



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

OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or

Meeting of: **FINANCE COMMITTEE**
 Date/Time: **Tuesday, November 24, 2015 at 5:30 PM**
 Location: **City Hall, 2nd Floor Board Room**
 Members: David Oberbeck (C), Karen Kellbach, Dave Nutting, Bill Nagle, Robert Mielke

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

Presenter

- | | | |
|----|---|----------|
| 1 | Public Comment on matters appearing on the agenda. | |
| 2 | Minutes of previous meeting(s). (11/10/15) | |
| 3 | Discussion and Possible Action regarding the 2016 Revenue Schedule | Groat |
| 4 | Discussion and Possible Action regarding 2016 Inspection Services Contract with the City of Schofield | Jacobson |
| 5 | Discussion and Possible Action regarding Ordinance Amending Section 8.08.170(b) Licenses | Groat |
| 6 | Discussion and Possible Action regarding the October 2015 General Fund Financial Report | Groat |
| 7 | Discussion and Possible Action Regarding the Police Department's Purchase of Body Cameras, future budget requirements and sole source purchase process | Bliven |
| 8 | Report on the DOR determination of charge back of Excessive Taxes | Groat |
| 9 | Discussion and Possible Action regarding Budget Modifications Public Works Paving | Lindman |
| 10 | Discussion and Possible Action regarding satisfactory completion of 1800 Stewart Avenue LLC | Schock |
| 11 | Discussion and Possible Action regarding lease agreement of city-owned property adjacent to 206 Grand Avenue (Koz Holdings LLC d/b/a Pro Players Sports Bar and Grill) | Jacobson |
| 12 | CLOSED SESSION pursuant to § 19.85(10)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, regarding the payment of rent loss in lieu of relocation benefits and rent differential for 1040 South 4th Avenue (Thomas Street Project). | Lindman |

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

Adjournment

David Oberbeck, Chair

IMPORTANT: THREE (3) MEMBERS NEEDED FOR A QUORUM: If you are unable to attend the meeting, please notify Mary by calling (715)261-6645 or via email mgoede@ci.wausau.wi.us

It is possible and likely that members of, and possibly a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 11/19/15 @ 11:00 AM

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

Other Distribution: Media, (Alderspersons: Wagner, Neal, Gisselman, Winters, Rasmussen, Abitz), *Tipple, *Jacobson, *Groat, Rayala, Department Heads



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OFFICIAL NOTICE AND AGENDA

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ADDENDUM

Meeting of: **FINANCE COMMITTEE**
Date/Time: **Tuesday, November 24, 2015 at 5:30 PM**
Location: **City Hall, 2nd Floor Board Room**
Members: David Oberbeck (C), Karen Kellbach, Bill Nagle, Dave Nutting, Robert Mielke

ADDENDUM ITEM(S) FOR CONSIDERATION (All items listed may be acted upon)

- 13 Discussion and Possible Action on the Potential Project Plan Amendment and Boundary Change for Tax increment District Three.

Adjournment

David Oberbeck, Chair

This notice was posted at City Hall and emailed to the Wausau Daily Herald newsroom on 11/20/15 at 11:00 am.

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Other Distribution: Media, (Alderspersons: Wagner, Neal, Gisselman, Rasmussen, Abitz, Winters), *Tipple, *Jacobson, *Groat, Rayala, Department Heads

FINANCE COMMITTEE

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

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

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

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 Chairperson Oberbeck.

Public Comment

None

Minutes of previous meeting(s). (10/13/15 & 10/27/15)

Motion by Mielke, second by Kellbach to approve the minutes of previous meetings (10/13/15 & 10/27/15). Motion carried 5-0.

Discussion and Possible Action Regarding the Elk Creek Architectural LLC Proposal for the Wausau Club Redevelopment

Mark Goffin stated they have tentative lease agreements for every square foot of leasable space in the building. He indicated they found an investor who he's known for a very long time as a client, with enough personal financial worth and backing to make everyone comfortable. He explained rather than grant funding from the city, they were looking at strictly a loan of \$500,000 for 10 years at 1% and 10 years at city rate. He indicated they were very close with getting the WEDC/CEI grant application completed and all they need is the city's participation.

Oberbeck questioned what were the terms of the loan repayment and if there was a deferment. Goffin indicated they were requesting a deferment to at least cover the startup period of the mercantile. Oberbeck questioned why there was no repayment schedule with all of the details. Schock stated when the loan is approved and set up it will have a payment plan put on. Oberbeck felt there should be an amortization schedule for them to look at. Groat explained the financial subsidy from the city comes in the form of a discounted interest rate and deferment of principal, if that is something that is agreed to. She noted deferrals were given for Bull Falls Brewery and Wausau on the Water.

Goffin explained they were in the process of converting personal equity into cash to inject into this project. He indicated their investor has \$250,000, so combined with the low interest loan from the city, the CEI grant and historic tax credits we can get this done.

Oberbeck stated in the future he would like more complete information on the financial details of the agreements brought to the committee. Schock stated the resolution instructs the city staff to finalize the development agreement. Goffin stated there were more details to work out in the development agreement; however, the project goes nowhere without the city's help and he needs this approval to move forward with the grant. Oberbeck felt the approval should be contingent upon committee review of the development agreement.

Neal commented Goffin has his occupancy lined up 100% and also indicated that he has a number of secondary occupants waiting should someone drop out. So with the added financial backing, leases to fill the spaces, and asking less of the city than was proposed in February, he was enthusiastic about it.

Motion by Nutting, second by Nagle to approve the project as presented. Motion carried 5-0.

Discussion and Possible Action regarding JAG Grant

Matt Barnes explained to meet our obligation to a federal grant that the Wausau Police Department and the Marathon County Sheriff's Department enter into jointly annually, it requires that he go to a governing board and report on the grant and what the money was spent on. The JAG is a Justice Assistance Grant of which the two departments split approximately \$11,000. He stated we have to provide the federal government with a list of everything and the estimated prices to purchase all these items. He stated they are purchasing some additional bicycles for our CSO's; cameras for the squads; undercover hidden camera equipment for detectives; flashlights; a

ram for knocking down doors; an additional 15" television for the Lieutenant's office for monitoring cameras; a firearms cleaner; and some other small electronic items.

Discussion and Possible Action on the Kaiser Pool financial operations report

Oberbeck commented it is a good situation and this is an informational report on where we achieved a higher revenue than expected.

Discussion and Possible Action regarding the 2016 Revenue Schedule

Postponed to the next meeting.

Discussion and Possible Action regarding 2016 Property Insurance

Groat stated that a couple months ago she reported the Local Property Insurance Fund as part of the state budget was in jeopardy of being closed due to poor financial performance. Subsequently, during the state budget they decided to keep it open, but we've gotten our quote from the Local Property Insurance Fund and it is more than twice what we paid last year. She indicated the premium went from \$130,000 to \$208,000. She reviewed that at the time CVMIC and WMIC and the League of Municipalities had gotten together to create what is called MPIC, Municipal Property Insurance Cooperative. She indicated that organization has given us a quote for insurance and she has also received quotes from a couple insurance agencies in town. We are looking for insurance agencies that specialize in providing property insurance for government entities, because we are very different in that we have odd things to insure such as large quantities of property in the open and police dogs. She stated she that proposals are being evaluated with a recommendation hopefully available for the next meeting.

Discussion and Possible Action regarding funding request for Hmong Veterans Memorial

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

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

Review of 2015 Revaluation Process

Oberbeck stated this was something that the Committee of the Whole recommended that the Finance Committee review throughout the process and also after the process. He indicated he was just introducing this topic tonight. He asked the committee to think about whether we want to do a revaluation every year and what that whole process involves. He noted the Human Resources Committee in reviewing operational efficiencies, selected the Assessment Department as the first to be evaluated.

Tipple questioned Giese if the Council made a policy decision to do revals every year, when would that decision need to be made. Giese indicated it would be pretty short timing for them to do another reval next year because they don't have any of the parts in place at this point in time. But should the Council decide to do annual revals the software can handle it. Oberbeck questioned how close they were to fully implementing the software. Giese stated our project manager for our software has resigned and moved to a different company which set us back a bit. The pieces we are trying to implement are the personal property and the mobile home piece, which is targeted to be done by the end of the year. Oberbeck requested a chart with some type of documentation of how and when we will be fully complete with the implementation of the software.

Adjourn

Motion by Mielke, second by Nutting to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 5:55 pm.

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

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

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

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COMPREHENSIVE FEE SCHEDULE

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

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

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

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

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

CITY OF WAUSAU

2016

COMPREHENSIVE FEE SCHEDULE

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

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

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

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

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

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

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

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

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

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

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

CITY OF WAUSAU ELECTRICAL PERMIT FEE SCHEDULE – 2016 PROPOSED

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

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

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

715.261.6780

CITY OF WAUSAU PLUMBING PERMIT FEE SCHEDULE – 2016 PROPOSED

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

RESOLUTION OF THE FINANCE COMMITTEE

Approving 2016 contract for residential and commercial building inspection services between the City of Wausau and City of Schofield

Committee Action: Pending

Fiscal Impact: Annual Estimated Revenue of \$8,000 to the city per the fee schedule being approved on November 24, 2015

File Number: 15-1013

Date Introduced: November 24, 2015

FISCAL IMPACT SUMMARY

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

RESOLUTION

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

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

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

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

Approved:

James E. Tipple, Mayor



Memorandum

From: William D. Hebert

To: Finance Committee

Date: 11/19/2015

Re: City of Schofield – Residential Permitting and Inspections Contract

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

Facts / Considerations:

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

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

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

Recommendation: Your approval is requested for:

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

Impact:

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

Coordination:

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

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

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

CONTRACT FOR INSPECTION SERVICES

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

WITNESSETH:

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

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

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

NOW, THEREFORE, the parties hereto agree as follows:

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

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

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

CITY OF WAUSAU BY:

James E. Tipple, Mayor

Toni Rayala, Clerk

CITY OF SCHOFIELD BY:

Kregg Hoehn, Mayor

Lisa Quinn, Clerk

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

ORDINANCE OF FINANCE COMMITTEE

Amending Section 8.08.170(b) Licenses

Committee Action: Approved 5-0

Ordinance Number:

Fiscal Impact:

File Number: 12-1014

Date Introduced:

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

Add ()

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

8.08.170 Licenses

...

(b) The license fees shall be provided in section 3.40.010(a). The fee for any dog or cat licensed for the first time in the City shall be one half of the amount provided in section 3.40.010(a). Proof that the dog or cat was neutered or spayed shall be presented to the clerk upon payment.

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

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

Adopted:
Approved:
Published:
Attest:

Approved:

James E. Tipple, Mayor

Attest:

Toni Rayala, Clerk



Office of the City Attorney

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

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

COMMENTS ON AMENDMENT TO SECTION 8.08.170 LICENSES TO PERMIT DOGS
AND CATS RECEIVING LICENSES IN THE CITY OF WAUSAU TO OBTAIN HALF
PRICE LICENSES

- At its October 13, 2015 meeting the Finance Committee voted to recommend an amendment to the pet licensing ordinance, W.M.C. §8.08.170 to provide a reduced license fee of one half of the regular fee for all dogs and cats being licensed for the first time within the City of Wausau. This discount would apply after any discount for the animal being "micro-chipped" and would apply to any dog or cat regardless of age, provided it has never previously been licensed within the City.
- W.M.C. §8.08.170(c) currently provides a reduced license fee of one half of the regular fee for dogs or cats that become four month of age after July 1. State law provides that dogs that become 5 months of age after July 1 pay one half of the minimum dog license tax as set by the governing body of the county. The full amount of the minimum dog license tax for Marathon County is currently established at \$5.00 for neutered or spayed dogs or \$10.00 for non-neutered or non-spayed dogs. Wis. Stat. §174.05(2) and (3).
- Any further discounting of animal licensing fees would need to recognize the City's obligation to pay a minimum dog license tax to Marathon County.
- This may be somewhat difficult to track where the same dog or cat may experience subsequent or frequent changes of ownership.

Rates are: \$60 ⇒ \$52 ⇒ \$26

\$18 ⇒ \$10 = \$5 = city gets \$0

Actual - because
of license costs
processing & mailing

Toni Rayala

From: Toni Rayala
Sent: Tuesday, November 10, 2015 3:46 PM
To: Lois Bauer; Mary Goede; MaryAnne Groat
Cc: Tara Alfonso
Subject: RE: Amend Section 8.08.170 (b) Licenses

I would like to add a comment or two for this item also. If a dog is fixed and microchipped, the City would actually go in the hole to issue a license for this pet. The net revenue would be \$5.00; which is what is owed to the County and then we would still have the cost of processing the license and mailing it out.

Toni

*Toni Rayala
City Clerk
City of Wausau
407 Grant Street
Wausau, WI 54403
Phone 715-261-6622
Fax 715-261-6626
Estimated 2015 Population 39,063*



From: Lois Bauer
Sent: Tuesday, November 10, 2015 1:45 PM
To: Toni Rayala; Mary Goede; MaryAnne Groat
Cc: Tara Alfonso
Subject: Amend Section 8.08.170 (b) Licenses

Toni, Mary, and MaryAnne,

Please see attached: Ordinance of Finance Committee, Tara's Comments, and Staff Report on Pet License Fees for Juvenile Animals from MaryAnne

Thanks

Lois Bauer
Confidential Administrative Specialist
City Attorney's Office
407 Grant Street
Wausau, WI 54403
Phone: 715-261-6591

CITY OF WAUSAU 2015 BUDGET
GENERAL FUND STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
September, 2015
NARRATIVE

REVENUES

Below is a description of notable items.

Other Taxes – In 2014 the City received an omitted tax payment of \$42,340 which is not a regularly occurring payment.

Shared Revenues – We received our re-estimate from the State of Wisconsin on September 9 our 2015 Shared Revenues will be \$4,013,090 which is \$1,045 more than budgeted and Expenditure Restraint will be \$12,803 less than their preliminary numbers.

Municipal Services – The City receives an annual payment for the state and this account will fall short of budget by \$10,990.

Permits – Building permits are showing a positive variance from 2014 but it is unknown at this time whether they will meet the budget projections. 2014 total revenue was \$181,803.

Franchise Fees – The 2015 revenues appear to be lagging 2014 actual but this is due to the timing of allocating \$39,190 of the revenue to the Public Access Fund. Revenues in total are up slightly from 2014.

Fines, Forfeitures and Penalties – This revenue is down \$34,000 from the collections of October 2014. We dropped the 2015 budget as compared to the 2014 budget but this may not have been sufficient as the 2014 actual revenues were \$355,000. Based upon the past two year trends this revenue will fall short of budget by approximately \$75,000.

Public Charges Public Safety – Currently revenues looking good exceeding both 2014 and budget projections. Strong EMS Collections to date.

Public Charges Streets – 2015 revenues appear down from 2014 and represent sidewalk shoveling charged to downtown property owners. The amount billed is down due to lack of snow.

Public Charges Recreation – look good this year. Pool user fees of \$50,902 have doubled the budget of \$24,000 and last year's actual of \$18,251. Concessions revenues of \$39,293 have exceeded budget and 2014 by slightly over \$10,000. These strong revenues are making up for the unrealized sponsorship revenues.

Intergovernmental Charges for Services – No expected budget difficulties expected at this time.

Interest on General Investments – The 2014 and 2015 interest reflects timing of maturities and related interest accruals.

Miscellaneous Revenues – No expected budget difficulties expected at this time. T

Other Financing Sources - No expected budget difficulties expected at this time. PILOT from the utility is being posted monthly in 2015 rather than at yearend.

EXPENSES

The budget to date appears in line with the budget with 78% of the budget spent and 83% of the year complete. In addition the expenses to date of \$24,627,105 are \$731,955 less than October 2014.

Unclassified – This account contains that tax payment to Sears for \$86,419. The City received notification from DOR that we will be able to charge back to the other tax jurisdictions which will result in a net cost to the city of \$32,748. This account does not reflect the pending payments Walgreens.

Transportation and Streets – These accounts reflect the minimal snowfall in 2015. Expenses are \$700,000 less than 2014.

Parks – This account reflects expenses through September

BUDGET RISKS - \$370,990

- Sponsorship Revenues \$60,000
- Municipal Service Revenues \$10,990
- Fines and Forfeitures \$75,000
- Tax Payments \$225,000

CITY OF WAUSAU, WISCONSIN
GENERAL FUND
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES - BUDGET AND ACTUAL
Period Ended October 31, 2015

	Budgeted Amounts		Actual	Variance with Final Budget	2014 Actual
	Original	Final			
TAXES					
General property taxes	\$ 16,200,627	\$ 16,200,627	\$ 16,200,627	\$ -	\$ 15,843,883
Mobile home parking fees	28,000	28,000	22,529	(5,471)	24,090
Payments in lieu of taxes	115,000	115,000	3,500	(111,500)	2,924
Other taxes	<u>67,709</u>	<u>67,709</u>	<u>67,620</u>	<u>(89)</u>	<u>84,466</u>
Total Taxes	<u>16,411,336</u>	<u>16,411,336</u>	<u>16,294,276</u>	<u>(117,060)</u>	<u>15,955,363</u>
INTERGOVERNMENTAL					
State shared taxes	4,434,045	4,434,045	986,256	(3,447,789)	1,059,633
Expenditure restraint	771,566	771,566	771,566	-	755,879
Fire insurance tax	105,000	105,000	102,678	(2,322)	104,834
Municipal services	195,000	195,000	184,010	(10,990)	195,507
Transportation aids	2,541,749	2,541,749	2,537,317	(4,432)	2,375,057
Other grants	<u>123,834</u>	<u>123,834</u>	<u>121,440</u>	<u>(2,394)</u>	<u>182,866</u>
Total Intergovernmental	<u>8,171,194</u>	<u>8,171,194</u>	<u>4,703,267</u>	<u>(3,467,927)</u>	<u>4,673,776</u>
LICENSES AND PERMITS					
Licenses	175,531	175,531	178,281	2,750	175,052
Franchise fees	340,000	340,000	157,043	(182,957)	192,433
Permits	<u>227,519</u>	<u>227,519</u>	<u>202,296</u>	<u>(25,223)</u>	<u>131,899</u>
Total Licenses and Permits	<u>743,050</u>	<u>743,050</u>	<u>537,620</u>	<u>(205,430)</u>	<u>499,384</u>
FINES, FORFEITURES AND PENALTIES					
	<u>398,000</u>	<u>398,000</u>	<u>286,625</u>	<u>(111,375)</u>	<u>319,789</u>
PUBLIC CHARGES FOR SERVICES					
General government	67,300	67,300	69,241	1,941	63,612
Public safety	1,377,200	1,377,200	1,312,090	(65,110)	1,082,293
Streets and related facilities	79,971	79,971	127,342	47,371	132,068
Recreation	144,700	144,700	140,593	(4,107)	107,491
Public areas	<u>159,479</u>	<u>159,479</u>	<u>82,966</u>	<u>(76,513)</u>	<u>86,884</u>
Total Public Charges for Services	<u>1,828,650</u>	<u>1,828,650</u>	<u>1,732,232</u>	<u>(96,418)</u>	<u>1,472,348</u>
INTERGOVERNMENTAL CHARGES FOR SERVICES					
State and federal reimbursements	11,340	11,340	200	(11,140)	180
County and other municipalities	236,264	239,514	97,723	(141,791)	80,710
City departments	<u>1,249,432</u>	<u>1,249,432</u>	<u>616,903</u>	<u>(632,529)</u>	<u>36,660</u>
Total Intergovernmental Charges for Services	<u>1,497,036</u>	<u>1,500,286</u>	<u>714,826</u>	<u>(785,460)</u>	<u>117,550</u>

CITY OF WAUSAU, WISCONSIN
GENERAL FUND
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES - BUDGET AND ACTUAL (Continued)
Period Ended October 31, 2015

	Budgeted Amounts		Actual	Variance with Final Budget	2014 Actual
	Original	Final			
COMMERCIAL					
Interest on general investments	\$ 260,000	\$ 260,000	\$ 334,338	\$ 74,338	\$ 207,447
Interest on special assessments	15,000	15,000	698	(14,302)	408
Other interest	<u>19,000</u>	<u>19,000</u>	<u>37,053</u>	<u>18,053</u>	<u>17,725</u>
Total Commercial	<u>294,000</u>	<u>294,000</u>	<u>372,089</u>	<u>78,089</u>	<u>225,580</u>
MISCELLANEOUS REVENUES					
Rent of land and buildings	210,100	210,100	195,475	(14,625)	192,417
Sale of City property/loss compensation	12,500	12,500	20,497	7,997	18,644
Other miscellaneous revenues	<u>110,022</u>	<u>110,022</u>	<u>103,132</u>	<u>(6,890)</u>	<u>128,899</u>
Total Miscellaneous Revenues	<u>332,622</u>	<u>332,622</u>	<u>319,104</u>	<u>(13,518)</u>	<u>339,960</u>
OTHER FINANCING SOURCES					
Transfers in	<u>1,897,000</u>	<u>1,897,000</u>	<u>1,374,052</u>	<u>(522,948)</u>	<u>86,890</u>
TOTAL REVENUES AND OTHER FINANCING SOURCES					
	<u>\$ 31,572,888</u>	<u>\$ 31,576,138</u>	<u>\$ 26,334,091</u>	<u>\$ (5,242,047)</u>	<u>\$ 23,690,640</u>

CITY OF WAUSAU, WISCONSIN
GENERAL FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
Period Ended October 31, 2015

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget</u>	<u>2014 Actual</u>
	<u>Original</u>	<u>Final</u>			
GENERAL GOVERNMENT					
City Council	\$ 112,122	\$ 102,122	\$ 68,671	\$ 33,451	\$ 67,940
Mayor	203,263	203,263	161,169	42,094	188,010
City Promotion	124,600	124,600	100,584	24,016	108,360
Finance department	471,638	471,638	402,953	68,685	392,308
Data processing	696,369	696,369	412,610	283,759	586,405
City clerk/customer service	492,398	492,398	395,793	96,605	398,276
Elections	34,950	34,950	18,098	16,852	41,222
Assessor	595,907	595,907	461,947	133,960	490,975
City attorney	490,025	490,025	363,650	126,375	388,419
Municipal court	128,529	128,529	101,816	26,713	109,203
Human resources	293,937	293,937	266,846	27,091	252,536
City hall and other municipal buildings	321,523	321,523	219,227	102,296	253,650
Unclassified	<u>32,000</u>	<u>135,192</u>	<u>112,249</u>	<u>22,943</u>	<u>13,160</u>
Total General Government	<u>3,997,261</u>	<u>4,090,453</u>	<u>3,085,613</u>	<u>1,004,840</u>	<u>3,290,464</u>
PUBLIC SAFETY					
Police department	8,973,536	8,968,536	7,207,738	1,760,798	6,825,844
Fire department	3,431,816	3,431,816	2,927,151	504,665	2,741,383
Ambulance	2,991,652	2,999,902	2,267,513	732,389	2,400,284
Inspections and electrical systems	<u>705,394</u>	<u>705,394</u>	<u>542,645</u>	<u>162,749</u>	<u>525,291</u>
Total Public Safety	<u>16,102,398</u>	<u>16,105,648</u>	<u>12,945,047</u>	<u>3,160,601</u>	<u>12,492,802</u>
TRANSPORTATION AND STREETS					
Engineering	1,401,003	1,401,003	1,103,346	297,657	1,213,789
Department of public works	<u>6,082,730</u>	<u>6,084,430</u>	<u>4,652,131</u>	<u>1,432,299</u>	<u>5,401,628</u>
Total Transportation and Streets	<u>7,483,733</u>	<u>7,485,433</u>	<u>5,755,477</u>	<u>1,729,956</u>	<u>6,615,417</u>
SANITATION, HEALTH AND WELFARE					
Garbage and refuse collection	<u>1,537,400</u>	<u>1,537,400</u>	<u>1,127,013</u>	<u>410,387</u>	<u>1,142,290</u>
NATURAL RESOURCES/RECREATION					
Parks and recreation	<u>2,452,096</u>	<u>2,460,396</u>	<u>1,713,955</u>	<u>746,441</u>	<u>1,818,087</u>
TOTAL EXPENDITURES	<u>\$ 31,572,888</u>	<u>\$ 31,679,330</u>	<u>\$ 24,627,105</u>	<u>\$ 7,052,225</u>	<u>\$ 25,359,060</u>

CITY OF WAUSAU, WISCONSIN
GENERAL FUND
SUMMARY OF BUDGET MODIFICATIONS
Period Ended October 31, 2015

BUDGET REVENUES RECONCILIATION

2015 ADOPTED BUDGET	\$ 31,572,888
Budget modification for Police Department for sale of sniper rifle	<u>3,250</u>
2015 MODIFIED BUDGET	<u>\$ 31,576,138</u>

BUDGET EXPENDITURES RECONCILIATION

2015 ADOPTED BUDGET	\$ 31,572,888
Resolution 12-0313 Budget modification for settlement of tax claims by Sears Holdings Corporation	86,419
Budget modification for Police Department for use of sniper rifle proceeds for SWAT equipment	3,250
Resolution 15-0406 Budget modification for settlement of tax claim by Associated Bank	<u>16,773</u>
2015 MODIFIED BUDGET	<u>\$ 31,679,330</u>



CITY OF WAUSAU
SOLE SOURCE PURCHASE JUSTIFICATION
REQUIRED FORM PURCHASE OF GOODS OR SERVICES EXCEEDING \$5,000

Purchase of goods or services for no more than \$25,000 may be made without competition when it is agreed *in advance* between the Department Head and the Finance Director. Sole source purchasing should be avoided unless it is clearly necessary and justifiable. The justification must withstand public and legislative scrutiny. The Department Head is responsible for providing written documentation justifying the valid reason to purchase from one source or that only one source is available. Sole source purchasing criteria include: urgency due to public safety, serious injury financial or other, other unusual and compelling reasons, goods or service is available from only one source and no other good or service will satisfy the City's requirements, legal services provided by an attorney, lack of acceptable bids or quotes, an alternate product or manufacturer would not be compatible with current products resulting in additional operating or maintenance costs, standardization of a specific product or manufacturer will result in a more efficient or economical operation or aesthetics, or compatibility is an overriding consideration, the purchase is from another governmental body, continuity is achieved in a phased project, the supplier or service demonstrates a unique capability not found elsewhere, the purchase is more economical to the city on the basis of time and money of proposal development.

1. Sole source purchase under \$5,000 shall be evaluated and determined by the Department Head.
2. Sole source purchase of \$5,000 to \$25,000 a formal written justification shall be forwarded to the Finance Director who will concur with the sole source or assist in locating additional competitive sources.
3. Sole source purchase exceeding \$25,000 must be approved by the Finance Committee.

1. Provide a detailed explanation of the good or service to be purchased and vendor.

The Wausau Police Department will be entering a contract to procure body worn cameras as well as data storage for the videos created by the cameras. This all in one solution provides the following advantages:

- 1) Obtain evidence of crime
 - a. Video and Audio of officer/citizen interactions everywhere officer goes
- 2) Documents officer actions and validates or repudiates citizen complaints
- 3) Improves officer training
 - a. Through review of past videos by trainees/officers
 - b. By reviewing footage of current trainees when they have a citizen contact
- 4) Enhances agency transparency with the public
- 5) Most people have cell phones and may record only partial interactions with the police. This can distort the perception of the overall contact which can be documented by body worn cameras

2. Provide a brief description of the intended application for the service or goods to be purchased.

The cameras will be used to provide a video recording of officer interactions with citizens. The data storage will securely maintain the video and provide the ability to share the video with prosecutors, redact video for open records release, along with additional features to increase efficiency within the department.

3. State why other products or services that compete in the market will not or do not meet your needs or comply with your specifications.

After researching body camera options and demoing 2 vendor cameras, we have determined the following specifications meet our needs:

- A) Cameras with a 12 hour battery life to accommodate our 12 hour shift schedule.
- B) A configurable pre-event buffering record mode set to at least 30 seconds to allow for the capture of video 30 seconds prior to an officer activating the camera.
- C) Docking system which simultaneously charges the camera while transferring video to the data storage location. This feature increases officer efficiency by allowing the officer to simply dock the camera rather than requiring them to plug it into a computer and login to transfer video files.
- D) Software that will interface with our Computer Aided Dispatch (CAD) system when the camera is docked to automatically tag videos with metadata (such as case number, location, etc). This significantly improves officer efficiency because they will not be required to manually tag every video with metadata. Additionally, it improves the efficiency of our clerical staff because they will not be faced with videos that are untagged or are improperly tagged.
- E) Digital evidence hosted storage solution (i.e. "Cloud-based") providing an audit trail and other security features that assure digital video evidence will meet reliability standards in court.
- F) Digital evidence hosted storage solution that is compliant with Criminal Justice Information Systems (CJIS) security requirements.
- G) Integration with squad cars to allow for auto-activation of the body camera with the squad lights.

4. Describe your efforts to identify other vendors to furnish the product or services.

Officers tried two different camera systems with hosted (Cloud) storage. Those vendors are Taser and Viewu. These vendors have the largest market share in police body cameras. In addition to working with these vendors, Wausau PD has been in contact with a Panasonic representative with hopes to try out this camera. However, their product is still not ready for deployment in the field. In addition, to these hands on demonstrations, we have read research on a variety of options for cameras and storage. Attached to this document is a body camera market survey conducted for the US Department of Justice.

5. How did you determine that the sole source vendor's price was reasonable?

We requested and received pricing from both Taser and Viewu for body cameras. The Viewu quote for body cameras and three years of access to their Cloud enabled software was \$109,040 which breaks down to \$36,346 per year. This quote includes remote setup and training for staff as well as 60 GB of storage per user. It is estimated that one hour of video in non-HD resolution is approximately 1 GB. There is an additional charge of \$0.125 for every GB stored over 60 GB.

The Taser quote is \$300,000 for a five year contract that includes Cloud enabled software and Cloud storage. This breaks down to \$60,000 per year. This plan, however, includes on-site training for all police and clerical staff, unlimited storage for the five year contract, full camera warranty, integration with our CAD system, auto activation of the camera with squad lights, docking stations for the camera units, spare units and complete replacement of the cameras every 2.5 years to keep pace with current technology.

There are three key components to the Taser product which allow us to meet our needs:

- 1) CAD integration: this functionality connects Taser's cloud storage, Evidence.com, to interface with our Computer Aided Dispatch (CAD) system to automatically add metadata such as case number, officer, etc to the video log. This saves officer time because the officer is not required to log into the system and manually add this information. Additionally, it reduces/eliminates the need for clerical staff to search for untagged videos when officers either forget to tag the video or mistype characters into the computer.
- 2) Unlimited Storage: Our IT department said it would be very difficult to accurately project the amount of storage needed for body camera videos. If we choose a plan which is not unlimited, it will be our responsibility to pay the additional cost over the allotted storage and manually manage our system to reduce the quantity of videos currently stored.

3) Auto Activation: Taser provides a solution to automatically activate the body camera when the squad emergency lights are activated. Without this functionality officers would have to manually activate the camera at every citizen contact. This isn't a difficult expectation at non-emergency calls for service, however, officers need to be thinking about proper response protocols and safety at emergency calls for service as opposed to taking time to activate a body camera.

6. Which of the following best describes this sole source procurement? Select all that apply.

- Product or vendor is uniquely qualified with capability not found elsewhere.
- Urgency due to public safety, serious financial injury or other. (explain)
- The procurement is of such a specialized nature that by virtue of experience, expertise, proximity or ownership of intellectual property
- Lack of acceptable quotes or bids.
- Product compatibility or the standardization of a product.
- Continuation of a phased project.
- Proposal development is uneconomical.

Department: Police

Preparer: Captain Benjamin K. Bliven

Vendor Name: Taser

Expected amount of purchase or contract: \$300,000 over 5 years. \$100,000 for the 1st year

Department Head Signature: _____ **Date:** _____

Finance Director Signature: _____ **Date:** _____

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

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

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

Fiscal Impact:

File Number: 15-1111	Date Introduced: November 24, 2015
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FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	<i>Included in Budget:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/> <i>Amount:</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

RESOLUTION

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

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

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

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

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

to increase in value.

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

Approved:

James E. Tipple, Mayor

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Thursday, October 15, 2015 at 4:30 p.m. in the 2nd floor Board Room at City Hall, 407 Grant Street, Wausau

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

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

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

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

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

AGR # 1126

RECEIVED
APR 29 2003
CITY OF WAUSAU
CITY CLERK

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

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

WITNESSETH:

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

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

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

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

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

NOW, THEREFORE, the parties hereto agree as follows:

1. COMMERCIAL DEVELOPMENT.

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

D. That the use of PROPERTY will be commercial.

2. GRANT.

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

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

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

3. REMEDY IN THE EVENT OF DEFAULT.

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

4. MISCELLANEOUS.

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

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

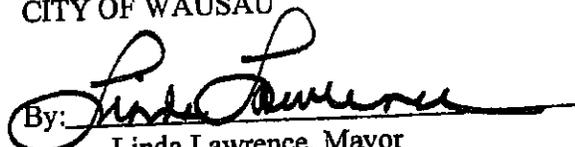
- C. Relationship of Parties. This Agreement does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between CITY and DEVELOPER.
- D. Entire Agreement; Amendment. All exhibits, addenda, and schedules attached to this Agreement are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

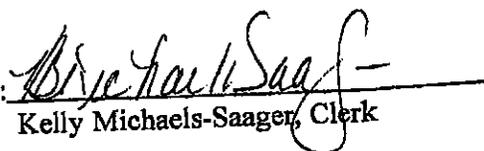
DEVELOPER:

By: 
Charles A. Ghidorzi

CITY:

CITY OF WAUSAU

By: 
Linda Lawrence, Mayor

Attest: 
Kelly Michaels-Saager, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

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

Diane Newburn

Notary Public, Wisconsin

My commission: expires May 9, 2004

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

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

Joan E. Heahke
Joan E. Heahke
Notary Public, Wisconsin
My commission: expires 6/12/05

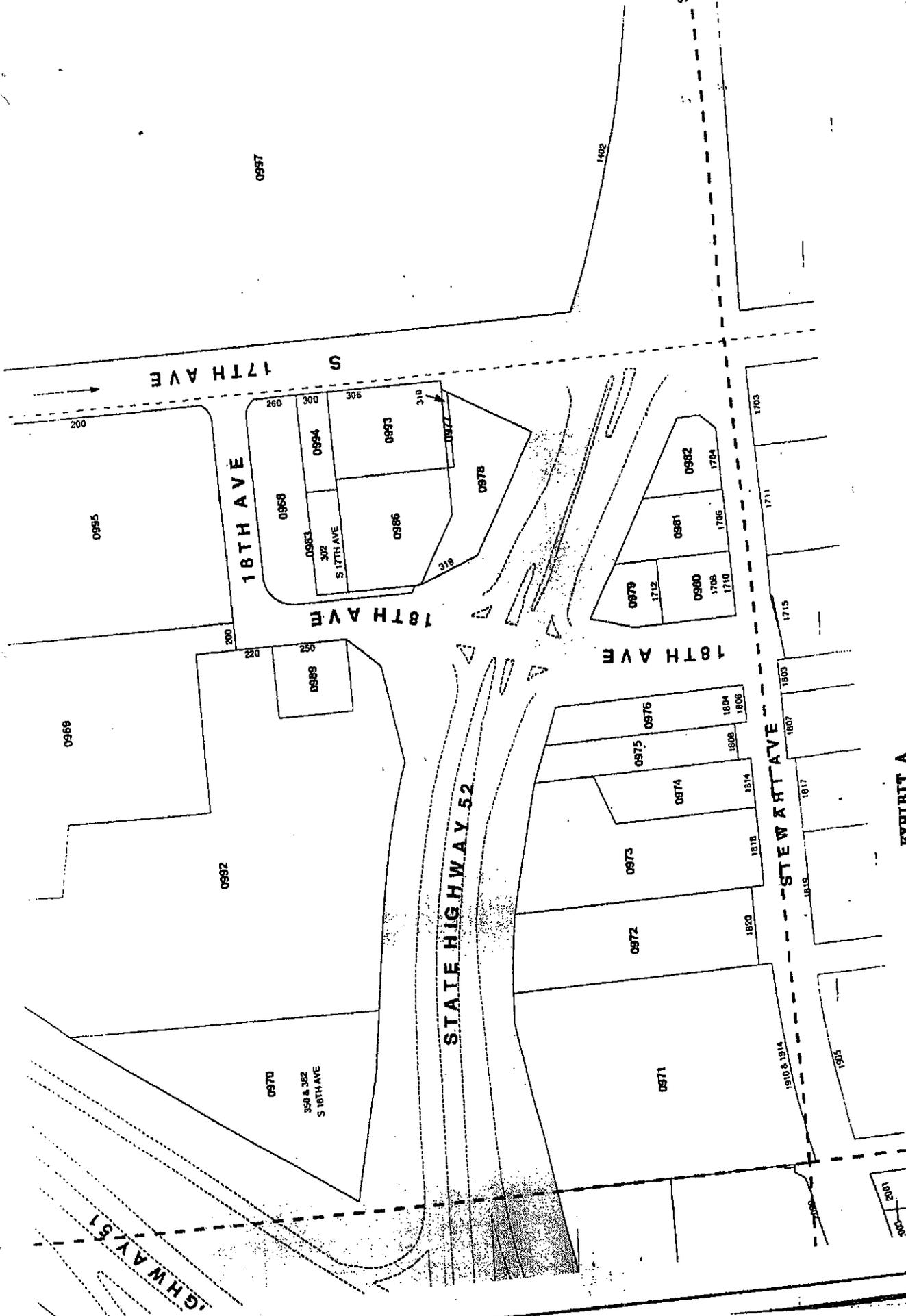


EXHIBIT A

Marathon County Land Record



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

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



For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Internal

Account: User

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

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

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

(1) General Parcel Information:

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

(2) Parcel Owners Names:

Owner # 1 1800 STEWART AVENUE LLC

(3) Parcel Addresses:

Address # 1 1800 STEWART AVE WAUSAU WI 54401

(4) Parcel Descriptions:

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

(5) Parcel Assessment:

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

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

(6) Parcel Special Assessments:

No Data has been entered for this PIN.

(8) Recent Taxes:

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

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

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

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

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

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

(9) Parcel Tax Receipts:

15 Tax Receipt(s) on File.

Tax Year: 2014

Transaction # 3041502

Transaction Date: 08/04/2015

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

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

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

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

(10) Parcel Cross References:

3 Cross Reference(s) on File.

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

(11) Tax History:

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

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

(12) Tax District:

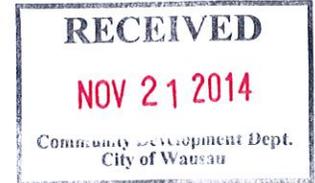
Municipality: (291) WAUSAU | District: 1 | Year: 2015



Building Community Today
for Tomorrow's Generation

November 19, 2014

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



Dear Ann,

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

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

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

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

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

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

Sincerely,

C.A. Ghidorzi

Attached:

DNR Letter dated November 14, 2014

cc: Finance Cmt
City Clerk

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

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



RECEIVED

November 14, 2014

NOV 17 2014

BRRTS# 02-37-000054

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



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

Dear Mr. Ghidorzi:

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

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

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

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

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

Sincerely,

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

Lisa Gutknecht
Remediation & Redevelopment Program

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

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

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
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TTY Access via relay - 711



September 8, 2015

BRRTS# 02-37-000054

RECEIVED

SEP 9 2015

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

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

Dear Mr. Ghidorzi:

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

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

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

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

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

Sincerely,

Lisa Gutknecht
Remediation & Redevelopment Program

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



Office of the City Attorney

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Memorandum

To: Members of the Common Council

From: Anne L. Jacobson, City Attorney

Date: November 18, 2015

Re: Staff analysis of Lease Agreement between KOZ Holdings LLC d/b/a Pro Players Sports Bar and Grill and the City of Wausau

Purpose: To provide you information to aid in your decision whether or not to approve this Lease Agreement.

Facts:

1. Background: The issue is whether to approve the attached Lease, contingent upon Compliance Review by the Bureau of Aeronautics (BOA).
2. History: By way of background information:
 - The City of Wausau executed a lease with GHH of Wausau, Inc., d/b/a Wendy's Old Fashion Hamburgers, located at 206 Grand Avenue, on April 25, 1994, for use of city airport property as an outdoor seating area.
 - On October 26, 1999, the Council approved a lease agreement with T & E Ventures d/b/a Pro Players Sports Bar and Grill and Sherwin Williams Company (244 Grand Avenue). At that time, the BOA approved the lease terms on September 21, 1999. The lease was executed December 13, 1999 and expired on September 15, 2004. The two businesses were located on either side of the lot owned by the City and wished to have it paved and share it for parking for Pro Players and for access to the rear of its store for Sherwin Williams.
 - The property in question is part of the Downtown Airport property and is in the flight pattern of landing aircraft.

- On November 8, 2005, the renewal of the lease with T & E Ventures was approved for another 5 years. It was executed by the lessee on March 27, 2006.
 - On November 10, 2009, Council authorized another renewal for a 5 year term of the lease with T & E Ventures.
 - On October 29, 2012, T & E transferred their property by Warranty Deed to Koz Territories LLC.
 - On November 11, 2014, Council authorized another renewal for a one year term of the lease with Koz Territories LLC.
 - On November 11, 2015, the current lease expired. KOZ Holdings LLC, has asked to: 1) enter into a lease agreement with the city to continue to use the city lot for parking purposes; and 2) request that the City make pavement improvements to the lot at the same time improvements are made to Pro Player's parking lot.
3. Discussion: The city has not budgeted for any improvements to its lot and cannot commit to making improvements in 2016. Should there be any carry over capital funds or projects that come in under budget, there may be a possibility of doing some work to the lot.
4. Recommendation: Your approval is requested for approval of the attached lease for an initial term of one-year with indefinite automatic renewals of one year, to allow the current owner and operator of Pro Players Sports Bar and Grill, KOZ Holdings LLC, to utilize the city owned lot, not used for airport purposes, as a parking lot.

Impact: If adopted, the lease will generate revenue for the airport.

LEASE AGREEMENT

THIS AGREEMENT OF LEASE, made this _____ day of _____, 2015, between the City of Wausau, a municipal corporation, located in Marathon County, Wisconsin, hereinafter referred to as "LESSOR", and Koz Holdings LLC d/b/a Pro Players Sports Bar and Grill, located at 206 Grand Avenue, Schofield, Wisconsin, in Marathon County, hereinafter referred to as "LESSEE";

WITNESSETH:

WHEREAS, the City of Wausau is the owner of certain premises further described on Appendix A attached hereto and incorporated herein which is adjacent to LESSEE's property and which is a part of the Wausau Downtown Airport; and

WHEREAS, said premises are in the flight pattern of landing aircraft; and

WHEREAS, said premises are presently not in use for airport purposes; and

WHEREAS, LESSEE has requested LESSOR allow LESSEE to use this parcel as a parking area; and

WHEREAS, said premises are within the City of Wausau and immediately adjoining to the municipal boundary of the City of Schofield.

NOW, THEREFORE, it is covenanted and agreed, between the parties as follows:

1. Term. Subject to the termination provisions contained in paragraph 8 of this lease, LESSOR hereby leases to LESSEE the following premises described below, located in the City of Wausau, for a term of one year renewable on the execution date indicated on this lease for additional one-year terms upon 30-day notice by LESSEE to LESSOR of LESSEE's intent to renew said lease. This lease shall commence on the 11th day of November, 2015, to-wit: See Attached Appendix A for premises description.

2. Fees. LESSEE shall be held liable to LESSOR, in return for the use of this property, an amount equaling what LESSOR's portion of the tax revenue would be for the demised premises as determined by the City Assessor, payment to be made upon execution of this agreement, and annually thereafter. Initially, the assessed value will be determined by multiplying Four Dollars (\$4) per square foot by the number of square feet used by LESSEE, and taxed at the rate of Twenty-seven and 42/100 (\$27.42) per thousand. Thereafter, LESSOR reserves the right to adjust rent annually based on any changes in the assessed value of the subject premises or the tax rate.

3. Use. LESSEE shall use the premises exclusively for parking and shall be permitted to modify a portion of the lot for formal parking. LESSEE agrees to comply with all codes, ordinances, and other regulations of the City of Wausau, including but not limited to parking regulations, grass cutting, snow and ice removal, paving and drainage, and regulations regarding dust and debris. Any use other than a parking area shall automatically terminate this lease. LESSEE, as part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

- A. No person on the ground of race, color, national origin, creed, sex, or residency shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facility;
- B. That in the placing of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the grounds of race, color, national origin, creed, sex, or residency shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; and
- C. That LESSEE shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation/Effectuation of Title 6 of the Civil Rights Act of 1964, and as said regulations may be amended; and pursuant to Section 30, Civil Rights (49 U.S.C. 1730) of the Airport and Airway Development Act Amendments of 1976.

LESSOR reserves, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of real property herein described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known, or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing, taking off from, or operating from the airport.

4. Restrictions on Use. LESSEE expressly agrees to prevent any use of the herein described real property which would interfere with or be a hazard to the flight of aircraft over the property, or to and from the airport, or interfere with air navigation and communication facilities presently or in the future serving the airport.

LESSEE shall not create any hazard which would interfere with the use of the Wausau Downtown Airport or which is contrary to the regulations of the Federal Aviation Administration or the State of Wisconsin or the City of Wausau.

5. Right of Entry. LESSOR shall have free access to the demised premises at all reasonable times for the purpose of examining or investigating the condition thereof, in order to exercise any right or power reserved to LESSOR under the terms and provisions of this lease agreement.

6. Assignment. LESSEE shall not sell or assign this lease or sublet the demised premises or any part thereof.

7. Insurance. LESSEE shall provide a certificate of liability insurance sufficient to LESSOR naming LESSOR as an additional insured.

8. Termination of Lease. LESSOR shall have the right to terminate this lease upon 30-days' written notice to LESSEE at any time during the term of this lease and for any reason whatsoever, such reasons including but not being limited to LESSOR's determination, at its sole

discretion, that the premises are required by LESSOR for a higher and better use, such as airport expansion, sale of the premises, or any other reason whatsoever.

9. Liability. LESSEE agrees to assume all liability for any and all injuries or damages that may arise from any accident or anything whatsoever that occurs on or about the demised premises, including injury and/or damages from falling aircraft and/or objects falling therefrom; LESSEE hereby releases the City of Wausau and any officers, agents, employees, and/or designees of the City of Wausau, and of any other city agency, from all debts, claims, demands, damages, actions and causes of action, whatsoever, which may result from any actions of anyone in the construction, maintenance, and/or in the utilization of or in the use of the demised premises as a park or as anything else, or which may result from any actions whatsoever of anyone relating to or regarding the demised premises, whether or not they are on the premises pursuant to permission of LESSEE; and LESSEE further agrees to indemnify and to save and hold the City of Wausau, and any officers, agents, employees and/or designees of the City of Wausau, and of any other city agency, free and harmless from and against any damages, loss, costs, claims, expenses, suits, demands, actions and/or causes of action of any kind or of any nature, which may be sustained, made, and/or occasioned to the City of Wausau, and any officers, agents, employees, and/or designees of the City of Wausau, and of any other city agency, at any time by reason of damage or damages or injury to persons or property, or death to any person, or by reason of any other liability imposed by law or by anything or by anyone else upon the City of Wausau, and any officers, agents, employees, and/or designees of the City of Wausau, and of any other city agency, as the result of and/or due to anything occurring on, about, or relating to the demised premises and/or anything occurring pursuant to this Lease, whether or not those actions and/or occurrences occurred pursuant to authorization and/or acquiesce of LESSEE.

10. Notices. All notices required by this Lease shall be in writing and personally delivered or sent First Class Mail to LESSOR, in care of the City Clerk, City Hall, 407 Grant Street, Wausau, Wisconsin 54403; and to LESSEE, Koz Holdings LLC d/b/a Pro Players Sports Bar and Grill, 206 Grand Avenue, Schofield, Wisconsin 54476.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first above written.

CITY OF WAUSAU (LESSOR)

Witness

BY _____
James E. Tipple, Mayor

Attest:

Witness

Toni Rayala, Clerk

KOZ HOLDINGS LLC d/b/a Pro Players
Sports Bar and Grill (LESSEE)

Witness

BY _____

