i>Fund Immunizations with 2016 budget</i>																	
Public Works	High	Epoxy Paint - Street Signs and Lines	Ongoing			40,000				40,000			40,000			40,000	\$ 0.016
Police Department	Medium	Youth Safety Coordinator	Ongoing	0.25	11,856					11,856			11,856			11,856	\$ 0.005
Community Dev	Critical	Assistant Planner	Ongoing		65,000					65,000	15,000	TID Districts	50,000	25,000		25,000	\$ 0.010
<i>Phase in General Property Tax Funding \$25,000 over Three Years</i>																	
Fire Department	High	Addtl Staffing - Fire Inspector FF/PM	Ongoing	1.00	79,000					79,000			79,000	39,500		39,500	\$ 0.016
Community Dev	Critical	Funding for CDBG Director	Ongoing		20,000					20,000			20,000	20,000		-	\$ 0.000
<i>Phase in General Property Tax Funding \$25,000 over Three Years</i>																	
Parks Department	Critical	Part Time Staffing for Schulenburg Pool - 1 Pool Supervisor & 3 Lifeguards	Ongoing	Seasonal	15,940					15,940			15,940			15,940	\$ 0.006
Community Dev	High	Marketing Support	Ongoing			20,000				20,000			20,000	10,000		10,000	\$ 0.004
Parks Department	High	Athletic Park ClubHouse Furnace Replacement	One Time						3,500	3,500	3,500	2015 Athletic Park Capital Budget	-			-	\$ 0.000
Parks Department	High	Sylvan Hill - Fencing at Tubing Hill	One Time						6,000	6,000			6,000			6,000	\$ 0.002
Parks Department	High	Oak Island River Edge Trail Repair	One Time				34,000			34,000	33,081	Capital Budget Carry Over	919		(919)	-	\$ 0.000
Parks Department	High	400 Block - Seal sidewalk and Electrical Work	Ongoing						6,500	6,500	6,500	Room Tax Fund	-			-	\$ 0.000
Parks Department	High	Emerald Ash Borer Treatment/Removal	Ongoing			200,000				200,000	50,000	Carryover Funding	150,000	150,000		-	\$ 0.000

CITY OF WAUSAU 2017 SUPPLEMENTAL BUDGET REQUESTS

DEPARTMENT	DEPT PRIORITY	DESCRIPTION	ONE TIME OR RECURRING	FTE	COSTS					REVENUES		NET BUDGET IMPACT	Deferred	Other Adjustments	Recommended	ESTIMATED ASSESSED TAX RATE IMPACT	
					PERSONNEL	CONTRACTUAL SERVICES	SUPPLIES EXPENSE	BUILDING MATERIALS	CAPITAL OUTLAY	TOTAL	AMOUNT						FUNDING SOURCE
Parks Department	High	Highland Park LED Light Project	One Time				9,500			9,500			9,500			9,500	\$ 0.004
Parks Department	High	Schofield Park - Boat Launch Pier	One Time						5,000	5,000	5,000	Conservation Funds	-			-	\$ 0.000
Parks Department	High	Barker Stewart Island Interpretive Panels	One Time						5,000	5,000			5,000			5,000	\$ 0.002
Parks Department	Critical	Cost Share One Park Maintenance Supervisor with the County	Ongoing	0.5	44,055		747		750	45,552	45,552	Room Tax Funds	-			-	\$ 0.000
Parks Department	High	Three M Park _Ball Field Rebuild	One Time					16,500		16,500			16,500			16,500	\$ 0.007
Public Access	High	Addtl FTE to cover City meetings	Ongoing	0.4	15,000					15,000	15,000	Franchise Fee	-			-	\$ 0.000
Parks Department	Medium	Flower Box Additions	Ongoing	Seasonal	1,710		1,975		28,000	31,685	7,185	Room Tax Funds	24,500	(24,500)		-	\$ 0.000
Parks Department	High	Operation shop Door Operations	One Time				2,500			2,500			2,500			2,500	\$ 0.001
Parks Department	High	Tree Replacments	One Time				3,000			3,000	3,000	Street Tree Carryover	-			-	\$ 0.000
															262,897	\$ 0.106824	

FINANCE COMMITTEE – BUDGET SESSION #1

Date and Time: Thursday, September 29, 2016 @ 5:30 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Gehin, Nutting

Members Excused: Kellbach

Others Present: Groat, Lindman, Jacobson, Kujawa, Mielke, Wagner, Goede.

Link to the City of Wausau 2017 Proposed Budget:

http://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/FINALCOMBINED_BOOK.pdf

Chairperson Rasmussen called the meeting to order and explained the budget process for the three sessions.

Discussion and possible action regarding the 2017 budget and 2017 fee schedule

Mayor Mielke thanked all the department heads and Finance Director, Maryanne Groat, as we work through this budget process. Groat commented we started out the budget really early this year and have made some technology improvements for how the budget is managed. She noted we have already gone through the CIP process which gets incorporated into our operating budget and we are going over the departmental budgets. She pointed out there were still a couple of unknowns: transportation aids (so we are using last years') and our assessed values (which we will have when Board of Review concludes).

Groat presented a PowerPoint of the City of Wausau 2017 budget. The **2017 PowerPoint** can be accessed on the City's Website: <http://www.ci.wausau.wi.us/Departments/Finance/Budget.aspx>

Groat stated in May of each year we have to inform the state if we are going share increment between the TIF districts, such as the TID #5 donation to TID #3. She suggested putting it on the Council agenda each year in April to determine if they want to continue with it.

Groat stated the Animal Control was a new Enterprise Fund in 2016. She noted last Council made a change to allow any newly licensed pet to get their license at half price. Administratively this has turned out to be an extremely difficult thing to manage because we have so many people buying online. A person can claim it is a new pet when it is not and there have been issues with verifying. Rasmussen felt we should consider reversing this half price fee for a new pet for 2017 since it is an administrative headache and is affecting viability. She indicated she would put it on a future Finance agenda for consideration.

Rasmussen suggested changing Animal Control from an Enterprise Fund to a Special Services Fund, rather than have it operate as a business, because it does not operate like one and is a service we provide to the community. This way the funds from pet licensing and citations are still earmarked for the Animal Control Program.

Groat distributed a packet with departmental supplemental requests and the ranking sheet. She indicated she would invite department heads to the next session to present their supplemental requests and answer questions.

Adjourn

Motion by Gehin, second by Nutting to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:50 pm.

FINANCE COMMITTEE – BUDGET SESSION #2

Date and Time: Tuesday, October 4, 2016 @ 5:30 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Gehin, Kellbach

Members Excused: Nutting

Others Present: Groat, Barnes, Lang, Lindman, Jacobson, Kujawa, Mielke, Neal, Swanborg, Schock, Goede.

Discussion and possible action regarding the 2017 budget and 2017 fee schedule

Rasmussen stated at the last meeting we had a PowerPoint introduction to the budget. The departmental core budgets were based on their cost to continue operations and tonight we will review their supplemental requests.

2017 Supplemental Budget Requests: *(Link to details and narrative of requests)*

http://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/ALL_SUPPLEMENTAL_REQUESTS.pdf

Fire Department

- Chief Kujawa stated immunization is a risk mitigation effort because we don't have everyone immunized; this would get the current staff up to par.
- Kujawa requested funding for the open Fire Inspector position. She stated we get 2% dues from the state of approximately \$110,000 which has several requirements, including inspections of all the inspect-able buildings in the city. She reviewed the duties and many projects/programs the department is undertaking. She noted this person would also be a trained firefighter/medic.

Community Development

- Chris Schock stated the committee in consultation with staff asked for this small amount to do proactive marketing for the city.
- Schock stated for many years our office was independently funded through state and federal dollars, but funds from those federal pots continue to fall. The Director's position is not sustainably funded right now. He proposed to stop-gap that with some amount from the levy.
- Schock stated the strategic plan being adopted later this year and he was proposing to replace the new planner with a junior person rather than senior, which would be a savings to the city. We are not adding a position, but are requesting additional funds from the levy to address declines in other funds. Groat suggested stepping into these over a period of years, such as three or four years, for these two positions.

Public Access

- Rasmussen stated they are requesting additional FTE's to cover city committee meetings. She noted it is the Council's goal to get all of our standing committee meetings on Public Access or viewing on demand.

Parks Department

- Rasmussen stated the Emerald Ash Borer treatment is a big one, \$0.08 on the levy. She questioned if we want to fund it in full in 2017 because the Ash Borer is not here yet. Gehin indicated they would like approximately \$50,000 for removal and preparation for it, which would be \$0.02 on the levy.
- Staffing for the Schulenburg Pool which will be opening in June.
- Cost share on a Park Maintenance Supervisor.
- Deferred maintenance items submitted as a batch adding up to \$91,000, however, none are marked condition critical.
- Flower box additions as developments take place, including new truck.

Police Department

- Cpt. Barnes stated they are under water from a clerical standpoint and have been for quite some time. He noted we are the lowest with clerical support when looking at 26 comparable agencies in the state. In 2013 we had \$17,000 in overtime to staff just to meet deadlines for reporting; 2014 was \$34,000, and 2015 was \$23,000. He stated they will have little to no overtime if the positions are authorized. He felt if they could get two half-time positions instead of a full-time, it saves \$20,000.

- Youth Safety Coordinator, quarter-time position, manages safety patrol; car seat installation and inspections; distracted driving simulators.

Department of Public Works

- Street seal coating - \$300,000 earmarked for approximately one mile of roadway. Lindman stated if we go less than \$200,000 our prices go up for the contract.
- Epoxy paint for street signs and lines. Lindman stated the epoxy paint last up to seven years and our typical latex lasts one to three years. It is also more visible and is reflective.

Rasmussen stated if we were to approve the entire list of supplemental requests there would be an additional \$0.24 increase on the mill rate. She asked the committee to review and rank the requests for the next meeting and reviewed the ranking process.

Groat noted there is the \$76,000 from CBL that is not in the budget and she anticipated some savings from the City County Data Center. She indicated she would have this tabulated for the next meeting.

Adjourn

Motion by Gehin, second by Kellbach to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:30 p.m.

FINANCE COMMITTEE – BUDGET SESSION #3

Date and Time: Thursday, October 6, 2016 @ 5:30 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Kellbach, Gehin, Nutting

Others Present: Groat, Duncanson, Lindman, Jacobson, Kujawa, Mielke, Mohelnitzky, Neal, Goede.

Addendum item:

Discussion and possible action regarding the sole source purchase of used salt conveyor for Department of Public Works

Rasmussen stated there is a piece of equipment at DPW that has broken and through a search they have located a used piece at a substantial savings. Ric Mohelnitzky stated one of the salt spreaders had been damaged and was converted into a barrel filler and to add salt to our sand pile. It has rusted out because it sits outside all year. A new unit would cost \$75,000, but we found a used one through our dealer for \$40,000. He stated it was a good deal and that they had the money in the equipment fund of their budget.

Motion by Smith, second by Gehin to approve the sole source purchase of used salt conveyor for DPW. Motion carried 5-0.

Discussion and possible action regarding the 2017 budget and 2017 fee schedule

Groat distributed the committee rankings of the supplemental requests. She noted Bill Duncanson was present to discuss the Parks Department requests because he was unaware of the last meeting.

Duncanson stated the Ash Borer is not here yet, but when it does get here we are going to want to start to treat it very soon. If it doesn't show up in the next year we are fine and can wait until 2018, but if we find it in the next few months we should start the chemical treatment portion. He indicated Park & Rec Committee had some discussion about the possibility of an Urban Forestry Fee, similar in concept to Wheel Tax. There are a number of municipalities that have implemented Urban Forestry Fees for emergencies or devastating things, such as an ice storm taking down 50% of the street trees. He felt it was something they could think about for possible a spring referendum.

Duncanson stated in 2011 the existing supervisor we had retired and for budget reasons we have been trying to get along without that position, but we've learned we haven't been able to do it. We have had to take higher level resource professionals and managers and have them do more supervision and lower end facility management. He felt reinstating the Maintenance Supervisor position will free up the upper level positions on both the city and the county, especially the city forestry position. He explained when Emerald Ash Borer hits we are going to have a lot of administration and program management. Groat noted based on the levy limit laws, if we create or increase a fee we have to reduce our levy by an equal amount, however, the urban forestry charge is not part of that, so this would be new revenue to the city.

Groat indicated she heard from the state and our Transportation Aids are not going up. The Parks health insurance was about \$25,000 savings; the health insurance savings for CCITC was about \$6,000; and extra money in the audit services of \$10,000 can be taken out. We are still waiting for the equalized values and manufacturing.

Duncanson stated through our county forestry we have a Conservation Aids Fund that can be used in a variety of ways. He indicated he found out this week that he will be able to use some of the money to apply to Schofield Park for next year which could be close to the entire \$5,000 requested.

Discussion followed regarding the supplemental request list and the lower ranked items. Nutting suggested moving the projects forward as they are now in total and they can be debated on the Council floor. Rasmussen indicated there would be a new spreadsheet emailed and updated information at the October 11th Finance Committee meeting.

Motion by Nutting, second by Gehin to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:15 pm.

FINANCE COMMITTEE

Date and Time: Tuesday, October 25, 2016 @ 5:00 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Kellbach, Gehin, and Nutting (*entered at 5:09*)

Others Present: Groat, Alfonso, Kujawa, Krohn, Seubert, Schock, Mielke, and Elizabeth Field

Discussion and possible action regarding the 2017 Budget

Groat stated the last time the committee deliberated over the budget the main focus was on the supplemental budget requests and with those all included in the budget we were at a \$0.43 tax rate increase. She went back to look at savings in the existing cost-to-continue budget as well as looking at the supplemental requests to see if the tax rate could be reduced. She reviewed a spreadsheet analyzing all the funds that rely on the levy; what we started out with in the executive budget; changes in estimates in reclassifications; and supplemental funding. It was the committee's preference to fund and include all of the supplemental requests in the budget, so we tried to find alternative funding sources to minimize the financial impact. She reviewed a summary of tax rate changes in detail and indicated the revised rate is a \$0.27 increase or 2.84%.

Rasmussen commented past Councils have been really committed to holding their mill rate increase to either zero or a penny or two, and although their intentions were good, it has created a tremendous backlog of deferred maintenance and uncompleted work and now a number of those things have reached conditional critical. Once we get caught up on some of the work we should be able to plateau or find opportunities for reductions.

Groat stated the assessor has completed her work and will transmit that data to the Department of Revenue who will then establish those assessment ratios and provide us with the assessed values of the manufacturing. She was hoping to have that data in time for the public hearing.

Motion by Nutting, second by Gehin to accept the revisions and move the budget forward to Council for the public hearing. Motion carried 5-0.

FINANCE COMMITTEE

Date and Time: Tuesday, October 25, 2016 @ 5:00 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Kellbach, Gehin, and Nutting (*entered at 5:09*)

Others Present: Groat, Alfonso, Kujawa, Krohn, Seubert, Schock, Mielke, and Elizabeth Field

Discussion and possible action regarding audit contract for the years 2016 to 2020

Groat stated our last audit under contract with Schenck was 2015, so now we are preparing to begin the 2016 audit. Typically they come late fall and do some preliminary work and then finish up in the spring after all of the year-end is concluded. She indicated we did a formal RFP and published as required by the Procurement Policy and did reach out to several experienced firms. We only received two proposals: one from Clifton Larson and one from Schenck, both of which have been our auditors. Groat stated in the rankings Clifton Larson came in with a composite rate of 385 and Schenck had 425. She noted the convenience of Schenck having a local office as a benefit. They are both very reputable firms with strong governmental accounting experience. Discussion followed.

Motion by Gehin, second by Nutting to select Schenck for the audit contract. Motion carried 4-1.



TO: FINANCE COMMITTEE

FROM: MARYANNE GROAT

DATE: October 18, 2016

RE: Audit Services 2016-2020

The City has competitively selected audit firms for many years. Schenck was awarded the last audit contract for the period 2010-2015. Prior to 2010, Clifton Larson provided audit services to the City since approximately 1992.

The Government Finance Officers Association provides best practice guidance on securing auditing services which is attached. A summary of these recommendations is:

- The audit should cover not only the fair presentation of the basic financial statements but also of the individual funds and component units.
- The audit should require independent auditors.
- Multiyear agreements of at least 5 years should be considered.
- A full scale competitive process should be used in the selection.
- Non-audit work should be agreed upon in advance.
- The selection should be based upon the qualifications rather than price.

I issued an RFP for audit services, published a notice in the paper and sent proposal invitations to Clifton, Larson; Schneck; Wipfli CPAs; Baker Tilly and Hawkins Ash. The City received proposals from Schenck and Clifton Larson. The scope of the engagement includes the Community Development Authority and Riverview Towers, LLC. The proposals were ranked by myself, Chris Schock and Betty Noel, the financial manager of the CDA, using pre-established ranking criteria that was incorporated into the RFP. The composite ranking results are attached and the totals were: Clifton Larson 385 and Schenck 425. I have provided a blank ranking matrix and would encourage the committee to read the proposals and independently rank the two firms.

I believe staff rankings are indicative of several factors including:

- The Wausau Schenck office will be managing the project which provides an extra level of convenience.
- Schenck's recent experience with the CDA tax credit project and RAD transition.
- Schenck's proposal was more comprehensive in describing their audit approach.
- Both firms are reputable and have strong governmental accounting experience.
- The audit fee garnered only a slight point difference based upon the ranking matrix.

A comparison of the audit pricing and the complete proposals are attached along with an email from the CDA.

Typically, preliminary fieldwork begins in November and as such we would like to move forward with a contract in an efficient manner. The Committee certainly has the opportunity to interview the firms if it would like.

Ranking Criteria

Possible Points

Clifton Larson

Schenck

1. Mandatory

	Yes	No	Allen	
Is the firm properly licensed?	Yes	No	Y	Y
Is the firm independent?	Yes	No	Y	Y
Has disciplinary action been taken or pending against the firm?	Yes	No	N	N

2. Technical Qualifications

Does the firm have a quality control program to ensure adherence to high professional standards?	0-5		12	15
Does the firm subject itself to "Peer Review" in order to provide an independent review of its quality control policies and procedures?	0-5		15	15
Did the "Peer Review" cover the governmental auditing section?	Yes	No	Y	Y
Was a "Peer Review" opinion attached?	Yes	No	Y	Y
Does the size of the firm or office provide flexibility of staff and professional backgrounds?	0-7		17	20
Does the proposal satisfy the scope of work requested?	0-10		26	30
Does staff assigned to the engagement have the necessary experience to perform the audit effectively, efficiently and provide the necessary technical consultation?	0-15		34	45
Has the firm audited local governments similar to the City?	0-20		55	60
Has the firm audited Housing Authorities with similar programs as the City of Wausau?	0-20		45	60

3. Audit Approach

Does the proposal adequately describe the work to be performed?	0-10		25	30
Is the proposed staffing realistic?	0-10		30	30
Does the proposal adequately describe the audit approach?	0-10		21	30

4. Audit Fee

Lowest cost of all proposals/Cost of the proposal *35	0-35		105	90
			385	425

Ranking Criteria

Possible Points

Clifton Larson
Allen

Schenck

1. Mandatory

Is the firm properly licensed?	Yes	No		
Is the firm independent?	Yes	No		
Has disciplinary action been taken or pending against the firm?	Yes	No		

2. Technical Qualifications

Does the firm have a quality control program to ensure adherence to high professional standards?	0-5			
Does the firm subject itself to "Peer Review" in order to provide an independent review of its quality control policies and procedures?	0-5			
Did the "Peer Review" cover the governmental auditing section?	Yes	No		
Was a "Peer Review" opinion attached?	Yes	No		
Does the size of the firm or office provide flexibility of staff and professional backgrounds?	0-7			
Does the proposal satisfy the scope of work requested?	0-10			
Does staff assigned to the engagement have the necessary experience to perform the audit effectively, efficiently and provide the necessary technical consultation?	0-15			
Has the firm audited local governments similar to the City?	0-20			
Has the firm audited Housing Authorities with similar programs as the City of Wausau?	0-20			

3. Audit Approach

Does the proposal adequately describe the work to be performed?	0-10			
Is the proposed staffing realistic?	0-10			
Does the proposal adequately describe the audit approach?	0-10			

4. Audit Fee

Lowest cost of all proposals/Cost of the proposal *35	0-35			
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From: [Christian Schock](#)
To: [MaryAnne Groat](#)
Cc: [Betty Noel](#)
Subject: Audit RFPs
Date: Tuesday, October 18, 2016 1:39:24 PM

Maryanne,

Staff of the Community Development Authority (WCDA) is pleased to review the RFPs for the City of Wausau public audit. As you know our department is in transition with the retirement of senior staff (Director Ann Werth and upcoming retirement of Mary Fisher) and we are also undertaking a Rental Assistance Demonstration (RAD) conversion process of Riverview Towers under US HUD; we are only the 2nd public housing facility to undertake this conversion in Wisconsin. Given these large projects and transition, staff recommends continuity in the auditing process at this key time and continuing of the Schenck contract.

Best,

Chris

Christian Schock

City of Wausau

Interim Director- Planning, Community & Economic Development

407 Grant Street Wausau, WI 54403

715-261-6683

christian.schock@ci.wausau.wi.us

wausaudevelopment.com

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Government Finance Officers Association

BEST PRACTICE

Audit Procurement

BACKGROUND:

The Government Finance Officers Association (GFOA) has long recommended that state and local governmental entities obtain independent audits of their financial statements performed in accordance with the appropriate professional auditing standards. Properly performed audits play a vital role in the public sector by helping to preserve the integrity of the public finance functions and by maintaining citizens confidence in their elected leaders.

RECOMMENDATION:

GFOA makes the following recommendations regarding the selection of auditing services:

- The scope of the independent audit should encompass not only the fair presentation of the basic financial statements, but also the fair presentation of the financial statements of individual funds and component units. The cost of extending full audit coverage to the financial statements of individual funds and component units can be justified by the additional degree of assurance provided. Nevertheless, the selection of the appropriate scope of the independent audit ultimately remains a matter of professional judgment. Accordingly, those responsible for securing independent audits should make their decision concerning the appropriate scope of the audit engagement based upon their particular governments specific needs and circumstances, consistent with applicable legal requirements.
- Governmental entities should require in their audit contracts that the auditors of their financial statements conform to the independence standard promulgated in the General Accounting Offices *Government Auditing Standards* even for audit engagements that are not otherwise subject to generally accepted government auditing standards.
- Governmental entities should enter into multiyear agreements of at least five years in duration when obtaining the services of independent auditors. Such multiyear agreements can take a variety of different forms (e.g., a series of single-year contracts), consistent with applicable legal requirements. Such agreements allow for greater continuity and help to minimize the potential for disruption in connection with the independent audit. Multiyear agreements can also help to reduce audit costs by allowing auditors to recover certain "startup" costs over several years, rather than over a single year.
- Governmental entities should undertake a full-scale competitive process for the selection of independent auditors at the end of the term of each audit contract, consistent with applicable legal requirements. Ideally, auditor independence would be enhanced by a policy requiring that the independent auditor be replaced at the end of the audit contract, as is often the case in the private sector. Unfortunately, the frequent lack of competition among audit firms fully qualified to perform public-sector audits could make a policy of mandatory auditor rotation counterproductive. In such cases, it is recommended that a governmental entity actively seek the participation of all qualified firms, including the current auditors, assuming that the past performance of the current auditors has proven satisfactory. Except in cases where a

multiyear agreement has taken the form of a series of single-year contracts, a contractual provision for the automatic renewal of the audit contract (e.g., an automatic second term for the auditor upon satisfactory performance) is inconsistent with this recommendation.

- Professional standards allow independent auditors to perform certain types of nonaudit services for their audit clients. Any significant nonaudit services should always be approved in advance by a governmental entity's audit committee. Furthermore, governmental entities should routinely explore the possibility of alternative service providers before making a decision to engage their independent auditors to perform significant nonaudit services.
- The audit procurement process should be structured so that the principal factor in the selection of an independent auditor is the auditor's ability to perform a quality audit. In no case should price be allowed to serve as the sole criterion for the selection of an independent auditor.

References:

- *CPA Audit Quality: A Framework for Procuring Audit Services*, General Accounting Office, August 1987.
- *Audit Management Handbook*, Stephen J. Gauthier, GFOA, 1989.
- *An Elected Officials Guide to Auditing*, Stephen J. Gauthier, GFOA, 1992.
- *Governmental Accounting, Auditing and Financial Reporting (GAAFR)*, Stephen J. Gauthier, GFOA.

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

RESOLUTION OF THE FINANCE COMMITTEE	
Authorizing Annual Budget Modification as required by Ordinance 3.08.050 Annual Budget Adjustment Required	
Committee Action:	Approved 5-0
Fiscal Impact:	No overall increase in the budget
File Number:	15-1109
Date Introduced:	November 9, 2016

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source: Budget Transfer</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$159,852</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

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

WHEREAS, the ordinance requires the amendment be designed to keep expenditures with the total budget by year end, and

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

Transfer To:	Municipal Court - Imaging Services	110-14092190	9,014.00
Transfer To:	Rental Licensing Fund Transfer from General Fund	176-82789210	150,838.00
Transfer From:	Public Works - Winter Maintenance - Motor Pool	110-102592000	159,852.00

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the proper City official(s) be authorized and directed to modify the 2016 budget as presented above.

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

Approved:

Robert B. Mielke, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, October 25, 2016 @ 5:00 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Kellbach, Gehin, and Nutting (*entered at 5:09*)

Others Present: Groat, Alfonso, Kujawa, Krohn, Seubert, Schock, Mielke, and Elizabeth Field

Discussion and Possible Action on Annual Budget Reconciliation Amendment per 3.08.050 of the Wausau Municipal Code

Groat stated this was a new requirement established last year whereby we evaluate the budget at this point in time and do a forecast to determine whether we need to make any budget modifications. She noted this year compared to last year there were no areas of major concern at this point, but for, in the municipal court area due to imaging of their documents and the other area was rental licensing. As part of that budget modification we are transferring funds to Municipal Court for \$9,014 and into the Rental Licensing Fund in the amount of \$150,838.

Motion by Gehin, second by Kellbach to approve the budget reconciliation amendment. Motion carried 5-0.

CITY OF WAUSAU 2016 BUDGET
ANNUAL BUDGET ADJUSTMENT - MUNICIPAL CODE 3.08.050

	ADOPTED	2016 MODIFIED	ESTIMATED	PROJECTED
	BUDGET	BUDGET	ACTUAL	SURPLUS (DEFICIT)
GENERAL GOVERNMENT				
Council	\$90,311	\$90,311	\$89,979	\$332
Mayor	201,374	201,374	197,129	4,245
Customer Service	1,407,986	1,502,204	1,499,880	2,324
City County Information Technology	732,798	732,798	732,798	0
Property Assessment	595,516	595,516	591,893	3,623
Legal Affairs	489,805	586,805	518,145	68,660
Human Resources	297,419	302,419	294,368	8,051
Municipal Court	128,605	128,605	137,619	(9,014)
Unclassified	278,750	306,985	198,009	108,976
Total General Government	\$4,222,564	\$4,447,017	\$4,259,820	\$187,197
PUBLIC SAFETY				
Police Department	\$9,004,956	\$9,026,903	\$8,950,828	\$76,075
Fire Department	6,616,111	6,626,250	6,568,264	57,986
Total Public Safety	\$15,621,067	\$15,653,153	\$15,519,092	\$134,061
TRANSPORTATION				
Public Works	8,399,502	8,405,947	8,104,821	301,126
Total Transportation	\$8,399,502	\$8,405,947	\$8,104,821	\$301,126
SANITATION, HEALTH & WELFARE				
Refuse Collection	\$958,000	\$958,000	\$957,000	\$1,000
Total Sanitation, Health & Welfare	\$958,000	\$958,000	\$957,000	\$1,000
PARKS AND RECREATION				
	\$2,574,060	\$2,574,060	\$2,444,592	\$129,468
TOTAL EXPENDITURES	\$31,775,193	\$32,038,177	\$31,285,325	\$742,328

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

RESOLUTION OF THE FINANCE COMMITTEE

Authorize Merit Increase for Introductory Period Completion

Committee Action: Approved 5-0

Fiscal Impact: 2017: Approximately \$10,750 (Benefits Included)

File Number: 12-0220

Date Introduced: November 9, 2016

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source: Payroll Contingency</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: Amount will vary depending on personnel completing introductory period</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

RESOLUTION

WHEREAS, on August 10, 2015 the Human Resources Committee provided direction and approved \$100,000 to fund both Compensation Plan Administration as well as Merit Pay. To ensure coverage for fringe and employee benefit costs, ultimately \$120,000 General Fund dollars were included in the Contingency portion of the General Fund budget earmarked for this purpose; and

WHEREAS, employees not represented under the terms of a collective bargaining agreement last received salary increases via the City’s Pay-for-Performance Plan and compensation study in July 2014; and

WHEREAS, salaries for non-represented staff were frozen for 2015 by Common Council; and

WHEREAS, as a result of the July 2014 pay plan implementation and subsequent salary freeze for non-represented staff, employees hired after March 2014 who completed their introductory period after the first pay period in July of 2014 through December 31, 2016 were given a 2% merit pay adjustment, effective April 24, 2016; and

WHEREAS, pay increases after successful introductory period completion (1 year) are common to recognize a successful integration into the organization and serve as a retention measure by conveying recognition and value to the affected employees by providing monetary reward; and

WHEREAS, on October 25, 2016, the Finance Committee approved a proposal to provide a 2% increase for new employees hired after December 31, 2015, who complete their review period after December 31, 2016, effective January 1, 2017 and going forward, the 2% increase after successful completion of the introductory period shall be managed by staff and incorporated within the budget without future intervention or approval by Committee or Council.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that merit pay adjustments of 2% be given to employees hired after December 31, 2015, who complete their introductory period after December 31, 2016, effective January 1, 2017, with a total cost to the General Fund for 2017 of \$10,749.75, and going forward the merit pay adjustments of 2% shall be managed by staff and incorporated within the budget without future intervention or approval by Committee or Council.

Approved:

Robert B. Mielke, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, October 25, 2016 @ 5:00 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Kellbach, Gehin, and Nutting (*entered at 5:09*)

Others Present: Groat, Alfonso, Kujawa, Krohn, Seubert, Schock, Mielke, and Elizabeth Field

Discussion and possible action on authorizing a merit increase for introductory period completion for 2017

Rasmussen stated this applies a 2% merit increase once new employees complete their introductory period. She noted this appeared to be an adjustment just for the people hired this year. Groat stated payroll staff historically did this as an administrative process and were questioning if this is how it will be done going forward, where every newly hired person will receive the 2% upon completion of their introductory period or do they just want to do it for that window of one year by bringing a resolution back each year. Rasmussen felt the best thing to do from a budgeting standpoint it to make it a predictable and consistent practice rather than year by year. Nutting agreed we should continue this practice administratively for new employees that we hire.

Motion by Nutting, second by Smith to approve the merit increase for introductory period completion for 2017 and to continue the practice administratively moving forward. Motion carried 5-0.

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

Approving Creation of Deputy Chief's Position in Police Department

Committee Action: HR: Approved 5-0
FIN: Approved 5-0

Fiscal Impact: \$4,500

File Number: 14-0112

Date Introduced: November 9, 2016

RESOLUTION

WHEREAS, the City employed a Deputy Chief's Position previously, and

WHEREAS, the Police Department has demonstrated the need for the position; and

WHEREAS, the Police Department previously had a Deputy Chief's position which was eliminated to experiment with a flatter organizational structure; and

WHEREAS, the Human Resources Committee has considered, reviewed, discussed and supported the recommendation to create a Deputy Chief's position in the Wausau Police Department; and

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 formally create, post, and fill the Deputy Chief's position.

Approved:

Robert B Mielke, Mayor



September 27, 2016

ADMINISTRATIVE MEMORANDUM

TO: Human Resources Committee Robert
Mielke, Mayor

FROM: Jeffrey Hardel
Chief of Police

RE: Consideration of the Creation of a Deputy Chief's Position with-in Wausau Police Department

Issue: Whether to create a Deputy Chief's position with-in the existing FTE authority. Chief Hardel is not asking to add an FTE, simply elevate a current Captain's position to a Deputy Chief's position while eliminating a patrol captain's position. Right now we have 4 commanding officers; 1-Chief, 2-Patrol Captains, 1-Investigative Captain. I am proposing to still have 4 commanding officers; 1-Chief, 1-Deputy Chief, 1-Patrol Captain, 1-Investigative Captain.

Background: The Wausau Police Department has always had a Deputy Chief's position until we attempted to flatten the organization in 2013. We modified our organizational structure to experiment with having an additional Patrol Captain and operate without a Deputy Chief.

We have experimented with the new organizational structure for three plus years and our evaluation does not support the current structure which includes NO deputy chief. We are not as efficient as before and we are lacking another executive manager to oversee the entire operations of the department.

Financial Impact: The job description is currently being developed and when completed the position would be assigned an appropriate grade and pay rate based on available market data and internal comparable positions. It is estimated to be an impact of approximately \$700 for the remainder of 2016, assuming the position can be filled by November 1. The financial impact for 2017, would be approximately \$4500. However, we have had numerous police officer positions open in 2016, and therefore we can absorb this increase without increasing our budget.

Recommendation: There is a sufficient justification based on a review of the needs of the department to warrant the authorization of the creation of said position.

Motion Sought: To recommend the City Council approve the creation of a Deputy Chief's position in the organizational structure of the Wausau Police Department.

MEMORANDUM

Jeffrey G. Hardel

Chief of Police

Work 715-261-7801
Cell 715-370-4545
Fax 715-261-4185



Robert B. Mielke
Mayor

DATE: September 27, 2016

TO: Finance Committee
Robert B. Mielke, Mayor, City of Wausau

RE: Consideration of the Creation of a Deputy Chief's Position with-in the Organizational Structure of the Wausau Police Department

After three plus years of experimenting without a Deputy Chief's position, it is my professional belief that the City of Wausau's police department is better served with said position. I have reviewed and thoroughly evaluated the effectiveness of said position and believe we will increase our efficiency and effectiveness with the position of a Deputy Chief.

We currently have two patrol captains and one investigative captain. If I am out of town or unavailable, I assign one of the captains as Acting Chief. However, each Captain has their specialty area and it is difficult for a patrol captain to oversee the detective bureau when they do not have regular oversight of that department and vice versa. The patrol captains all have the same command authority and pay grade which make it difficult to utilize rank when necessary in making important decisions that other captains might not be supportive of.

The Deputy Chief will oversee all operations which include, patrol, investigations, and administration. Currently, the Chief is the only one that has that oversight and authority of all three areas and when the Chief is unavailable the department would continue to operate efficiently and effectively with the Deputy Chief having the same oversight capability.

Other factors/considerations for the creation of a Deputy Chief's position:

- Succession Planning
- Retention of our best leaders
- Better efficiency and effectiveness with proper oversight
- Clear delineation of authority

DRAFT

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

DATE/TIME: September 12, 2016 at 4:30 p.m.
LOCATION: City Hall (407 Grant Street) – Board Room
MEMBERS PRESENT: R. Wagner (C), G. Gisselman, R. McElhaney, T. Neal, D. Smith
MEMBERS ABSENT:
Also Present: Mayor Mielke, M. Barnes, N. Giese, M. Groat, D. Hampson, J. Hardel, A. Jacobson, E. Krohn, S. Lang, E. Lindman, J. Schara

Discussion and Possible Action Approving the Creation of a Deputy Chief Position and the Elimination of a Patrol Captain Position in the Police Department.

Hardel explained that the department used to have a Deputy Chief position and it was eliminated about three years ago to flatten the department's organization. Hardel said that the current organization of the department is not working; when he is not there, a Captain who specializes in either patrol or detective is often left to make decisions for another bureau. Hardel said that he needs someone who is able to oversee all department operations. Smith said that he agrees with the request to eliminate any interruptions in the command structure. A question was posed by Neal as to the duties that would fall on the Deputy Chief. Hardel said that the Deputy Chief would continue to have some of the patrol duties, as well as the other bureaus. Wagner said that the change sounds like a great opportunity for staff to develop and have the opportunity to learn, and be viable candidates for when positions become open.

Motion by Neal to approve the creation of a Deputy Chief position and eliminate a Patrol Captain position in the Police Department. Second by Smith. Gisselman asked if there will be a national search to fill the position. Hardel responded that it will be an internal search. Gisselman asked if there is a reason why a national search will not be done. Hardel said that he has been developing staff internally ever since he became Chief, and there are two Captains that will be available for the promotion. All ayes. Motion passes 5-0.

FINANCE COMMITTEE

Date and Time: Tuesday, October 25, 2016 @ 5:00 pm., Council Chambers

Members Present: Rasmussen (C), Smith, Kellbach, Gehin, and Nutting (*entered at 5:09*)

Others Present: Groat, Alfonso, Kujawa, Krohn, Seubert, Schock, Mielke, and Elizabeth Field

Discussion and possible action regarding a budget change of purpose for the creation of a Deputy Police Chief position

Rasmussen noted the HR Committee has already considered this item and recommended that we recreate the position of Deputy Police Chief. She explained for the last couple years we have been doing a clinical trial of an alternate arrangement whereby they were operating with three captains who were taking turns as Acting Chief when the Chief was gone, but the logistics of this have turned out to be somewhat problematic.

Motion by Smith, second by Gehin to approve the budget change of purpose for the Deputy Police Chief position.
Motion carried 4-0.

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

RESOLUTION OF THE PLAN COMMISSION

Approving the Precise Implementation Plan at 1418 North 1st Street to allow for a 29-unit multi-family housing development.

Committee Action: Approved 7-0

Fiscal Impact: None.

File Number: 14-1013

Date Introduced: November 9, 2016

WHEREAS, the Plan Commission met on October 18, 2016, to review a request to approve the precise implementation plan at 1418 North 1st Street to allow for a 29-unit multi-family housing project, in an Unified Development District; and

WHEREAS, the general development plan to allow for the apartments has previously been approved by the Common Council; and

WHEREAS, the building elevations, site plans, and other engineering plans submitted constitute the necessary requirements for precise implementation plan review; and

WHEREAS, the proposed renovations will maintain the historical appearance of the building; and

WHEREAS, the proposed parking lot provides an ample number of stalls for residents and includes internal green space; and

WHEREAS, the site plan shows a gazebo, playground, and other outdoor common spaces for residents; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the precise implementation plan for 1418 North 1st Street to allow for a 29-unit multi-family housing development, as presented.

Approved:

Robert B. Mielke, Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, October 18, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Bohlken, Peckham, Lindman, Zahrt, Brueggeman

Others Present: Lenz, Hebert, DeSantis, Weyers, Elliott, DeLeer, Daniel Sczygelski, Norma Sczygelski, Brummond, Penn, Volhard, Drayna, Hinker, Bauer, Foster, Jaeger, Rasmussen

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 Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present. Mayor Mielke welcomed Brueggeman to the Plan Commission. Brueggeman said that he is looking forward to this opportunity.

Discussion and possible action on approving the Precise Implementation Plan at 1418 North First Street to allow for a 29-unit multi-family housing project.

Lenz said that the precise plans are in the packet for Atrium Lofts, formerly known as Sav-O Supply and Badger Lofts. The general development plan was approved earlier this year. Hebert added that UDD zoning was used for this project as it is an existing building. It would not have met the setback requirements.

Peckham asked if there is a requirement that when packages like this are submitted that it be in a colored rendering. Lenz answered no, only that certain plans are submitted. It can be requested, but it is not currently required.

Bohlken asked if the building will be painted. Lenz said that the exterior skin will be completely redone and new windows will be installed.

Gisselman motion to approve the Precise Implementation Plan at 1418 North First Street to allow for a 29-unit multi-family housing project. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 9, 2016.



MEMO

TO: Members of City Plan Commission
FROM: Brad Lenz, City Planner
DATE: October 12, 2016
SUBJECT: Precise Implementation Plan for Atrium Lofts (1418 N. 1st Street)

A General Development Plan of the Unified Development District (UDD) for Atrium Lofts (formerly known as Badger Lofts) was approved by the Common Council earlier this year. The general plans outlined the conversion of the former Sav-O Supply building into 29 multi-family residential units. Precise Implementation Plans (attached) require approval for the development to proceed.

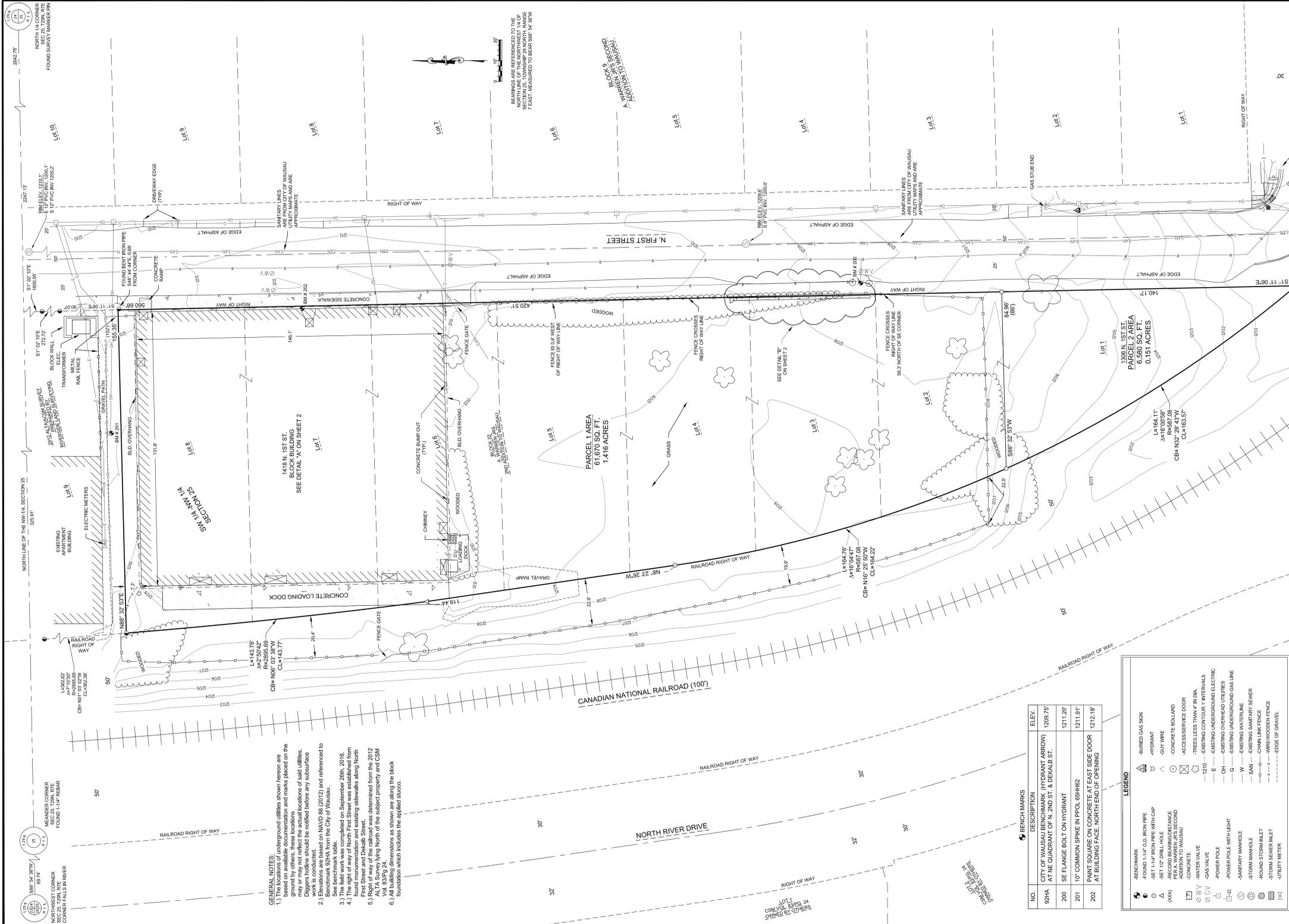
The City currently owns the building but has been working with the developer MetroPlains since their proposal for the building was selected through a Request For Proposal (RFP) process.

From the city’s municipal code (Chapter 23.65.040), the approval of a development proposal, shall be based upon the following criteria:

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

The above criteria were reviewed when the general development plans were submitted. The Plan Commission and Common Council approved the general development plans based on these criteria, and

staff feels that the current precise plans also adhere to these criteria. The building elevations, site plans, and other engineering plans submitted constitute the necessary requirements for precise plan review. Details of the plans will be discussed at the Plan Commission meeting.



GENERAL NOTES:

- 1) The location of underground utilities shown hereon are based on available documentation and marks placed on the ground by others. These locations are not guaranteed. Digging should be located before any subsurface work is conducted.
- 2) Elevations are based on NAVD 86 (2011) and referenced to the City of Wausau.
- 3) The field work was completed on September 26th, 2016.
- 4) The right of way of North First Street was established from the existing street along North First Street and DePaul Street.
- 5) The right of way of the railroad was determined from the 2012 ALTA Survey lying North of the subject property and CSM.
- 6) All building dimensions as shown are along the block foundation which includes the applied stucco.

NO.	DESCRIPTION	ELEV.
820A	CITY OF WAUSAU BENCHMARK (HYDRANT ARROW) AT NE CORNER OF N. 2ND ST. & DEKALB ST.	1208.75
200	SE FLANGE BOLT ON HYDRANT	1211.20
201	1" COMMON SPIKE IN PPOL 65#H62	1211.91
202	PAINT SQUARE ON CONCRETE AT EAST SIDE DOOR AT BUILDING FACE, NORTH END OF OPENING	1212.18

LEGEND	
●	BENCHMARK
○	ROUND 1 1/2" COLL. IRON PIPE
△	HYDRANT
▽	SET 1/2" IRON HOLE
△	SET 1/2" BRK. HOLE
(XXX)	RECORD BEARING DISTANCE
○	PER A. WARREN, JRS SECOND ADDITION TO WAUSAU
○	CONCRETE
○	WATER VALVE
○	GAS VALVE
○	POWER POLE
○	POWER POLE WITH LIGHT
○	SANITARY MANHOLE
○	ROUND STORM INLET
○	STORM SEWER INLET
○	UTILITY METER
○	BURRED GAS SIGN
○	HYDRANT
○	GUY WIRE
○	CONCRETE BOLLARD
○	ACCESS SERVICE DOOR
○	TREES LESS THAN 4" IN DIA.
○	1210 - EXISTING CONTOUR 1' INTERVALS
○	E - EXISTING UNDERGROUND ELECTRIC
○	OH - EXISTING OVERHEAD UTILITIES
○	W - EXISTING WATERLINE
○	SAN - EXISTING SANITARY SEWER
○	CHAIN LINK FENCE
○	WIRE WOODEN FENCE
○	EDGE OF GRAVEL

TOPOGRAPHIC & BOUNDARY SURVEY

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF BLOCK 22 OF A. WARREN, JRS SECOND ADDITION TO WAUSAU BEING LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 28 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



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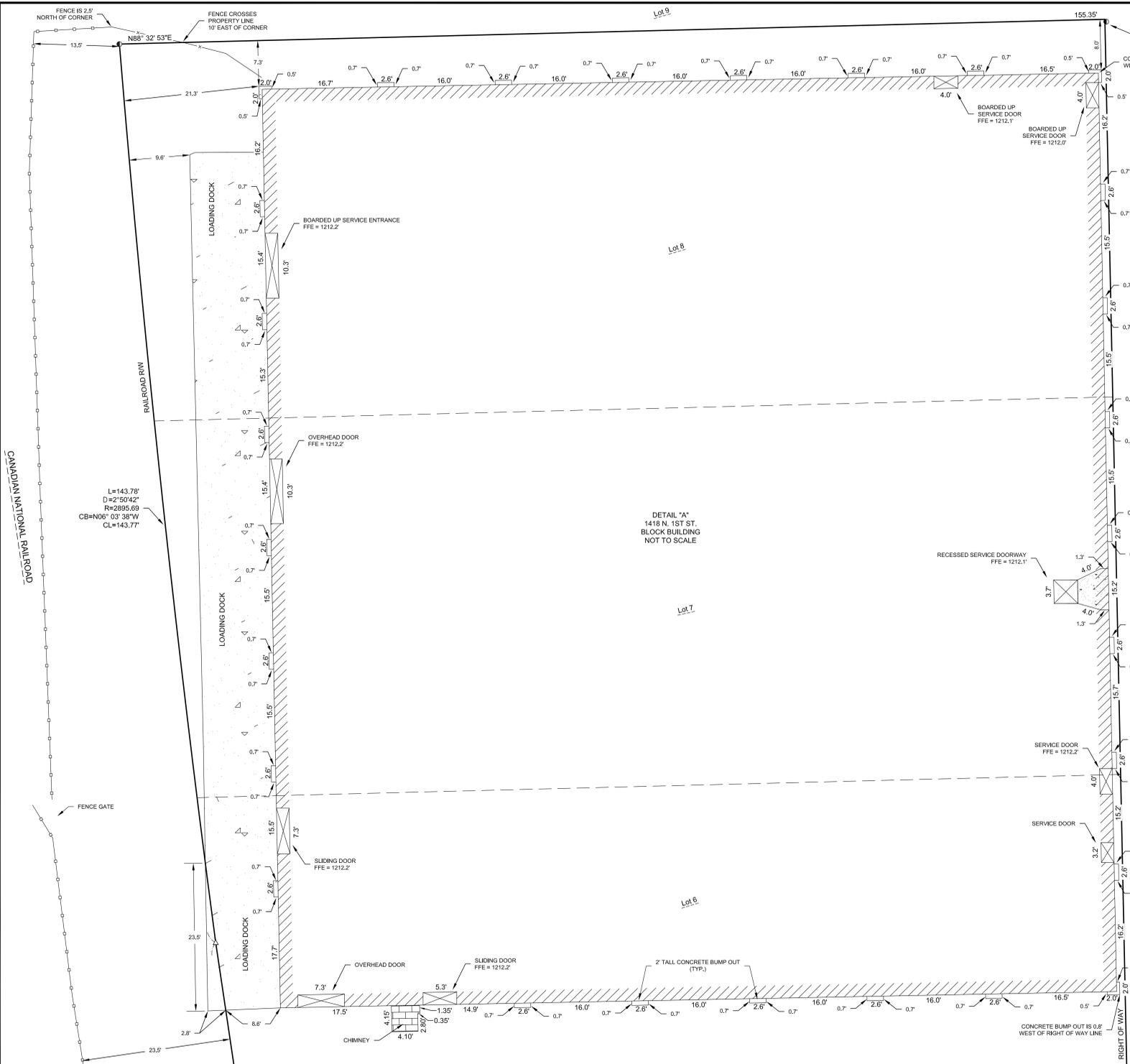
PROJECT NO: 2016.074
DATE: 8/2/16
REV. DATES: SURVEYED LOT 1

TOPOGRAPHIC & BOUNDARY SURVEY
1306 AND 1418 N. 1ST ST.
WAUSAU WI

SHEET
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF BLOCK 22 OF A. WARREN JRS SECOND ADDITION TO WAUSAU BEING LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR S88° 54' 38" W

LEGEND

- - FOUND 1-1/4" O.D. IRON PIPE
- △ - SET 1/2" DRILL HOLE
- ▭ - CONCRETE
- ⊠ - ACCESS/SERVICE DOOR
- - CHAIN LINK FENCE
- × - WIRE/WOODEN FENCE

GENERAL NOTES:

- The locations of underground utilities shown hereon are based on available documentation and marks placed on the ground by others, these locations may or may not reflect the actual locations of said utilities. Diggers hotline should be notified before any subsurface work is conducted.
- Elevations are based on NAVD 88 (2012) and referenced to Benchmark 92HA from the City of Wausau. See benchmark table.
- The field work was completed on September 28th, 2016.
- The right of way of North First Street was established from found monumentation and existing sidewalks along North First Street and Dekalb Street.
- Right of way of the railroad was determined from the 2012 ALTA Survey lying North of the subject property and CSM Vol. 83/Pg 24.
- All building dimensions as shown are along the block foundation which includes the applied stucco.

LEGAL DESCRIPTION

All of lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 22 of A. Warren Jr's Second addition to Wausau being located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin more particularly described as follows:

Parcel 1 (Lots 2-8, Block 22)

Commencing at the North 1/4 corner of said Section 25; Thence South 88°54'38" West along the North line of said Northwest 1/4, 2247.13 feet; Thence South 1°02'10" East, 1873.67 feet to the West right of way line of North First Street; Thence South 1°11'06" East along said West right of way line, 90.07 feet to the Southeast corner of Lot 9 of said Block 22 and the point of beginning; Thence continuing South 1°11'06" along said West right of way line, 420.51 feet to the Northeast corner of Lot 1 of said Block 22; Thence South 88°32'53" West along the North line of said Lot 1, 94.96 feet to the East right of way line of the Canadian National Railroad and the beginning of a non-tangential curve to the right; Thence 164.76 feet along the arc of said non-tangential curve and said East right of way line, said arc having radius of 587.08 feet, a central angle of 16°04'47" and a chord that bears North 16°25'50" West for 164.22 feet; Thence North 8°23'26" West along said East right of way line, 119.44 feet to the beginning of a non-tangential curve to the right; Thence 143.78 feet along the arc of said non-tangential curve and said East right of way line, said arc having a radius of 2895.69 feet, a central angle of 2°50'42" and a chord that bears North 6°03'38" West for 143.77 to the Southwest corner of said Lot 9; Thence North 88°32'53" East along the South line of said Lot 9, 155.35 feet to the point of beginning.

The above described parcel of land contains 55,090 square feet, or 1.265 acres, more or less.

That said parcel is subject to all easements, restrictions and right of ways of record.

Parcel 2 (Lot 1, Block 22)

Commencing at the North 1/4 corner of said Section 25; Thence South 88°54'38" West along the North line of said Northwest 1/4, 2247.13 feet; Thence South 1°02'10" East, 1873.67 feet to the West right of way line of North First Street; Thence South 1°11'06" East along said West right of way line, 510.58 feet to the Northeast corner of Lot 1 of said Block 22 and the point of beginning; Thence continuing South 1°11'06" East along said West right of way line, 140.17 feet to the South corner of said Lot 1, the East right of way line of the Canadian National Railroad and the beginning of a non-tangential curve to the right; Thence 164.11 feet along the arc of said non-tangential curve and said East right of way line, said arc having radius of 587.08 feet, a central angle of 16°00'58" and a chord that bears North 32°28'43" West for 163.57 feet; Thence North 88°32'53" West along the North line of said Lot 1, 84.96 feet to the point of beginning.

The above described parcel of land contains 6,580 square feet, or 0.151 acres, more or less.

That said parcel is subject to all easements, restrictions and right of ways of record.

SURVEYOR'S CERTIFICATE:

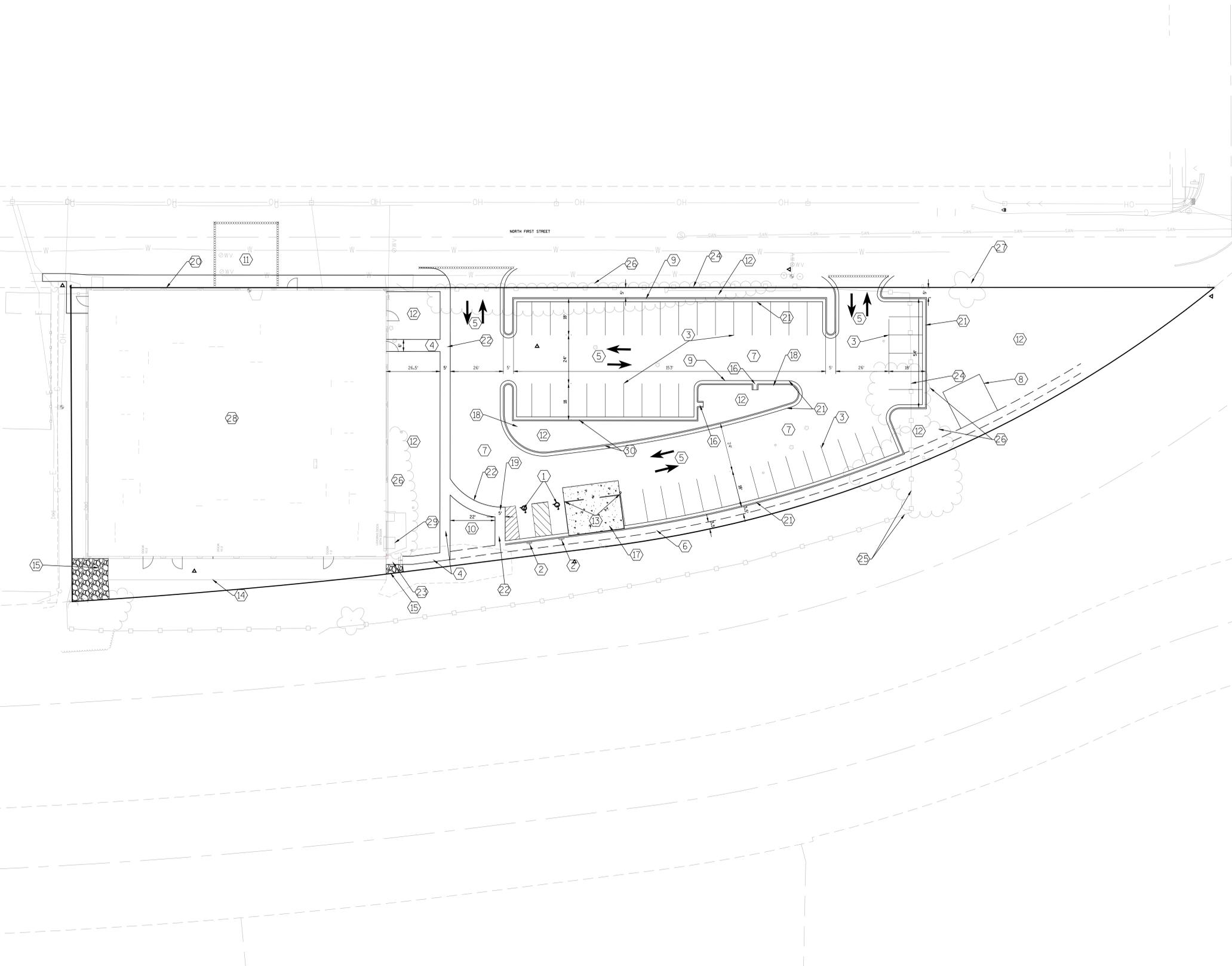
I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief, that at the direction of Metro Plains, I have surveyed and mapped the parcel as described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said parcel and that I have fully complied with the provisions of Wisconsin administrative Code A-E7 in surveying and mapping said lands.

Dated this _____ day of _____

Becher-Hoppe Associates, Inc.
Nathan J. Wincentsen
WI P.L.S. S-2539

LAYOUT: TOPO BOUNDARY
PLOT TIME: 10/4/2016 5:54 PM
FILE NAME: P:\2016\2016.074 - MetroPlains LLC - Badger Lot\CAD\Survey Raw Data\Survey Points Drawing\16074_TOPO_BOUND_MAP_revised_160926.dwg
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<p>330 Fourth Street Wausau, WI • 54402-8000 715.845.8000 • Fax 715.845.8008 becherhoppe.com</p>	DRAWN BY: SMH CHECKED BY: NJW DATE: 8/2/16	PROJECT NO: 2016.074 REV. DATES: 9-27-16 SURVEYED LOT 1	SCALE NOT TO SCALE	1306 AND 1418 N. 1ST ST. WAUSAU WI	TOPOGRAPHIC & BOUNDARY SURVEY	SHEET 2 OF 2
	<p>© Copyright 2016, Becher-Hoppe Assoc. Inc.</p>					



KEYED NOTES

1. HANDICAP STALL MARKING, TYPICAL (SEE DETAIL D/C5.0)
2. HANDICAP PARKING SIGN, TYPICAL (SEE DETAIL E/C5.0)
3. PAVEMENT MARKING PAINT 4-INCH TYPICAL
4. CONCRETE SIDEWALK (SEE DETAIL I/C5.0)
5. PROPOSED TRAFFIC PATTERN, NO PAVEMENT MARKING ARROWS, TYPICAL
6. 4' WIDE GRAVEL PATH
7. HMA PAVEMENT SECTION, (SEE DETAIL A/C5.0)
8. GAZIBO, SEE ARCHITECTURAL PLANS
9. REJECT CONCRETE CURB & GUTTER 24-INCH, (SEE DETAIL H/C5.0)
10. PLAYGROUND, SEE ARCHITECTURAL PLANS
11. ROADWAY PAVEMENT SECTION WILL BE REPLACED IN KIND (3" HMA/B" BASE AGGREGATE DENSE) AFTER UTILITIES HAVE BEEN INSTALLED IN NORTH FIRST STREET, SAWCUT EXISTING ASPHALT PRIOR TO PAVING. SEE ARCHITECTURAL & M.E.P. PLANS TO COORDINATE LOCATION, SIZE, SALVAGING, REMOVAL, AND/OR REPLACEMENT OF EXISTING AND PROPOSED UTILITIES. SAWCUT AND REPLACE IN KIND N.
12. 6" TOPSOIL, SEED, FERTILIZE, MULCH, SEE LANDSCAPE PLAN.
13. CONCRETE BOLLARDS, TYPICAL (SEE ARCHITECTURAL PLANS)
14. EXISTING CONCRETE LOADING DOCK TO REMAIN INSTALL RAILING (SEE ARCHITECTURAL PLANS)
15. ROOF DRAIN AREAS, INSTALL RIP RAP, 12" MIN. DEPTH, W/ GEO TEXTILE FABRIC
16. CONCRETE FLUME, SEE GRADING PLAN, SEE DETAIL K/C5.0)
17. DUMPSTER ENCLOSURE WITH REINFORCED CONCRETE PAD (SEE ARCHITECTURAL PLANS)
18. LIGHT POLE (SEE LIGHTING PLAN)
19. HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING FIELD
20. REMOVE AND REPLACE EXISTING CITY CONCRETE SIDEWALK 4", SAW CUT AS NEEDED. (SEE DETAIL M/C5.0)
21. FLAT CONCRETE CURB & GUTTER 24 INCH TO MATCH SLOPE AND GRADE OF ADJOINING PAVEMENT, (SEE DETAIL F/C5.0)
22. THICKENED EDGE SIDEWALK FLUSH WITH ADJACENT ASPHALT PAVEMENT
23. STAIRS, SEE ARCHITECTURAL PLANS
24. REMOVE EXISTING FENCE & GATES
25. EXISTING FENCE TO REMAIN
26. EXISTING TREES AND BRUSH TO BE CLEARED & GRUBBED
27. EXISTING TREE TO REMAIN
28. EXISTING BUILDING TO REMAIN SEE ARCHITECTURAL PLANS FOR INFORMATION ON EXISTING FEATURES WITHIN 5' OF THE EXISTING BUILDING FOR DETAILS.
29. EXISTING CONCRETE LOADING DOCK TO BE REMOVED
30. REGULAR CONCRETE CURB AND GUTTER, 24-INCH (G/C6.0)

GENERAL NOTES

1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83 (2011 DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK. ELEVATIONS FROM SURVEY AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK.
2. BUILDING AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO THE PROPERTY LINES ON TOPO BOUNDARY SURVEY.
3. SEE SHEET C3 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
6. COORDINATE CONSTRUCTION IN THE RIGHT-OF-WAY WITH THE LOCAL AUTHORITIES.
7. CONSTRUCTION WITHIN THE RIGHT-OF-WAY, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUSAU STANDARDS FOR REPAIR OF STREET PAVEMENT.
8. ALL DIMENSIONS ARE TO FACE OF CURB
9. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT LIMITS THAT ARE NOT SHOWN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY COORDINATION AND CONFLICT RESOLUTION. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT THAT NEED TO BE REMOVED, RELOCATED, AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT. CONTACT DIGGERS' HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
11. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
12. NO TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE OWNER/ENGINEER. CARE SHALL BE TAKEN DURING REMOVAL AND EXCAVATION OPERATIONS TO PRESERVE THE ROOT SYSTEMS OF ALL TREES. FINAL GRADES SHALL BE ADJUSTED TO BE ABOVE EXISTING ROOTS.
13. PAVING LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE OWNER/ENGINEER AND SHALL HAVE BUTT JOINTS. ALL PAVED SURFACES SHALL BE SAW CUT. SAW CUTTING EXISTING SIDEWALK OR CURB AND GUTTER SHALL BE INCIDENTAL TO REMOVAL OR REPLACEMENT UNLESS OTHERWISE NOTED.
14. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION (TOP SOIL, SEED, FERTILIZER & MULCH) OF PREVIOUSLY GRASSED AREAS DISTURBED BY CONSTRUCTION OPERATIONS OUTSIDE THE NORMAL CONSTRUCTION LIMITS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES AND DEVICES, INCLUDING INSTALLATION, MAINTENANCE, REMOVAL, AND INSPECTIONS AND RECORD KEEPING.
17. THE REMOVAL AND DISPOSAL OF THE EXISTING FEATURES NOTED IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BACKFILL THE VOID REMAINING FROM ANY REMOVALS. THE VOID SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS.



LEGEND	
○ - BENCHMARK	○ W.V. - WATER VALVE
- CONTROL POINT	○ G.V. - GAS VALVE
- CLEAN OUT	- - - - - EXISTING CONTOUR 1' INTERVALS
- WATER MANHOLE	- - - - - PROPOSED CONTOUR 1' INTERVALS
○ - SANITARY MANHOLE	--- EXISTING UNDERGROUND ELECT. TRAIL
- STORM MANHOLE	--- EXISTING ELECTRIC CONDUIT
--- STORM SEWER INLET	--- EXISTING OVERHEAD UTILITIES
--- CONCRETE	--- EXISTING GAS LINE
--- LIGHT POLE	--- EXISTING WATERLINE
--- RIGHT SIDEWALK INLET	--- EXISTING COMMUNICATION LINE
--- GENERIC METER	--- EXISTING STORM SEWER
--- ROOF DRAIN	--- EXISTING SANITARY SEWER
--- POWER POLE	--- CHAINLINK FENCE
--- SIGN	--- WOOD FENCE
--- DECIDUOUS TREE	--- HAND RAILING
--- FLOW LINE	--- EDGE OF GRAVEL
--- MEG 1210	--- DRAINAGE TILE (DT)
--- 1210	--- MATCH EXISTING GRADE
--- 1210	--- PROPOSED SPOT ELEVATION



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715.845.8000 tel

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WAUSAU, WI 54403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota.
ARCHITECT SEAL

Signature: _____
Print Name: Paul Melbom
Date: _____ License No. 28943

ISSUE	MARK	DATE	DESCRIPTION
		09/26/2016	HISTORICAL PRESERVATION APPLICATION

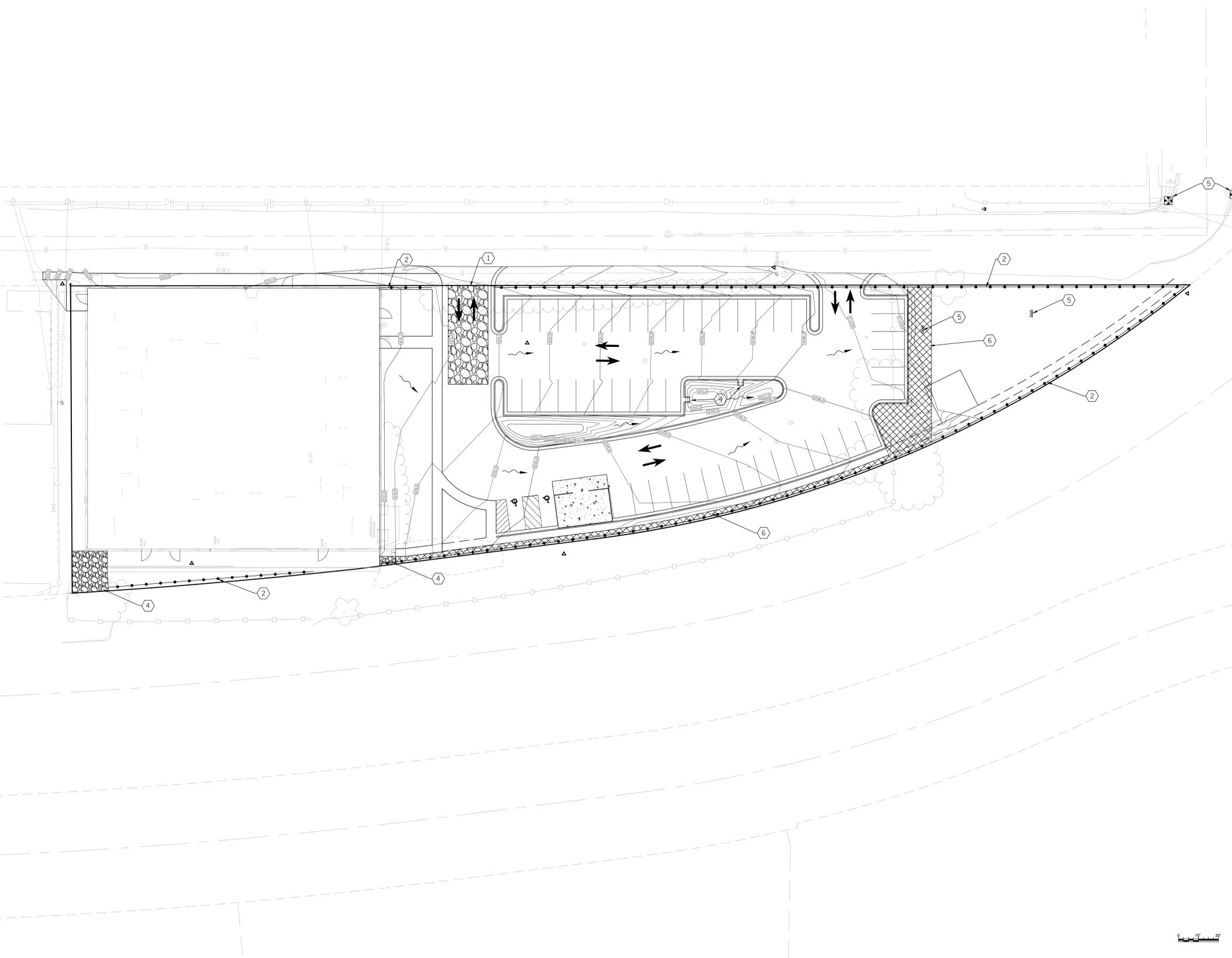
REVISION	MARK	DATE	DESCRIPTION
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PROJECT NO. 2016018
PROJECT PHASE DESIGN DEVELOPMENT
DRAWN BY: NV CHECKED BY: Checker

SITE PLAN

C 2.0

NOT FOR CONSTRUCTION



- KEYED NOTES**
1. INSTALL TRACKING PAD. SEE DETAIL SHEET G/C6.L
 2. INSTALL SILT FENCE. SEE DETAIL SHEET J/C6.L
 3. INSTALL INLET PROTECTION. SEE DETAIL SHEET H/C6.L
 4. INSTALL GEOTEXTILE FABRIC & RIP RAP.
 5. DITCH CHECK LOG. SEE DETAIL K/C6.L
 6. INSTALL EROSION MAT. SEE DETAIL SHEET I/C6.L

- GENERAL NOTES**
1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83 (2011) DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK.
 2. THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPALITY AT LEAST 3 WORKING DAYS PRIOR TO SOIL DISTURBING ACTIVITIES.
 3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
 4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
 5. TRACKING PADS SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE.
 6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM, BEFORE IMMEDIATE RAIN EVENTS, AND AS DIRECTED BY THE CITY OF WAUSAU.
 7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
 8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
 9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
 10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT.
 11. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WISCONSIN DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3402-BE.
 12. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL 80% GROWTH OF VEGETATION IS ESTABLISHED. REMOVAL OF TEMPORARY EROSION CONTROL ELEMENTS SHALL BE PART OF THE CONTRACTORS BASE BID.
 13. IF SEDIMENT LAKEN WATER NEEDS TO BE REMOVED FROM SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
 14. IF BARE SOIL WILL BE EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
 15. SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF ALL STOCKPILED TOPSOIL AND GRAVEL BASE.
 16. INLET PROTECTION SHALL BE PROVIDED ADJACENT TO THE SITE, ACROSS THE STREET FROM THE SITE, AND IN THE NEXT INLETS DOWNSTREAM OF THE SITE.
 17. THE CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE WITHIN THE IDENTIFIED PROJECT LIMITS.

- EROSION CONTROL SEQUENCING**
1. COMMENCE PROJECT BY INSTALLING PERIMETER EROSION CONTROL (SILT FENCE), INSTALLING CONSTRUCTION ENTRANCE (TRACKING PAD), AND INLET PROTECTION ON ADJACENT STREETS.
 2. PERFORM DEMOLITION IN ACCORDANCE WITH DEMOLITION PLAN, AND ALL STATE AND LOCAL ORDINANCES.
 3. STRIP EXISTING TOPSOIL IN SIDEWALK AND PARKING AREAS, AND USE IN BERMING AREAS. ANY EXCESS SHALL BE REMOVED FROM PROJECT SITE. EXCAVATE FOR SIDEWALK AND PARKING AREAS.
 4. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
 5. DURING GRADING ACTIVITIES, EXISTING GRASS AND VEGETATION SHALL REMAIN IN PLACE AS LONG AS POSSIBLE TO AVOID SEDIMENT TRANSPORT.
 6. ALL DISTURBED AREAS THAT ARE NOT ACTIVELY WORKED FOR 10 OR MORE DAYS SHALL BE TEMPORARILY STABILIZED. PERMANENT STABILIZATION SHALL BE INSTALLED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
 7. FINALIZE SITE GRADING, SPREAD TOPSOIL, AND SEED GENERAL LAWN AREAS DISTURBED BY CONSTRUCTION.
 8. PREPARE PAVEMENT SUBGRADE AND BASE. PAVE PARKING LOT AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT DEPOSITION.
 9. ONCE CONSTRUCTION IS COMPLETE, GRASS IS ESTABLISHED, AND SITE IS STABILIZED, REMOVE TEMPORARY EROSION CONTROL DEVICES AND SUBMIT NOTICE OF TERMINATION TO DNR.
 10. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT LIMITS THAT ARE NOT SHOWN.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY COORDINATION AND CONFLICT RESOLUTION.
 12. NO TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE OWNER/ENGINEER. CARE SHALL BE TAKEN DURING REMOVAL AND EXCAVATION OPERATIONS TO PRESERVE THE ROOT SYSTEMS OF ALL TREES. FINAL GRADES SHALL BE ADJUSTED TO BE ABOVE EXISTING ROOTS.
 13. PAVING LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE OWNER/ENGINEER AND SHALL HAVE BUTT JOINTS. ALL PAVED SURFACES SHALL BE SAW CUT. SAW CUTTING EXISTING SIDEWALK OR CURB AND GUTTER SHALL BE INCIDENTAL TO REMOVAL OR REPLACEMENT UNLESS OTHERWISE NOTED.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION (TOP SOIL, SEED, FERTILIZER & MULCH) OF PREVIOUSLY GRASSSED AREAS DISTURBED BY CONSTRUCTION OPERATIONS OUTSIDE THE NORMAL CONSTRUCTION LIMITS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES AND DEVICES, INCLUDING INSTALLATION, MAINTENANCE, REMOVAL, AND NR216 INSPECTIONS AND RECORD KEEPING.

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ATRIUM LOFTS
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WAUSAU, WI 54403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota.
ARCHITECT SEAL

Signature: _____
Print Name: Paul Melbom
Date: _____ License No: 20943

ISSUE	MARK	DATE	DESCRIPTION
		09/26/2016	HISTORICAL PRESERVATION APPLICATION

REVISION	MARK	DATE	DESCRIPTION

PROJECT NO: 2016018
PROJECT PHASE: DESIGN DEVELOPMENT
DRAWN BY: NV CHECKED BY: Checker

EROSION CONTROL

C4.0

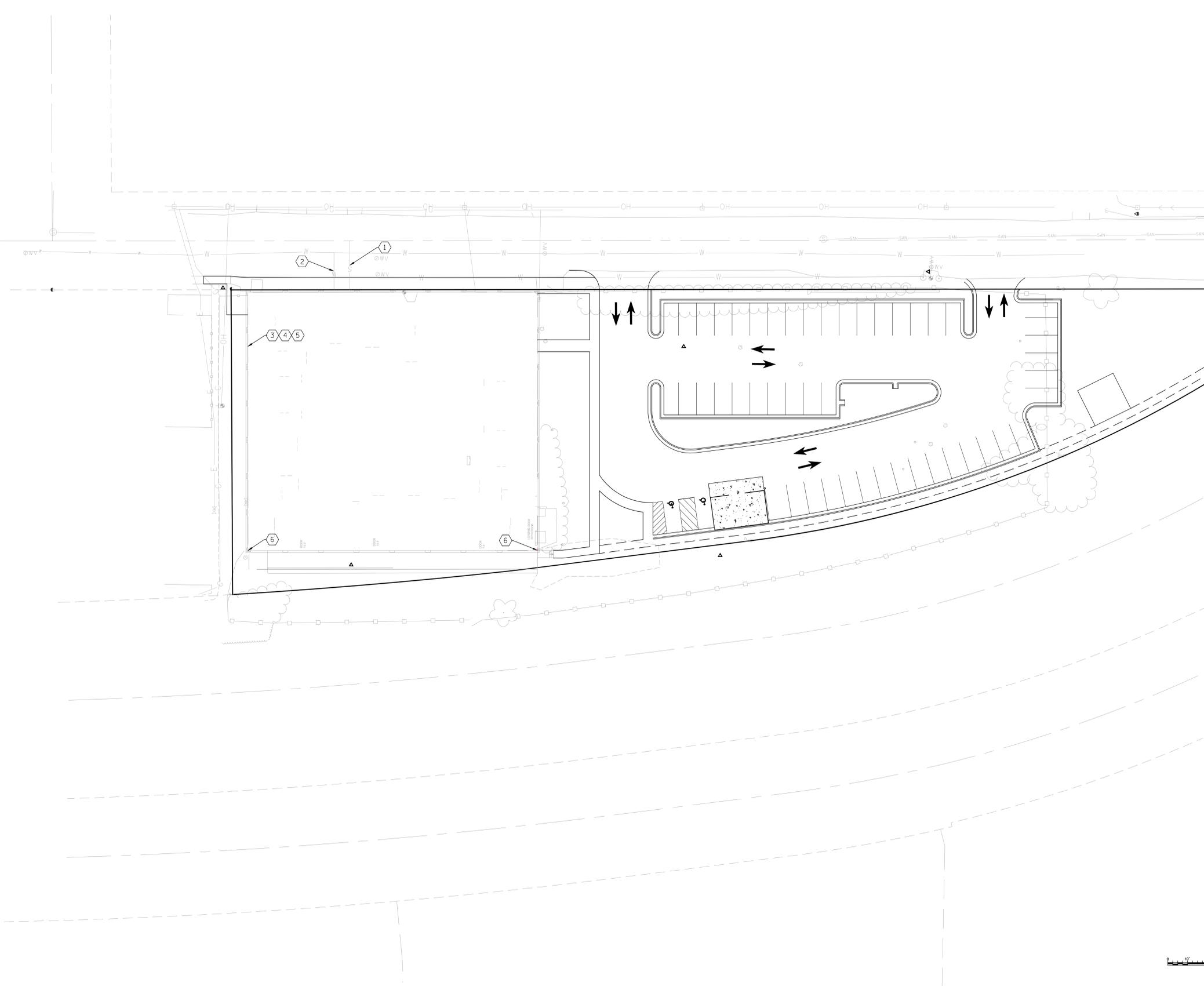
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KEYED NOTES

1. INSTALL APPROXIMATELY 25 L.F. OF 6" SCHEDULE 40 PVC SANITARY SEWER LATERAL WITH TRACER WIRE @ 2' MINIMUM COVER & TEE EXISTING 8 OR 12 INCH CLAY SANITARY MAIN. PROVIDE FITTINGS AS NECESSARY. CONTRACTOR TO VERIFY LATERAL SIZE, LOCATION, AND DEPTH AT BUILDING WITH PLUMBING PLANS. SEE DETAIL E/C6.L. INSULATE SERVICE AS NEEDED IF APPROPRIATE DEPTH IS NOT ACHIEVED. INSTALL CLEANOUTS EVERY 75 TO 100 FT. APPROXIMATE SANITARY MAIN INVERT ELEVATION AT TEE 12202.4'-1. CONTRACTOR TO VERIFY.
2. INSTALL APPROXIMATELY 20 L.F. OF 6" C-900 WATER SERVICE. TEE INTO 6" WATER MAIN. DUCTILE IRON SHALL BE USED TO ENTER BUILDING. USE PROPER METHODS TO CHANGE FROM C-900 TO DUCTILE IRON 5 FEET FROM OUTSIDE OF BUILDING. VERIFY DEPTH AND SIZE OF NEEDED WATER LATERAL AT BUILDING WITH PLUMBING PLANS. INSULATE SERVICE AS NEEDED IF APPROPRIATE DEPTH IS NOT ACHIEVED.
3. APPROXIMATE LOCATION OF NEW ELECTRICAL SERVICE. SEE ELECTRICAL DRAWINGS FOR TRANSFORMERS AND SERVICE COORDINATION.
4. COORDINATE FINAL GAS LOCATION WITH ARCHITECTURAL AND M.E.P. PLANS.
5. COORDINATE FINAL TELEPHONE AND FIBER OPTIC LOCATION WITH ARCHITECTURE AND M.E.P. PLANS.
6. ROOF DRAIN. SEE ARCHITECTURAL PLANS FOR SIZE.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CITY OF WAUSAU PERMITTING FOR WORK WITHIN RIGHT OF WAY.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A MINIMUM HORIZONTAL CLEARANCE OF 8' BETWEEN SEWER AND WATER LINES MEASURED CENTER TO CENTER. WATER CROSSING OVER SEWER SHALL HAVE 12" MINIMUM VERTICAL CLEARANCE AND WATER CROSSING BENEATH SEWER SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 18". SEE DETAIL A/C6.L. VERTICAL CLEARANCES ARE MEASURED FROM OUTSIDE PIPE DIAMETER. MINIMUM COVER FOR WATER SERVICE IS 8 FEET AND SANITARY SERVICE IS 7 FEET.
3. SEE DETAIL C/C6.L FOR PIPE BEDDING AND UTILITY TRENCH.
4. PIPING NOT MEETING MINIMUM COVER REQUIREMENTS AS INDICATED IN CHAPTER SPS 382 OF STATE OF WISCONSIN ADMINISTRATIVE CODE SHALL BE INSULATED ACCORDINGLY.
5. ALL SANITARY, STORM SEWER, WATER CONNECTIONS, SERVICES AND INSTALLATIONS SHALL MEET ALL LOCAL AND STATE REGULATIONS.
6. VERIFY EXISTING UTILITIES AND STORM SEWER LOCATIONS DEPTH AND SIZES PRIOR TO INSTALLATION OF NEW SERVICES, MAINS, OR LATERALS.
7. 6" TOPSOIL SEED, FERTILIZER AND MULCH ALL DISTURBED AREAS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION TOPSOIL, SEED, FERTILIZER & MULCH OF PREVIOUSLY GRASSED AREAS DISTURBED BY CONSTRUCTION OPERATIONS OUTSIDE THE NORMAL CONSTRUCTION LIMITS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES AND DEVICES, INCLUDING INSTALLATION, MAINTENANCE, REMOVAL, AND NR216 INSPECTIONS AND RECORD KEEPING.
10. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT LIMITS THAT ARE NOT SHOWN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY COORDINATION AND CONFLICT RESOLUTION.
12. NO TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE OWNER/ENGINEER. CARE SHALL BE TAKEN DURING REMOVAL AND EXCAVATION OPERATIONS TO PRESERVE THE ROOT SYSTEMS OF ALL TREES. FINAL GRADES SHALL BE ADJUSTED TO BE ABOVE EXISTING ROOTS.
13. PAVING LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE OWNER/ENGINEER AND SHALL HAVE BUTT JOINTS. ALL PAVED SURFACES SHALL BE SAW CUT. SAW CUTTING EXISTING SIDEWALK OR CURB AND GUTTER SHALL BE INCIDENTAL TO REMOVAL OR REPLACEMENT UNLESS OTHERWISE NOTED.
14. LIGHT POLES AND CONDUITS SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLAN FOR INSTALLATION.

LEGEND

△ - BENCHMARK	⊙ W-V - WATER VALVE
▲ - CONTROL POINT	⊙ C-V - GAS VALVE
○ - CLEAN OUT	--- - EXISTING CONTOUR 1' INTERVALS
○ - WATER MANHOLE	--- - PROPOSED CONTOUR 1' INTERVALS
⊙ - SANITARY MANHOLE	--- - EXISTING UNDERGROUND ELECTRIC
⊙ - STORM MANHOLE	--- - EXISTING UNDERGROUND ELECTRIC
⊙ - STORM SEWER INLET	--- - EXISTING ELECTRIC CONDUIT
⊙ - CONCRETE	--- - EXISTING OVERHEAD UTILITIES
⊙ - LIGHT POLE	--- - EXISTING GAS LINE
⊙ - ROUND STORM INLET	--- - EXISTING WATERLINE
⊙ - GENERIC METER	--- - EXISTING COMMUNICATION LINE
⊙ - ROOF DRAIN	--- - EXISTING STORM SEWER
⊙ - POWER POLE	--- - EXISTING SANITARY SEWER
⊙ - SIGN	⊙ - CHAINLINK FENCE
⊙ - DECIDUOUS TREE	⊙ - WOOD FENCE
--- - FLOW LINE	--- - HAND RAILING
--- - MATCH EXISTING GRADE	--- - EDGE OF GRAVEL
⊙ - PROPOSED SPOT ELEVATION	--- - DRAINAGE TILE (DT)

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Signature: _____
 Print Name: Paul Melbom
 Date: _____ License No. 28943

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		09/26/2016	HISTORICAL PRESERVATION APPLICATION

REVISION	MARK	DATE	DESCRIPTION

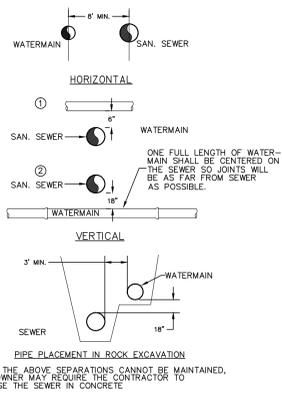
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UTILITY PLAN

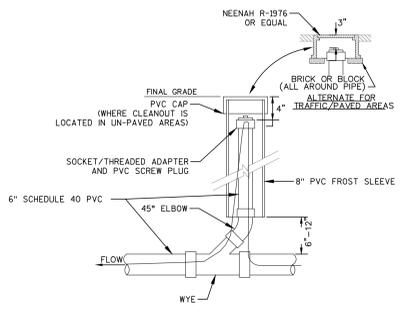
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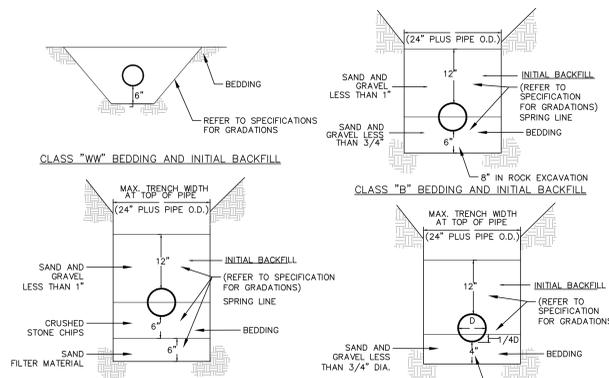
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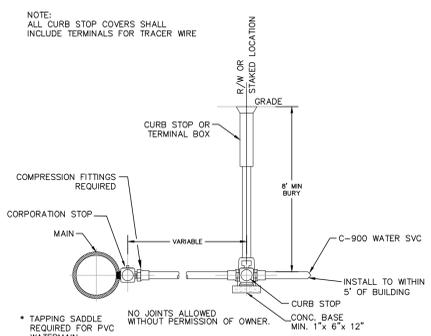
A
SEWER/WATERMAIN MIN. SEPARATION DISTANCE
NOT TO SCALE



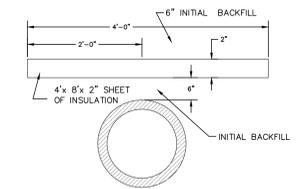
B
SEWER AND/OR LATERAL CLEANOUTS
NOT TO SCALE
REQUIRED WHERE LATERAL IS MORE THAN 100 FT. LONG.



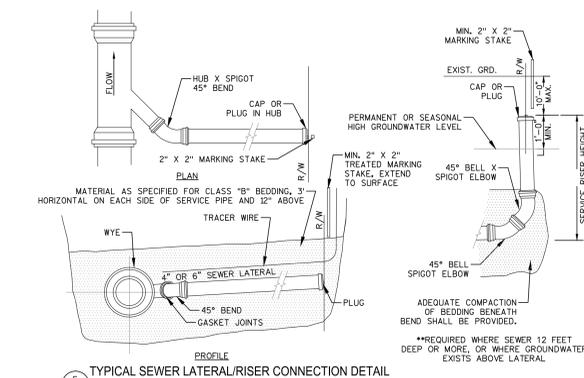
C
PIPE BEDDING CLASSIFICATIONS
NOT TO SCALE



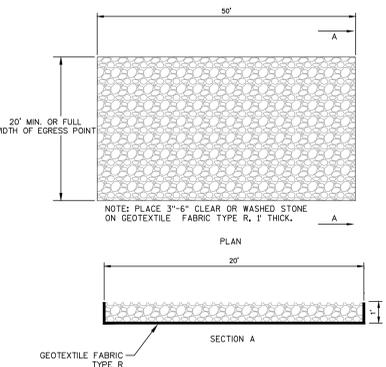
D
TYP COPPER WATER SERVICE DETAIL
NOT TO SCALE



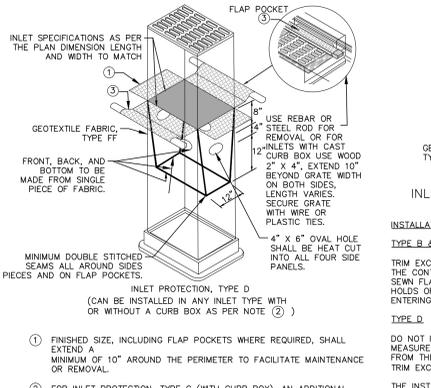
E
PIPELINE INSULATION DETAIL
NOT TO SCALE



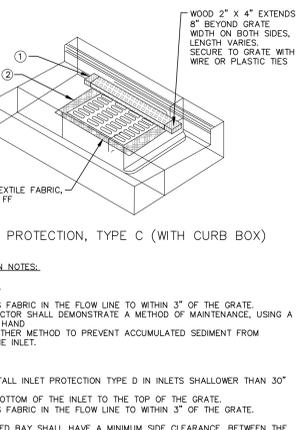
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TYPICAL SEWER LATERAL/RISER CONNECTION DETAIL
NOT TO SCALE



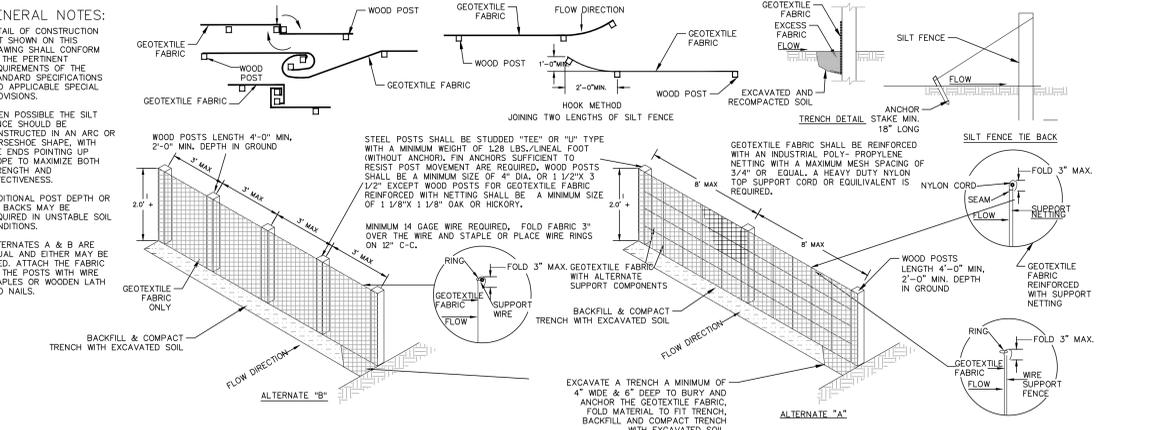
G
TRACK PAD
NOT TO SCALE



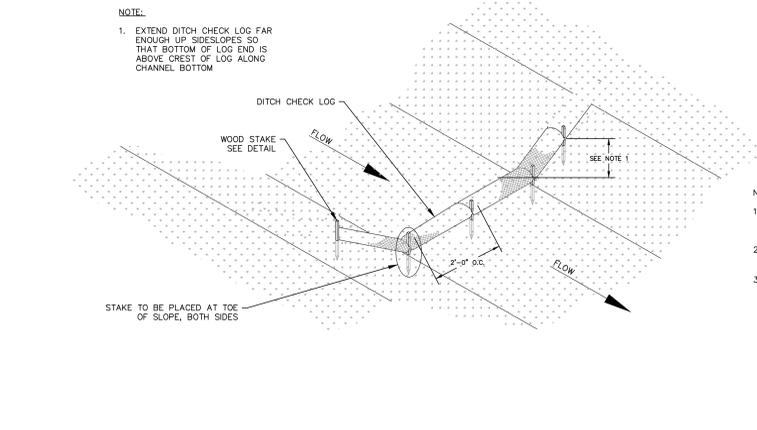
H
INLET PROTECTION
NOT TO SCALE



I
EROSION MAT
NOT TO SCALE



J
SILT FENCE
NOT TO SCALE



K
DITCH CHECK LOG DETAIL
NOT TO SCALE

GENERAL NOTES:
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE PROVISIONS.
VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.
LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES. JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 M) APART.
EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.
EROSION MAT SHALL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

EROSION MAT OVER SOD:
A. ONLY JUTE FABRIC WILL BE OMITTED BY THE ENGINEER.
B. WOOD STAKES FOR THE SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.
C. THE WIDTH OF EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH. EROSION MAT OVER SEEDING: JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48M) ON GRADES UP TO AND INCLUDING 3 PERCENT AND 50 FEET (15.24M) ON GRADES EXCEEDING 3 PERCENT.
D. SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

DETAIL OF TYPICAL STAPLE:
No. 11 GA. OR LARGER DIA. WIRE OR EQUIV. 1" (2.5 CM) TO 2" (5.1 CM) MIN. LAP

ALL URBAN MATS REQUIRE BIODEGRADABLE STAPLES

JUNCTION SLOT (SOD ONLY)
6" (15.2 CM) MIN. FOR FIRM SOIL 12" (30.5 CM) MIN. FOR LOOSE SOIL 8" (20.3 CM) MIN. WHERE BOTH SOD AND MATS ARE BEING USED

ANCHOR SLOT (SEED AND SOD)
6" (15.2 CM) MIN. LAP

EROSION MAT OVER SOD:
MIN. LAP (SOD ONLY) 10" (25.4 CM) MIN. LAP (SEED AND SOD)

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Signature: _____
Print Name: Paul Melblom
Date: _____ License No. 26943

DATE	DESCRIPTION
09/26/2016	HISTORICAL PRESERVATION APPLICATION

REVISION	MARK	DATE	DESCRIPTION
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DETAILS

C6.1

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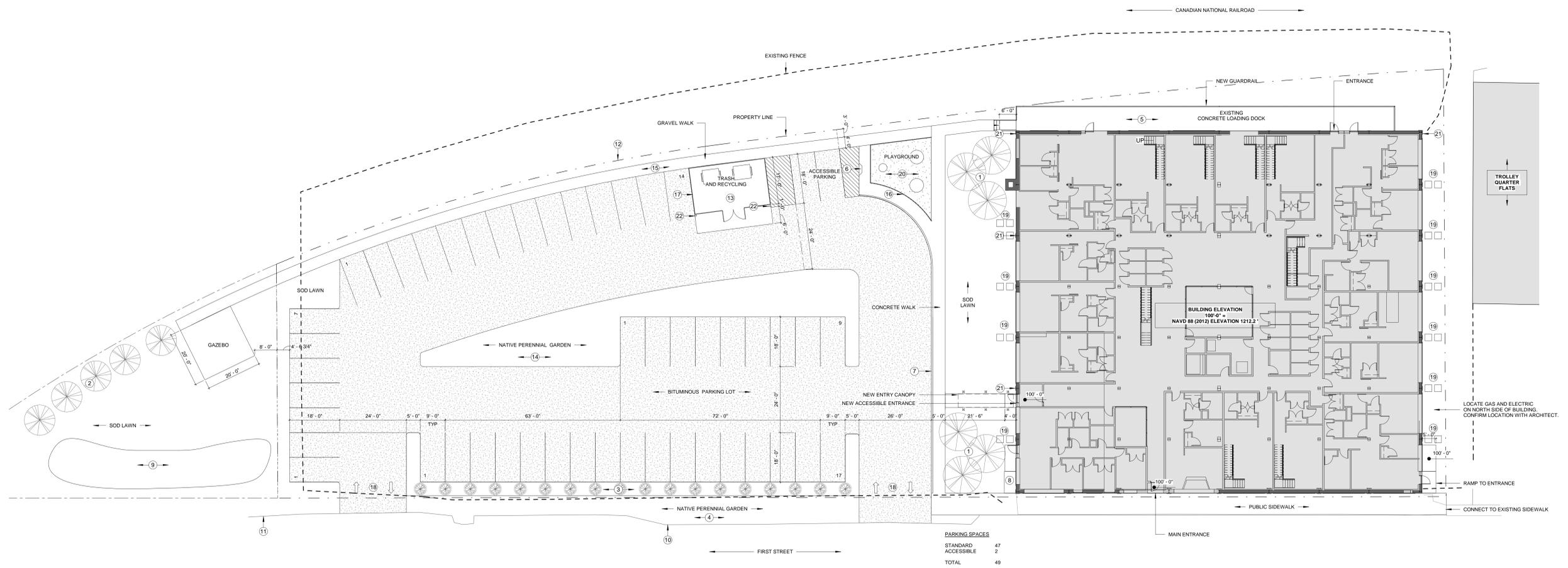
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SITE PLAN
A001



PARKING SPACES

STANDARD	47
ACCESSIBLE	2
TOTAL	49

1 SITE PLAN
 A001 1/16" = 1'-0"



SITE PLAN KEYNOTES

Number	Text
1	THREE MIXED SPECIES OF TREES.
2	FIVE MIXED SPECIES OF TREES.
3	SEVENTEEN KLEIN'S AUTUMNAL FORSYTHIA.
4	REMOVE ALL EXISTING TREES AND SHRUBS ALONG STREET EDGE.
5	PATCH LOOSE AND UNEVEN CONCRETE TO CREATE TRANSVERSABLE SURFACE.
6	A.D.A. CURB RAMP
7	A.D.A. MOUNTABLE CURB RAMP
8	A.D.A. RAMP
9	BURM THIS AREA. SEE CIVIL.
10	EXTEND GARDEN TO STREET EDGE
11	EXTEND SOD TO STREET EDGE
12	EXTEND SOD TO PROPERTY LINE
13	PROVIDE CONCRETE PAD AT AND IN FRONT OF TRASH AND RECYCLING PARKING LOT
14	PROVIDE ADDITIONAL SOIL TO MOUND UP GARDEN TO BE 2'-0" HIGHER THAN
15	PEA GRAVEL OVER LANDSCAPE FABRIC
16	3' HIGH DECORATIVE FENCE
17	6' HIGH DECORATIVE FENCE
18	PAINTED DIRECTION ARROWS
19	ON GRADE AIR CONDITIONER UNITS
20	WOOD CHIPS OVER LANDSCAPE FABRIC
21	DOWNSPOUT
22	ON GRADE AIR CONDITIONER UNITS

SITE PLAN GENERAL NOTES
 1:100'-0" = NAVD 88 (2012) ELEVATION 1212.2'

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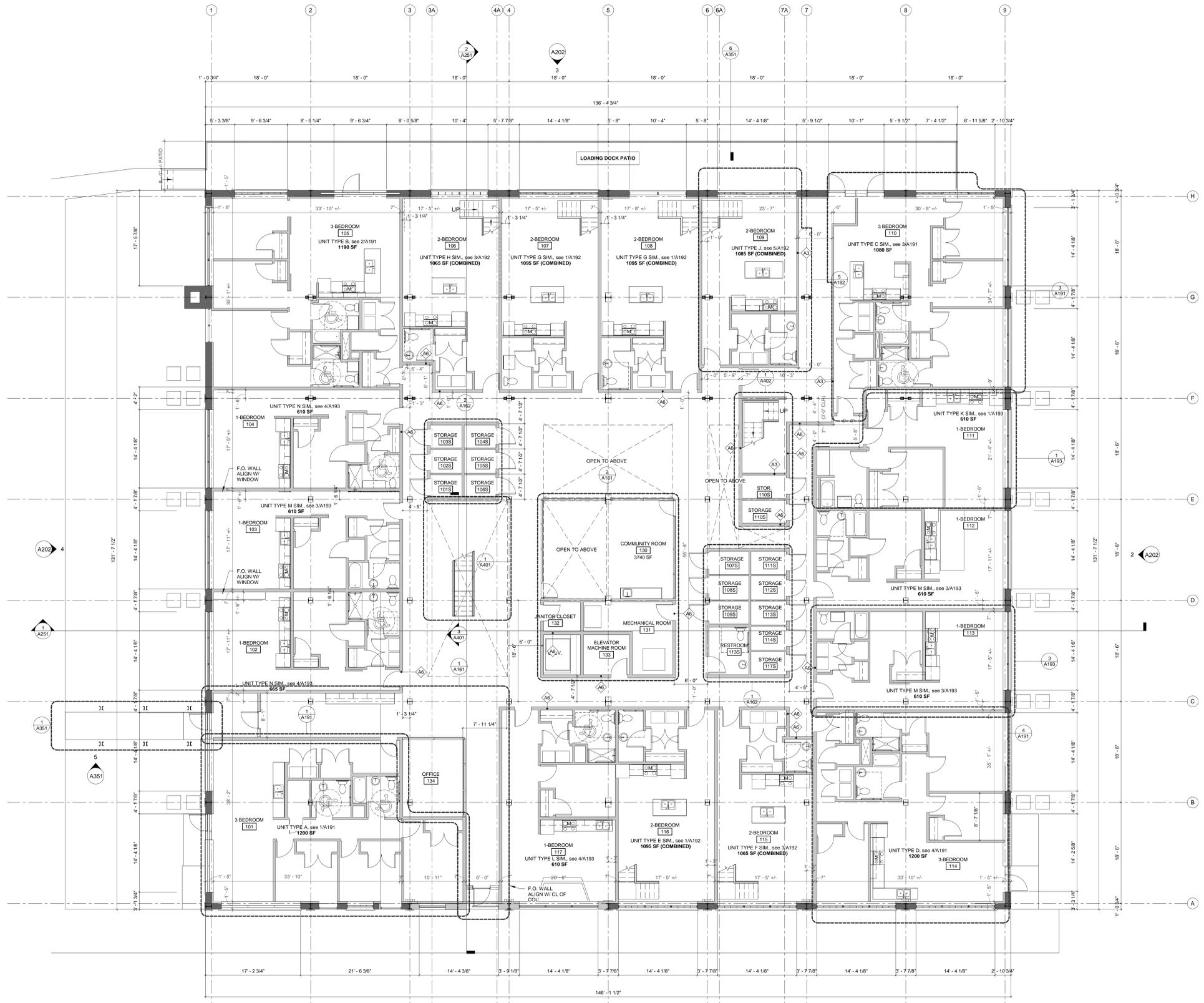
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LEVEL ONE BUILDING PLAN

A101



BUILDING PLAN GENERAL NOTES

- REFER TO SHEETS A191, A192, A193 FOR ALL ENLARGED UNIT PLANS.
- ALL DIMENSIONS ARE TO NEW OR EXISTING FINISH FACE OF WALL.
- PROVIDE SIGNS AND 5'-0" AFF AT EACH STAIR ENCLOSURE DESIGNATING FLOOR LEVEL, TERMINUS OF TOP AND BOTTOM, DIRECTION OF EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS. ACTUAL COPY AND LOCATIONS TO BE APPROVED BY THE FIRE MARSHAL.
- ALL FIRE EXTINGUISHERS SHALL COMPLY WITH 2009 IFC, LOCAL FIRE MARSHAL REQUIREMENTS AND NFPA 10. PROVIDE 10 LB FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS. FINAL LAYOUT AND QUANTITY TO BE APPROVED BY THE FIRE MARSHAL. EACH APPLIANCE SHALL HAVE THE WAUSAU FIRE DEPARTMENT TAG ATTACHED BY A LICENSED REPRESENTATIVE.
- ALL NEW VERTICAL CHASES ARE TO BE 1 HOUR FIRE RATED ASSEMBLIES. CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY THE BUILDING CODE AND TO MEET ANY SYSTEM REQUIREMENT.
- PATCH AND REPAIR ALL EXISTING DAMAGED FLOORING WHICH INCLUDES BUT IS NOT LIMITED TO RECESSES IN FLOORS WHERE PARTITIONS HAVE BEEN REMOVED. CONTRACTOR SHALL REVIEW ALL LEVELS AND DETERMINE EXTENT OF NEW UNDERLAYMENT REQUIRED FOR CARPET OR SHEET VINYL INSTALLATION AND INCLUDE THIS COST IN THE BID. ALL AREAS WITHIN A ROOM SHALL BE LEVEL WITHIN 1/4" TOLERANCE.
- ALL EXPOSED STEEL COLUMNS AND BEAMS TO BE PREPPED, PRIMED, AND PAINTED. COLOR AS SELECTED BY OWNER.
- CONTRACTOR SHALL IDENTIFY AND INCLUDE IN BASE BID THE REPAIR AND PATCHING OF ANY EXISTING DAMAGED WOODWORK AND PLASTER DUE TO PREVIOUS MECHANICAL INSTALLATIONS.
- CONTRACTOR SHALL VERIFY AND INCLUDE FIRE PROTECTION STANDPIPES AS REQUIRED BY THE LOCAL FIRE MARSHAL.
- ALL EXISTING WOODWORK OR SURFACES THAT REMAIN AT WINDOWS, DOORS, ETC. ARE TO BE CLEANED, REPAIRED, AND RESEALED THROUGHOUT ENTIRE BUILDING. PREVIOUSLY PAINTED SURFACES ARE TO BE CLEANED, PRIMED, AND PAINTED.

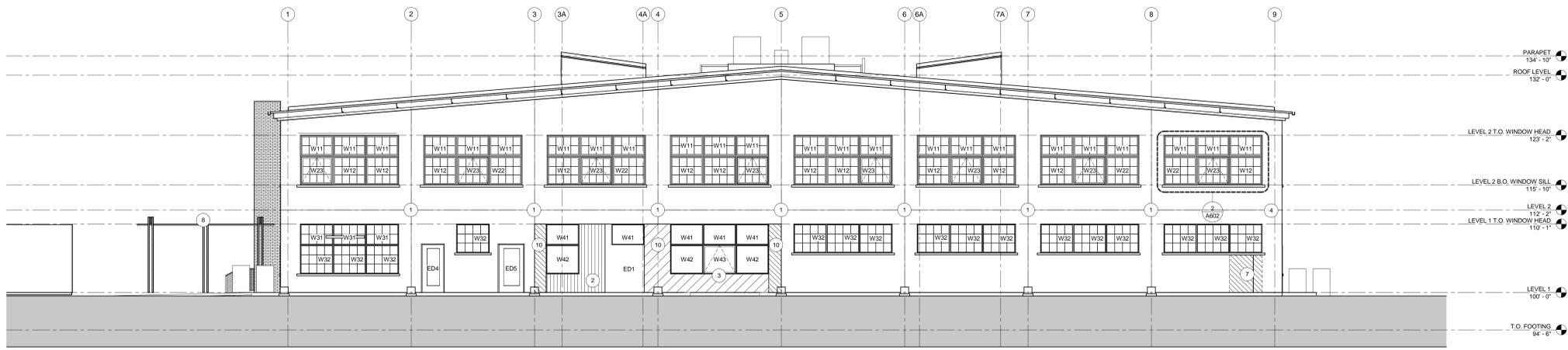
BUILDING PLAN LEGEND

- NEW WALLS
- EXISTING WALLS

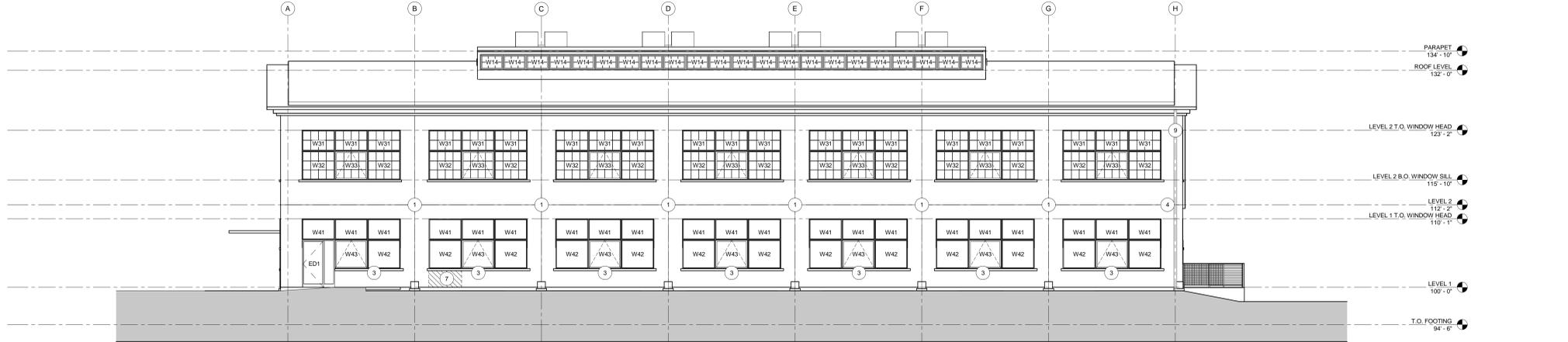
1 LEVEL ONE BUILDING PLAN
 A101 1/8" = 1'-0"



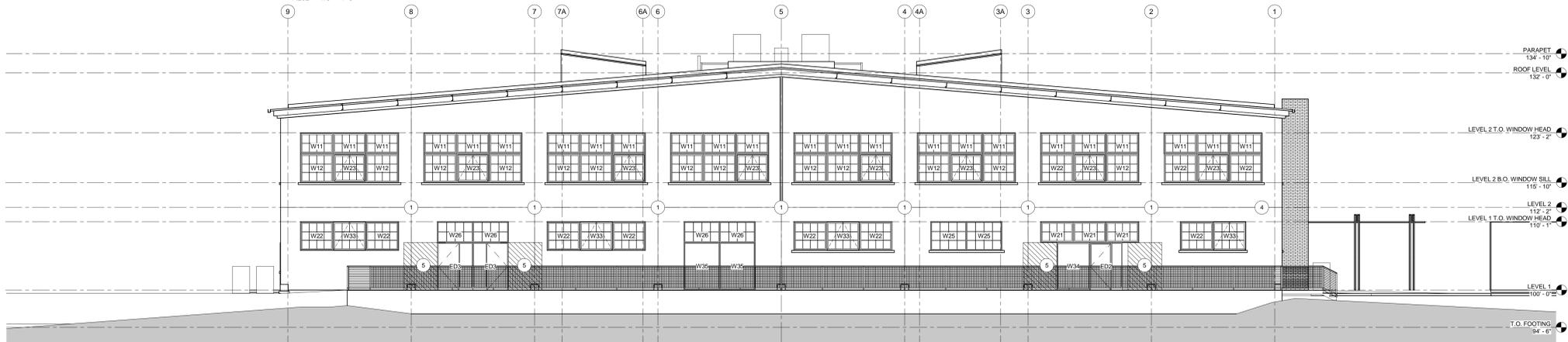
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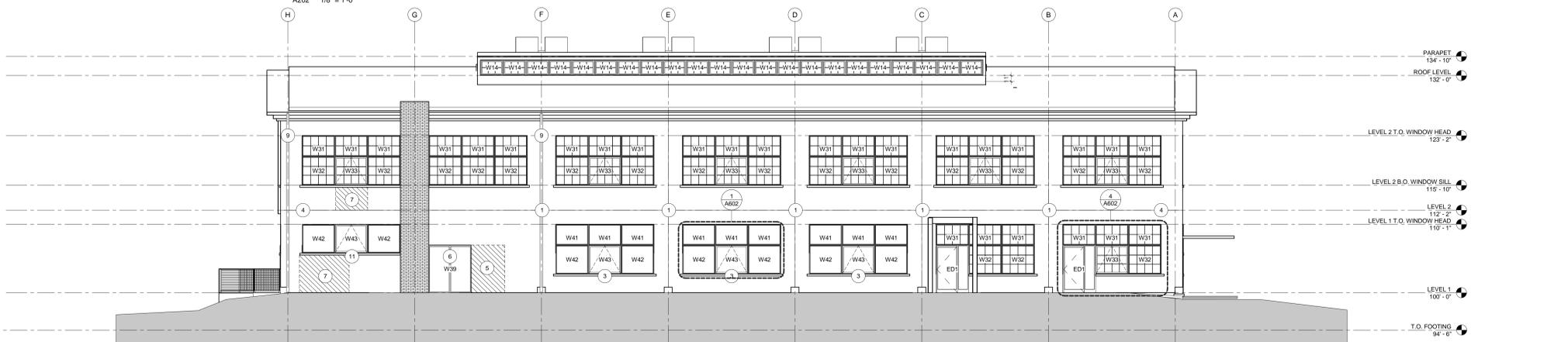
1 BUILDING ELEVATION - EAST
A202 1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
A202 1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
A202 1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH
A202 1/8" = 1'-0"

ELEVATIONS GENERAL NOTES

- 1.
- LEVEL 2 T.O. WINDOW HEAD 123'-2"
- LEVEL 2 B.O. WINDOW SILL 115'-10"
- LEVEL 2 112'-2"
- LEVEL 1 T.O. WINDOW HEAD 110'-1"
- LEVEL 1 100'-0"
- T.O. FOOTING 94'-0"

ELEVATION KEYNOTES

Number	Text
1	INSTALL NEW VERTICAL STUCCO JOINT
2	INFILL NON-HISTORIC WALL WITH WALL TYPE W3
3	INSTALL PRECAST CONCRETE SILL
4	INSTALL STUCCO HORIZONTAL CONTROL JOINT
5	MOUNT SALVAGED DOOR NEXT TO OPENING
6	MAINTAIN EXISTING OPENING
7	INFILL WALL TO MATCH EXISTING
8	NEW COVERED ENTRY
9	INSTALL NEW PREFINISHED METAL SQUARE PROFILE DOWNSPOUT
10	INFILL NON-HISTORIC WALL WITH WALL TYPE W2
11	INSTALL BRICK SILL TO MATCH EXISTING

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BUILDING ELEVATIONS

A202

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

ORDINANCE OF PUBLIC HEALTH & SAFETY COMMITTEE

Amending Sections 8.08.001 Definitions (f) adding “Marketplace” and 8.08.010 Certain creatures forbidden

Committee Action: Approved 5-0

Ordinance Number:

Fiscal Impact: None

File Number: 16-1104

Date Introduced: November 9, 2016

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

Add ()

Delete (———)

Section 1. That Section 8.08.001 Definitions, is hereby amended to read as follows:

8.08.001 Definitions.

...

(e) “Farm animal/poultry” means any warmblooded animal/fowl . . .

(f) “Marketplace” means a direct farm market where multiple growers can sell their goods directly to the consumer or other market in which multiple sellers convene and offer goods or services for sale at one outdoor location or premises.

~~(f)~~(g) “Owner” means any individual, partnership or corporation that has the right of property in an animal or who keeps, harbors, cares for, acts as its custodian, or who knowingly permits an animal to remain on or about his/premises/property for five or more consecutive days. For purposes of this chapter, any individual designated in writing by an authorized TNR program, who acts as a caregiver for a feral or stray cat that has been ear tipped and neutered as part of a TNR program shall not be deemed to be an Owner of such feral or stray cat; provided however, that such individual complies with the provisions of Section 8.08.05 and provides a copy of the written designation to appropriate City officials upon request.

...

Section 2. That Section 8.08.010 Certain creatures forbidden is hereby amended to read as follows:

...

(d) The prohibitions in subsection (a) and (b) of this section do not apply to the sale of live poultry or farm raised game birds (“Birds”) at a marketplace upon compliance with all of the following conditions:

(1) The sponsor of the marketplace, or the owner or lessee of property on which a marketplace is located, registers the location of the premises or marketplace as a livestock premises in accordance with Wis. Stat. §95.51 and the regulations and rules promulgated by the Wisconsin Department of Agriculture, Trade and Consumer Protection, Wis. Adm. Code ATCP ch. 17.

(2) The Birds are enrolled in the National Poultry Improvement Program, or with the Wisconsin Department of Agriculture, Trade and Consumer Protection as Wisconsin tested flocks or Wisconsin associated flocks pursuant to Wis. Adm. Code ATCP §10.40 or §10.41.

(3) The sponsor of the marketplace, or the owner or lessee of property on which a marketplace is located, obtains a permit issued by the city clerk, which shall be valid only for a period of April 1 to November 1. The fee for such permit shall be as provided in section 3.40.010(a). Prior to issuance of a permit, the applicant shall submit to an inspection and demonstrate that the requirements of this subsection (d) are met or shall be met prior to the sale of any Birds. Permits shall be approved by the Public Health & Safety Committee prior to issuance. A permit shall be subject to revocation or suspension upon failure to comply with any provision of this subsection (d). Once a permit is revoked, a permit shall not be reissued to the holder.

(4) The transportation, care, and handling of Birds is not in violation of provisions of chapter 8 of this Code, including but not limited to §8.08.020, mistreating animals, §8.08.050, transportation of animals, §8.08.130, providing proper food and drink, and §8.08.140, providing proper shelter.

(5) Birds shall not be transported to and from, kept, or maintained at the marketplace in overcrowded, unsanitary or inhumane conditions.

(A) All cages, cage pans, and pens must be made of a material that can be and shall be routinely cleaned and disinfected.

(B) Any cage or other carrier used to house Birds shall be of sufficient size to allow each Bird to stand upright in the cage without having its head protrude through the top of the cage. A Bird shall also be able to lie down, get up, spread its wings, move its head freely, turn around and rest. Cages shall be constructed to minimize the risk of injury or entrapment and constructed to minimize the soiling of Birds by fecal material from Birds in cages above.

(C) If floors and pens are used to house Birds, sufficient room shall be provided for each Bird to stand, lie down, get up, walk, spread its wings, move its head freely, turn around and rest, and be constructed of a surface that provides a suitable environment for the health of the Birds.

(D) Upon sale of any Bird, the Vendor shall place the Bird into a cage or other secure carrier provided by the Vendor for transport by the customer that meets the requirements of subsection (d)(5)(B) above.

(6) Stalls, booths, or other marketplace sales areas where Birds are held out for sale shall be kept in a clean and sanitary manner at all times. The sponsor of a marketplace and owners or lessees of property on which a marketplace is located, shall ensure that adequate hand wash facilities are available and utilized by Vendors to avoid the transmission of germs, bacteria, and disease. Sponsors of a marketplace and owners or lessees of property on which a marketplace is located which permit the sale of Birds shall maintain an effective and safe pest control program that eliminates or minimizes pests including rodents, flies, cockroaches and other insects.

(7) Vendors shall keep Birds held for sale at the marketplace out of doors. Birds shall not be located or permitted to be brought within 100 feet of any other outdoor area at the marketplace where food, produce, or other goods are held for sale or display. Birds shall not be brought into any indoor areas which may be located on the premises of the marketplace.

(8) No slaughter of Birds may occur within the City of Wausau. Birds must be taken to a sanitary facility and slaughtered in a humane manner outside of the City limits. After slaughter, no Bird may be hung, displayed, or dressed within public view in the City limits.

(9) Sponsors of the marketplace, or the owner or lessee of property on which a marketplace is located, shall ensure that every participating Vendor offering the sale of Birds prominently displays a sign of a minimum of 11 inches square advising customers purchasing Birds of the requirements of subsection (d)(7) and (d)(8). Vendors shall further provide, at the time of sale, each customer purchasing a Bird, a written notice of a minimum size of 3 by 5 inches advising customers of the requirements of subsection (d)(7) and (d)(8).

(10) Birds held for sale shall be transported to the marketplace on the day of sale. Birds shall not be permitted to remain on the premises of the marketplace after closing of the market for the day.

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

Robert B. Mielke, Mayor

Attest:

Toni Rayala, Clerk



Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

REVISED COMMENTS ON AMENDMENT TO SECTION 8.08.010, CERTAIN
CREATURES FORBIDDEN, PERMITTING SALE OF LIVE POULTRY AT
MARKETPLACES

- Currently W.M.C. §8.08.010 prohibits bringing into, keeping, harboring, or maintaining farm animals within the city limits. For purposes of this ordinance, farm animals includes poultry and fowl normally raised on farms and used or intended for use as food such as chickens, ducks, and turkeys.
- The Wausau World Market has requested the Public Health & Safety Committee and the City's Common Council to consider permitting vendors at the Wausau World Market to sell live poultry.
- The proposed amendment to Section 8.08.010 would permit "marketplaces" to sell live poultry and other farm raised game birds on market days in accordance with certain provisions fashioned for the protection of the health and safety of the public, as well as the health and humane treatment of the animals. Marketplaces would include establishments such as the Wausau World Market, farmer's markets, and flea-type markets.
- The proposed amendment requires birds held for sale to be kept out of doors at the marketplace. Further, no birds may be kept or brought within 100 feet of any other outdoor area at the marketplace where food, produce, or other goods are held for sale or display. Birds may not be brought into any indoor areas which may be located on the premises of the marketplace.
- The amendment *does not* envision permitting establishments such as corporate/commercial retail grocery stores to sell live fowl or poultry.
- A permit would be required to be obtained by the sponsor of the marketplace or owner or lessee of the property on which the marketplace is located. As currently drafted, the permit would need to be renewed annually and a permit would only be valid for the period of April 1 to November 1 each year.
- The Committee has proposed an annual permit fee of \$25.00..
- There are not many State of Wisconsin laws or regulations governing the sale of live fowl. However, poultry and game birds sold or moved within Wisconsin must be enrolled with the Department of Agriculture Trade and Consumer Protect as Wisconsin tested flocks or Wisconsin associate flocs or with the National Poultry Improvement Program. In order to be enrolled, among other things, a bird owner must test annually for Salmonella pullorum, fowl typhoid, and in the case of turkeys, Mycoplasma gallisepticum. (Birds raised by individuals for their own use, or selling dressed poultry or eggs for eating, do not require testing).
- Additionally, State of Wisconsin law and regulations require a person keeping livestock at a location within the state to register the location as a "livestock premises" pursuant to

Wis. Stat. s. 95.51 and the regulations promulgated thereunder. For purposes of livestock premises registration, the definition of livestock includes poultry.

- Any person violating the provisions of the ordinance would be subject to a forfeiture not to exceed \$200.00 plus court costs (a total at this time of \$313.00) as the penalty structure of chapter 8.08 is currently structured. A different forfeiture, however, could be established. Furthermore, the permit for permitting sale of poultry would be subject to revocation or suspension. Once revoked, a holder would no longer be entitled to apply for or hold another permit for such activity.

PH&S July 18, 2016

Discussion and possible action on review of ordinances pertaining to sale of live animals at open markets

Wagner stated the Wausau World Market has indoor activities and booths for entrepreneurs and it will be open a few days a week for various types of markets. It is important for the Hmong community to buy live adult birds.

Chungsou Her, owner of Wausau World Market, stated many people have asked him to bring back the sale of live animals like was done in the 1980's. He explained they would be purchased to be taken for processing to a fresh meat market. Wagner stated we need to have a permit with clear requirements for vendors and the perception needs to be explained to those who are not buying them. Her stated he may only do this a couple times a year or if there is more demand, once a month.

Rasmussen suggested that Wagner and Chungsou Her work with Alfonso to research this and come up with a permit process and rules to be brought back to committee for discussion. Peckham felt they should also contact the County Health Department for information as well.

PH&S September 19, 2016

Discussion & possible action on ordinance or ordinance amendment permitting sale of fowl for food consumption purposes within city limits.

Rasmussen stated we had Tara Alfonso research this because we wanted to know more about the potential for the World Market to offer the sale of live birds on set specific market days. In the packet is a draft ordinance which provides that the vendors would bring in the birds to sell and take what is not sold back with them; they would not be allowed to be housed on premise fulltime. She commented while this certainly adds to a robust marketplace environment, if we do it wrong there could be some serious pushback. She indicated a suggestion of Tara Alfonso and Dale Grosskurth, of the Health Department, is a site visit at the market to determine what Mr. Her is trying to do and where. She suggested that Wagner accompany them and help figure out a way to properly craft an ordinance.

Rasmussen stated the people that are purchasing live birds already are purchasing them from farmers and taking them to one of two sites to be processed. In the draft, rather than going to a farm to purchase, the farmers would bring them in on market day and sell them direct. Wagner felt it was a very good idea to involve the Health Department and questioned what the fee for the license should be and whether we should control the number of them issued in the city. Rasmussen pointed out that the sale would take place on site, but not the processing. Chungsou Her stated someone who lives in the country may want to purchase a bird to take it home and raise it, not always necessarily to process and eat right away.

Consensus was a site visit was necessary and Wagner agreed to go along and report back to the committee next month.

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Monday, October 17, 2016 at 5:15 pm, (Council Chambers)

Members Present: Rasmussen, Wagner, Kellbach, McElhaney, Peckham

Discussion and possible action regarding ordinance amending Section 8.08.001 Definitions (f) adding "Market place" and amending Section 8.08.010 Certain creatures forbidden

Rasmussen reviewed that the World Market on occasion would like to conduct market days whereby they could sell live fowl (poultry) on site brought in by local farmers. The operation is conducted outside and any leftover animals are taken back home. She noted that Peckham, Wagner and a Health Department rep surveyed the location.

Motion by Wagner, second by Peckham to approve the ordinance amending 8.08.001 and 8.08.019 enabling the sale of live fowl. Motion carried 5-0.

Discussion and possible action on a resolution authorizing the addition of fees to the City of Wausau Fees and Licenses Schedule (Permits for sale of live poultry or farm raised game birds at a marketplace)

Rasmussen stated this is related to the previous ordinance and now the committee will need to set the fee. Typically the fee is set to reasonably cover the cost of issuing the permit. Alfonso stated the license period would be from April 1st – November 1st with an annual renewal. Rayala suggested a fee of \$25 to cover costs of administering the permit.

Motion by Wagner, second by Peckham to approve a fee of \$25 and authorize the addition of the fee to the City of Wausau Fees and License Schedule. Motion carried 5-0.

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

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE	
Authorizing the addition of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Wausau Municipal Code §3.40.010(a)	
Committee Action:	Approved 5-0
Fiscal Impact:	
File Number:	13-0309
Date Introduced:	November 9, 2016

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 Common Council of the City of Wausau has adopted an amendment to W.M.C. §8.08.010, Certain creatures forbidden, permitting the sale of live poultry or farm raised game birds at a marketplace in accordance with certain provisions fashioned for the protection of the health and safety of the public, as well as the health and humane treatment of the animals; and

WHEREAS, effective implementation of the ordinance requires the adoption of certain fees for the issuance of a permit; and

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

WHEREAS, your Public Health & Safety Committee, at its October 17, 2016, meeting, recommends that the City adopt a permit fee of \$25.00 under the newly adopted amendment to the ordinance and incorporate this 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 a permit fee of \$25.00 is hereby adopted and incorporated into the City of Wausau Fees and Licenses Schedule adopted pursuant to W.M.C. §3.40.010 for permits issued under W.M.C. §8.08.010(d) permitting the sale of live poultry or farm raised game birds at a marketplace.

Approved:

Robert B. Mielke, Mayor

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Monday, October 17, 2016 at 5:15 pm, (Council Chambers)

Members Present: Rasmussen, Wagner, Kellbach, McElhaney, Peckham

Others Present: Alfonso, Rayala, Bliven, Rentmeester, Kujawa, Goede, Mielke, Neal

Discussion and possible action regarding ordinance amending Section 8.08.001 Definitions (f) adding "Market place" and amending Section 8.08.010 Certain creatures forbidden

Rasmussen reviewed that the World Market on occasion would like to conduct market days whereby they could sell live fowl (poultry) on site brought in by local farmers. The operation is conducted outside and any leftover animals are taken back home. She noted that Peckham, Wagner and a Health Department rep surveyed the location.

Motion by Wagner, second by Peckham to approve the ordinance amending 8.08.001 and 8.08.019 enabling the sale of live fowl. Motion carried 5-0.

Discussion and possible action on a resolution authorizing the addition of fees to the City of Wausau Fees and Licenses Schedule (Permits for sale of live poultry or farm raised game birds at a marketplace)

Rasmussen stated this is related to the previous ordinance and now the committee will need to set the fee. Typically the fee is set to reasonably cover the cost of issuing the permit. Alfonso stated the license period would be from April 1st – November 1st with an annual renewal. Rayala suggested a fee of \$25 to cover costs of administering the permit.

Motion by Wagner, second by Peckham to approve a fee of \$25 and authorize the addition of the fee to the City of Wausau Fees and License Schedule. Motion carried 5-0.

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

Authorizing the Wausau Police Department to accept a Victims of Crime Act grant of \$186,439.00 to establish a Victim Response Team and pursue additional local grant funding to fund the remaining program balance, establish the budget as presented on the attached exhibit within the 2017 Other Grants Fund budget, and approving two additional FTE positions needed to establish the Victim Response Team and backfill of a resulting vacant position.

Committee Action: Pending

Fiscal Impact: \$245,000 annually plus inflationary increases

File Number: 16-1110

Date Introduced: November 9, 2016

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: 245,000 annually plus inflationary increases</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$186,439</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

WHEREAS, the City of Wausau Police Department (“WPD”) is the recipient of a federal grant award under the Victims of Crime Act (“VOCA”) in the amount of \$186,439.00; and

WHEREAS, the WPD will use the grant funding to create a Victim Response Team with the focus of identifying victims of crime who would benefit from immediate access to mental health treatment and therapy, providing access to immediate mental health therapy for those victims, facilitating referrals to the appropriate resources in the community, and finding creative solutions to make victims as whole as possible in the most efficient way possible; and

WHEREAS, the Victim Response Team would consist of three members: a victim witness coordinator (currently VOCA funded and staffed out of the WPD), a detective with specialized training in victim response and mental health, and a licensed psychotherapist; and

WHEREAS, the WPD requires approval of two additional FTE positions to establish the Victim Response Team for the purpose of hiring the licensed psychotherapist and detective; and

WHEREAS, the WPD anticipates promotion of a current WPD police officer to fill the position of detective and seeks to hire a new police officer to backfill the officer vacancy; and

WHEREAS, the attached program fund budget outlines the costs associated with the new program and related grant funding; and

WHEREAS, the total cost to implement the Victim Response Team is \$245,000.00 per year; and

WHEREAS, the WPD desires to seek local grant funding for the remaining \$30,000.00 for the program; and

WHEREAS, your Finance Committee, at its November 9, 2016, meeting has reviewed and recommended said 2017 budget be established within the Other Grants Fund to ensure proper financial tracking; and,

WHEREAS, your Human Resources Committee, at its November 9, 2016, meeting has recommended the approval of two FTE positions for the purpose of hiring a detective and a licensed psychotherapist for the Victim Response Team and additionally recommended hiring a new police officer to backfill the resulting vacancy left through the anticipated promotion of a current WPD police officer to the detective position.

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, that the WPD is authorized to accept the Victims of Crime Act grant of \$186,439.00 to establish the Victim Response Team and pursue additional local grant funding to fund the remaining \$30,000.00 program balance.

BE IT FURTHER RESOLVED, by the Common Council of the City of Wausau that the proper City Officials be and are hereby authorized and directed to establish the budget as presented on the attachment within the 2017 Other Grants Fund budget.

BE IT FURTHER RESOLVED, two FTE are approved for the purpose of hiring a detective and a licensed psychotherapist for the Victim Response Team,

BE IT FURTHER RESOLVED, the WPD is authorized to backfill the resulting vacancy left by the anticipated promotion of a current WPD police officer to the detective position on the Victim Response Team.

Approved:

Robert B. Mielke, Mayor

Wausau Police Department – VOCA – Victim Resource Budget

Personnel (VOCA Funded) Wages and Benefits included	
Detective (70%), Therapist (100%)	\$172,439.00
Personnel 30% of the Detective position (Currently Unfunded/Local Grant Request)	\$30,000.00
Volunteers and Capt. Barnes (WPD Match)	\$23,500.00
Staff Development (VOCA Funded)	\$4,000.00
Travel (VOCA Funded)	\$3,000.00
Supplies and Operating Expense	
VOCA Funded	\$2,000.00
WPD Match	\$5,000.00
Other (VOCA Funded)	\$5,000.00
TOTAL COST:	\$244,939.00
VOCA Grant:	\$186,439.00
WPD and Volunteer Match:	\$28,500.00
Requests to Local Foundation:	\$30,000.00
Additional Funds Requested in 2017 Budget:	\$0.00



James E. Tipple
Mayor

Jeffrey G. Hardel
Chief of Police

Wausau Police Department

STAFF MEMO

RE: VOCA grand funded positions

The Wausau PD applied for, and was awarded, a VOCA (Victims of Crime Act) grant. Specifically, the Wausau PD proposed developing a Victim Response Team. This team would consist of three members, a victim witness coordinator (currently VOCA funded and staffed out of the Wausau PD, a Detective with specialized training in victim response and mental health, and a psychotherapist.

We recognize that many victims of crime would benefit from immediate access to mental health treatment and therapy, but also know that the vast majority do not seek that assistance. This team would focus on identifying the victims who could benefit from our Victim Response Team, provide access to immediate mental health therapy, facilitate referrals to the appropriate resources in the community, and find creative solutions to make victims as whole as possible in the most efficient way possible.

Our psychotherapist would provide a limited number of therapy sessions to victims of crime either at the Wausau PD, crime scenes, and/or the victim's residence. If additional treatment or resources are necessary, our team would facilitate getting that victim the appropriate treatment.

To accept this grant, the City Council would need to approve two additional FTE positions.

- Licensed Therapist
- Detective

We would promote a current officer to Detective and hire a new officer to backfill the vacancy.

Finances:

Total Cost of Program:	\$245,000 per year
Federal Grant Money:	\$186,439 per year
Local Match:	\$28,500 per year (This match includes Captain Barnes time for supervision of the program, vehicle expenses, office expenses, volunteer time)
Local Grant:	\$30,000 (Application in process from local foundations)

We plan on funding the local match through our current 2017 budget request, and will not require a request for additional funding.

This grant award is for one year. Should we meet our goals and the VOCA expectations, we can expect to receive two additional years of funding. After the third year, we would again have to compete for additional VOCA grant funds.

We are very excited about this opportunity and program. The concept of having a therapist on staff at the WPD, providing initial therapy at no cost to the victim, is groundbreaking. We also feel the addition of a Detective working directly with victims will provide a much better service to victims than we are currently able.



Wausau Police Department

James E. Tipple
Mayor

Jeffrey G. Hardel
Chief of Police

This process (City Council approval) is expedited due to the time requirement established by the grantor for the acceptance of the grant.

I will be present at the Finance/HR meeting and the subsequent Council meeting to answer any questions, and provide additional information. I would encourage any Alderperson who would like additional information prior to the 11/09/16 to contact me. I would be happy to discuss this project.

Sincerely,

Captain Matthew Barnes
Wausau Police Department
715-261-7884