



OFFICIAL NOTICE AND AGENDA

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

Meeting of the:	COMMON COUNCIL OF THE CITY OF WAUSAU
Date/Time:	Tuesday, February 14, 2017 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

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
17-0101		Minutes of previous meeting(s). (1/24/17)	
00-1017	ED	Resolution amending Wausau Business Campus Deed Restrictions	Approved 4-0
17-0108	PH&S	Resolution approving or denying various licenses as indicated	Approved 5-0
12-0110	CISM & PLAN	Joint Resolution placing land on the Official City Map - the realignment of Curling Way at Townline Road	Approved 5-0 Approved 6-0
03-0511	PLAN & P&R	Joint Resolution Adopting the Comprehensive Outdoor Recreation Plan 2017-2021	Approved 6-0 Approved 4-0
12-0604	PLAN	Ordinance Rezoning 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District	Approved 6-0
17-0204	PLAN	Ordinance Rezoning 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District.	Approved 6-0

File #	CMT	Resolutions and Ordinances	ACT
17-0203		Confirmation of Mayor's Appointments	
14-1013	FIN	Resolution approving the 2nd Amendment to and Assignment of Purchase and Development Agreement with Badger Lofts Limited Partnership and/or Atrium Lofts LLC (Metroplains Partners) for the conveyance of 1306 N. 1st Street	Approved 4-0
04-1115	PLAN	Resolution amending the General Development Plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house in a UDD, Unified Development District Suspend the Rules (2/3 vote required)	Approved 6-0
12-0219	COUN	Resolution approving amendment to City of Wausau Employee Handbook	Pending

CLOSED SESSION pursuant to Wis. Stat. Section 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, for the purpose of conferring with legal counsel regarding pending tax litigation involving Wisconsin Hospitality Group, LLC, Case No. 15CV560 and Apple Hospitality Group, LLC f/k/a Wisconsin Hospitality Group, LLC, Case No. 16CV908

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

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 2/09/17 @ 12:30 pm. Questions regarding this agenda may be directed to the City Clerk.

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, January 24, 2017, at 7:00 pm in the Council Chambers at City Hall.
Mayor Mielke presiding.

Roll Call

1/24/2017 7:06:23 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

Presentations:

Chief Hardel, Wausau Police Department, honored citizen, Jim Merklein, in helping Officer Jim Martin in a dangerous situation which put his own life at risk. Chief Hardel presented him the Citizens Certificate of Commendation.

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

- 1) Elizabeth Field, 525 ½ N 3rd St, Executive Director of Wausau River District, spoke in support of the Micon Theater development in the former Sears location. She indicated all downtown business owners that she has spoken to are completely in support of it as well. The theater will bring in a huge increase in foot traffic to the downtown business, many of which are small and locally owned.
- 2) Jay Kronenwetter, 903 Park Ave, spoke in opposition to the movie theater in the mall which he felt it was a bad project and that they should have gone with the furniture store proposal which did not cost the city anything. He spoke in support of the Liberty Mutual project, but objected to the \$5 million investment.
- 3) Deb Ryan, 702 Elm St, spoke in opposition to the movie theater at the mall and felt they should have considered putting Eastbay or Liberty Mutual there instead.

Committee Reports:

- 1) Wagner reported they showed Wausau off with pride this week; the Entrepreneurial & Education Center being a member of the Wisconsin Business Innovation Association hosted the quarterly conference for two days, bringing people in from Illinois, Iowa, Minnesota and Wisconsin. They spent a session at the Wausau World Market, took a walking tour of the riverfront, had a social at Wausau on the Water and walked downtown to see The 400 Block.
- 2) Peckham thanked the Mayor, County Supervisor Katie Rosenberg, and County Administrator Brad Karger for participating in a District 1 constituent meeting at the airport. He commented it was a very productive meeting.

Consent Agenda

1/24/2017 7:27:07 PM

Motion by Neal, second by Nutting to adopt all items on the consent agenda as presented:

17-0101 Minutes of previous meeting(s). (1/10/17)

17-0111 Resolution of the Capital Improvements and Street Maintenance Committee approving agreement for the Management and Maintenance of a Stormwater facility (WTH 9 LLC - 6701-6705 Stewart Avenue)

17-0113 Ordinance of the Capital Improvements and Street Maintenance Committee designating no parking on portions of North River Drive from 250 feet north of Fulton Street to 300 feet north of Bridge Street.

Yes Votes: 11 No Votes: 0 Result: PASS

17-0114

1/24/2017 7:27:46 PM

Motion by Wagner, second by Rasmussen to adopt a resolution of the Committee of the Whole approving action on provision of assessment services.

Yes Votes: 11 No Votes: 0 Result: PASS

15-0614

1/24/2017 7:50:23 PM

Motion by Neal, second by Nutting to adopt a Joint Resolution of the Economic and Finance Committees approving the transfer of the leasehold and associated structure at 411 Washington Street; accepting the proposal of Micon Cinemas for the redevelopment of the site and related financing and budget modification.

Wagner pointed out the theater is being put into a TIF district and will not impact the reduction in our property taxes for a number of years. He stated HOM Furniture’s proposal would have kept the Sears property outside of a TIF district and any increment that would be realized would go against the property tax to help the taxpayer. He indicated HOM furniture was like a mini Ikea and would bring in buyers to the mall. He felt both projects were excellent, but we need to choose the one that is best to bring in first, which he felt was HOM Furniture, with the movie theater as a second project.

Smith agreed with Wagner and felt it was risking \$2 million of taxpayer money. Smith also felt the furniture store was the better option, although not as glitzy as a theater. He was not certain that a theater would necessarily save the mall.

Neal pointed out the talk has been about repurposing the mall from retail; the theater is a recreational/entertainment venue and the citizens have been overwhelmingly in favor of the theater. He hoped HOM Furniture would come, too, but was excited about the Micon Theater for the downtown. Rasmussen agreed we need to diversify the use first and the foot traffic this will bring.

McElhaney indicated she has done surveys of her constituents, neighborhood meetings and blogs and her district is proportionally against it; not the theater, but the amount of public money. She thought a theater would be great but the price tag was too high. We had another proposal that did not ask for any money from the city.

Yes Votes: 8 No Votes: 3 Abstain: 0 Not Voting: 0 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Peckham, Patrick	YES
2	Wagner, Romey	NO
3	Nutting, David E.	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	YES
8	Kellbach, Karen	YES
9	Gehin, Joe	YES
10	Abitz, Sherry	YES
11	Smith, Dennis	NO

17-0112

1/24/2017 7:51:21 PM

Motion by Wagner, second by Nutting to adopt a Joint Resolution of the Economic and Finance Committees executing a development Agreement with Liberty Mutual Insurance Company and Affiliates to provide up to 90% of available increment not to exceed \$4.95 million for the development of a \$50 million new facility at 2101 West Bridge Street and the retention of 900 jobs.

Yes Votes: 11 No Votes: 0 Result: PASS

16-0307

1/24/2017 7:52:01 PM

Motion by Neal, second by Gehin to adopt a Joint Resolution of the Economic and Finance Committees allocating an additional \$100,000 to the Live It Up Wausau program from Tax Increment Financing District #2 funds previously approved for the improvement of housing stock.

Yes Votes: 11 No Votes: 0 Result: PASS

12-1115

1/24/2017 7:52:44 PM

Motion by Peckham, second by Nutting to adopt a Joint Resolution of the Economic Development and the Finance Committees authorizing changes to the amortization and term of an existing City loan to Bull Falls Brewery from 10 years to 15 years to facilitate continued operations and future growth.

Yes Votes: 11 No Votes: 0 Result: PASS

01-0907 Refer Back

1/24/2017 8:01:12 PM

Motion by Smith, second by Peckham to refer the City of Wausau Comprehensive Plan 2016 back to Plan Commission for all revisions and corrections and then back to Council for final approval.

Smith pointed out some verbiage in the plan that did not fit on page 78, under Objectives. Brad Lenz indicated he was informed of this and the staff can update it. He stated there was a public hearing tonight and there were some comments for minor changes. He stated they could pass it as is or he could make the changes and bring it back.

Yes Votes: 11 No Votes: 0 Result: PASS

Suspend the Rules

1/24/2017 8:02:00 PM

Motion by Rasmussen, second by Neal to suspend the rules. (2/3 vote is required)

Yes Votes: 11 No Votes: 0 Result: PASS

02-0432

1/24/2017 8:02:46 PM

Motion by Smith, second by Nutting to adopt an Ordinance of the Common Council amending Chapter 2.16, Rule 15 Financial Matters.

Jacobson explained this is a housekeeping matter, in that the amendment reflects the current practice of the finance director reviewing all the bills submitted for payment, but claims are submitted to the Board of Public Works.

Yes Votes: 11 No Votes: 0 Result: PASS

Public Comment or Suggestions:

- 1) Nick O'Brien, 723 Washington St, Apt 3, invited the Council, Mayor and city staff to the second edition of Wausau Soup, the newest community micro-granting program in the region, held at the Westside Battery building, a property the city owns. The event is Thursday, February 2, 2017, at 6:00 pm., Urban Street Bistro will be providing the soup and Polito's Pizza will provide garlic knots. Live arts and music will be taking place; \$5 cash at the door.
- 2) Deb Ryan, 702 Elm St, stated one of her neighbors in the Westies Neighborhood, had the city trim his bushes on the alley without permission and had to have it redone. She felt the city should pay the bill and the Council should handle it.

Adjourn

1/24/2017 8:07:20 PM

Motion by Nutting, second by Rasmussen to adjourn the meeting. Meeting adjourned at 8:07 pm.

Yes Votes: 11 No Votes: 0 Result: PASS

Robert B. Mielke, Mayor
Toni Rayala, City Clerk

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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE	
Amending Wausau Business Campus Deed Restrictions	
Committee Action:	Approved 4-0
Fiscal Impact:	None
File Number:	00-1017
Date Introduced:	February 14, 2017

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 Economic Development Committee, at their January 24, 2017 meeting, discussed and recommended amending the Wausau Business Campus Deed Restrictions to allow the Community Development Director or his/her successor to approve, in writing, conveyances for which there is no change in the use or purpose of a parcel and its improvements or which involve intra-or inter-family transfers; these transfers would no longer require committee or Common Council approval.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the “Standard Deed Restrictions for Wausau Business Campus” be amended pursuant to the attached Exhibit A.

Approved:

Robert B. Mielke, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, January 24, 2017 at 5:00 p.m. in the Council Chamber at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Tom Neal (C), Romey Wagner, and Pat Peckham
Joe Gehin arrived at 5:45 p.m.

Others Present: Chris Schock, MaryAnne Groat, Mayor Mielke, Anne Jacobson, Eric Lindman, other interested parties, and Media

In accordance with Chapter 19, Wisc. Stats., notice of this meeting was posted and sent to the Daily Herald in the proper manner.

DISCUSSION AND POSSIBLE ACTION ON REVISING THE APPROVAL PROCESS FOR FIRST RIGHT OF REFUSALS IN THE WAUSAU BUSINESS CAMPUS

Rasmussen motioned to direct staff to add enabling language to the deed restrictions for staff to approve first right of refusal when the use and purpose is not changing and/or when an intra organizational or intra family property transfer happens. Peckham seconded and the motion carried unanimously 4-0.

STANDARD DEED RESTRICTIONS
FOR WAUSAU BUSINESS CAMPUS

1. GRANTEE shall build within one year of the date on which the conveyance to the subject property and the consideration for that conveyance are transferred (the date of closing).
2. A. The City of Wausau (CITY) shall have the option of repurchasing the land at the original sale price, plus the cost, less depreciation, if any, of any documented, mutually agreed upon improvements made to the property, under either of the following circumstances: ("Improvements" shall include all labor and material costs not previously reimbursed by CITY in connection with the purchase, hauling, placement, and compaction of fill necessary to bring the land to grade.)
 - 1) In the event GRANTEE fails to start construction or make substantial use of the land within one year of the date of purchase;
 - 2) In the event GRANTEE elects to convey all or any portion of said land at any time following the date of closing, the land shall first be offered to CITY and CITY shall have the option of repurchasing the land at the lesser of the following: The price and terms offered to GRANTEE by a prospective buyer; or at the original sale price, plus the cost, less depreciation, if any, of any improvements made to the property, plus any outstanding, unpaid special assessments levied against that portion of the parcel.
- B. In either event, the following procedure shall be used:
 - 1) GRANTEE shall offer to CITY by registered mail, return receipt requested, mailed to the City Clerk, the option of repurchasing the land.
 - 2) CITY shall have 90 days after the expiration of the one year time limit, or after the notice of intent to convey, to exercise its option to repurchase, unless an extension of time is mutually agreed upon and set forth in writing. Action on the repurchase shall be by a resolution adopted by the Common Council of CITY. If the option is exercised, conveyance to CITY shall be by warranty deed free and clear of all liens or encumbrances created by act or default of the GRANTEE.
- C. This repurchase restriction runs with the land as do all the restrictions contained on this document, and all heirs and assigns of GRANTEE and every owner of the parcel shall be subject to this restriction and to all the restrictions in this document.

D. The Community Development Director or his/her successor shall approve, in writing, conveyances for which there is no change in the use or purpose of the parcel and its improvements or which involve intra-or inter-family transfers. These transfers shall not require committee or Council approval.

3. No building or driveway shall be constructed or erected, any addition made to the exterior of a building, nor shall any change in the use of the premises be made until plans showing the nature and location on the site of the proposed improvements, and the proposed use of the premises shall be approved in writing by the Economic Development Committee or its successor committee.

4. All improvements placed on the premises and any alterations done thereto shall fully comply with CITY's zoning ordinances, and any and all other laws, codes and regulations, and specifically, adequate provisions shall be made by the GRANTEE to comply with the setback, parking and off-street loading provisions of the Zoning Code.

5. No premises, or any part thereof, shall be leased, assigned, transferred or sublet, in whole or in part, without the prior written consent of CITY, and only after a resolution passed by the Wausau Common Council, authorizing the action, with the exception of intra-or inter-family transactions described above, or for which the use and purpose of the parcel and improvements is not changing. In this case, the Community Development Director or his/her successor shall approve such transaction in writing, without committee or Council approval.

6. All leases or premises in such site shall provide for termination or other penalty, and all conveyances or grants of other interests or premises in said site shall provide for reversion or other penalty if the proposed improvements of the premises so leased or granted is not begun or completed in time represented by the proposed lessee or purchaser and accepted by the Committee or Council (not to exceed one year).

7. CITY shall retain possession to any and all of the black dirt and topsoil on the premises. Excess land fill material, other than black dirt and topsoil not wanted by GRANTEE, shall not be removed from the premises by the GRANTEE without first offering the same to CITY, free of charge.

8. There shall be no on-site dumping of anything which CITY indicates shall not be dumped.

9. GRANTEE shall submit to CITY plans and specifications as to the improvements intended to be placed thereon, and a timetable showing anticipated completion dates of the improvements.

10. All railroad service to GRANTEE's property shall be subject to any agreements in effect between the Chicago and NorthWestern Railway Company, Chicago, Milwaukee, St. Paul and Pacific Railroad Company or any other railroad company and CITY. Railroad lead tracks may not be used for loading or unloading purposes.

11. The entire area between the building(s) of each site and the front property line, except for driveways, shall be landscaped with a combination of street trees, trees, ground cover and shrubbery. All unimproved areas not utilized for parking or outside storage shall be maintained in a weed-free condition. A proposed landscape plan for the entire parcel shall be submitted in conjunction with the submittal required in paragraph 9 above.

12. No parcel adjoining Stewart Avenue shall have direct access onto Stewart Avenue unless approved by CITY.

13. Before any outside area is used for storage, or storage or parking of trucks, trailers, tractors and other motor vehicles, prior approval for such storage parking must be received, in writing, from CITY.

14. Prior to the construction of any buildings and improvements on the premises, the owners shall present plans to the appropriate City committee and shall receive approval from the City Council prior to the construction thereof.

15. The Common Council and/or the Economic Development Committee or its successor committee may, unilaterally, in the future, by resolution, provide for other and/or further covenants, regulations, restrictions, and/or encumbrances to this land, or they may exempt the land or any portion of the land from one or all of the above covenants, regulations, or restrictions, and/or encumbrances.

16. These restrictions supersede any conflicting restrictions and/or regulations and/or covenants and/or encumbrances previously passed by the Common Council, and/or recorded in the office of the Marathon County Register of Deeds, which affect the land which is subject to this deed. Any restrictions, regulations, covenants and/or encumbrances which affect the land which is subject to this deed, and which are not in conflict with these restrictions herein, are still specifically deemed to be in full force and effect.

17. These restrictions shall be considered deed restrictions and the covenants, burdens and restrictions shall run with the land in perpetuity and shall forever bind grantee, its successors and assigns.

CLERK'S REPORT TO PUBLIC HEALTH & SAFETY COMMITTEE

January 16, 2017 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. There are no license denial recommendations this month.
2. SLK, LLC dba Tremor's, 516 W Thomas St must move due to the Thomas Street Reconstruction Project. Sharon Kingston, owner, has submitted a Premise to Premise Transfer to move her liquor license to 1418 Lenard St, currently operating as Baker's Retreat. Baker's Retreat intends to surrender their license and SLK, LLC will take its license to that premise. Sharon anticipates being closed for approximately three weeks for remodeling and re-opening at the end of January under the new name "Diamond's Bar & Grill."
3. One Temporary Class B Retailer (Picnic) License for the Special Olympics Polar Plunge, February 24-25, 2017 at Sunnyvale Park.
4. Wausau Aerie 251 FOE, dba Eagle's Club, 1703 S 3rd Ave, has applied for a Tavern Entertainment License. They would like to have a band in February with the admission fee being cans of food that will be donated to the food pantry.
5. Class II Special Event Applications from the Wausau River District for: Open Streets Wausau, May 21, 2017, and Jazz on the River, July 9, 2017.
6. Renewals of Pet Fancier Permits are approved; all new Pet Fancier applications on the list are pending approval of the Humane Officer.

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: January 12, 2017

(715) 261-6621

PUBLIC HEALTH & SAFETY COMMITTEE

Date and Time: Monday, January 16, 2017, 5:15 pm, (Council Chambers)

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

Others Present: Alfonso, Rayala, Hardel, Czarapata, Groat, Mielke, Lindman, John Chmiel, Elizabeth Field, and Andy Gayhart – Harter's

Consider various license applications

Rasmussen stated there were no denials this month.

There are two new special events submitted by the Wausau River District, Open Streets Wausau and Jazz on the River. Elizabeth Field was present to answer questions regarding the events. Peckham questioned what streets would be closed for Open Streets Wausau. Field indicated they wish to close 3rd Street from the mall to the Woodchuck's stadium, as well as a portion of Washington Street from 1st to 3rd Street. The consensus was for Ms. Field to work with the PD regarding street closure and traffic. Wagner suggested she report back after a couple of these new events have been tried as to their success.

Kellbach questioned the status of the items marked pending on the list. Goede stated the Operators have all been approved, however, the new Pet Fancier applications marked pending were still pending approval of the Humane Officer. She indicated the committee would be approving those licenses contingent upon the Humane Officer review and any denial recommendations would be brought back to the committee.

Motion by Peckham, second by Kellbach to approve or deny licenses as recommended by staff. Motion carried 5-0.

HEALTH AND SAFETY LIST
ALL LICENSES
JANUARY 16, 2017REPORT ID: LRS530I
RUN DATE: 1/23/17
RUN TIME: 15:13:47

<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>
SLK LLC PO BOX 224 SCHOFIELD, WI 54476	2016	1/09/2017	3/31/2017	6/30/2017		TREMOR'S BAR	ALCOHOL PREMISE TRANSFER	✓			
SPECIAL OLYMPICS WIS NORTH CEN 2804 RIB MOUNTAIN DR #C WAUSAU, WI 54401	2017	12/22/2016	2/24/2017	2/25/2017		SPECIAL OLYMPICS POL	TEMP CLASS B RETAILER	✓			
ALANIS-TORREZ, CRISTIAN A 1512 N 4TH ST WAUSAU, WI 54403	2016	12/13/2016		6/30/2017		R-STORE #31	OPERATOR NEW	✓			
ERICKSON, RHONDA A 112 PEGGY LN ROTHSCHILD, WI 54474	2016	12/22/2016		6/30/2017		KWIK TRIP #851	OPERATOR NEW	✓			
FINUCAN, LEAH A 1100 GRAND AVE 300A SCHOFIELD, WI 54476	2016	12/19/2016		6/30/2017		VINO LATTE	OPERATOR NEW	✓			
FREEBERG, TAMI J 1904 EVA RD APT 12 MOSINEE, WI 54455	2016	1/05/2017		6/30/2017		R STORE #5	OPERATOR NEW	✓			
HARRIS, CHRISTOPHER W 409 1/2 FRENZEL ST WAUSAU, WI 54403	2016	1/05/2017		6/30/2017		KRIST FOOD MART #89	OPERATOR NEW	✓			
HARTVIG, REBECCA L 1707 N 3RD ST APT 3 WAUSAU, WI 54403	2016	12/22/2016		6/30/2017		COP SHOPPE PUB	OPERATOR NEW	✓			
JOHNSON, LUKE E 2037 COUNTY RD XX ROTHSCHILD, WI 54474	2016	1/05/2017		6/30/2017		KWIK TRIP #735	OPERATOR NEW	✓			
KLADE, CHRISTI L 1200 S 50TH AVE APT 9 WAUSAU, WI 54401	2017	1/06/2017		6/30/2018		R-STORE #34	OPERATOR NEW	✓			
LUPLOW, STEPHANIE M 712 MCINDOE ST WAUSAU, WI 54403	2016	12/21/2016		6/30/2017		WAGNER SHELL 4611	OPERATOR NEW	✓			
MALZAHN, STEPHANIE R W4448 KEY LARGO DR MERRILL, WI 54452	2016	12/15/2016		6/30/2017		FAST FUEL MART #1	OPERATOR NEW	✓			
MORRIS, GRACE E 1414 STARK ST WAUSAU, WI 54403	2016	1/05/2017		6/30/2017		U PAINT AND PARTY	OPERATOR NEW	✓			

HEALTH AND SAFETY LIST
ALL LICENSES
JANUARY 16, 2017REPORT ID: LRS530I
RUN DATE: 1/23/17
RUN TIME: 15:13:47

<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>
ORTMANN, ARIEL 703 PROSPECT AVE APT 3 WAUSAU, WI 54403	2016	12/20/2016		6/30/2017		KWIK TRIP #188	OPERATOR NEW	✓			
PARKER, ALYCIA A 209 N PARK ST MERRILL, WI 54452	2016	1/03/2017		6/30/2017		R-STORE #34	OPERATOR NEW	✓			
PETIT, KENISHA S 1500 N 1ST ST APT 112 WAUSAU, WI 54403	2016	1/05/2017		6/30/2017		KWIK TRIP #735	OPERATOR NEW	✓			
PROCTOR, HUMAIRA 807 LINCOLN AVE WAUSAU, WI 54403	2017	1/06/2017		6/30/2018		KWIK TRIP #735	OPERATOR NEW	✓			
RADTKE, AARON J 2102 CENTER ST WAUSAU, WI 54403	2016	1/03/2017		6/30/2017		KRIST FOOD MART #89	OPERATOR NEW	✓			
WAUKAU, GILLIAN B 5506 HICKORY ST SCHOFIELD, WI 54476	2016	12/21/2016		6/30/2017		TREU'S TIC TOC	OPERATOR NEW	✓			
WEILER, CAITLIN 1062 E COUNTY RD A ATHENS, WI 54411	2016	12/20/2016		6/30/2017		KWIK TRIP #188	OPERATOR NEW	✓			
WESTBERG, CYNTHIA M 1114 GOLF CLUB RD WAUSAU, WI 54403	2016	12/21/2016		6/30/2017		KWIK TRIP #601	OPERATOR NEW	✓			
ZEUTZIUS, MORGAN J 10709 TESCH LN APT 47 ROTHSCHILD, WI 54474	2016	1/03/2017		6/30/2017		BUFFALO WILD WINGS	OPERATOR NEW	✓			
THAO, ISAAC S 402 PROSPECT AVE WAUSAU, WI 54403	2016	12/19/2016		6/30/2018		MOUNTAIN LANES FAMIL	OPERATOR - LAPSED RENEWAL	✓			
WAUSAU AERIE 251 FOE 1703 S 3RD AVE WAUSAU, WI 54402-0448	2016	1/11/2017	2/15/2017	6/30/2017		EAGLE'S CLUB	TAVERN ENTERTAINMENT	✓			
BACA, MELANIE 208 S 6TH AVE WAUSAU, WI 54401	2017	12/22/2016	1/01/2017	12/31/2017		MELANIE BACA	PET FANCIER PERMIT	✓			
CLARK, MICHAEL 3217 N 12TH ST WAUSAU, WI 54403	2017	12/20/2016	1/01/2017	12/31/2017		MIKE & PAULA CLARK	PET FANCIER PERMIT	✓			
FERGUSON, KRISTIN M 3312 RIDGEWOOD DR WAUSAU, WI 54401	2017	12/30/2016	1/01/2017	12/31/2017		KRISTIN FERGUSON	PET FANCIER PERMIT	✓			

HEALTH AND SAFETY LIST
ALL LICENSES
JANUARY 16, 2017REPORT ID: LRS530I
RUN DATE: 1/23/17
RUN TIME: 15:13:47

<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>
FERRIS, MARTIN J 227 N 7TH AVENUE WAUSAU, WI 54401	2017	12/30/2016	1/01/2017	12/31/2017		MARTIN & JENNIFER FE	PET FANCIER PERMIT	✓			
HAYEK, ANNETTE 320 S 10TH AVE WAUSAU, WI 54401	2017	1/09/2017	1/01/2017	12/31/2017		ANETTE HAYEK	PET FANCIER PERMIT			✓	
JEWELL, COURTNEY L 1417 N 2ND AVE WAUSAU, WI 54401	2017	1/03/2017	1/01/2017	12/31/2017		COURTNEY JEWELL	PET FANCIER PERMIT	✓			
JOHNSON, JENNIFER 705 N 14TH ST WAUSAU, WI 54403	2017	12/21/2016	1/01/2017	12/31/2017		JENNIFER JOHNSON	PET FANCIER PERMIT	✓			
LINKE, HOPE & DAVID 1312 W THOMAS ST WAUSAU, WI 54401	2017	12/30/2016	1/01/2017	12/31/2017		HOPE LINKE	PET FANCIER PERMIT	✓			
MCLAUGHLIN, DENNIS&JACQUELI D 4053 CARL ST WAUSAU, WI 54403	2017	12/28/2016	1/01/2016	12/31/2017		JACQUELINE & DENNIS	PET FANCIER PERMIT	✓			
MESCHEFSKE, SHEREE L 624 E UNION AVE WAUSAU, WI 54403	2017	12/15/2016	1/01/2017	12/31/2017		HARLEY (41303), UECK	PET FANCIER PERMIT			✓	
NORTON, DARLA S 3425 N 12TH ST WAUSAU, WI 54403	2017	1/03/2017	1/01/2017	12/31/2017		DARLA NORTON	PET FANCIER PERMIT	✓			
PETERSON, GREG & KATHY 1210 PINE ST WAUSAU, WI 54401	2017	12/21/2016	1/01/2017	12/31/2017		GREG & KATHY PETERSON	PET FANCIER PERMIT	✓			
PRUDHOMME, DAWN A 1221 S 11TH AVE WAUSAU, WI 54401	2017	12/22/2016	1/01/2017	12/31/2017		DAWN PRUDHOMME	PET FANCIER PERMIT	✓			
SCHWINN, MOLLY L 1214 PARCHER ST WAUSAU, WI 54403	2017	12/20/2016	1/01/2017	12/31/2017		MOLLY SCHWINN	PET FANCIER PERMIT	✓			
TESKE, TARA L 1742 N 1ST AVE WAUSAU, WI 54401	2017	12/21/2016	1/01/2017	12/31/2017		TARA TESKE	PET FANCIER PERMIT	✓			
WEYENBERG, BARBARA G 1206 ARTHUR ST WAUSAU, WI 54403	2017	12/29/2016	1/01/2016	12/31/2017		BARB WEYENBERG	PET FANCIER PERMIT	✓			
WAUSAU RIVER DISTRICT, INC 316 SCOTT ST WAUSAU, WI 54403	2017	12/20/2016	5/21/2016	5/21/2016		OPEN STREETS WAUSAU	SPECIAL EVENT CLASS II	✓			

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

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

Placing land on the Official City Map - the realignment of Curling Way at Townline Road

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

Fiscal Impact: None

File Number: 12-0110

Date Introduced: February 14, 2017

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, the City of Wausau and the Wisconsin Department of Transportation have executed a State/Municipal Agreement for the reconstruction of Townline Road from Grand Avenue to Easthill Drive, which is scheduled to take place in 2019; and

WHEREAS, the existing angle of the intersection at Curling Way and Townline Road is poor and the intersection is in close proximity to the railroad tracks; and

WHEREAS, moving the intersection to the west will improve the angle of the intersection thereby improving the sight of oncoming traffic, and will increase the distance of the intersection from the railroad tracks; and

WHEREAS, on December 13, 2016, the Common Council of the City of Wausau authorized a public hearing to be held before the Capital Improvements and Street Maintenance Committee to consider amending the Official City Map, and

WHEREAS, the Capital Improvements and Street Maintenance Committee held a public hearing January 12, 2017 to consider the amendment of the official map of the City of Wausau by adding to the official map property for the realignment of Curling Way at Townline Road, as shown on the document attached hereto, and

WHEREAS, the Capital Improvements and Street Maintenance Committee and Plan Commission recommend this land be added to the Official City Map; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau that the land which is shown on the attached map is hereby added to the official map of the City of Wausau, and the official map shall stand as amended and modified.

Approved:

Robert B. Mielke, Mayor

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: January 12, 2017, at 5:30 p.m. in the Council Chambers of City Hall.

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

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

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.

PUBLIC HEARING: Discussion and possible action on amending the Official City Map for the realignment of Curling Way at Townline Road

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

Gisselman read a letter submitted by W. Jeffrey Davis, managing member of Kimcar, LLC and owner of 917 and 929 Townline Road and 1328 Curling Way. After receiving the public hearing notice, the property owner contacted the Engineering Department and was told the City would only acquire the land needed for the road. This would leave a parcel divided into two parts, with the easternmost parcel being a small, oddly shaped lot with a legal nonconforming building and garage. The western parcel would only be useful for incorporation into the parcel to the south. The letter further indicated his property is currently for sale and he has entertained several offers. The expressions of interest have been tied to the possible redevelopment of this land and adjoining properties. He feels this map amendment and the stigma it will create on this property will deter future interest of purchasing and redeveloping the land along with destroying the value of the property for future development. The property owner is not necessarily opposed to the relocation of the roadway as long as the City acquires the land it needs for the street as well as the remaining portions of the parcel. Otherwise he would be left with economically impaired remnant parcels. If it is not the City's intent to acquire the remaining portions of the land to the east, Kimcar LLC objects to the amendment as proposed.

At this time, the public hearing was closed.

Rasmussen said this item is not on the agenda to take immediate action after the public hearing. The letter received opens up a conversation between the City and the land owner and perhaps things could be worked out before we do come to take action. We may not want the entire parcel as it is depicted on the map but he would be left with an odd parcel on the corner if only the portion needed for the road is purchased. Gisselman clarified that the item is on the agenda for discussion and possible action.

Wesolowski explained placing the corridor on the Official City Map protects the City for future development. It does not necessarily mean what land the City is going to acquire or not acquire, but rather places everyone on alert that this is a possible plan for the City. Determining how much real estate would be taken and whether or not it is an uneconomical parcel would be determined during the real estate process and damages would be awarded. This item is only to place the land on the Official City Map.

Abitz knows that 917 is the discussion point but asked if 915 and 911 were brought up in the letter. Gisselman stated the letter referred to 917 and 929 Townline Road and 1328 Curling Way. Abitz asked if the area where Curling Way currently ends would be closed and if it could possibly be sold as a smaller piece of property. Gehin replied it is likely that the old roadway corridor would be vacated. Wesolowski added that if the right-of-way is vacated it would go back to the original owner. Abitz further asked about selling the area but Gehin felt that discussion is getting ahead of the process. This item is to official map the corridor. We would still have to go through the eminent domain process to acquire the property and details would get worked out at that point. Abitz asked if we need to find out who the person interested in buying the property is before this is finalized, to which

Rasmussen replied no. Abitz said that person may not want to buy the property because of the proposed road. Rasmussen indicated whatever project the current owner has going on is his own. Wesolowski said the mapping protects future buyers as well. If someone was to purchase the property and the road was officially mapped, it would show up on the title company record search. Future buyers knowing about the proposed roadway is what Abitz was concerned with. Rasmussen added that mapping the proposed roadway is a benign first step and there are subsequent steps. The road itself will get a public hearing before it is constructed. If the right-of-way is vacated there is another step.

Rasmussen moved to approve amending the Official City Map for the realignment of Curling Way at Townline Road as proposed. Kellbach seconded.

Abitz asked if staff heard from the residents at 915 or 911 Townline Road. Wesolowski said notice was sent to everyone on the block and the letter read into record was the only correspondence received.

There being a motion and a second, motion to approve amending the Official City Map for the realignment of Curling Way at Townline Road carried unanimously 5-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 17, 2017, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Wanserski, Osswald, Knotek

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.

Discussion and possible action on amending the Official City Map for the realignment of Curling Way at Townline Road.

Lindman said that this item would be to protect the city's interest. Townline Road is proposed to be reconstructed from Grand Avenue to the top of the hill in 2019. Curling Way comes in at a very odd angle and near the railroad tracks; the proposal would be to relocate Curling Way. The city's interest is protected by putting it on the city map. In the future, a building could not be placed where the road would be realigned to. At some time in the future, the property may be acquired through the eminent domain process in order to realign the road.

Brueggeman asked why at this time and what does it mean for that property owner. Lindman answered that the property owner could not build in the section. There is a building on the property that would not be affected. It does split the property. There are federal funds in the Townline project to assist and it is a benefit to relocate the road with the high cost of the railroad tracks.

Lenz said that this was at CISM and there was some discussion from a neighbor. Lindman added that there was something read aloud, since he was unable to make the meeting. The property owner opposes this and feels that it will devalue the property. The property has been for sale for a significant amount of time. It is in the best interest of the city and there is potential for a parking lot and will make it pedestrian friendly.

Gisselman read a synopsis of the letter that is located on the CISM minutes. Lenz said that the action for this meeting is to put the road alignment on the official city map – there are still issues to be worked out and values to be determined.

Peckham said that the owner would not be compensated until the city jumps and decides to purchase. This was verified. Peckham said that having that dangle over the property could reduce the value, but also gives him assurance that someone will buy it before too long. The property has been for sale for some time and this is a 2019 street project.

Gisselman motioned to amend the official city map for the realignment of Curling Way at Townline Road. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

AGENDA ITEM
<p>PUBLIC HEARING: Discussion and possible action on amending the Official City Map for the realignment of Curling Way at Townline Road</p>
BACKGROUND
<p>In October of 2016, CISM approved the realignment of Curling Way at Townline Road. In December of 2016, Council approved holding a public hearing to amend the Official City Map to include the proposed realignment of Curling Way.</p> <p>See attached public notice and map.</p>
FISCAL IMPACT
<p>There is no cost at this time to place land on the Official City Map.</p>
STAFF RECOMMENDATION
<p>Depending on the testimony received at the public hearing, staff recommends that the land for the realignment of Curling Way be placed on the Official City Map as proposed.</p>
<p>Staff contact: Sean Gehin 715-261-6748</p>



December 21, 2016

AMENDMENT TO OFFICIAL CITY MAP FOR
THE REALIGNMENT OF CURLING WAY AT TOWNLINE ROAD

Enclosed is a Notice of Public Hearing to identify on the City of Wausau Official City Map the land needed for future right-of-way to realign Curling Way at Townline Road.

The City of Wausau is considering the placement of land (shown on the enclosed map) on the Official City Map to reserve it for future right-of-way. ***The land remains private property until such time as it is acquired by the City.*** Placing land on the Official City Map is a formal means by which the City reserves the land for future public use. Official mapping discourages property owners from making significant improvements to the mapped property thus holding down the cost of the property when the City does acquire it. Placing land on the Official City Map notifies all current and future owners that there is a plan to acquire a portion of the property for public use. It does not prevent owners from selling their property or building outside of the area needed for public use. A time frame for land acquisition activities and schedule for construction have not been established and may not be developed for a number of years.

If you have any questions at this time, please contact our office.

Allen M. Wesolowski, P.E.
City Engineer

O:\Engineering\LMW\CurlingWay Realignment OCM PH notice.doc

CITY OF WAUSAU
NOTICE OF PUBLIC HEARING
FOR AMENDMENT TO OFFICIAL CITY MAP
REALIGNMENT OF CURLING WAY AT TOWNLINE ROAD

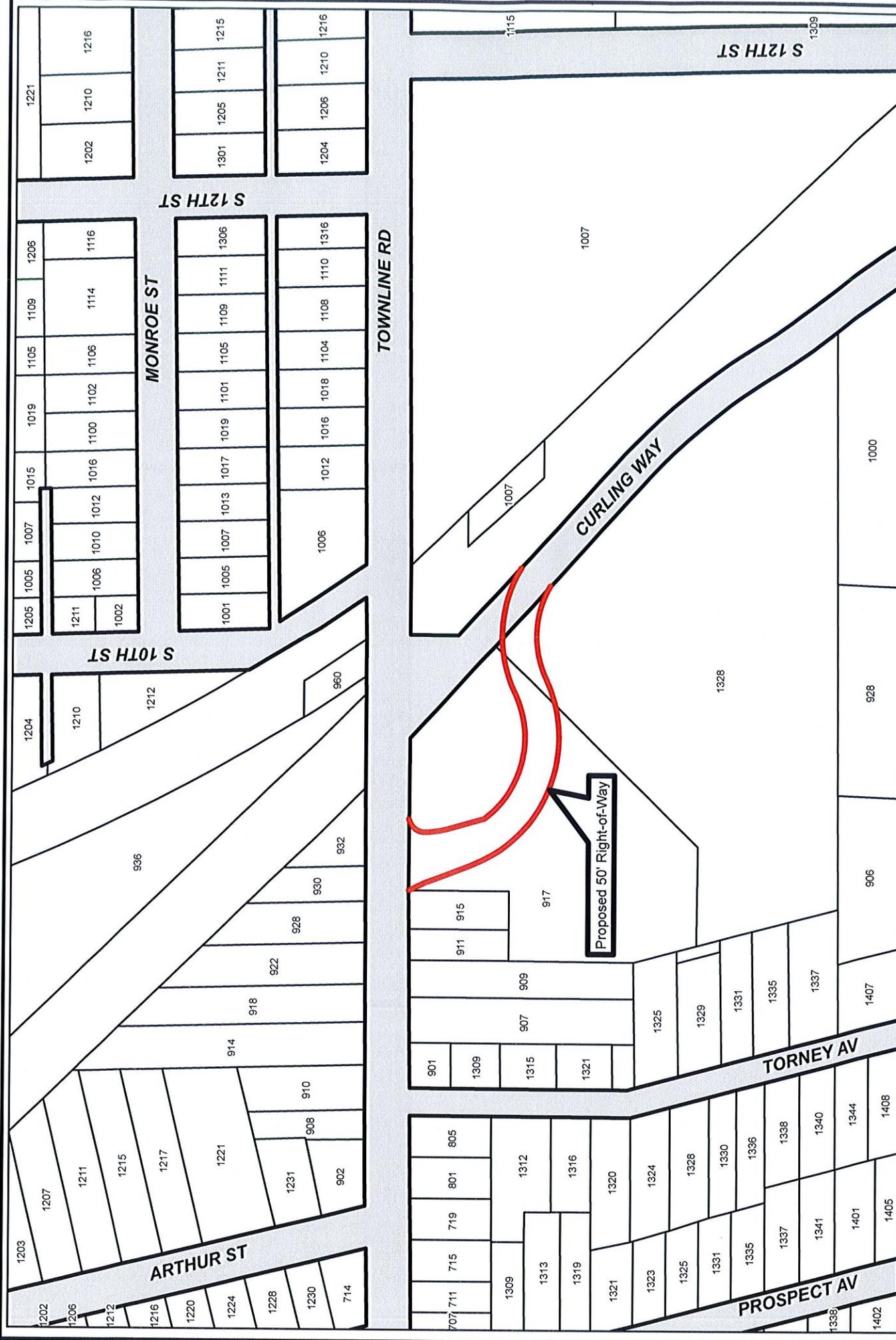
Notice is hereby given that the City of Wausau Capital Improvements and Street Maintenance Committee will hold a public hearing on January 12, 2017 at 5:30 p.m. in the Council Chambers of Wausau City Hall, 407 Grant Street, to consider an amendment to the Official City Map. The purpose of the public hearing is to receive input from interested parties regarding the proposed amendment, which includes establishing the location of the right-of-way lines for the realignment of Curling Way at Townline Road.

The intent of this amendment is to reserve the street right-of-way which will be needed for the future realignment of Curling Way. Placing this land on the Official City Map does not constitute opening this area to public use nor does it constitute a taking or acceptance of any land for extending the street. The purpose of the Official Map is to conserve and promote the public health, safety, convenience, or general welfare.

The land to be placed on the Official City Map is a 50-foot wide strip of land, more or less.

A map which shows the proposed right-of-way and the properties which will be affected is available for inspection in the Engineering Department, City Hall, 407 Grant Street, Wausau, Wisconsin. Questions regarding the public hearing may be directed to the Engineering Department at (715) 261-6740.

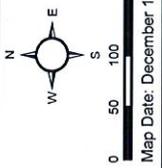
Notice is also given that the Common Council is anticipated to review and take final action on the proposed amendment to the Official Map at its meeting to be held February 14, 2017 at 7:00 p.m. in the Council Chambers of Wausau City Hall. (Please call the Customer Service Office at (715) 261-6620 to confirm the date, time, and location of the Common Council meeting.)



Proposed 50' Right-of-Way

- Legend**
- Proposed Right-of-Way
 - Existing Right-of-Way
 - Existing Parcel

PROPOSED CURLING WAY REALIGNMENT
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



NOTES:
 1. DUPLICATION OF THIS MAP IS UNLAWFUL WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
 2. THIS MAP IS A DEVELOPMENT OF THE CITY OF WAUSAU AND MARATHON COUNTY. WAUSAU AND MARATHON COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.



Dimensions and information are determined by current survey data as of 12/15/16. This map should not be used for site design or construction work.

Map Date: December 14, 2016

WHEREAS, the Park and Recreation Committee met on January 9, 2017, the Plan Commission met on January 17, 2017 and both bodies unanimously recommend adoption of the *City of Wausau Comprehensive Outdoor Recreation Plan 2017-2021*.

NOW THEREFORE, IT BE RESOLVED that the Common Council of the City of Wausau hereby adopts the *City of Wausau Comprehensive Outdoor Recreation Plan 2017-2021* as an element of the *City of Wausau Comprehensive Plan 2010-2014*, to serve as a guide for policy, development, and financial decisions related to the sustainability, improvement, and expansion of the City's park and outdoor recreation lands, facilities, and programs.

Approved:

Robert B. Mielke, Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 17, 2017, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Wanserski, Osswald, Knotek

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.

Discussion and possible action on approving the Comprehensive Outdoor Recreation Plan.

Peter Knotek, Assistant Director of the Parks Department, said he is present to discuss the Comprehensive Outdoor Recreation Plan. The plan gives the department direction for the next 5 years or so. The executive summary of the plan was included in the packet. There is more in the plan, but it is site specific. Knotek gave the commission an overview of the plan. The Park and Recreation Committee approved the plan at the last meeting. The recommendations included in the plan are to comply with ADA requirements, updating the aging play equipment and future parks and spaces. The plan is a guideline and it doesn't all happen within the time frame.

Hebert asked how the survey was distributed. Knotek answered the survey was online and was advertised in the city newsletter, on Facebook, cities website, parks department website and in the local newspaper. Hebert asked about private investments for parks like Brockmeyer Park. Knotek said that was incorporated into the plan.

Peckham said that in the plan it had stated that teens were underserved and asked if there is anything in the works. Knotek said that there is room for expansion and said that the teen population is difficult to serve. The skate park and improvements to the pools are gauged to run for younger kids to the older teens. An important aspect of the plan is that it allows for funding from state and federal grants. Peckham asked if the bike polo is attracting teenagers or mainly twenty-somethings. Knotek said that he gets the impression that it is mainly twenty-somethings. Knotek said that they are working on some tournaments and believes that it could be very popular with the older teens.

Brueggeman said the plan goes over working with other municipalities for bike recreation and extending the Mountain Bay Trail. Brueggeman said that a property on Northwestern Ave was recently before the commission that would have helped facilitate the expansion of the Mountain Bay Trail – he asked how staff or Common Council take in account the significant benefits that would have occurred when weighing the decision to move forward with a development. It is a balanced decision and there was some discussion about traffic problems. Knotek said that with every new development that comes into the city, the plans are circulated through various departments, including the Parks Department. There is a parkland dedication that is required. Knotek said that they are still working on the Northwestern Avenue property and the trail. Lenz said that the developer can choose to donate land for park space or pay parkland fees. Knotek said that each development is looked at for park or trail potential. Lenz said that plans are not necessarily binding, but they help to secure land acquisition or easements to bring trails to fruition.

Peckham motioned to approve the Comprehensive Outdoor Recreation Plan. Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

CITY OF WAUSAU – PARK AND RECREATION COMMITTEE MEETING MINUTES

Date/Time: January 9, 2017 at 3:00p.m. Location: Council Chambers, City Hall

Members Present: Joe Gehin, Gary Gisselman, Tom Neal, Pat Peckham (c)

Excused: David Nutting

Others Present: Bill Duncanson-Director, Peter Knotek-Assistant Director, Elizabeth Field-Wausau River District, Patrick Hoerter – JoJo’s Jungle

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. It was noted that there was a quorum present and the meeting was called to order by Peckham at 3:00 p.m.

Comprehensive Outdoor Recreation Plan (CORP) - Discussion and Possible Action on Approving the Final 2017 – 2020 CORP – Knotek explained that input was taken from Committee members, staff, and the public. Final revisions included addressing minor corrections and including the development plans for upcoming work at several parks. The real scope of the plan did not change. Electronic copies will be provided on the City website. If Committee approves the plan it will next go to the Plan Commission and then to City Council. Knotek discussed the goal of stressing the benefits of larger neighborhood and community parks that provide a wide range of facilities over small playground and tot-lot facilities. Knotek said the plan includes larger items which are more initiative driven and come from support in the community down to the small things that help drive the parks annual capital plan. Not everything in the plan will be achieved in the next five years because of funding so items will be carried over into the next plan. **Motion** by Neal, second by Gehin to approve the final 2017 to 2020 Comprehensive Outdoor Recreation Plan. Motion **carried** by voice vote. Vote reflected as 4-0.

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

ORDINANCE OF THE PLAN COMMISSION

Rezoning 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District.

Committee Action: Approved 6-0

Fiscal Impact: None.

File Number: 12-0604

Date Introduced: February 14, 2017

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

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

Rhomboid Addition Lots 1 & 5, Block 4, MORE COMMONLY KNOWN AS 503 GRAND AVENUE

now comprising a part of B3, General Commercial District, according to the Zoning Ordinance of the City of Wausau is hereby rezoned to R3, Two Family Residence District.

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

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

Robert B. Mielke, Mayor

Attest:

Toni Rayala, Clerk

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 20, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Lawrence

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.

Discuss zoning for city owned property and authorize public hearings for: (a) 503 Grand Avenue (currently zoning B3, General Commercial District; proposed zoning R3, Two Family Residence District) (b) 814 Grand Avenue (currently zoned R3, Two Family Residence District; proposed zoning B3, General Commercial District).

Hebert said that these are some maintenance items and all that is requested is that public hearings be authorized. Hebert said that 503 Grand Avenue is the old quick oil change. The city purchased the building and the police department uses it for storage. Staff is requesting R3 zoning, so the entire block is zoned the same way. Hebert said that the 814 Grand Avenue is south of Vino Latte. This was a remnant lot in between several smaller pieces of property that are owned by the city. B3 zoning is requested for a possible future development. At this time, an authorization for a public hearing is all that is needed.

Peckham asked why the property adjacent to the police department would be residential zoning. Lenz said that the police department is already zoned R3. There are uses in R3 zoning that are not strictly residential. Mayor Mielke said they use the area as a storage area. Lenz said that it would basically be an accessory use to the principle use. Hebert added that public uses are allowed, but it may be listed as a conditional use. Peckham asked if R3 zoning is what should be used. Hebert said that it doesn't matter, as residential zoning is the most restrictive zoning. This zoning will help protect the neighborhood, as well. Lenz said that the original fire station building was probably there prior to the zoning code.

Zahrt said that the map shows the zoning for 814 Grand Avenue as R4. Lenz said that the existing zoning district will be verified and corrected prior to sending out a public notice.

Zahrt motioned to authorize public hearings to rezone 503 Grand Avenue and 814 Grand Avenue. Peckham seconded, and the motion carried unanimously 6-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 17, 2017, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Wanserski, Osswald, Knotek

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.

PUBLIC HEARING: Discussion and possible action on rezoning 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District.

Lenz said that the city is the owner of the parcel and is the petitioner. This was introduced last month. It is the formal oil change building and is currently being used as storage for the police department. The lot will be combined with the rest of the block, and staff felt the zoning should all be the same.

Mayor Mielke closed the public hearing.

Brueggeman motioned to rezone 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.



STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: January 11, 2017

GENERAL INFORMATION

APPLICANT: City of Wausau

LOCATION: 503 Grand Avenue

EXISTING ZONING: B3, General Commercial District

REQUESTED ZONING: R3, Two Family Residence District

EXISTING LAND USE: Public (part of Public Safety Campus)

SIZE OF PARCEL: Less than 0.5 acres

SURROUNDING ZONING and LAND USE:

North: B2, Community Service District, and R3; Retail store, two-family home and garage.

South: R2; Public Safety Building

East: R3; Multi-family homes

West: UDD, Unified Development District; Community Development Authority

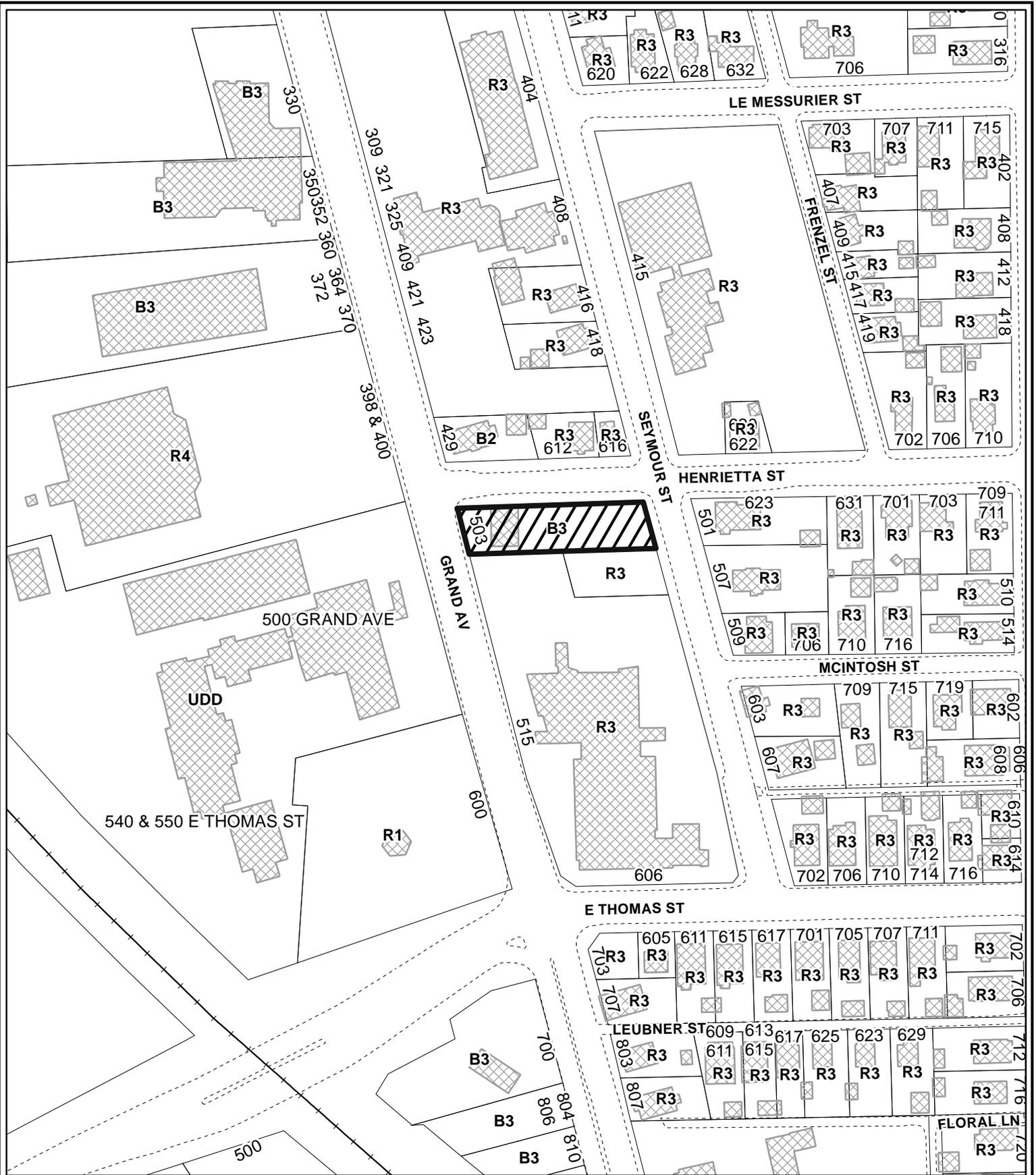
(See attached *Zoning and Land Use* map)

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:

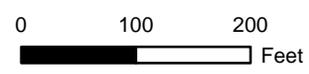
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general 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.*

As introduced at last month's meeting, this property is currently owned by the City, and is being used as part of the Public Safety Campus for storage. The current zoning is leftover from when the property operated as an automotive business. The use of the property will not change as a result of the zoning change. The R3 zoning is more consistent with the zoning and uses of surrounding properties.



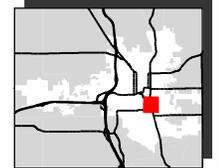
Map Date: December 14, 2016

City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location



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

ORDINANCE OF THE PLAN COMMISSION

Rezoning 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District.

Committee Action: Approved 6-0

Fiscal Impact: None.

File Number: 17-0204

Date Introduced: February 14, 2017

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

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

Assessors Plat #5, Lot 3, MORE COMMONLY KNOWN AS 814 GRAND AVENUE

now comprising a part of R4, General Residence District, according to the Zoning Ordinance of the City of Wausau is hereby rezoned to B3, General Commercial 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, December 20, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Lawrence

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.

Discuss zoning for city owned property and authorize public hearings for: (a) 503 Grand Avenue (currently zoning B3, General Commercial District; proposed zoning R3, Two Family Residence District) (b) 814 Grand Avenue (currently zoned R3, Two Family Residence District; proposed zoning B3, General Commercial District).

Hebert said that these are some maintenance items and all that is requested is that public hearings be authorized. Hebert said that 503 Grand Avenue is the old quick oil change. The city purchased the building and the police department uses it for storage. Staff is requesting R3 zoning, so the entire block is zoned the same way. Hebert said that the 814 Grand Avenue is south of Vino Latte. This was a remnant lot in between several smaller pieces of property that are owned by the city. B3 zoning is requested for a possible future development. At this time, an authorization for a public hearing is all that is needed.

Peckham asked why the property adjacent to the police department would be residential zoning. Lenz said that the police department is already zoned R3. There are uses in R3 zoning that are not strictly residential. Mayor Mielke said they use the area as a storage area. Lenz said that it would basically be an accessory use to the principle use. Hebert added that public uses are allowed, but it may be listed as a conditional use. Peckham asked if R3 zoning is what should be used. Hebert said that it doesn't matter, as residential zoning is the most restrictive zoning. This zoning will help protect the neighborhood, as well. Lenz said that the original fire station building was probably there prior to the zoning code.

Zahrt said that the map shows the zoning for 814 Grand Avenue as R4. Lenz said that the existing zoning district will be verified and corrected prior to sending out a public notice.

Zahrt motioned to authorize public hearings to rezone 503 Grand Avenue and 814 Grand Avenue. Peckham seconded, and the motion carried unanimously 6-0.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 17, 2017, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Wanserski, Osswald, Knotek

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.

PUBLIC HEARING: Discussion and possible action on rezoning 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District.

Lenz said that the item was brought to the commission last month. The city owns the property, along with the others on the block. The lot is located at the southwest corner of Thomas Street and Grand Avenue. The houses on the parcels were razed several years ago and the lots will likely be combined for a development or street improvements in the future. This would make the zoning consistent with the other properties on the block.

Mayor Mielke closed the public hearing.

Brueggeman motioned to rezone 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: January 11, 2017

GENERAL INFORMATION

APPLICANT: City of Wausau
LOCATION: 814 Grand Avenue
EXISTING ZONING: R4, General Residence District
REQUESTED ZONING: B3, General Commercial District
EXISTING LAND USE: Vacant, publicly owned
SIZE OF PARCEL: 0.13 acres
SURROUNDING ZONING and LAND USE:
North: B3; Vacant lot
South: B3; Vacant lot
East: B3; Multi-family homes
West: Railroad right-of-way

(See attached *Zoning and Land Use* map)

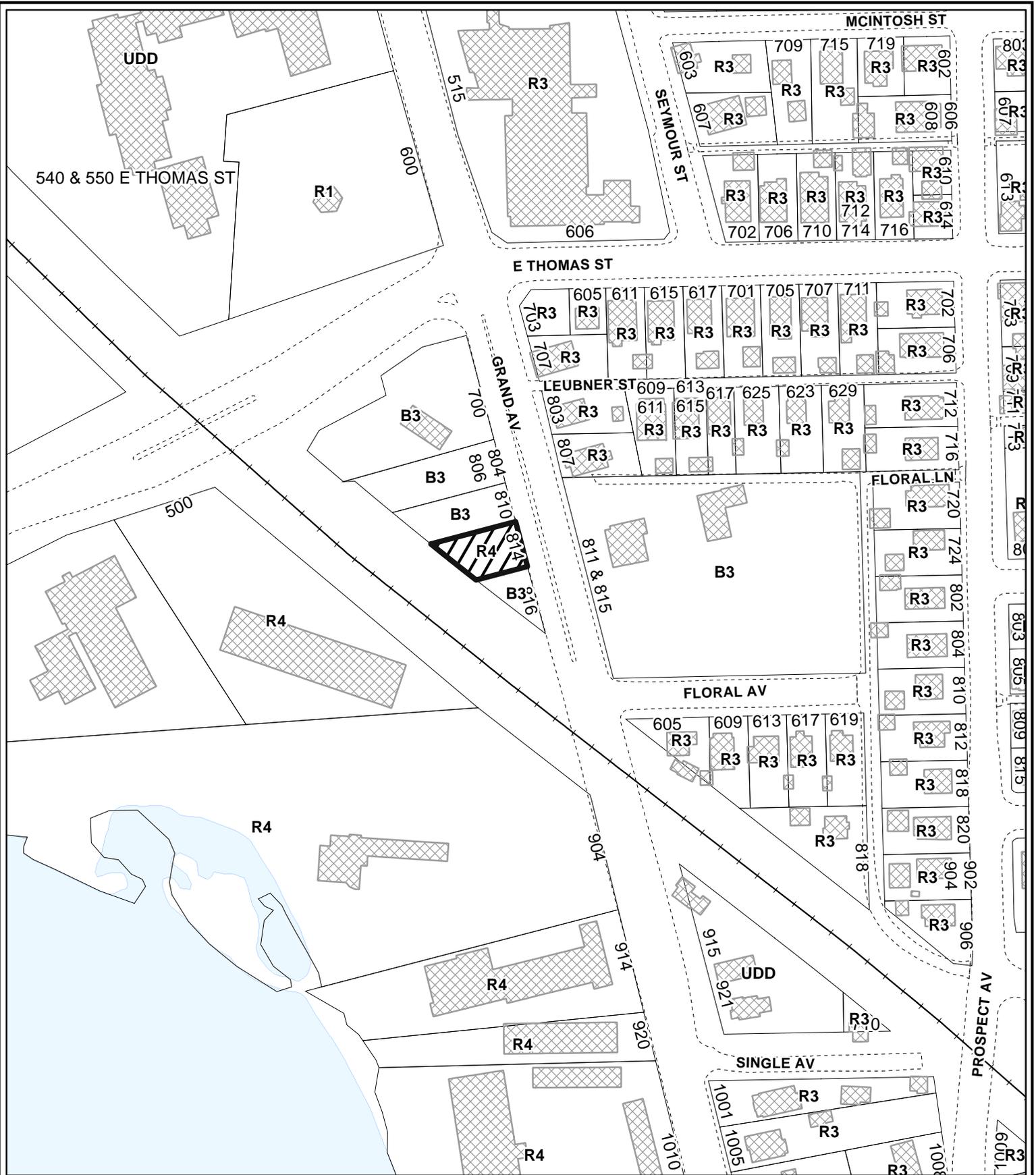
ANALYSIS

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;*

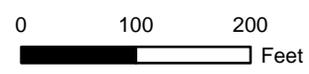
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;*
- (c) The zoning classification of property within the general area of the property in question;*
- (d) The suitability of 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.*

This proposed rezoning was discussed at last month's meeting. The City currently owns all of the property on this side of the block. Only the subject parcel is zoned R4. This parcel is not developable on its own for a new multi-family development. The parcel will eventually be assembled with adjoining properties when a redevelopment project and/or street improvements occur.



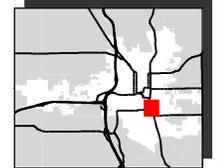
Map Date: December 14, 2016

City of Wausau
Marathon County Wisconsin



- Area of Interest
- Building

Map Location



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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Approving the 2nd Amendment to and Assignment of Purchase and Development Agreement with Badger Lofts Limited Partnership and Atrium Lofts LLC (Metroplains Partners) for the conveyance of 1306 N. 1st Street

Committee Action: Approved 4-0

Fiscal Impact: Minimal

File Number: 14-1013

Date Introduced: February 14, 2017

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, the City is interested in encouraging development and redevelopment in the City of Wausau and in creating affordable housing; and

WHEREAS, on May 26, 2015, the Common Council approved the redevelopment of 1418 North First Street for a 29 unit apartment complex; and

WHEREAS, on December 13, 2016, the Common Council approved an amendment to the Development Agreement extending the closing date to June 1, 2017, extending the Project Commencement Deadline to December 31, 2017 and extending the Project Completion Deadline to December 31, 2018; and

WHEREAS, on January 24, 2017, your Economic Development Committee discussed and approved a second amendment to the Development Agreement to include the conveyance of 1306 N. 1st Street.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau instructs the appropriate City staff and officials to sign the 2nd Amendment to the Assignment of Purchase and Development Agreement with Badger Lofts Limited Partnership and Atrium Lofts LLC (Metroplains Partners, for the conveyance of 1306 N. 1st Street.

Approved:

Robert B. Mielke, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, January 24, 2017 at 5:00 p.m. in the Council Chamber at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Tom Neal (C), Romey Wagner, and Pat Peckham
Joe Gehin arrived at 5:45 p.m.

Others Present: Chris Schock, MaryAnne Groat, Mayor Mielke, Anne Jacobson, Eric Lindman, other interested parties, and Media

In accordance with Chapter 19, Wisc. Stats., notice of this meeting was posted and sent to the Daily Herald in the proper manner.

DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL CONVEYANCE OF THE CITY-OWNED PROPERTY AT 1306 NORTH FIRST STREET TO METROPLAINS PARTNERS, LLC AS PART OF THE LARGER PARCEL ALREADY APPROVED FOR SALE

Wagner motioned to approve the conveyance of 1306 N. 1st St. to Metroplains Partners LLC. Peckham seconded and the motion carried unanimously 4-0.

**SECOND AMENDMENT TO
PURCHASE AND DEVELOPMENT AGREEMENT
(Sav-O-Supply Building)**

THIS SECOND AMENDMENT TO PURCHASE AND DEVELOPMENT AGREEMENT (this "Amendment") is dated as of February 1, 2017 (the "Effective Date"), by and between the CITY OF WAUSAU, a Wisconsin municipal corporation (the "City") and ATRIUM LOFTS LIMITED PARTNERSHIP, a Wisconsin limited partnership ("Developer").

RECITALS:

WHEREAS, the City and Metroplains Partners, LLC, a Minnesota limited liability company ("Original Developer") entered into a certain Purchase and Development Agreement dated as of January 28, 2016 (the "Original Agreement") regarding the purchase/sale and development of real property located at 1418 North 1st Street, Wausau, Marathon County, Minnesota;

WHEREAS, the Original Agreement was modified and assigned from Original Developer to Developer by that certain First Amendment to Purchase and Development Agreement dated as of December 16, 2016 by and among the City, Original Developer and Developer (the "First Amendment") (the Original Agreement as amended by the First Amendment, the "Agreement"); and

WHEREAS, Developer and the City desire to amend the Agreement as set forth herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned agree as follows:

1. Recitals; Capitalized Terms. The Recitals set forth above are incorporated into this Amendment by reference. Any undefined, capitalized terms used herein shall have the meaning attributed to them in the Agreement.

2. Description of the Property. Exhibit A to the Agreement is hereby replaced in its entirety by Exhibit A-1 attached hereto. All references to "Exhibit A" in the Agreement are hereby changed to "Exhibit A-1".

3. Due Diligence Complete. Developer hereby confirms and agrees that (i) the Due Diligence Period and Developer's due diligence contingency set forth in Section 2.c of the Agreement have expired and (ii) Developer has received the Title Evidence and has no Objections to the Title Evidence.

4. Pre-Closing Stabilization Activities. Developer desires to commence certain lead and asbestos stabilization activities at the Property prior to Closing (the "Stabilization"). The City hereby grants permission to Developer, its contractors, and their subcontractors to enter the Property and perform the Stabilization; provided, however, that (i) Developer shall complete the Stabilization in conformance and compliance with all applicable federal, state, local and other laws, rules, regulations and ordinances. (ii) Developer shall have in effect at all times, all permits, approvals and licenses as may be required by any governmental authority in connection with the Stabilization, (iii) Developer shall provide the City with evidence that Developer has in force a liability insurance policy with limits of liability not less than one million dollars, naming the City as an additional insured, (iv) Developer shall provide the City in advance with detailed plans for the Stabilization, which plans shall be subject to the City's reasonable

approval, (v) Developer shall hold harmless, indemnify and defend the City from and against any and all claims, liability and losses, and expenses related thereto (including reasonable attorneys' fees), which the City incurs arising or asserted to arise out of, any activity of Developer, or any of Developer's agents, conducted in connection with the Stabilization, and (vi) in the event Developer fails to purchase the Property from the City, Developer shall, at its sole cost and expense, promptly restore any physical damage or alteration of the physical condition of the Property that results from the Stabilization. The obligations of Developer in this Section 7 shall survive termination of the Agreement.

5. **Correction.** The word "QUITCLAIM" is hereby removed from the title of Exhibit B to the Original Agreement and replaced with "SPECIAL WARRANTY".

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

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

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

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

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

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the Effective Date first written above.

DEVELOPER:

ATRIUM LOFTS LIMITED PARTNERSHIP

By: Atrium Lofts GP, LLC
Its: General Partner

By: _____
Name: Robert G. McCready
Title: Co-President

THE CITY

THE CITY OF WAUSAU, WISCONSIN

By: _____
Robert B. Mielke, Mayor

Attest:

By: _____
Toni Rayala, Clerk

EXHIBIT A-1

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1:

Lots 2, 3, 4, 5, 6, 7 and 8, Block 22, A. Warren Jr.'s Second Addition to the City of Wausau, Marathon County, Wisconsin.

Parcel Identification Number: 291-2907-252-0308

Parcel 2:

Lot 1, Block 22, A. Warren Jr.'s Second Addition to the City of Wausau, Marathon County, Wisconsin.

Parcel Identification Number: 291-2907-252-0307

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

RESOLUTION OF THE PLAN COMMISSION

Amending the General Development Plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house in a UDD, Unified Development District.

Committee Action: Approved 6-0

Fiscal Impact: None.

File Number: 04-1115

Date Introduced: February 14, 2017

WHEREAS, the Plan Commission held a public hearing on January 17, 2017, to review a request by Jim Wanserski and Marathon Technical Services LLC to amend the general development plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house, in a Unified Development District; and

WHEREAS, the previous general development plan approved by the City contained a mix of 4-unit buildings and duplexes in the area where 16-unit buildings are now being proposed; and

WHEREAS, the proposed plan contains a different mix of residential units at a similar density to what was previously approved; and

WHEREAS, no one spoke in opposition to the proposed amendment at the public hearing; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau hereby amends the general development plan for 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house, as presented; and

BE IT FURTHER RESOLVED that a Precise Implementation Plan shall be subsequently approved through Plan Commission and Common Council prior to commencement of construction.

Approved:

Robert B. Mielke, Mayor

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 17, 2017, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Wanserski, Osswald, Knotek

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.

PUBLIC HEARING: Amend the General Development Plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house in a UDD, Unified Development District.

Lenz said that these parcels are in the Greenwood Hills area, west of the golf course. It was planned to have a variety of different uses. Some of the residential uses have been built. Appendix A in the packet shows the original plan. The amendment would be for the southwest corner of the original plan. Some 2-unit and 4-unit buildings that are shown on the original plan would be replaced with 16-unit buildings. This is a large site, almost 20 acres. The number of residential units would increase slightly from 63 units to 80 units. The lots are zoned unified development district, so the general development plan would need to be amended. If the plan is approved, the precise implementation plan would need to be submitted and approved as well. Amending the general plan would be approving the different arrangement of buildings. The petitioner and engineer are present for questions.

Jim Wanserski, principle owner and developer of the property, said most everything was accurate, but wanted to clarify a few things. On January 25, 2005, the final plat for the 82.5 acre development was approved by CISM was also approved by the Plan Commission on January 3, 2005. In January 2005, a letter was sent to Joe Pribanich indicating that there would be three phases to the development. This item would be for Phase II. In the letter, the total number of buildings and total number of occupants was spelled out. At the time, it was identified that there would be 177 buildings and 373 occupants. With the amendments of Phase I and Phase II and the elimination of Phase III, the building count has been reduced to 164 and the total occupants have been reduced to 339. If the entire plan is reviewed, there is a reduction in the number of buildings and occupants. Wanserski said that he lives right across the street from where these buildings would go up and said that he has a vested interest in the aesthetics. Wanserski showed the commission and audience members renderings of the buildings. The reason for the change is that the market has changed since 2005 and people want to downsize and get rid of their homes. This will be a leased facility.

Gisselman asked if the vote would be for the four large box buildings on the plan. Wanserski said that it would be the combination of the four 16-unit and the eight 2-unit buildings. Gisselman said that he wasn't sure where the buildings would be placed in reference to Osswald Road. Wanserski said that it may be part of Green Vistas Drive. The water and sewer lines are installed on the road and it has been rough graded. It would be part of the precise implementation plan. Gisselman said it is not a current road. Wanserski said that is correct. Lenz showed the map to the commission, which outlined the two large lots that have addresses on Osswald Road. The parcels would be divided further as structures are built.

Peckham asked if there are any plans to incorporate geothermal, passive solar or active solar. Wanserski said that hasn't been discussed yet, as they haven't gotten to the mechanical detail yet. There is the potential for it.

Hebert asked if the road will be a private road or if it will be dedicated. Wanserski said that it will be

dedicated and they hope to work with the city with similar street lights. It will come back as part of the precise plan. Hebert asked what the timeline is. Wanserski said that they were looking at starting in March or April and hope to complete by December.

Chris Osswald, 2715 Osswald Road, said that if there will be lighting on Osswald Road, it would start to change the landscape of the property. Osswald asked if the access points on Osswald Road will affect Hawthorne Lane. Lenz said that with unified development districts, Plan Commission can require lighting plans for the private property. The question was about city lights, so that would have to be reviewed, perhaps by CISM. Lindman said that the surrounding area would need to be reviewed. It would be reviewed during the precise implementation plan. Lindman said that lighting may not be needed on Osswald Road. Wanserski said that lighting was not being proposed for Osswald Road, but would be requested on the new road. Lenz said that he didn't think there would be any changes associated with Hawthorne Lane and said most of that road is in the town. Gisselman said that previous plan commission members had discussed the infrastructure usage on Hawthorne Lane. Lenz said that the density is now less than what was previously proposed, and no recommendations were made for Hawthorne Lane.

Mayor Mielke closed the public hearing.

Brueggeman motioned to amend the general development plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house in a UDD, Unified Development District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: January 11, 2017
Subject: UDD zoning amendment for 2526 and 2716 Osswald Road

The property owners of 2526 and 2716 Osswald Road are seeking to amend the Unified Development District zoning (UDD) to allow for the following:

- Four (4) multi-family buildings containing 16 units each (64 units total)
- Eight (8) condominium duplexes (16 units total)
- One (1) club house

The attached Appendix B shows the proposed plan, which would contain a different mix of residential units at a slightly higher density than was previously approved. The previous general plan from 2004, as shown in Appendix A, contained a mix of 4-unit buildings and duplexes. The new plan would replace some of these buildings with 16-unit buildings. The number of residential units in this nearly 20-acre area would go from 63 to 80 units total.

Precise Implementation Plans would subsequently need to be approved for this phase of development to move forward. Staff has noted that a recreational trail in the southwestern corner of the property would need to be relocated so that it does not conflict with a planned 16-unit building. Trail connections and other details of the site plan will be part of the Precise Implementation Plan approval. Preliminary building elevations and floor plans are included in this packet for review.

MTS

Marathon Technical Services LLC
404 Franklin
Suite 1
Wausau, WI 54403

Consulting Engineers
Municipal Infrastructure, Site Design and Commercial Building Design

December 23, 2016

Mr. Brad Lenz
Mr. Bill Hebert
City of Wausau
407 Grant Street
Wausau, WI 54403



RE: Vistas at Greenwood Hills – Wausau File No.04-1211

Dear Gentlemen,

In 2004, the City approved a General Development Plan (GDP) for a multi-phased, mixed-use Unified Development District (UDD) project on lands adjacent to the west side of the Greenwood Hills Golf Course. The proposed project consisted of single, duplex and four (4) unit residential condominium buildings, two professional commercial office buildings, and a 20 unit hotel. A schematic from the 2004 application is included as Appendix A. An associated 32 lot single family subdivision immediately adjacent to the west boundary of the golf course was part of the overall development project. To date, the first phase of the residential condominium dwellings, along Green Vistas Drive, has been developed. The area of the proposed hotel in the original UDD has been amended and five (5) single family dwelling sites have been developed in its place. The professional office space has not been developed.

The second phase of the original GDP was identified as the southwest corner of the 82 acres, west of Green Vistas Drive and north of Osswald Road. In the original GDP, this area proposed to contain 27 single units, eight (8) duplex units and five (5) four unit structures, a total of 63 units. This is the area of the proposed 2017 amendment to the 2004 GDP of the UDD. The area contains 19.61 acres, approximately 23% of the original 82 acre project site. The originally proposed density for this second phase area of the 2004 GDP was 3.21 units per acre.

This second phase project area now has a mix of original ownership members and new members in a new group – Vistas At Greenwood Hills Development, Inc., James Wanserski, President.

The project area is identified as Lots 1 and 2 of CSM 84 -109 (PIN Nos. 29128080520976 and 291280805209975, located at 2526 and 2416 Osswald Road). The project area abuts Osswald Road on the south, Hawthorne Lane on the west and Green Vistas Drive in the northeast corner. The north boundary the project area abuts the conservancy area developed in Phase 1 of the project.

The proposed GDP amendment is to construct four (4) 16 unit buildings with one and two bedrooms for the plus 55 age group and eight (8) duplex residential condominium units, along with a club house. The preliminary site plan is included in Appendix B. The total unit count would increase from 63 to 80 units, resulting in a density of 4.08 units per acre (a slight increase from 3.21). The project would involve phased construction driven by market demands. Initially one 16 unit structure would be constructed to

confirm market demand in terms of specific apartment layout and sizing. Construction of the second 16 unit structure would proceed thereafter, incorporating appropriate market driven changes to the interior designs, along with the club house, followed by the other two 16 unit structures and the duplex condos.

We offer the following in support of the amendment to the General Development Plan.

a) Pattern of Land Use

The land use in this second phase of the original UDD will remain the same, all residential. Over the past decade the Wausau residential real estate market has not been a strong supporter of residential condominium projects, with neither single stand-alone units or multiple unit structures. An attempt to develop this second phase with a focus on duplex and four unit structures will not be successful. There is a stronger market demand for residential units for plus 55 residents, with amenities such as common gathering spaces and attached, underground, heated garages.

The Craftsman design theme from the Phase 1 condominium project will be continued into this proposed Phase 2. Attached in Appendix C are initial structure elevations and floor plans. Final designs will be incorporated into the Precise Plan submittal.

b) Size, Shape and Arrangement of Lots

The project area has significant grade slope, downward from Osswald Road to the drainage swale that defines the edge of the conservancy area. The 16 unit structures will be built parallel with the contours, with the long lengths running generally east/west. The north side units will have vistas overlooking the conservancy area.

The structures also need to be oriented around existing sewer and water facilities that service developments to the east.

c) Specific Use Areas

This phase of the UDD remains solely residential with 64 apartment units and 16 condominium units.

d) Density of Residential Development

The project area consists of 19.61 acres. With 80 residential units, the density equals 4.08 units per acre, a relatively low urban density. Significant greenspace remains throughout the project area. Based on the concept site plan, approximately 69% of the 19.61 acre project site, 13.5 acres of the site, remains greenspace.

e) General Environmental Character

This southwestern part of the UDD, the Phase 2 area of the original GDP, remains as it was in 2004, rural in character. Portions of the 19.61 acres are farmed for hay and other areas remain wooded. A stormwater management basin was constructed in the northwest corner of the site at the time of the Phase 1 construction. Sanitary sewer and water main easements pass through the site, from northeast to southwest.

f) Basic Street Patterns

For three of the proposed 16 unit structures, access will be onto Osswald Road. Access to the fourth structure will be from the traffic circle on Green Vistas Drive. The internal traffic pattern for the club House and the proposed duplex condominiums could be provided by either a private drive system or dedicated public street. Discussion on that choice will be made with the City during the Precise Plan development.

g) Basic Utility Service Patterns

All sanitary sewer mains and water mains to service the proposed structures already exist. Building service laterals will be the only facilities required. Some additional stormwater management facilities will be required and will be dependent on the location and types of impervious facilities constructed.

h) Location, Size and Character of Recreation and Open Space Areas

As part of the Phase 1 construction, trails and the conservancy area were developed to meet parkland dedication requirements. No other facilities are proposed at this time, other than the rerouting of some existing trail segments and the construction of new trails to connect the proposed residential units to the existing trail system.

i) Description of Property Owner's Association, Deed Restriction, etc.

Negotiations are underway to include all of this proposed Phase 2 project area into the existing Vistas at Greenwood Hills Neighborhood Association Inc. The Association supports the on-going maintenance of the Conservancy easement area and its association walking trails, streetscape plantings and the entrance gate to the Vistas Development.

We trust the City will find this proposed GDP amendment to be minor in nature and will direct us to proceed to the preparation of the Precise Plans. Please contact us if any clarifications are required.

Sincerely

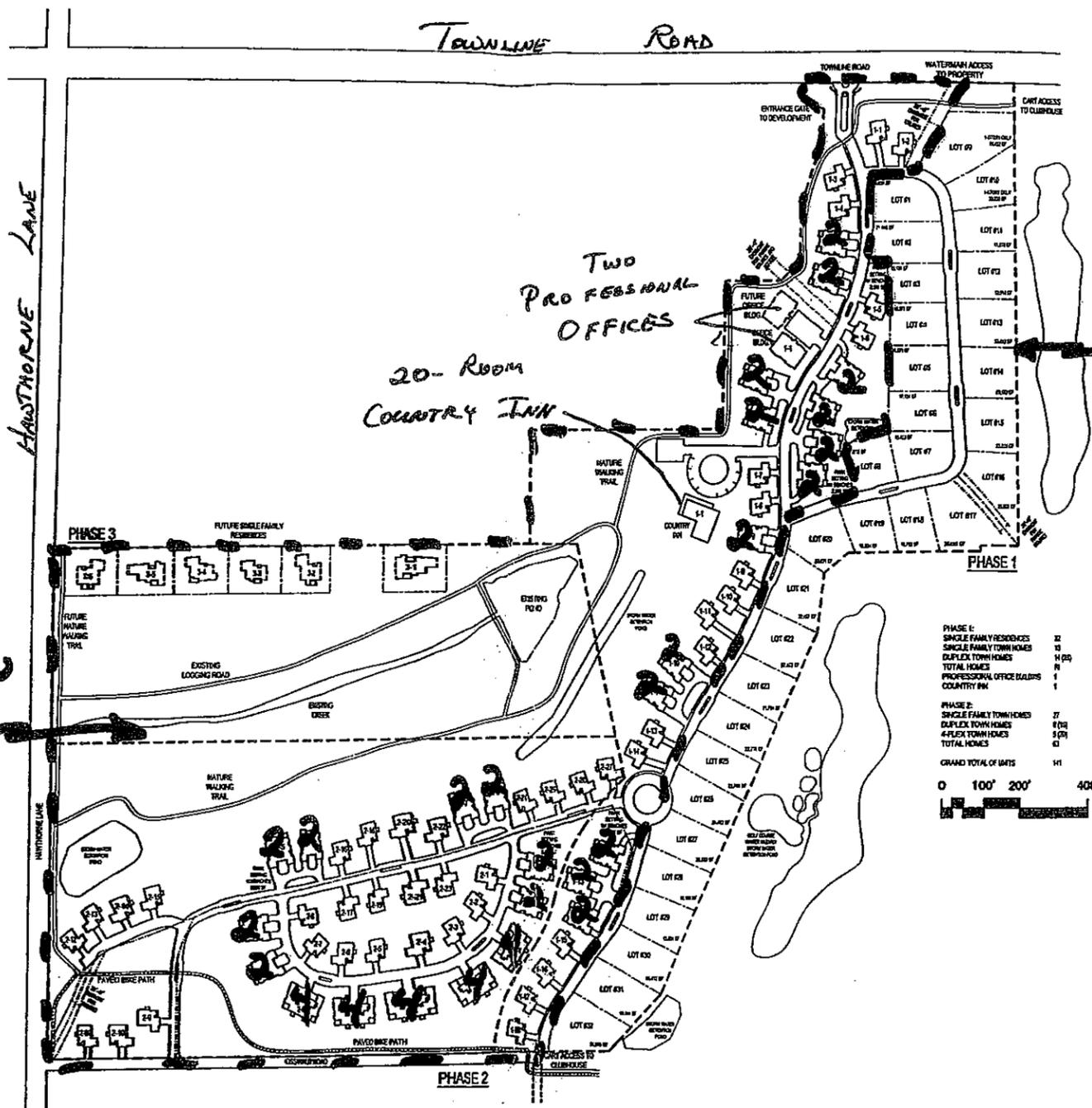


Mark W. Thompson

CC: James Wanserski

APPENDIX A
2004 UDD SKETCH

↑
NORTH



PROPOSED 32-LOT
SUBDIVISION FLAT
(NOT PART OF UDD.)

AREA WITHIN
PROPOSED UDD

(GENERAL DEVELOPMENT
PLAN)

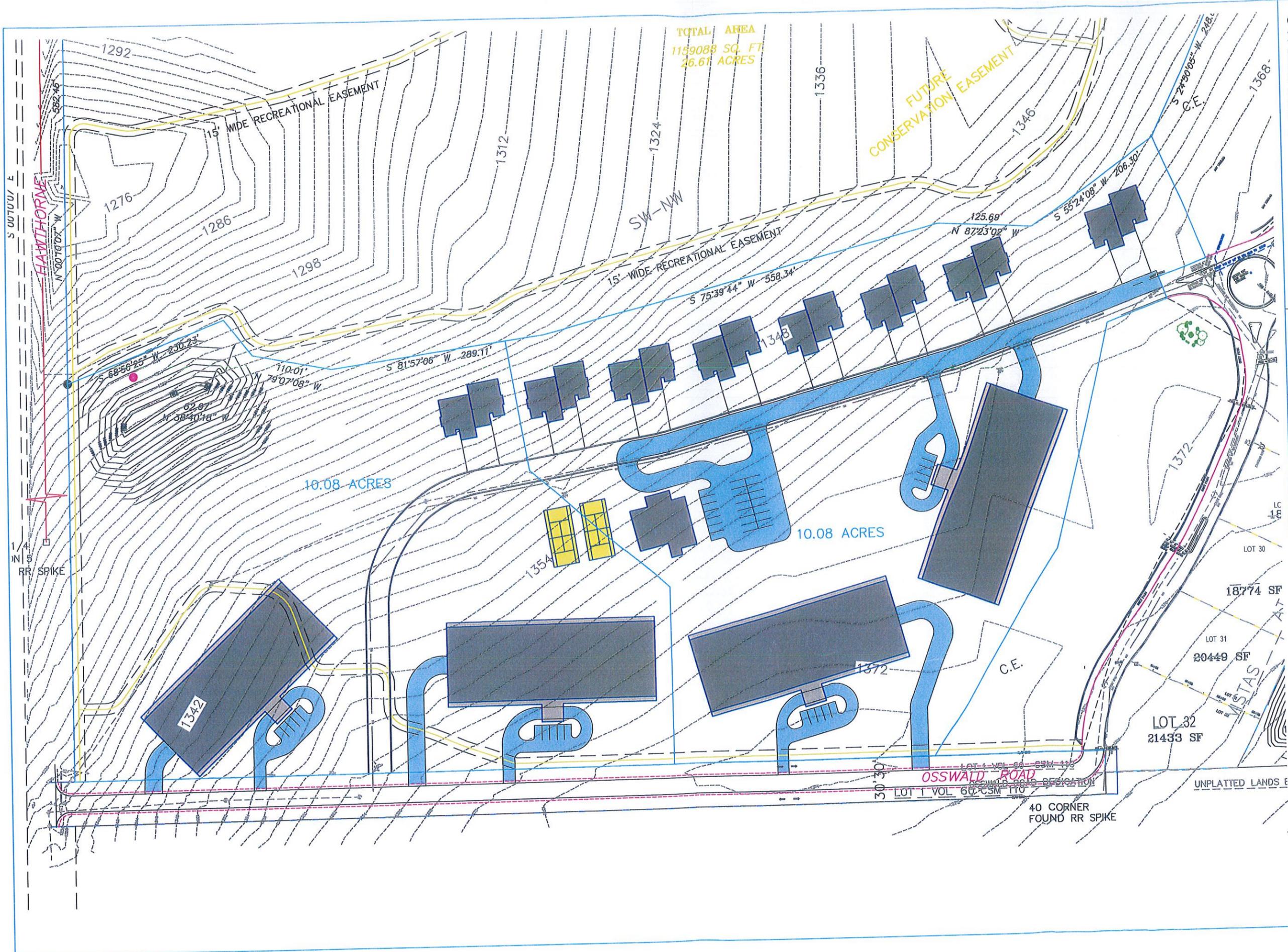
PHASE 1:	
SINGLE-FAMILY RESIDENCES	32
DUPLEX TOWN HOMES	10
TOTAL HOMES	42
PROFESSIONAL OFFICE BUILDINGS	1
COUNTRY INN	1
PHASE 2:	
SINGLE-FAMILY TOWN HOMES	27
DUPLEX TOWN HOMES	8 (24)
4-FLEX TOWN HOMES	5 (20)
TOTAL HOMES	40
GRAND TOTAL OF LOTS	141

GREENWOODS Hill
GOLF COURSE

DWELLING UNITS IN STRUCTURE -
2 (TWO-UNIT BUILDING)
4 (FOUR-UNIT BUILDING)

2016
Appendix "A"

APPENDIX B
PRELIMINARY
SITE PLAN



MARATHON TECHNICAL SERVICES LLC CONSULTING ENGINEERS 404 FRANKLIN ST - WAUSAU, WI 54403 PHONE & FAX - (715)843-7292 WWW.MTSLLC.NET	
REVISION DATE 11-30-2016	SURVEYED: RIVERSIDE DESIGNED: MTS DRAWN BY: NSB APPROVED: MWT
UDD CONCEPT LAYOUT	
VISTAS AT GREENWOOD HILLS WAUSAU, MARATHON CO.	
SCALE 1" = 120'	
SHEET NO. 1	

APPENDIX C
PRELIMINARY
STRUCTURE ELEVATIONS AND FLOOR
PLANS



Character Sketch

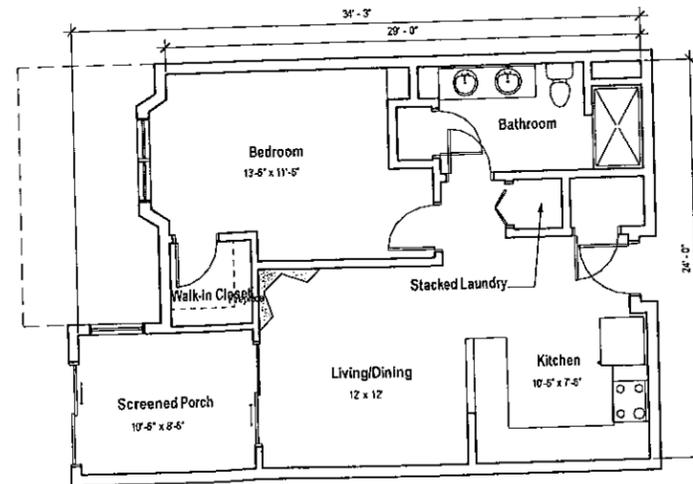
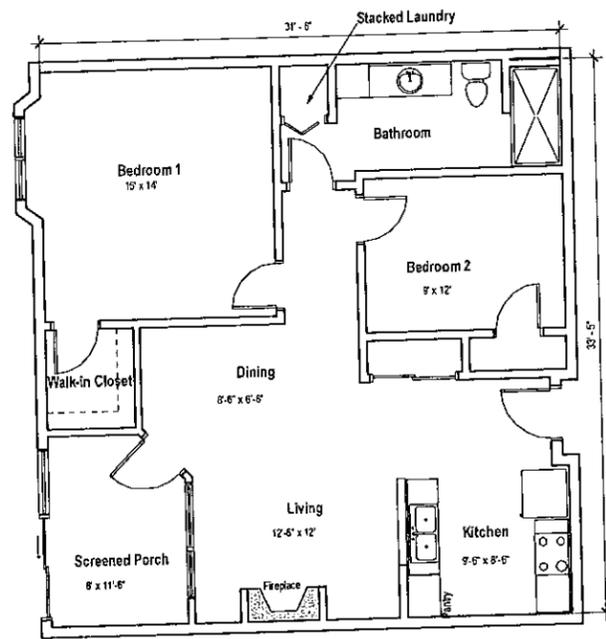
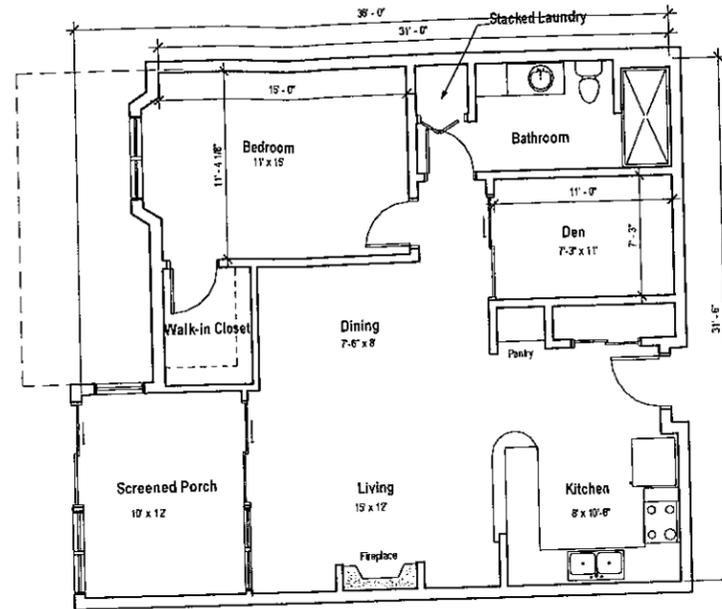
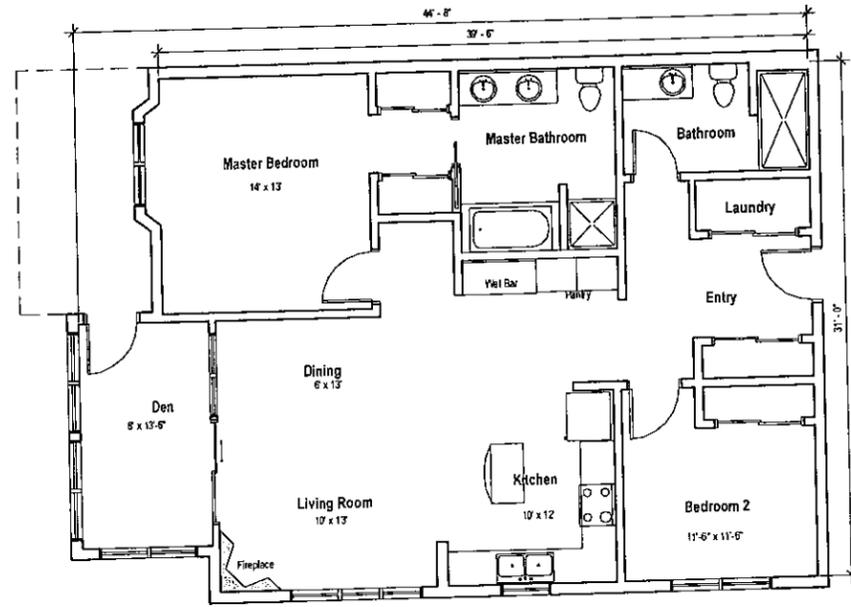
THE VISTAS AT GREENWOOD HILLS

WAUSAU, WI

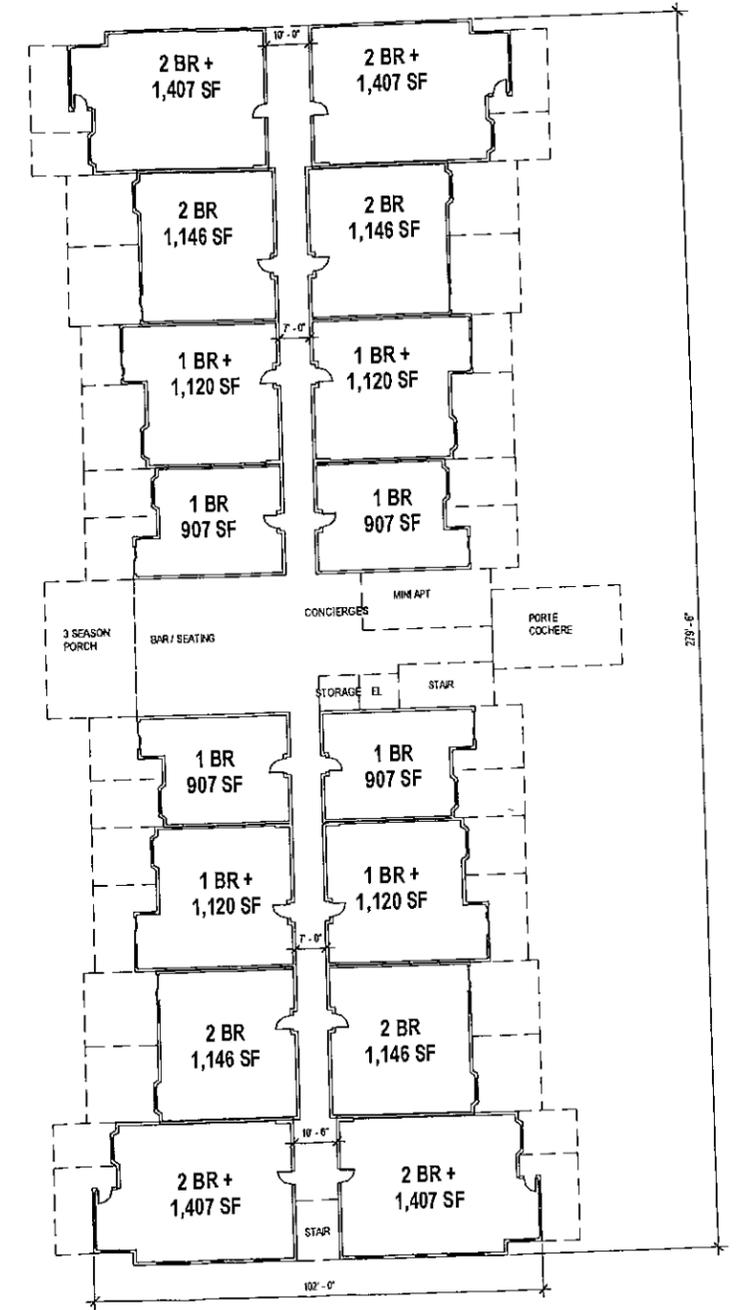
DIMENSION IV
Madison Design Group
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

Character Sketch - One Story
5 May 2016
16037



UNITS PER BUILDING	QT	SQFT
1 BEDROOM	4	744
1 BEDROOM + DEN	4	1,043
2 BEDROOM	4	1,056
2 BEDROOM + DEN	4	1,307
TOTAL UNITS	16	



2 PRELIMINARY FLOOR LAYOUT
1" = 20'-0"

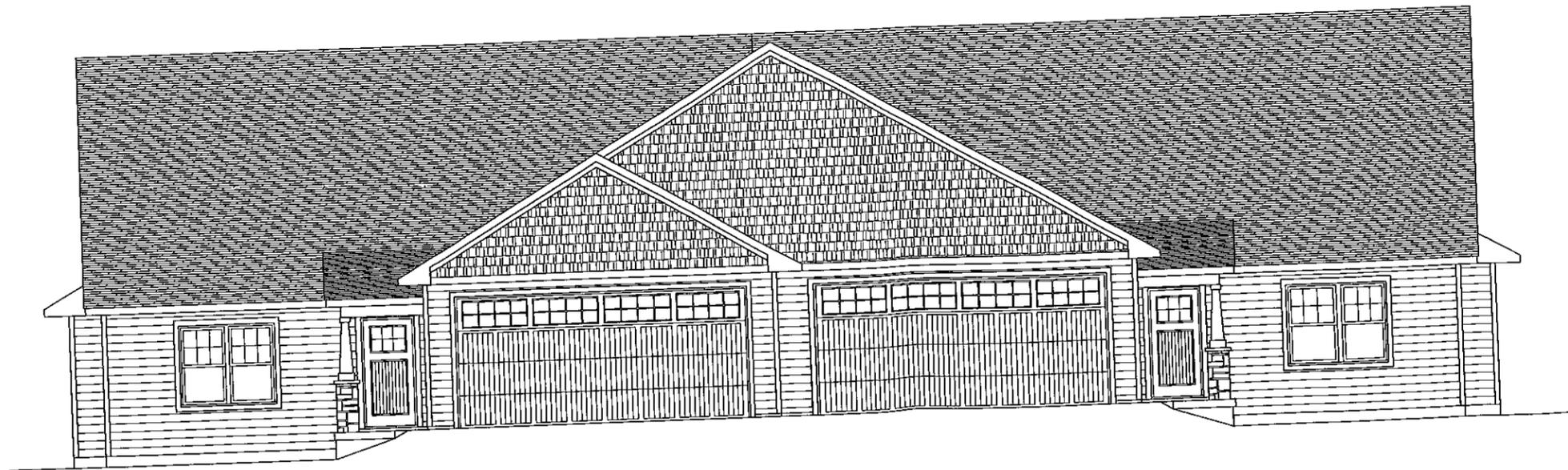
BUILDING 22,520 SF

THE VISTAS AT GREENWOOD HILLS

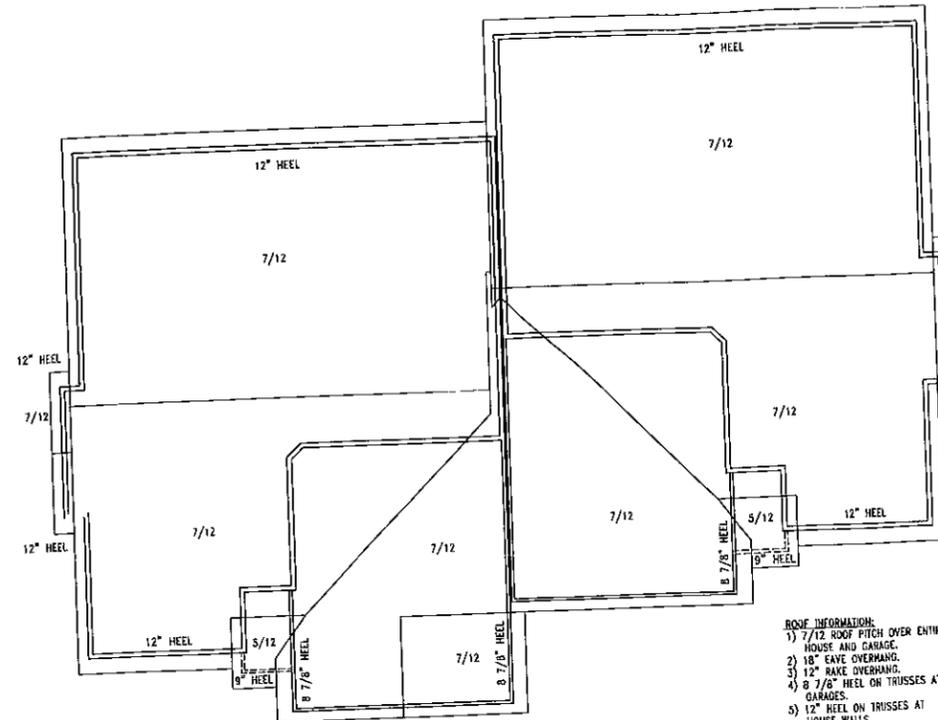


architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
608.829.4444 608.829.4445 dimensionivmadison.com

WAUSAU, WI
SCHEMATIC APARTMENT PLAN
06.31.2019
1567



FRONT ELEVATION
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"

- ROOF INFORMATION:
- 1) 7/12 ROOF PITCH OVER ENTIRE HOUSE AND GARAGE.
 - 2) 18" EAVE OVERHANG.
 - 3) 12" RAKE OVERHANG.
 - 4) 8 7/8" HEEL ON TRUSSES AT GARAGES.
 - 5) 12" HEEL ON TRUSSES AT HOUSE WALLS.

The undersigned buyer hereby acknowledges that the plans and specifications herein do not conform to the building codes of the City of Greenwood Hills, Wisconsin. The plans and specifications are approved by the undersigned buyer and shall be modified by the undersigned buyer and accordingly, modifications, changes and/or deviations.

Accepted by: _____
Contractor: _____

1 OF 4

DATE: 05-31-16
DRAWN BY: TF
BUILDER: VISTA AT GREENWOOD HILLS
FOR: TWIN HOME OPTION 3
FRONT ELEVATION AND ROOF PLAN
SCALE: 1/4"=1'-0"

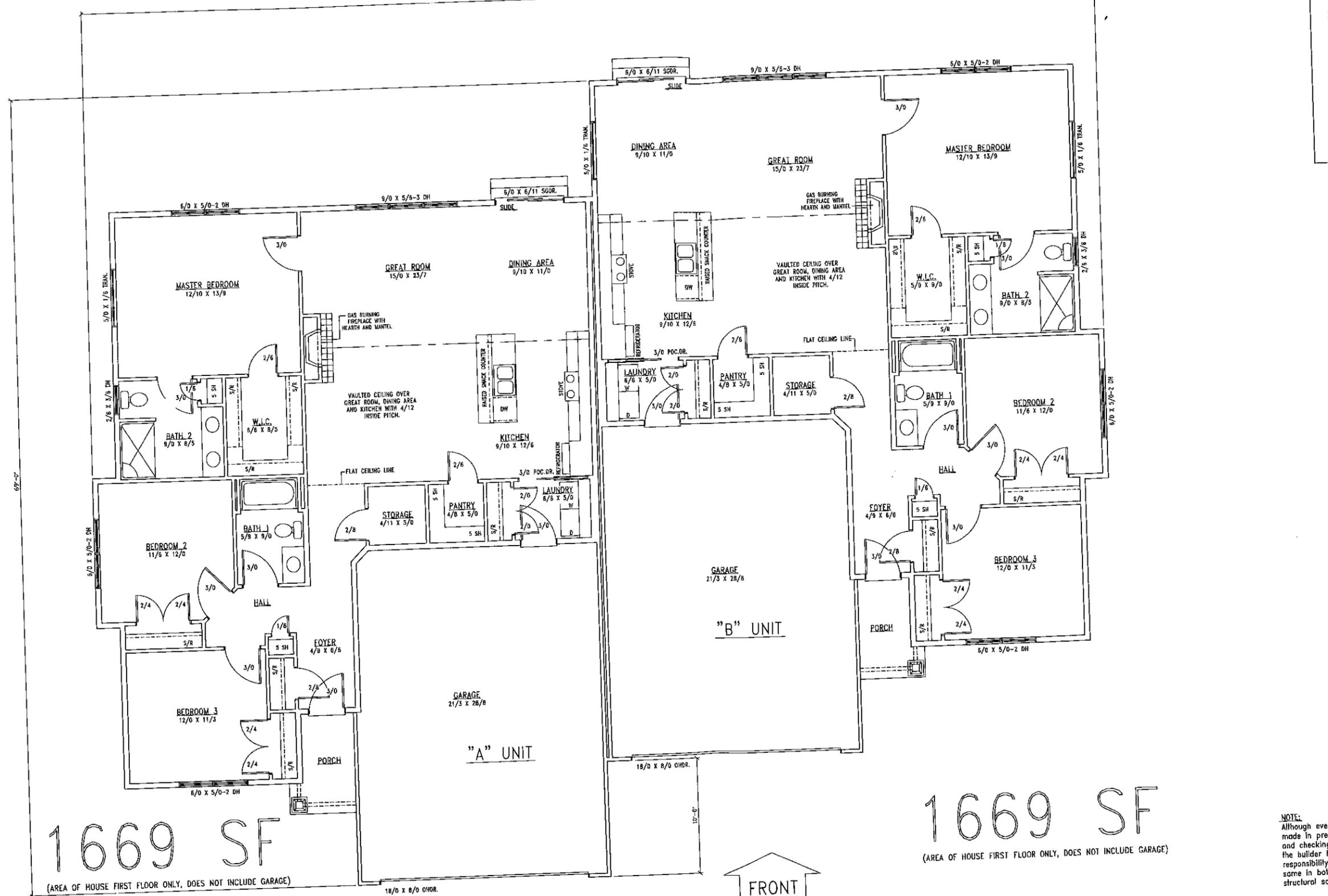
FONTANNA & ASSOCIATES
Architectural Design and Drafting
5450 Lombardy Drive
Kauaunoi, WI 54801
Theresa Fontanna
(715) 249-4210

NOTE:
Although every effort has been made in preparing these plans and checking them for accuracy, the builder hereby assumes full responsibility and liability for same in both dimension and structural soundness.

Each contractor is responsible for following all local codes and ordinances that are applicable to their work. Please consult the latest edition of the Wisconsin Building Code as published by the Dept. of Industry, Labor, and Human Relations or contact the local building inspection department for their opinion.

69'-0"

86'-2"



1669 SF

(AREA OF HOUSE FIRST FLOOR ONLY, DOES NOT INCLUDE GARAGE)

1669 SF

(AREA OF HOUSE FIRST FLOOR ONLY, DOES NOT INCLUDE GARAGE)



The undersigned hereby acknowledges that the plans and specifications herein conform to the building codes of the City of Greenfield, Wisconsin. The plans and specifications are prepared by the undersigned and are not to be modified by the contractor. The undersigned is not responsible for any errors or omissions in the plans and specifications, changes and/or deviations.

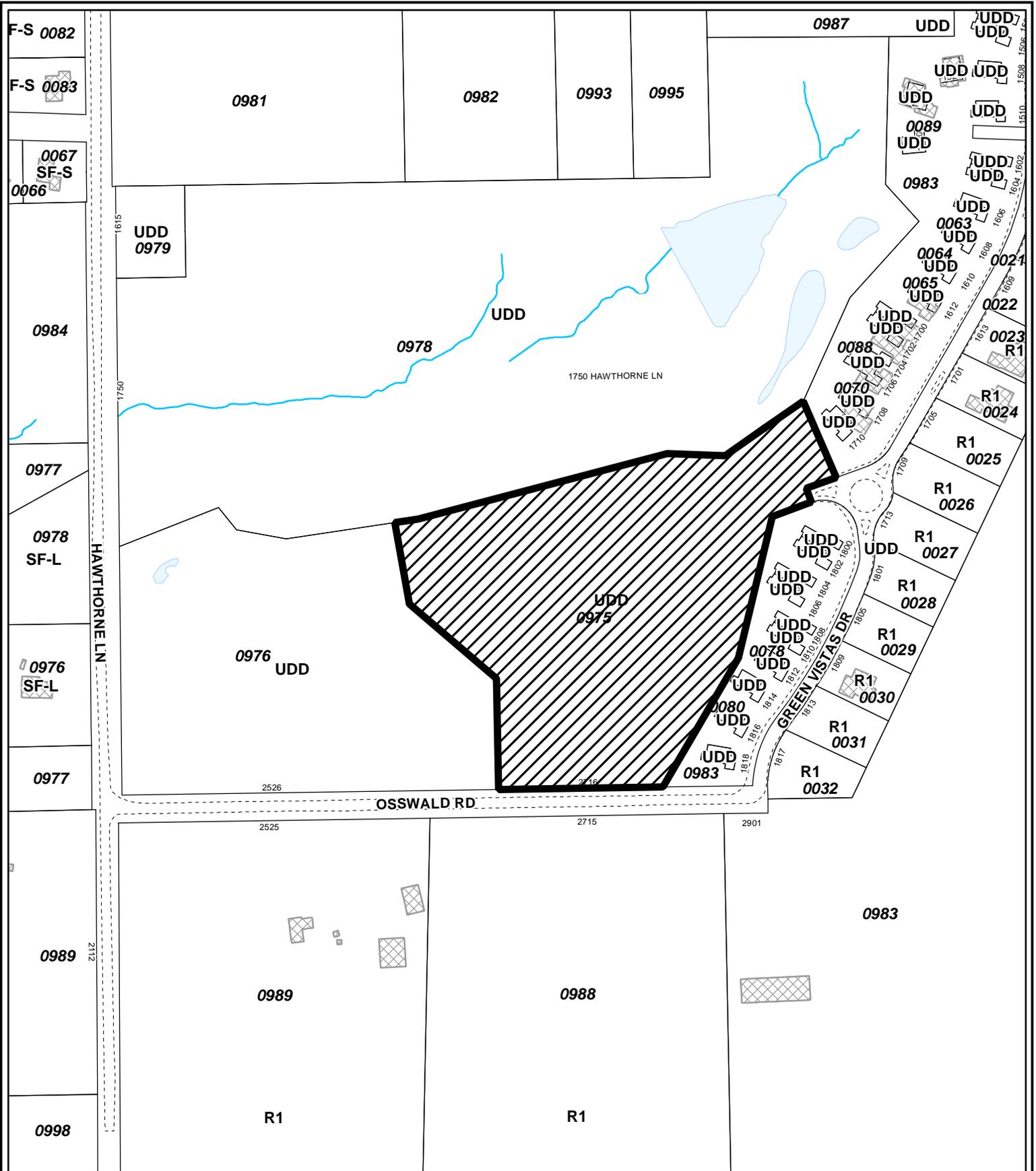
Accepted by: _____
Contractor: _____

DATE: 05-31-16
DRAWN BY: TF
BUILDER: VISITA AT GREENWOOD HILLS
FOR: TWIN HOME OPTION 3
FIRST FLOOR PLAN "A" AND "B" UNITS
SCALE: 1/4" = 1'-0"

FONTANNA & ASSOCIATES
Architectural Design and Drafting
Thomas Fontanna
(715) 288-4210
3450 Lombardy Drive
Wausau, WI 54901

NOTE:
Although every effort has been made in preparing these plans and checking them for accuracy, the builder hereby assumes full responsibility and liability for some in both dimension and structural soundness.

2 OF 4



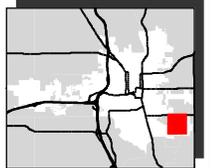
Map Date: January 4, 2017

City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location



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

RESOLUTION OF THE COMMON COUNCIL	
Approving amendment to City of Wausau Employee Handbook	
Committee Action:	Approved 11-0
Fiscal Impact:	None
File Number:	12-0219
Date Introduced:	February 14, 2017

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

RESOLUTION

WHEREAS, the City of Wausau Employee Handbook was approved by the Common Council on November 22, 2016, and adopted effective December 1, 2016; and

WHEREAS, a change to the hours of work for certain departments is recommended as attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the Employee Handbook, as stated attached, is approved and adopted to be effective as of February 22, 2017.

Approved:

Robert B. Mielke, Mayor

4.03 - Hours of Work

The normal workday shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday with a 30 minute unpaid lunch break. The normal workweek shall be considered to be forty (40) hours year round.

Employees who work 8:00 a.m. to 4:30 p.m. will also be given a 20 minute or two 10 minute paid rest break. The exact time of the rest breaks will be at the discretion of the supervisor as governed by the nature of the ongoing work.

Employees are permitted alternative working hours provided that:

A. The Department Director approves the alternate schedule.

B. Service to the public during the normal workday hours remains unaffected by the alternative schedule.

C. The number of daily hours worked by the affected employees remains unchanged.

The hours of work for the following individual Departments shall be 7:00 a.m. to 12:00 p.m. and 12:30 p.m. to 3:30 p.m., Monday through Friday. Employees in the individual departments listed below will also be given a 20 minute or two-10 minute paid rest break. The exact time of the rest breaks will be at the discretion of the supervisor as governed by the nature of the ongoing work.

Community Development Maintenance Division

~~Streets and Maintenance Division~~

~~Inspections-Electrical Division~~

Engineering Division

GIS Division

~~Water Division~~

~~Wastewater Division~~

Inspections Division (Inspectors)

The hours of work for the following individual Departments shall be 7:00 a.m. to 3:00 p.m., 2:30 p.m. to 10:30 p.m., 10:30 p.m. to 6:30 a.m. Monday through Friday with a 20 minute paid meal break on the work site. Employees in the departments listed below shall not be eligible for additional paid rest breaks.

Streets and Maintenance Division

Inspections Division (Electricians)

Water Division

Wastewater Division



Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

TO: Mayor Mielke
Members of the Common Council

FROM: Anne Jacobson, City Attorney

RE: Amendment to Employee Handbook

DATE: January 19, 2017

Based on questions raised by staff, the following changes are proposed to the Employee Handbook.

Add ()
Delete ()

4.03 - Hours of Work

The normal workday shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday with a 30 minute unpaid lunch break. The normal workweek shall be considered to be forty (40) hours year round.

Employees are permitted alternative working hours provided that:

- A. The Department Director approves the alternate schedule.
- B. Service to the public during the normal workday hours remains unaffected by the alternative schedule.
- C. The number of daily hours worked by the affected employees remains unchanged.

The hours of work for the following individual Departments shall be 7:00 a.m. to 12:00 p.m. and 12:30 p.m. to 3:30 p.m., Monday through Friday.

Community Development Maintenance Division

~~Streets and Maintenance Division~~

~~Inspections - Electrical Division~~

Engineering Division

GIS Division

~~Water Division~~

~~Wastewater Division~~

The hours of work for the following individual Departments shall be 7:00 a.m. to 3:00 p.m. with a 20 minute paid meal break.

Streets and Maintenance Division

Inspections - Electrical Division

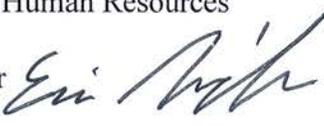
Water Division

Wastewater Division

Department of Public Works



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

TO: Elise Krohn – Department of Human Resources
FROM: Eric Lindman, P.E. – Director 
DATE: December 13, 2016
SUBJECT: 2016 Handbook Changes – Unpaid Lunch & Proposed Schedule

Elise,

Currently, the labor force under the Department of Public Works has a schedule from 0700 to 1500 with a 20 minute paid meal time. This schedule is for employees who perform field work, not the office/clerical staff. With the current paid meal time the City is allowed to require the employees to remain on the jobsite. This has provided for a very efficient and effective work schedule for the field crews, it keeps the job site open and allows work to proceed uninterrupted throughout the day.

Based on the new Handbook all employees under the Department of Public Works are now required to take a 30 minute unpaid meal time and the City cannot require the employees to remain on the job site. In order to leave the job site time needs to be scheduled to shut the work down and then start the work back up as well as allow for the 30 minutes of unpaid time. The handbook was implemented on December 1, 2016 by Council but due to significant scheduling issues with this new schedule it has taken some time for my Department to make this change and implement the schedule. The handbook specifically states 0700 to 1530, but the following divisions/employees will be implementing a schedule of 0630 to 1500 in the interim while we evaluate this new schedule:

1. Streets & Maintenance Division, including the mechanics
2. Water Distribution, not plant mechanics

Please confirm these proposed work hours are approved. Once I receive approval from your office these new work hours will be implemented.

The Divisions have also implemented a means of tracking our lost work time and the additional overtime we will be paying due to this change in the schedule; overtime we have not paid in the past. We will be compiling this information over the course of a few weeks to show the inefficiencies and additional overtime we are already starting to see implementing this new schedule.

Based on my experience and my professional opinion moving to this schedule and keeping this schedule is a poor decision for the organization. It creates significant inefficiencies, scheduling conflicts and will result in additional overtime to accomplish the same work we currently perform. I recommend this schedule for DPWU be revisited at the January 2017 HR Committee in order to change the labor force work schedules back to 0700 to 1500 with a 20 minute paid meal time.

Cc: Robert Mielke, Mayor
Rasmussen, Council Chairperson
Wagner, HR Committee Chairperson



TO: The Record
FROM: Eric Lindman, P.E. – Director 
DATE: January 3, 2017
SUBJECT: 2016 Handbook Changes – Unpaid Lunch & Proposed Schedule - Follow-up

Based on my December 13, 2016 memo regarding the newly implemented unpaid lunch schedule the following is a 10-day snap shot of additional costs my Department has incurred due to this change:

- Streets Division – We have incurred \$1,031 in “downtime”. This only accounts for our labor costs which are all we have been tracking.
- Water Division – We have 22 hours total of either downtime or additional OT due to the new schedule. The OT is because we worked through lunch but still were required to pay OT as we are not allowed to let the employees leave before 3:30.
- For all divisions we have additional administration time to manually input work hours if the employee works through the lunch period; to account for this it needs to be manually inputted and verified by the supervisor.

These are unexpected costs to our operating budget and even more of a concern is the lost work hours and productivity.

I understand this change was an unexpected consequence related to the overall handbook change. As we move forward into 2017, these costs and reduced productivity will grow significantly. We have checked with many other municipalities and all of them are working 7-3 with a paid lunch. The exception is Marathon County, but they have also implemented a structure that allows the workers to work 7-3 depending on the type of job they are performing. Setting up this type of structure would not be a benefit for the City of Wausau.

Based on the information gathered over the past two weeks I am again recommending this schedule for DPWU be revisited at the January 2017 HR Committee in order to change the labor force work schedules back to 0700 to 1500 with a 20 minute paid meal time.

Cc: Robert Mielke, Mayor
General Council - All



TO: The Record
FROM: Eric Lindman, P.E. – Director 
DATE: January 31, 2017
SUBJECT: 2016 Handbook Changes – Unpaid Lunch & Proposed Schedule - Follow-up2

Based on my December 13, 2016 memo I am continuing to document the negative impacts to my Department regarding unpaid meal time. I have documented in a memo dated January 3, 2017 a 10-day snap shot of additional costs my Department has incurred due to this change. Since this change in schedule has still not been addressed we have documented an additional 28-day snap shot of additional costs:

- Streets Division – We have incurred \$6,102 in “downtime”. This only accounts for our labor costs which are all we have been tracking. This does NOT include any additional OT or other scheduling conflicts that has resulted in decreased productivity.
- Water Division – We have 36 hours total of either downtime or additional OT due to the new schedule. The OT is because we worked through lunch but still were required to pay OT as we are not allowed to let the employees leave before 1530.
- We continue to struggle with scheduling and trying to accommodate 30 minutes of unpaid time in the workday. We often cannot shut down jobs, we need to schedule appointments with citizens during the lunch hour as that is when homeowners are available, we are continually adjusting schedules about when to allow for unpaid time and when to work through, and we often end up spending a lot of administration time to answer these questions that are really not important.
- For all divisions we have additional administration time to manually input work hours if the employee works through the lunch period; to account for this it needs to be manually inputted and verified by the supervisor. These additional costs are not included in the costs mentioned above.

These are unexpected costs to our operating budget and even more of a concern is the lost work hours and productivity. As we move closer to spring these costs will increase exponentially as we will have larger crews on the street completing work and we will have more downtime to accommodate the unpaid meal time.

I would reiterate that these additional costs and reduced productivity will grow significantly and have a very significant impact on our productivity this year as well as a negative impact on our budget.

Based on the information gathered over the past two months this schedule for DPWU NEEDS to be changed. If the HR Committee is cancelled yet again for February then it should be brought directly to the next council meeting. Anne has already prepared the resolution for the change and the need for the change is well documented.

Cc: Robert Mielke, Mayor
General Council - All