



# OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department, Committee, Agency, Corporation, Quasi-Municipal Corporation, or sub-unit thereof.

Meeting of the: **FINANCE COMMITTEE**  
 Date/Time: **Tuesday, November 10, 2020 at 5:15 PM**  
 Location: **City Hall (407 Grant Street) - \*Council Chambers**  
 Members: Lisa Rasmussen, Michael Martens, Dawn Herbst, Deb Ryan, Sarah Watson

## AGENDA ITEMS

- 1 Minutes of the previous meetings: 10/15, 10/20, 10/21, 10/22, and 10/27/20)
  - 2 Discussion and possible action approving Developer Agreement with WOZ, Inc.
  - 3 Discussion and possible action approving Project Plan Amendment 3 of Tax Increment District #7 to serve as a donor district to Tax Increment District #12
  - 4 Discussion and possible action regarding the adoption of the 2020 Business Improvement District Plan and Levy
  - 5 Discussion and possible action approving the amendment to Community Development Block Grant Program Action Plan adding Coronavirus Aid, Relief, and Economic Security (CARES) Act funding Round III and accepting Round II of CARES funding from the State of Wisconsin
  - 6 Discussion and possible action on grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the mall development
  - 7 Discussion and possible action on cell phone contract renewal with New Cell, Inc., dba Cellcom
  - 8 Discussion and possible action on 2021 Budget
  - 9 Discussion and possible action on the 2021 Fee Schedule
  - 10 Discussion and possible action on September General Fund financial report
- Adjourn

Lisa Rasmussen, Chairperson

\*Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling **1-408-418-9388**. The **Access Code is: 146 270 6531 Password: wausau**

Individuals appearing in person will either be seated in the Council Chambers or an overflow room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet by <https://waam.viebit.com/?folder=ALL>, on the City of Wausau's YouTube Channel <http://www.tinyurl.com/WAAMedia>, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail [mary.goede@ci.wausau.wi.us](mailto:mary.goede@ci.wausau.wi.us) with "Finance Committee public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

**This Notice was posted at City Hall and faxed to the Daily Herald newsroom 11/06/20 at 9:15 AM**

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or [ADAServices@ci.wausau.wi.us](mailto:ADAServices@ci.wausau.wi.us) to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.*

Other Distribution: Media, (Alderspersons: Peckham, Neal, Kilian, Wadinski, McElhaney, Larson), \*Rosenberg, \*Jacobson, \*Groat, Department Heads

## **FINANCE COMMITTEE – BUDGET SESSION #1**

Date and Time: Thursday, October 15, 2020 @ 6:30 pm., Council Chambers

Members Present: *In person*: Rasmussen (C), Martens, Herbst; *By WebEx*: Watson and Ryan

Others Present: Groat, Rosenberg, Goede, Kaiser, Barteck, Bliven, Barnes, Jacobson, Klein, Kujawa, Lindman, Polley

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. The meeting was called to order by Chair, Lisa Rasmussen.

### **City of Wausau 2021 Budget link:**

[https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021\\_BudgetBook.pdf](https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021_BudgetBook.pdf)

### **2021 Budget Deliberations**

Maryanne Groat provided a PowerPoint Presentation of the 2021 budget:

[https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021\\_Budget\\_Powerpoint.pdf](https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021_Budget_Powerpoint.pdf)

#### Highlights:

- Levy Change - \$862,209 (2% increase, lowest since 2015)
- Strong Net New Construction 3.28%
- Estimated Assess Tax Rate of \$10.48 versus \$9.67 (decrease of .81 cents or 7.75%)
- Equalized Tax Rate \$9.61 (decrease of .52 cents)

The presentation can be viewed on YouTube: <https://www.youtube.com/watch?v=EubVXIW7HRI>  
*Committee discussion followed.*

Rasmussen suggested that Department Heads present discuss their supplemental requests.

#### **Supplemental Requests link:**

[https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021\\_SUPPLEMENTALPACKET.pdf](https://www.ci.wausau.wi.us/Portals/0/Departments/Finance/Documents/2021_SUPPLEMENTALPACKET.pdf)

#### **Parks Department**

- Jamie Polley stated her first supplemental request was for an Update to the Recreation Plan; the current plan is 2017 – 2021. The update will go through everything in the current plan to see what is completed or what we have yet to accomplish and add anything new that has come up.
- Polley's second request was regarding the retirement of their Recreation Superintendent, which is a position that is funded 80% by the city and 20% by the county. The main duties are the pools, splash pad, and all of the summer recreation programs. This request will, with the retirement, revamp the Superintendent position and add another FTE specifically for aquatics. Most likely not hired until April or May.

#### **Police Department**

- Deputy Chief Matt Barnes summarized his request for funding for additional CSO's to take them from 12 to 20; to add \$35,000 for the hiring of two part-time police officers, ideally retired, to lead the CSO's; \$75,000 is additional funding to cover overtime for Wausau officers at special events; and to allocate funding if we need to hire officers from other agencies to meet the staffing expectations at large events.
- Barnes stated our social media platform relies on the videographer who understands editing, software, and filming. He felt for the success of the city to develop trust with the community, be transparent, and to educate and inform, there is absolutely room for a full-time position to be available to all the departments. He indicated the Police Department is willing to supervise the position and make it available. Mayor Rosenberg felt this position was very important and encouraged them to give it serious consideration.
- Chief Ben Bliven spoke regarding two requests for Mental Health Evaluations and Physical Therapy/Athletic Training which are wellness initiatives. The policing profession is difficult both mentally and physically. These programs help officers be in better condition, return faster from injuries and offset work comp costs. Mayor Rosenberg agreed the mental health check in is super critical right now. She stated she would also like to see the physical therapy expanded to the rest of the city departments. Maryanne Groat commented the city had self-funded health insurance and a current self-funded dental plan that has some reserves which could be used for this program and then could be stepped into the operating budget in a strategic way. She suggested phasing in the program for all employees.

### Department of Public Works

- Eric Lindman stated they do need Motor Pool technicians, but do not have space for them right now, so they would like to phase them in 2022.
- Lindman explained because we are short-handed for the Motor Pool maintenance and repair service we need to provide, we are contracting out more and more and that continues to escalate. He indicated they have hired Mercury to study this again from staffing to our facility. He felt when the report is done they'll have a good idea what direction they need to go.
- Lindman stated once the old Tate radios fail they have to be replaced, there is no repair on them; \$30,000 will replace all the 2 way radios before they fail. He noted they will be replaced with Motorola radios.
- Lindman stated over the last couple of years between the Park & Rec Committee and Alderpersons there has been concern about the preservation of the city's tree canopy. As street projects and sidewalks are done there are times trees have to be taken or are damaged. There are now a new specifications developed for planting and removing trees, as well as a maintenance manual. He stated DPW doesn't have the expertise on staff and the Parks Department doesn't have the time to review plans in detail or be on site during construction projects. He proposed a person be hired for a part-time position, Preservation Coordinator, specifically focused on our infrastructure, tree canopy, landscaping, and inventory.
- Lindman stated the problem he found with hiring an additional Street Maintainer for plowing is that we would then need to bring on more equipment. He commented when we bring on new people they should consider the level of service being provided by the department.

### Option 3

Groat stated when we implemented the salary study all senior employees were entered at mid-point even if they had enough experience with the city that they would be higher. It was done this way due to expense to implement it any other way. In the 2020 budget the individuals that deserved to be beyond mid-point were provided an extra step on January 1st. The Council could grant an additional step to these employees under that same program so that they would step on January 1 and step on their anniversary. She noted 26 employees would be impacted and the cost would be approximately \$21,000, however, some of those employees may be in non-levy related areas. She indicated she would bring that information to the next meeting to determine the actual cost.

### Adjourn

Motion by Herbst, second by Martens to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 8:47 pm.

## **FINANCE COMMITTEE**

Date and Time: Tuesday, October 27, 2020 @ 5:15 pm., Council Chambers

Members Present *in Person*: Rasmussen (C), Martens, Herbst; *by WebEx*: Watson, and Ryan

Others Present: Groat, Goede, Barteck, Bliven, Fitzgerald, Jacobson, Kujawa, Lenz, Lindman, Rubow, Rosenberg, Van Krey, Kaiser, Sippel, Vanderboom, Peckham

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. The meeting was called to order by Chair, Lisa Rasmussen.

### **Minutes of the previous meeting(s). (7/16/20, 9/08/20, 9/22/20, & 10/13/20)**

Motion by Herbst, second by Martens to approve all the minutes of the previous meetings. Motion carried 5-0.

### **Discussion and possible action approving 2020 Room Tax Grant payments - Continuing Appropriation recipients**

Rasmussen stated within the amount of room tax the city retains annually there are some entities that are earmarked for continuing appropriations. It is possible for 2020 the amount of room tax collection won't exceed the amount the city is allowed to retain. She indicated the Finance Director has proposed two options for disbursement of funding to the continuing appropriation recipients: 1) Disburse 75% of the allocation now and the balance at year end; 2) Disburse 100% of the allocation now and if revenues fall below the estimates, transfer fewer dollars to the general fund.

Maryanne Groat noted the Wausau Concert Band did not perform in 2020 due to COVID and therefore had no expenses. She indicated if they were removed from the list the total amount for disbursement would be approximately \$200,000. The city's retention amount is \$431,973.

Ryan stated she wanted an update from each organization as to how they were affected by COVID, such as reduction of hours, etc. She commented more consideration should be given to those that were open than those that were closed. Rasmussen allowed comment and recipients present in the room and on WebEx updated their status on their programming.

Motion by Herbst, second by Watson to approve Option 1 to disburse of 75% of the allocation now and the balance at year end. Motion carried 5-0.

### **Discussion and possible action approving Westside Warehousing of Wausau LLC development agreement Tax Increment District Number 10**

*Withdrawn - Deferred to next meeting.*

### **Discussion and possible action approving Cherry Tree Dental development agreement Tax Increment District 12**

Rasmussen stated the Economic Development Committee worked with Cherry Tree Dental on concerns over land use and aesthetics and a redesigned and revised proposal was approved.

Ryan felt since there was no TID funding on the west side development, there should not be any on the east side. Rasmussen explained this question was asked of the developer in ED regarding the Stewart Avenue development, which was already completed, but they did not ask for funds for that site. They are looking for assistance with site prep with this development. Groat clarified the Stewart Avenue site actually did receive site assistance to Chuck Ghidorzi from the city in 2007-2008 due to massive quantities of excess soil and underground utilities needed following the state interchange project. It also covered the site where Ear, Nose & Throat and the Kwik Trip are today. *Discussion followed.*

Motion by Martens, second by Watson to approve the Cherry Tree Dental development agreement TID #12. Motion carried 3-2. (*Herbst and Ryan were the dissenting votes.*)

### **Discussion and possible action regarding purchase Betterbin Recycling App subscription \$8,243**

Rasmussen reviewed about a year ago the creator of the Betterbin Recycling App did a recycling audit of a number of containers in the city to determine how clean or not, as well as how efficient our recycling and trash process is.

The Betterbin App can be used by residents to scan an item and determine if it is recyclable or not in order to get things in the right container.

Martens questioned if there was feedback from Weston who has been using the App. Michelle Gaiche, Betterbin Recycling App creator, indicated they just relaunched about two months ago in Weston so it was a little too soon for data. She felt there were two really important reasons the City of Wausau should consider it: 1) As a responsible unit the city is mandated by the State of Wisconsin to do education and outreach to residents about recycling correctly; and 2) Recycling wrong costs money in the long run. She noted Rocket Industrial is supplementing the subscription cost as a sponsor and have other stakeholders in the city who are willing to pitch in to make this work. In addition, the license fee includes support to Maryanne Groat as the recycling coordinator to help do social media outreach, Next Door App content, and provide a full content calendar of information to keep resident engaged about the topic and using the app.

Rasmussen requested an update to take a look at the use metrics before renewal. Peckham noted the Sustainability, Energy & Environment Committee reviewed this app and is in favor of it.

Motion by Watson, second by Ryan approve the Betterbin Recycling App subscription. Motion carried 5-0.

#### **Discussion and possible action regarding midyear budget modification**

Groat explained built into our Municipal Code is a process whereby in October of each year, using data the departments have put together while preparing their budgets, we are required to do a budget modification to balance any budgets that are expected to be overdrawn by the end of the year. It is intended to be a self-balancing adjustment so that you are living with the funds previously budgeted.

Motion by Herbst, second by Martens to approve the midyear budget modification. Motion carried 5-0.

#### **Discussion and possible action regarding budget modification – Strategic Plan**

Mayor Rosenberg stated they were ready to put out an RFP for a Strategic Plan. She indicated \$50,000 would provide for the strategic planning, community engagement, and follow up with deliverables and presentations to the community. Rasmussen indicated the funds could be transferred from building permit revenue. *Discussion followed.*

Motion by Martens, second by Herbst to approve the budget modification. Motion carried 4-1. *(Ryan was the dissenting vote.)*

#### **Discussion and possible action on settlement offer to settle claim filed with Zagster, Inc.**

Rasmussen stated this Zagster provided bikes for a bike share program along the riverfront. The company dissolved and the city filed a claim. The settlement offer from Zagster is a lot smaller than the claim.

City Attorney Anne Jacobson felt she was at a loss to make a recommendation because she had no way of verifying if what the administrator of the Zagster Trust says is true. She indicated it appears to be mired in a mess that will take years to straighten out. The city paid \$18,000 (which was the first half of the \$36,000 agreement) and that is what the claim was filed for. Zagster is offering a \$900 settlement which is 5% of the claim. She noted they have \$26 million of assets, but nothing that can be liquidated and have \$50 million in claims and are in bankruptcy.

Rasmussen pointed out the city is still in possession of the bikes. Jacobson stated Jamie Polley, Parks Director, indicated the bikes are secured in storage. It was noted the bikes are now owned by a leasing company which we are in discussion to purchase. Martens questioned if the bikes had value because they need the app to unlock them. There are other companies that can provide a compatible bike share program. Discussion on the pros and cons of settlement followed.

Motion by Watson, second by Martens to approve the settlement offer. Motion failed 0-5.

#### **Discussion and possible action on bargaining agreement between the City of Wausau and Wausau Firefighter Association for January 1, 2021 – December 31, 2022**

Motion by Martens, second by Herbst to approve the bargaining agreement. Motion carried 5-0.

**Discussion and possible action on Reclassification of Senior Property Appraiser to Deputy Assessor**

Motion by Herbst, second by Martens to approve the reclassification. Motion carried 5-0.

**Discussion and possible action on Sole Source purchase of automatic CPR devices (ZOLL Medical Corp)**

Rasmussen stated this was originally considered in CIP, but the Fire Department was able to obtain a grant which leaves us a balance of \$883.

Motion by Watson, second by Ryan to approve the sole source purchase. Motion by carried 5-0.

**Discussion and possible action on Sole Source request for replacement of fitness equipment at Station #3 (Johnson Commercial Fitness)**

Rasmussen noted the equipment they currently have installed at the new Fire Station #2 is under a maintenance contract, so the equipment they are seeking to purchase would be from the same source and covered under it.

Motion by Martens, second by Herbst to approve the sole source request. Motion carried 5-0.

**Discussion and possible action regarding 2021 Budget Update**

Groat stated the budget was published on October 25<sup>th</sup> in the Wausau Daily Herald as required by law. Notification was received on the final assessed valuation and indicated her estimate was about \$7 million under the final number from the state. This dropped the assessed tax rate down a couple more pennies, so it is now at a 9.70 tax rate. The health insurance enrollment ends on Thursday and will be updated following that deadline. The tax from other taxing jurisdictions are the final two pieces we are waiting on.

Rasmussen commented this year we are actually passing along a sizeable mill rate decrease to Wausau residents as a result of our 2021 budget workshops.

**Adjourn**

Motion by Martens, second by Ryan to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 6:24 pm.

## WOZ TERM SHEET SUMMARY

### Changes to the existing development agreement terms:

- Termination of City future TID Grant obligations effective 1/1/2021. (Agreement required city make annual payment of \$327,000 plus CPI)
- Effective after road dedication is complete:
  - Reduce the existing loan to WOZ from \$1,000,000 to \$660,000.
  - Convert the \$660,000 forgivable loan to an interest free with annual payment of \$110,000 on July 1. (First payment expected to be about July 1, 2022).
  - WOZ releases the option to purchase the Sears Parking Ramp.
- Eliminate the provision that provides that a voting representative of the governing board of Developer(WOZ) is to be appointed by the mayor of the City.

### New terms

- City to adopt the redevelopment plan created by Eppstein Uhen Architects (EUA).
- City will provide WOZ with a grant of up to \$3.5 million for demolition, site prep, reconstruction and façade restoration.
  - Major components of the project include demolition of mall, sears and penney's anchor stores and restoration of exposed walls for Hom Furniture further detail provided in scope of work.
  - Grant will be disbursed using a disbursing agent with draw requests allowed monthly based upon proof of expenditures and subject to a 10% retainage.
  - Work is expected to start about July 2021 work concluded October 31, 2022.
  - WOZ will provide contractor, subcontractor, project schedule and project cost breakdown.
  - WOZ will hire a soils engineer to serve as a consultant during construction
  - City engineering staff will participate in contractor pre-construction and construction meetings.
  - Developer will provide City with copies of all correspondence and reports provided by soils engineer and all correspondence delivered or received from the Wisconsin Department of Natural Resources.
  - City and Developer will work in cooperation to manage any remediation in the most effective way possible.

- Following demolition, WOZ will dedicate to City approximately 95,000 square feet of land for purposes of extending streets, sidewalk and utilities of 2<sup>nd</sup> Street, 3<sup>rd</sup> Street, Jackson Street and Washington Street.
- Following dedication city will commence design and construction of utilities and streets and sidewalks.
- Beginning in 2025 WOZ commits to making an annual payment-in-lieu of taxes equal to the shortfall between the amount of taxes which would have been levied on the property if the value was \$7,000,000 and the actual amount of taxes levied on the property.





**TO: FINANCE COMMITTEE**

**FROM: MARYANNE GROAT**

**DATE: OCTOBER 8, 2020**

**RE: MALL REDEVELOPMENT UPDATE**

Since the last meeting Wausau Opportunity Zone, Inc. has worked to fine tune the project and now proposes financial adjustments that are beneficial to the City.

- Eliminate all future annual payments of \$327,000. This reduces the city's obligation by \$1,962,000.
- Surrender the option for possession of the Sears Parking Ramp.
- Agree to pay \$660,000 of the forgivable loan through six annual payments of \$110,000 beginning in 2022.
- Guarantee real estate taxes based upon an assessed value of \$7,000,000 beginning 1/1/2024 for the taxes collected in 2025.

Attached are three TID 12 project financial projections along with the cash flow of TID #8.

The first titled, "1 Block Developed," represents the financial impact when one block is developed with a value of \$10,000,000. This is a conservative estimate as the developer expects the improvements to range from \$18-\$21 million. As noted above, \$7,000,000 is guaranteed regardless of construction. The plan shows that increment from the project along with the TID 7 donations are sufficient to cover the costs. The financial projection includes \$4.7million of debt issued with interest only in year one. Over the following three years 78% of the debt or \$3,675,000 would be retired and the debt would be paid in full by 2029. Total interest projected at \$342,191.

The second titled, "5 Block Build Out," represents the financial impact when all five blocks are redeveloped, each with a value of \$10,000,000, over a period of 9 years. Again, this represents a conservative estimate as compared to the developer expectations of \$18-21 million per block. In this scenario we are able to retire the associated debt early. This projection presents the tax generating power of the project with \$21million of extra increment available versus the \$4.6million of extra increment with the 1 block scenario.

Both scenarios take advantage of 3 years (2023-2025) of increment allocated from TID #7. To accomplish this donation/allocation the City would complete the legal steps required to amend the project plan of TID#7 to allow for increment allocation to TID #12. This process includes a

Plan Commission public hearing and approval, Joint Review Board approval and Common Council approval. TID #7 mandated closure is 2026. This allows for early closure in 2025, allocating a fourth year of increment or using the final increment for affordable housing. I recommend the increment allocation amendment because it will reduce the early deficits and allow for accelerated debt retirement which will in turn reduce interest expense costs. Another important point to note is that the project plan amendment provides the authority to allocate increment but doesn't require the City to do so. Annually, the council can evaluate whether the allocation is necessary and terminate the allocation as determined appropriate.

The third financial scenario reflects the full build out without using TID #7 increment. This financial picture presents financial deficits in years 2022-2028. Without the TID #7 increment principal retirement is reduced resulting in a longer amortization of the debt and more than double the interest costs.

I have also enclosed the cash flow of TID #8. This district funded the original \$1,000,000 developer loan and the 2020 payment of \$327,000. The cash flow shows that the district is capable of managing these costs and the new proposed changes including the elimination of the future annual payments and the loan repayment of \$660,000.

**MALL REDEVELOPMENT TID 12  
1 BLOCK DEVELOPED**

Year	USES OF FUNDS						SOURCES OF FUNDS				
	\$4,700,000 Debt Issue			Developer Payments	Street Improvements	Total Uses of Funds	\$10,000,000 Project Increment	TID 7 Increment Donation	Total Sources of Funds	Annual Surplus (Deficit)	Accumulated Balance (Deficit)
	Principal	Interest	Total								
1 2020			-			-			-	-	-
2 2021			-	3,500,000	1,200,000	4,700,000	4,700,000		4,700,000	-	-
3 2022		90,710	90,710			90,710			-	(90,710)	(90,710)
4 2023	1,000,000	90,710	1,090,710			1,090,710		1,270,253	1,270,253	179,543	88,833
5 2024	1,200,000	71,410	1,271,410			1,271,410		1,324,683	1,324,683	53,273	142,106
6 2025	1,475,000	48,250	1,523,250			1,523,250	263,700	1,324,683	1,588,383	65,133	207,239
7 2026	325,000	19,783	344,783			344,783	266,337		266,337	(78,446)	128,793
8 2027	365,000	13,510	378,510			378,510	269,000		269,000	(109,510)	19,283
9 2028	265,000	6,466	271,465			271,465	271,690		271,690	225	19,509
10 2029	70,000	1,352	71,352			71,352	274,407		274,407	203,055	222,564
11 2030						-	277,151		277,151	277,151	499,715
12 2031						-	279,923		279,923	279,923	779,638
13 2032						-	282,722		282,722	282,722	1,062,360
14 2033						-	285,549		285,549	285,549	1,347,910
15 2034						-	288,405		288,405	288,405	1,636,314
16 2035						-	291,289		291,289	291,289	1,927,603
17 2036						-	294,202		294,202	294,202	2,221,805
18 2037						-	297,144		297,144	297,144	2,518,949
19 2038						-	300,115		300,115	300,115	2,819,064
20 2039						-	303,116		303,116	303,116	3,122,180
21 2040						-	306,148		306,148	306,148	3,428,328
22 2041						-	309,209		309,209	309,209	3,737,537
23 2042						-	312,301		312,301	312,301	4,049,838
24 2043						-	315,424		315,424	315,424	4,365,262
25 2044						-	318,578		318,578	318,578	4,683,840
	\$4,700,000	\$342,191	\$5,042,190	\$3,500,000	\$1,200,000	\$9,742,190	\$4,700,000	\$5,806,411	\$3,919,619	\$14,426,030	\$4,683,840

**MALL REDEVELOPMENT TID 12  
5 BLOCK BUILD OUT**

Year	USES OF FUNDS						SOURCES OF FUNDS					
	\$4,700,000 Debt Issue			Developer Payments	Street Improvements	Total Uses of Funds	Debt Proceeds	Full Build Out Increment	TID 7 Increment Donation	Total Sources of Funds	Annual Surplus (Deficit)	Accumulated Balance (Deficit)
Principal	Interest	Total										
1 2020			-			-		-	-	-	-	-
2 2021			-	3,500,000	1,200,000	4,700,000	4,700,000	-		4,700,000	-	-
3 2022		90,710	90,710			90,710		-		-	(90,710)	(90,710)
4 2023	1,000,000	90,710	1,090,710			1,090,710		-	1,270,253	1,270,253	179,543	88,833
5 2024	1,200,000	71,410	1,271,410			1,271,410		-	1,324,683	1,324,683	53,273	142,106
6 2025	1,475,000	48,250	1,523,250			1,523,250	263,700	1,324,683	1,588,383	1,588,383	65,133	207,239
7 2026	425,000	19,783	444,783			444,783	266,337		266,337	266,337	(178,446)	28,793
8 2027	475,000	11,580	486,580			486,580	532,700		532,700	532,700	46,120	74,913
9 2028	125,000	2,413	271,465			271,465	538,027		538,027	538,027	266,562	341,476
10 2029	DEBT RETIRES EARLY					-	807,108		807,108	807,108	807,108	1,148,583
11 2030			-			-	815,179		815,179	815,179	815,179	1,963,762
12 2031			-			-	1,087,031		1,087,031	1,087,031	1,087,031	3,050,793
13 2032			-			-	1,097,901		1,097,901	1,097,901	1,097,901	4,148,693
14 2033			-			-	1,372,580		1,372,580	1,372,580	1,372,580	5,521,273
15 2034			-			-	1,386,306		1,386,306	1,386,306	1,386,306	6,907,579
16 2035			-			-	1,400,169		1,400,169	1,400,169	1,400,169	8,307,748
17 2036			-			-	1,414,170		1,414,170	1,414,170	1,414,170	9,721,918
18 2037			-			-	1,428,312		1,428,312	1,428,312	1,428,312	11,150,230
19 2038			-			-	1,442,595		1,442,595	1,442,595	1,442,595	12,592,825
20 2039			-			-	1,457,021		1,457,021	1,457,021	1,457,021	14,049,846
21 2040			-			-	1,471,591		1,471,591	1,471,591	1,471,591	15,521,438
22 2041			-			-	1,486,307		1,486,307	1,486,307	1,486,307	17,007,745
23 2042			-			-	1,501,170		1,501,170	1,501,170	1,501,170	18,508,915
24 2043			-			-	1,516,182		1,516,182	1,516,182	1,516,182	20,025,097
25 2044			-			-	1,531,344		1,531,344	1,531,344	1,531,344	21,556,441
	\$4,700,000	\$334,856	\$5,178,908	\$3,500,000	\$1,200,000	\$9,878,908	\$4,700,000	\$22,815,730	\$3,919,619	\$31,435,349	\$21,556,441	

### 5 BLOCK INCREMENT DETAIL

		\$10,000,000 Block 4 Increment	\$10,000,000 Block 3 Increment	\$10,000,000 Block 2 Increment	\$10,000,000 Block 1 Increment	\$10,000,000 Block 5 Increment	Total
Year							
1	2020						-
2	2021						-
3	2022						-
4	2023						-
5	2024						-
6	2025	263,700					263,700
7	2026	266,337					266,337
8	2027	269,000	263,700				532,700
9	2028	271,690	266,337				538,027
10	2029	274,407	269,000	263,700			807,108
11	2030	277,151	271,690	266,337			815,179
12	2031	279,923	274,407	269,000	263,700		1,087,031
13	2032	282,722	277,151	271,690	266,337		1,097,901
14	2033	285,549	279,923	274,407	269,000	263,700	1,372,580
15	2034	288,405	282,722	277,151	271,690	266,337	1,386,306
16	2035	291,289	285,549	279,923	274,407	269,000	1,400,169
17	2036	294,202	288,405	282,722	277,151	271,690	1,414,170
18	2037	297,144	291,289	285,549	279,923	274,407	1,428,312
19	2038	300,115	294,202	288,405	282,722	277,151	1,442,595
20	2039	303,116	297,144	291,289	285,549	279,923	1,457,021
21	2040	306,148	300,115	294,202	288,405	282,722	1,471,591
22	2041	309,209	303,116	297,144	291,289	285,549	1,486,307
23	2042	312,301	306,148	300,115	294,202	288,405	1,501,170
24	2043	315,424	309,209	303,116	297,144	291,289	1,516,182
25	2044	318,578	312,301	306,148	300,115	294,202	1,531,344
		\$5,806,411	\$5,172,409	\$4,550,899	\$3,941,635	\$3,344,376	\$22,815,730

**MALL REDEVELOPMENT TID 12  
5 BLOCK BUILD OUT - NO TID 7 DONATION**

Year	USES OF FUNDS						SOURCES OF FUNDS					
	\$4,700,000 Debt Issue			Developer Payments	Street Improvements	Total Uses of Funds	Debt Proceeds	Full Build Out Increment	TID 7 Increment Donation	Total Sources of Funds	Annual Surplus (Deficit)	Accumulated Balance (Deficit)
Principal	Interest	Total										
1 2020			-			-		-	-	-	-	-
2 2021			-	3,500,000	1,200,000	4,700,000	4,700,000	-		4,700,000	-	-
3 2022		90,710	90,710			90,710		-		-	(90,710)	(90,710)
4 2023	200,000	90,710	290,710			290,710		-	-	-	(290,710)	(381,420)
5 2024	200,000	86,850	286,850			286,850		-	-	-	(286,850)	(668,270)
6 2025	200,000	82,990	282,990			282,990	263,700	-		263,700	(19,290)	(687,560)
7 2026	200,000	79,130	279,130			279,130	266,337			266,337	(12,793)	(700,353)
8 2027	200,000	75,270	275,270			275,270	532,700			532,700	257,430	(442,923)
9 2028	200,000	71,410	271,410			271,410	538,027			538,027	266,617	(176,305)
10 2029	500,000	67,550	567,550			567,550	807,108			807,108	239,558	63,252
11 2030	800,000	57,900	857,900			857,900	815,179			815,179	(42,721)	20,531
12 2031	1,000,000	42,460	1,042,460			1,042,460	1,087,031			1,087,031	44,571	65,102
13 2032	1,200,000	23,160	1,223,160			1,223,160	1,097,901			1,097,901	(125,259)	(60,158)
14 2033			-			-	1,372,580			1,372,580	1,372,580	1,312,422
15 2034			-			-	1,386,306			1,386,306	1,386,306	2,698,728
16 2035			-			-	1,400,169			1,400,169	1,400,169	4,098,897
17 2036			-			-	1,414,170			1,414,170	1,414,170	5,513,067
18 2037			-			-	1,428,312			1,428,312	1,428,312	6,941,379
19 2038			-			-	1,442,595			1,442,595	1,442,595	8,383,974
20 2039			-			-	1,457,021			1,457,021	1,457,021	9,840,995
21 2040			-			-	1,471,591			1,471,591	1,471,591	11,312,587
22 2041			-			-	1,486,307			1,486,307	1,486,307	12,798,894
23 2042			-			-	1,501,170			1,501,170	1,501,170	14,300,064
24 2043			-			-	1,516,182			1,516,182	1,516,182	15,816,246
25 2044			-			-	1,531,344			1,531,344	1,531,344	17,347,590
	\$4,700,000	\$768,140	\$5,468,140	\$3,500,000	\$1,200,000	\$10,168,140	\$4,700,000	\$22,815,730	\$0	\$27,515,730	\$17,347,590	

## TAX INCREMENTAL DISTRICT NUMBER EIGHT

### CASH FLOW PROJECTIONS

Year	USES OF FUNDS					SOURCES OF FUNDS				
	Annual Projected Debt Service	Administrative, Organization & Discretionary Costs	Developer Payments	CVS Tax Claim	Capital Expenditures	Net Debt Proceeds	Other Income	Tax Increment	Annual Surplus (Deficit)	Cumulative Balance
<b>ACTUAL</b>										
1	2012		\$7,801						(\$7,801)	(\$7,801)
2	2013		10,390						(18,071)	(25,872)
3	2014	372	5,717			190,000	183,660		131,578	105,706
4	2015	8,957	21,155			1,020,000	199,366	140,328	1,253,256	1,358,962
5	2016	118,441	96,623	275,000	42,835	1,819,722	231,968	194,502	(1,171,151)	187,811
6	2017	154,714	19,576	57,500			198,481	111,771	52,966	240,777
7	2018	159,542	9,813	-			195,888	113,098	14,810	255,587
8	2019	350,378	32,270	45,866			211,877	257,077	1,451,476	1,707,063
<b>ESTIMATED</b>										
9	2020	697,209	50,150	1,559,916		910,000	1,166,963	239,784	(1,046,468)	660,595
10	2021	750,874	15,000	540,000			255,550	233,590	(816,734)	(156,139)
11	2022	755,654	6,000	225,000			263,808	517,590	(205,256)	(361,395)
12	2023	740,388	6,000	279,000			263,808	725,590	(35,990)	(397,385)
13	2024	753,224	6,000	223,058			263,808	933,590	215,116	(182,269)
14	2025	742,510	6,000	139,600			263,808	933,590	309,288	127,019
15	2026	463,425	6,000	139,600			263,808	933,590	588,373	715,392
16	2027	459,475	6,000	69,600			257,909	933,590	656,424	1,371,816
17	2028	455,425	6,000	145,600			249,651	933,590	576,216	1,948,032
18	2029	451,163	6,000	72,000			249,651	933,590	654,078	2,602,110
19	2030	149,688	6,000				249,651	933,590	1,027,553	3,629,663
20	2031	52,113	6,000				524,651	933,590	1,400,128	5,029,791
21	2032	40,650					249,651	933,590	1,142,591	6,172,382
<b>TOTAL</b>		<b>\$7,304,202</b>	<b>\$328,495</b>	<b>\$3,771,740</b>	<b>\$42,835</b>	<b>\$4,702,153</b>	<b>\$5,642,210</b>	<b>\$5,743,957</b>	<b>\$10,935,640</b>	

## TID 8 DEVELOPER PAYOUT

		Paid			Projected							Total	
		Authorized	12/31/2020	2021 Budget	2022	2023	2024	2025	2026	2027	2028		2029
Lokre Development	G	1,700,000		450,000		104,000	249,600	249,600	249,600	179,600	145,600	72,000	1,700,000
1401 Elm Street LLC	G	601,520	-	45,000	240,000	240,000	76,520	-	-	-	-	-	601,520
Nidus Holding Co	G	50,000	-	-	50,000	-	-	-	-	-	-	-	50,000
Nidus Holding Co	L	190,000	190,000	-	-	-	-	-	-	-	-	-	190,000
Wausau Opportunity Zone, Inc.	L	1,000,000	1,000,000	-	(110,000)	(110,000)	(110,000)	(110,000)	(110,000)	(110,000)	-	-	340,000
Wausau Opportunity Zone, Inc.	G	2,289,000	327,000	-	-	-	-	-	-	-	-	-	327,000
TFB MI -LLC	L	275,000	275,000	-	-	-	-	-	-	-	-	-	275,000
TFB MI - LLC	G	287,500	146,282	45,000	45,000	45,000	6,938	-	-	-	-	-	288,220
<b>Total</b>		<b>\$ 6,393,020</b>	<b>\$ 1,938,282</b>	<b>\$ 540,000</b>	<b>\$ 225,000</b>	<b>\$ 279,000</b>	<b>\$ 223,058</b>	<b>\$ 139,600</b>	<b>\$ 139,600</b>	<b>\$ 69,600</b>	<b>\$ 145,600</b>	<b>\$ 72,000</b>	<b>\$ 3,771,740</b>

G = Grant

L = Loan



## TID 8 INCREMENT PROJECTION

	Hotel	Elm Street	Car Wash	Residential Phase 1	Residential Phase 2	Current Increment	Total
	1,000,000	10,000,000	850,000	8,000,000	8,000,000		
2021						233,590	233,590
2022	24,000	240,000	20,000			233,590	517,590
2023	24,000	240,000	20,000	208,000		233,590	725,590
2024	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2025	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2026	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2027	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2028	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2029	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2030	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2031	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2032	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2033	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2034	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2035	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2036	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2037	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2038	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2039	24,000	240,000	20,000	208,000	208,000	233,590	933,590
2040	24,000	240,000	20,000	208,000	208,000	233,590	933,590



**TO: ECONOMIC DEVELOPMENT COMMITTEE**

**FROM: MARYANNE GROAT**

**DATE: OCTOBER 30, 2020**

**RE: TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #3**

The attached project plan amendment allows Tax Increment District Seven to allocate available increment to Tax Increment District Twelve to financially support the Mall redevelopment project.

The amendment allows but does not require the allocation of the increment. The decision to allocate the increment can be made annually by the Common Council.

The benefits of the allocation are:

- The increment provides a reliable revenue stream to fund the mall demolition and associated site costs and street and utility improvements.
- The increment allows the city to retire debt quickly and reduces interest expense costs.
- The increment reduces financial risk to the City and taxpayers.

The financial projections indicate that the district will produce approximately \$5,244,302 of excess increment through the mandated termination date. The financial plan of TID #12 assumes the donation of \$3,919,619.

As Finance Director I look at this amendment as an important tool to manage economic development costs. Since this redevelopment effort is just starting it seems that authorizing as many financial protections into the project as possible is the prudent choice. The adoption preserves the Council's authority to evaluate and balance the financial condition of the Tax Increment District and the City overall budget and then to decide whether an allocation should be made. The approval increases Councils options rather than restricting options.

# CITY OF WAUSAU TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #3



Economic Development Committee: November 4, 2020  
Finance Committee: November 10, 2020  
Joint Review Board - Initial Meeting: November 17, 2020  
Plan Commission: November 17, 2020  
Common Council: November 24, 2020  
Joint Review Board: TBD, 2020  
PLAN DRAFT DATE:  
10/28/2020

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## TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

Tax Increment District No. 7 was created January 11, 2006 as a “Mixed Use” Tax Increment District to promote industry, job creation and tax base enhancements. The original project plan listed the following objectives:

- Promote retention, expansion, and attraction through the development of a commercial corridor, thereby facilitating the creation of new jobs and increased tax base.
- Provide appropriate financial incentives to encourage business attraction and expansion.

The project plan provided for infrastructure improvements necessary to support development of the district.

## AMENDMENTS

The first amendment authorized spending within the 1/2mile boundary to create two roadways immediately outside the boundaries. Major components of the amendment facilitated:

- Developer incentives to offset challenges caused by the DOT Interchange expansion project;
- Construction of Menards, Kwik Trip and ENT & Allergy Associates and Surgical Associates;
- Stewart Avenue improvements;
- Parking Improvements.

The second amendment authorized the addition and removal of district parcels to facilitate parcel combinations requested by property owners and developers. It also removed parcels that would remain tax exempt such as the new fire station parcel. In addition the plan authorized additional spending including:

- Street improvements of \$1,100,000 including improvements within the ½ mile boundaries.
- Parking improvements \$100,000
- Correction of streetscape improvements of \$250,000. The 1<sup>st</sup> amendment should have identified the streetscape improvements on Highway 52 Parkway rather than on Stewart Avenue.

The district expenditure period ends on January 10, 2021

## PURPOSE OF THIS AMENDMENT

The purpose of this amendment is to allow Tax Increment District Number Seven to share surplus increment with Tax Increment District Number Twelve under the provisions of Wisconsin Statutes Section 66.1105(6)(f).

## EXPECTED TERMINATION

Based upon current law, Tax Increment District Seven expenditure period ends in 2021 with the mandated termination required in 2026. The cash flow currently projects closure in 2023. Based upon the economic feasibility review the district will generate approximately \$5,244,000 of excess increment through the mandated maturity date. The donation of increment to Tax Increment District Number 12 would extend the life beyond 2023 to capture additional increment delaying the district closure to 2025.

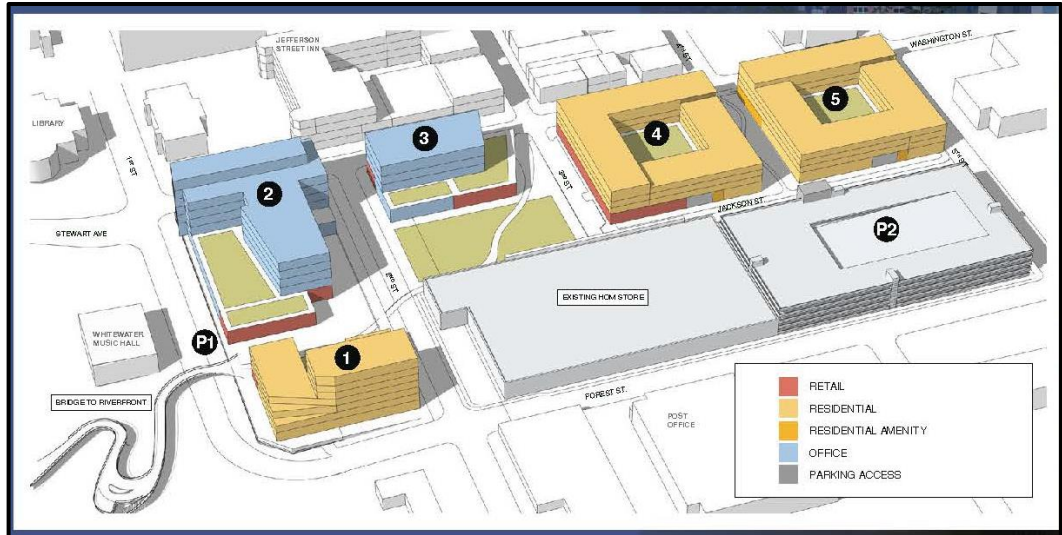
## ECONOMIC DEVELOPMENT

Authorizing the sharing of increment with Tax Increment District 12 will provide resources to meet the financial challenges for redeveloping the eight block Wausau Center Mall site. The redevelopment proposal is to raze the mall, and the two vacant anchor stores. The City will extend streets, sidewalks and utilities to 2<sup>nd</sup> Street, 3<sup>rd</sup> Street, Jackson Street and Washington Streets. The street grid would be restored and the city blocks would be cleared and

prepared so they are “construction ready”. The city’s two parking ramps and Hom Furniture would remain. Restoration work on Hom Furniture will be performed on shared walls exposed when the demolition is complete. The demolition, façade restoration and site prep are expected to cost \$3.5 million. Street and utility work is expected to cost \$1.2 million. The City would enter into a developer agreement with Wausau Opportunity Zone, Inc. to provide a grant for the demolition, site prep and façade restoration.

The demolition and restoration work will take place in 2021 and 2022. Without the shared increment the project will generate deficits that will be difficult for the City to manage. The donated increment will support the district until redevelopment and private investment occurs. The application of the donor district’s surplus increment, contributes to the overall economic development of the city which benefits all overlapping taxing jurisdictions.

## SUMMARY OF FINDINGS



As required by s.66.1105 Wisconsin Stats., and as documented in this project plan amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the Tax Increment District Seven (the donor district) Project Plan, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination the City has considered the following:
  - Current tax increment collections for the recipient district 12 are and will be insufficient to pay for the project costs related to the demolition of the Wausau Center and anchor stores and the construction of streets and utilities within the site.
  - That without allocated increment the accumulated TID 12 deficits during the redevelopment period would be unmanageable and unaffordable for the City.
  - Given the lack of increment during the site preparation period and the inability to manage the deficits, the City contends that “but for the revenue sharing” the redevelopment of the mall will not occur within the time frame and in the manner proposed.
  - All taxing jurisdictions will ultimately share in the benefit of the redevelopment project and the increased tax base that will come when new development occurs so it is appropriate for all taxing jurisdictions to continue to share in the costs of implementation.
2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements.**



- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, Tax Increment District Seven will generate more than sufficient increment to pay its remaining annual debt service and accumulated deficits. On this basis alone the finding is supported.
- Approval of increment sharing with the recipient District 12 is necessary to enable the City to redevelop the functionally obsolete Wausau Center Mall and thus realize the economic benefits outlined in the recipient district project plan.

**3. The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

Since it is likely that the recipient district will not achieve the objectives of its Project Plan without the ability to share in the surplus increments of the Donor District (Finding #1) and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (Finding #2) it is reasonable to conclude that the overall additional benefits of the district's objectives and benefits outweigh the anticipated tax increment to be paid by owners of the property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would be no increase in property values without the Mall redevelopment. The dramatic real estate value declines of 64% also support this finding.

			<b>2020</b>	<b>2015</b>	<b>2010</b>
			Assessed Value	Assessed Value	Assessed Value
Mall	301 Washington St	29129073620260	6,923,700	\$10,000,000	\$21,719,500
Sears	411 Washington St	29129073620270*	2,056,700	\$4,000,000	\$5,891,100
JC Penneys	101 Washington St	29129073620280	2,056,700	\$2,000,000	\$6,389,900
Younkers	300 Forest St	29129073620250	3,958,300	\$5,025,800	\$7,088,700
<b>TOTAL</b>			<b>14,995,400</b>	<b>\$21,025,800</b>	<b>\$41,089,200</b>

4. **The project costs will not change as a result of this amendment and no additional improvements in TID 7 will be added as a result of the amendment.**
5. **The amount of retail businesses within Tax Increment District Seven will not change as a result of this amendment.**
6. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**
7. **Based upon the findings as stated above, and the original findings as stated in the creation resolution and in subsequent resolutions amending the district, the district remains a mixed use district based on the identification and classification of the property included within the district.**

**STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT**

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District 12. No other additional project costs are involved and the statement of kind, number and location of proposed public works and other projects documented in the original and amended project plan remain in effect.

**PROPOSED CHANGES IN ZONING ORDINANCES**

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

## PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City’s Master Plan. There are no proposed changes to the master plan, map, building codes or other city ordinances for the implementation of this project plan.

## MAP SHOWING EXISTING USES AND CONDITIONS

There will be no change to district boundaries or any changes to existing uses and conditions within the district as a result of this amendment. A copy of this map can be found in the original or amendment plan documents.

## ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

## EQUALIZED VALUE TEST

No additional territory will be added to the District and as a result no equalized value test is required.

## ECONOMIC FEASIBILITY STUDY

This project plan amendment allows TID 7, the donor district, to allocate positive tax increments to Tax Increment District 12, the recipient district pursuant to Wisconsin State Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The donor district and the recipient district have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- That the recipient district must be a classified as a blight or rehabilitation/conservation district.
- The donor district is able to demonstrate that it has sufficient revenues to pay current year debt service and project costs and surplus increments remain that can be allocated to pay project costs of the recipient district.

The donor and recipient districts meet the criteria established above and the cash flow exhibit shows that the district will generate \$5,244,000 of excess increment.

## CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS DUE TO DONOR AMENDMENT

2019			
	2019 Statement of Taxes		Percentage
County	\$	12,839,765	17.91%
Technical College		3,450,560	4.81%
City		26,096,694	36.39%
School District		27,786,021	40.89%
<b>TOTAL</b>	<b>\$</b>	<b>70,173,040</b>	

	County	Technical College	City	School	Total	
2023	227,502	61,099	462,245	519,406	1,270,253	
2024	237,251	63,717	482,052	541,663	1,324,683	
2025	237,251	63,717	482,052	541,663	1,324,683	Expected Termination
2026	237,251	63,717	482,052	541,663	1,324,683	
	<u>939,254</u>	<u>252,251</u>	<u>1,908,401</u>	<u>2,144,395</u>	<u>5,244,302</u>	



CASH FLOW TAX INCREMENT DISTRICT SEVEN DONOR DISTRICT

**TID 7**  
**CASH FLOW PROJECTION**

Year	USES OF FUNDS				SOURCES OF FUNDS				Annual Surplus (Deficit)	Cumulative Balance
	Existing	Proposed Debt Issue	Discretionary Costs	Administrative, Organization, & Developer Incentives	Other Project Costs	Other Income	Tax Increment	Revenue Share with TID #12		
14 2019	\$130,545		\$5,051	\$435,942		\$19,796	\$774,874		\$223,132	(\$1,468,947)
<b>ESTIMATED</b>										
15 2020	\$51,350		\$8,150	\$260,884	\$1,190,000	\$26,267	\$1,024,683		(\$459,434)	(\$1,928,381)
16 2021	\$67,450		\$8,150	\$264,116		\$32,737	\$1,045,000		\$738,021	(\$1,190,360)
17 2022	\$41,600		\$4,150			\$32,737	\$1,160,806		\$1,147,793	(\$42,567)
18 2023	\$40,600		\$4,000			\$32,737	\$1,324,683	\$1,270,253	\$42,567	\$0
19 2024							\$1,324,683	\$1,324,683	\$0	\$0
20 2025							\$1,324,683	\$1,324,683	\$0	\$0
21 2026							\$1,324,683	\$1,324,683	\$1,324,683	\$1,324,683
<b>TOTAL</b>	<b>\$331,545</b>	<b>\$0</b>	<b>\$29,501</b>	<b>\$960,942</b>	<b>\$1,190,000</b>	<b>\$144,274</b>	<b>\$9,304,095</b>	<b>\$3,919,619</b>		

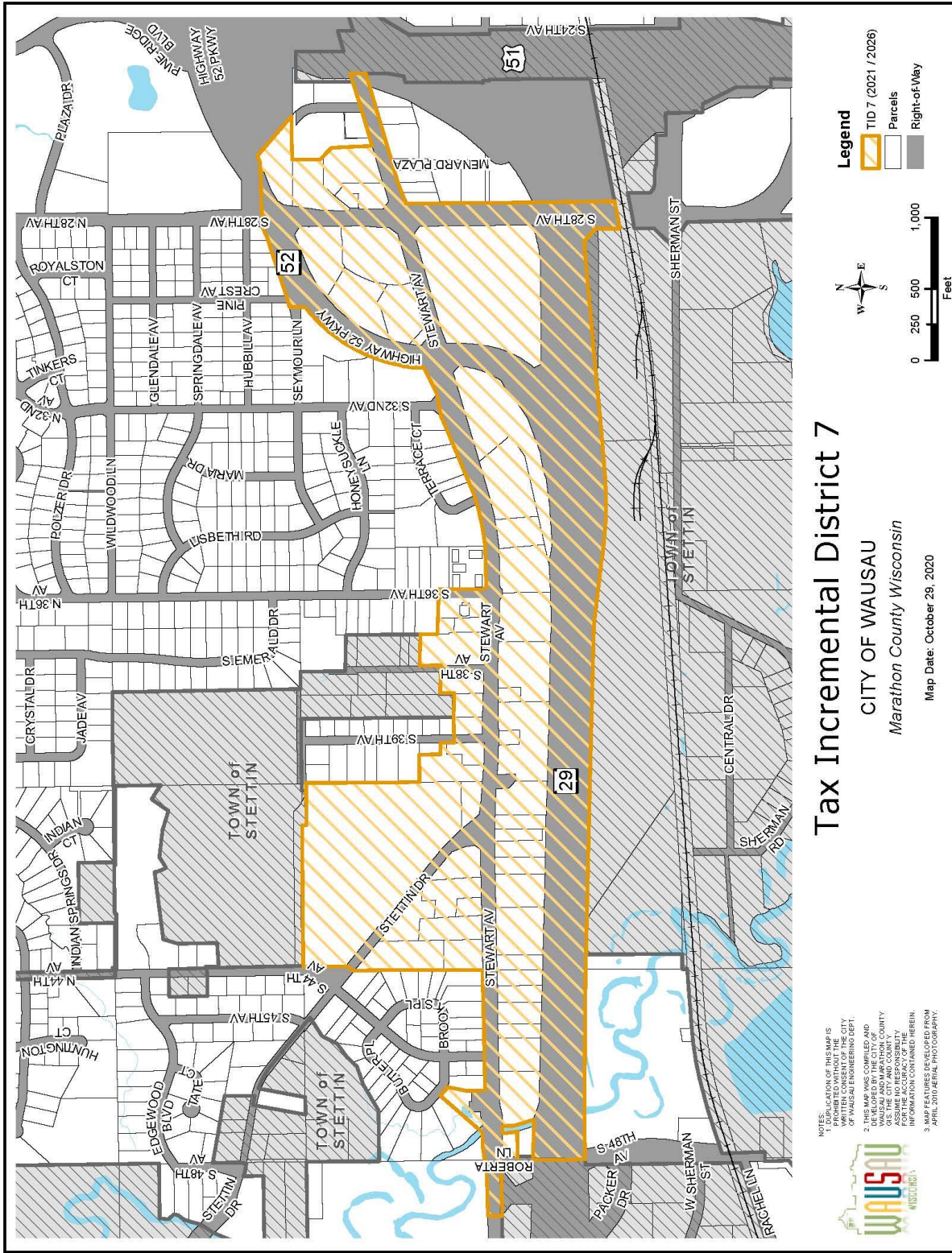
CASHFLOW TAX INCREMENT DISTRICT TWELVE RECIPIENT

MALL REDEVELOPMENT TID 12  
1 BLOCK DEVELOPED

Year	USES OF FUNDS				USES OF FUNDS				SOURCES OF FUNDS				Annual Surplus (Deficit)	Accumulated Balance (Deficit)
	Principal	Interest	Total	\$4,700,000 Debt Issue	Developer Payments	Street Improvements	Total Uses of Funds	Debt Proceeds	\$10,000,000 Project Increment	TID 7 Increment Donation	Total Sources of Funds			
2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	3,500,000	1,200,000	4,700,000	4,700,000	-	-	4,700,000	-	(90,710)	(90,710)
2022	-	90,710	90,710	90,710	-	-	90,710	-	-	-	-	-	179,543	88,833
2023	1,000,000	90,710	1,090,710	1,090,710	-	-	1,090,710	-	1,270,253	1,270,253	-	-	53,273	142,106
2024	1,200,000	71,410	1,271,410	1,271,410	-	-	1,271,410	-	1,324,683	1,324,683	-	-	65,133	207,239
2025	1,475,000	48,250	1,523,250	1,523,250	-	-	1,523,250	-	1,324,683	1,324,683	263,700	1,588,383	(78,446)	128,793
2026	325,000	19,783	344,783	344,783	-	-	344,783	-	266,337	266,337	266,337	266,337	(109,510)	19,283
2027	365,000	13,510	378,510	378,510	-	-	378,510	-	269,000	269,000	269,000	269,000	225	19,509
2028	265,000	6,466	271,465	271,465	-	-	271,465	-	271,690	271,690	271,690	271,690	203,055	222,564
2029	70,000	1,352	71,352	71,352	-	-	71,352	-	274,407	274,407	274,407	274,407	-	-

# MAP OF DISTRICT

CITY OF WAUSAU TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #3 | 10/28/2020



**Tax Incremental District 7**  
 CITY OF WAUSAU  
 Marathon County Wisconsin

Map Date: October 28, 2020

- NOTES:
1. THIS PLOT PLAN AS SHOWN ON THIS MAP IS FOR INFORMATION ONLY AND IS NOT TO BE CONSIDERED AN OFFICIAL RECORD. WRITTEN CONSENT OF THE CITY ENGINEER AND MARATHON COUNTY ENGINEER MUST BE OBTAINED BEFORE CONSTRUCTION.
  2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY ENGINEERS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.
  3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.



# RESOLUTION OF THE COMMON COUNCIL

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

<b>JOINT RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE AND PLAN COMMISSION</b>	
Approving an Amendment to the Project Plan of Tax Incremental District No. Seven, City of Wausau, Wisconsin to share Increment with Tax Increment District Number Twelve	
Committee Action: Econ Dev: Approved      Finance: Approved Plan Commission: Approved	
Fiscal Impact: Revenue Sharing Projected at \$3,919,619	
File Number: 97-0404	Date Introduced: November 24, 2020

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

WHEREAS, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on January 11, 2006 as a mixed use district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 12 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and,

WHEREAS, the amendment will not change Tax Increment District Seven boundaries; and

WHEREAS, improvements of the Tax Increment District Seven has and is likely to significantly enhance all the other real property's value; and

WHEREAS, the project plan is feasible and in conformity with the City's master plan; and

WHEREAS, the percentage of the territory within the TID devoted to retail business at the end of the expenditure period is expected to be less than 35%; and



WHEREAS, the recipient district, Tax Increment District Number Twelve is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats.; and

WHEREAS, donor Tax Increment District Seven and recipient Tax Increment District Twelve have the same overlying taxing jurisdictions;

WHEREAS, the donor District Seven plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient Tax Increment District Twelve; and

WHEREAS, that it is expected that donor District Seven will allocate \$3,919,619 of increment to recipient District Twelve; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 17, 2020 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan for the District;

WHEREAS, Project Plan Amendment Three is attached to this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. The boundaries of the Tax Incremental District No. 7, City of Wausau", remain unchanged as specified in the project plan amendment 3.
2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.
3. The Common Council finds and declares that:  
Improvements within Tax Increment District Seven have and are likely to significantly enhance all the other real property's value;

The Project Plan is feasible and in conformity with the master plan of the City;

There are no additional improvements as a result of this amendment and project costs will not change as a result of this amendment;

The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b);

The recipient district, Tax Increment District Number 12 is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats;

The donor District 7 and the recipient district 12 have the same overlying taxing jurisdictions;

The donor District 7 plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient District 12; and

It is expected that donor District 7 will allocate \$3,919,619 of increment to recipient District 12; and

**BE IT FURTHER RESOLVED THAT** Project Plan Amendment Three of Tax Incremental District Number Seven of the City of Wausau is approved and adopted,

**BE IT FURTHER RESOLVED THAT** the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

**BE IT FURTHER RESOLVED THAT** the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

**BE IT FURTHER RESOLVED THAT** the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Amendment Three to Tax Incremental District Number Seven.

Approved:

\_\_\_\_\_  
Katie Rosenberg, Mayor

COMING SOON

# RESOLUTION OF THE JOINT REVIEW BOARD

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Three of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)	
File Number:	Date Introduced:

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Seven, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Three for the City of Wausau Tax Increment District Number Seven be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved

\_\_\_\_\_  
Joint Review Board Members

Representing

\_\_\_\_\_

City of Wausau

\_\_\_\_\_

Citizen Member

\_\_\_\_\_

Marathon County

\_\_\_\_\_

Northcentral Technical College

\_\_\_\_\_

Wausau School District





**TO: FINANCE COMMITTEE**

**FROM: MARYANNE GROAT**

**DATE: NOVEMBER 4, 2020**

**RE: 2021 BID PLAN**

A business improvement district was created in 2004 for the downtown area. The district allows the property owners to develop a plan and levy special assessments against the properties in the district to fund the plan. The BID board adopted the plan which supports the River District efforts.

Wisconsin Statutes 66.1109(3)(b) requires that the Common Council approve the annual plan and special assessments. The 2021 plan submitted by the Business Improvement District maintains a status quo to the \$72,000 levy and special assessment formula.

There is no direct fiscal impact to the city.

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

**RESOLUTION OF THE FINANCE COMMITTEE**

Approving the 2021 Operating Plan for Business Improvement District (BID) No. 1

Committee Action: Approved

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

**File Number:** 04-1006

**Date Introduced:** November 24, 2020

**WHEREAS**, the Business Improvement District Board met in October 2020 and approved the 2021 operating plan which provides for special assessments of \$72,000 to fund Main Street activities; and

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

**BE IT RESOLVED**, by the Common Council of the City of Wausau that the 2021 operating plan for Business Improvement District No 1 is hereby adopted; and

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

Approved:

---

Katie Rosenberg, Mayor

**OPERATING PLAN  
FOR  
CALENDAR YEAR 2021  
BUSINESS IMPROVEMENT DISTRICT NO. 1  
OF THE CITY OF  
WAUSAU, WISCONSIN**

**OPERATING PLAN FOR CALENDAR YEAR 2019  
BUSINESS IMPROVEMENT DISTRICT NO. 1  
OF THE CITY OF WAUSAU, WISCONSIN**

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**OPERATING PLAN FOR CALENDAR YEAR 2019  
BUSINESS IMPROVEMENT DISTRICT NO. 1  
OF THE CITY OF WAUSAU, WISCONSIN**

**I. INTRODUCTION**

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

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

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

**II. DISTRICT BOUNDARIES**

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

**III. OPERATING PLAN**

**A. Plan Objectives**

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

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

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

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

## B. Proposed Activities

With the funding from the BID, the Main Street Program is planning for 2021 the following programs, either directly, or through cooperative efforts with Wausau Events, Inc. and the City of Wausau:

### I. Business Development

- a. Administer Sign Grant Program.
- b. Administer the direction sign program.
- c. Advocate for parking system that is visitor-focused by working with the City and River District stakeholders.
- d. Advocate for a change in focus on parking as an economic incentive.
- e. Provide support for organizations that are actively recruiting businesses to the River District.
- f. Develop Business Resource Guide.
- g. Maintain website, database and inventory of properties, businesses, and District stakeholders.
- h. Maintain River District vacant property listings on website.
- i. Develop and coordinate Dining on the Street event series.
- j. Develop and coordinate a virtual Downtown Employee Appreciation Week.
- k. Develop and coordinate Holiday Open House Weekend and Small Business Saturday
- l. Coordinate Sidewalk Sales.
- m. Coordinate seasonal promotions and advertising campaigns through the development and placement of print, online, television and/or radio advertisements for Dining on the Street, Sidewalk Sales, Holiday Open House, and Small Business Saturday.
- n. Support special events that occur within the district
- o. Participate in the Small Business Expo
- p. Partner with Festival of the Arts to bring foot traffic into storefronts
- q. Enter in at least 3 categories annually for State Main Street Awards.
- r. Advocate for more pedestrian-friendly streets.
- s. Advocate for a business ecosystem the promotes diversity and minority owned businesses.
- t. Coordinate general promotional efforts for River District businesses and events, including purchasing ads with various hotels, amenities, and digital platforms.
- u. Promote the Main Street program via the website, press releases, presentations with community groups, informational brochures, e-newsletters, etc.
- v. Develop partnerships with and among Wausau River District stakeholders.

- w. Develop and distribute State of the Wausau River District Report/Market Profile to stakeholders.
- x. Develop and Coordinate our Youth Board member program.
- y. Update, reprint and redistribute River District Market Profile annually.
- z. Communicate regularly with Wausau River District stakeholders in person (when safely allowed) and via e-mail, phone, in-person, and other correspondence.

## II. Placemaking

- a. Enable creative patterns of use of public spaces in the River District.
- b. Develop and coordinate the downtown history walk.
- c. Develop and implement an art stroll contest.
- d. Develop and implement a holiday window display contest.
- e. Establish and implement a minimum of two placemaking projects per year.
- f. Implement the Heart of Wausau image campaign.
- g. Publish weekly promotional emails (Hot Happenings in the River District).
- h. Coordinate holiday light hanging.
- i. Maintenance of Paint Pianos project.
- j. Continued selling of Wausau/Wausau River District merchandise.
- k. Maintenance and upkeep of Walk You Bike seals
- l. Work with the City of Wausau and community to develop and implement a lighted sculpture program.
- m. Coordinate spring cleanup event.
- n. Coordinate content for the 400 Block sign.

## III. Residential Development

- a. Develop an inventory of River District residential offerings.
- b. Promote residential listings that are available.
- c. Advocate for residential development and increased density with ½ mile radius of our district.
- d. Engage in community outreach to learn from current property owners and investor and educate them about our work.
- e. Promote redevelopment resources to area landlords, highlight and showcase example of beneficial redevelopment.
- f. Gather and distribute data on economic impact of housing redevelopment.
- g. Ensure quality design standards in future redevelopment.

## IV. Organizational Administration

- a. Maintain National Main Street Accreditation.
- b. Pursue Great American Main Street Award.
- c. Monitor Room Tax and BID legislation.
- d. Identify and engage Friend of the River District partners.
- e. Continue to diversify funding sources.
- f. Research and apply for various revenue streams through which to additionally support organizational operations.
- g. Recruit, train, and orient new board and committee members.
- h. Coordinate quarterly neighborhood meetings with Wausau Police Department.
- i. Engage in meetings with community groups.

- j. Distribute News You Need to River District stakeholders.

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

### C. Expenditures and Financing Method

The operating budget for the District is \$72,000.00 which will be collected through the BID assessment. The BID expenditure represents the partial funding of the 2021 Main Street Program, Wausau River District, Inc. This funding will be made upon written request from Wausau River District, Inc. to the extent of funds collected by the City of Wausau pursuant to the assessment levied hereby. The projected revenue and expenditures for year 2021 of Wausau River District are identified on Appendix B, which is attached hereto and incorporated herein. The actual budget will be adjusted if the actual revenue received is less than projected. The adjustments could include revising or eliminating individual budget line items as determined by the BID Board of Directors. Expenditures are intended to be made in a fair and equitable basis throughout and for the benefit of the entire District. In the event that a surplus exists at the end of any fiscal year, the monies may be carried over for expenditures in subsequent years.

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

The District may not borrow funds.

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



D. Organization of the District Board

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

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

The Board shall be structured and operate as follows:

1. Board Size – 11 members.

2. Composition –

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

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

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

**Wausau River District, Inc.** – one member, representing Wausau River District, Inc., Inc.

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

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

3. Term – Appointments to the Board shall be two classes (of five and six members per class respectively) for staggered periods of two years.

4. Compensation – None.

5. Open Meetings Law – All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.

6. Record Keeping – Files and records of the Board’s affairs shall be kept pursuant to the Wisconsin Public Records Law.
7. Staffing and Office – To be determined as necessary.
8. Meetings – The Board shall meet regularly, at least once every three months. An annual meeting will be planned for all property/business owners.
9. Executive Committee – The Board shall elect from its members a chair, a vice-chair, a secretary, and a treasurer who shall comprise an Executive Committee of the Board. The Executive Committee of the Board shall be authorized to oversee the day-to-day operations of the District, including the execution of minor contracts, and the signing of checks, subject to the controls adopted by the Board.
10. Committees – To be determined as necessary.
11. Non-Voting Advisors – The Board will have non-voting advisors, as identified above.
12. Powers – The Board shall have all powers necessary and convenient to implement the Operating Plan, including the power to contract.
13. Annual Report – The Board shall prepare and make available to the public annual reports, including an independent certified audit conducted by the City of Wausau, as required by the BID Law.

#### IV. METHOD OF ASSESSMENT

##### A. Annual Assessment Rate and Method

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

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

1. Divide the proposed annual District budget by the total assessed valuation (as reflected on the City’s tax rolls) of all property within the District that is subject to assessment as provided by law.  
  
(Note - this quotient shall expressed to the nearest 1/10,000 and be referred to so the “BID Mil Rate”)
2. Multiplying the BID Mil Rate by the assessed valuation of each Assessable Property (as defined herein), the product of which shall be the District’s initial assessment of that Assessable Property, but shall be subject to the adjustments set forth in Section IV.A.3 below.
3. Notwithstanding the foregoing, the total of the District’s assessment for each Assessable Property shall not exceed \$3,000.00 nor be less than \$300.00, which is computed using the following steps:

- a. first, all Assessable Properties whose initial assessment is less than \$300.00 shall have their assessment adjusted to \$300.00;
  - b. second, any excess assessment created by the adjustment made in subsection a. shall be applied to reduce the initial assessment of all other Assessable Properties within the District;
  - c. third, all Assessable Properties whose initial assessment is greater than \$3,000.00 shall have their initial assessment adjusted to \$3,000.00;
  - d. fourth, any deficit of assessment created by the adjustments made in subsection c. shall be allocated among all other Assessable Properties on a proportionate basis, this basis being equivalent to what the total assessed value of Assessable Property bears to the total assessed value of all Assessable Properties in the District.
4. Use of each Assessable Property as of January 1 in the year of assessment, as reflected in the records of the Assessor for the City of Wausau, shall control for purpose of the District's assessment.

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

The BID assessment is hereby levied by the City of Wausau, which shall be a lien against each of the tax parcels of real property contained in the District, unless exempted as identified herein, under the power of Wisconsin Statutes Chapter 66. Such special assessments are hereby levied by the City of Wausau by adoption of this BID Plan. The city comptroller is authorized to include the BID assessment on bills for properties subject to the assessment within the designated Improvement District for calendar year 2019.

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

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

#### B. Excluded and Exempt Property

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

1. Wisconsin Statutes section 66.1109(1)(f) 1m: The District will not contain property used exclusively for manufacturing purposes.

2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed.

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

## **V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY**

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

### City Role in District Operation

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

1. Maintain services to Wausau River District at their current levels;
2. Maintain the City's current financial commitment to Wausau River District, Inc. for \$26,591.00 per year in funding;
3. Handle the billing and collection of the BID assessment as provided herein;
4. Have the City Attorney make a legal opinion that the BID Operating Plan complies with the requirements of the BID Law; and
5. Annually perform an independent certified audit of the implementation and operating plan pursuant to section 66.1109(3)(c) of the BID Law.

## **VII. FUTURE YEAR OPERATING PLANS**

### **A. Changes**

This Operating Plan is designed to authorize and control the BID for only its 2021 activities.

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

B. Amendment, Severability and Expansion

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

C. Automatic Termination Unless Affirmatively Extended

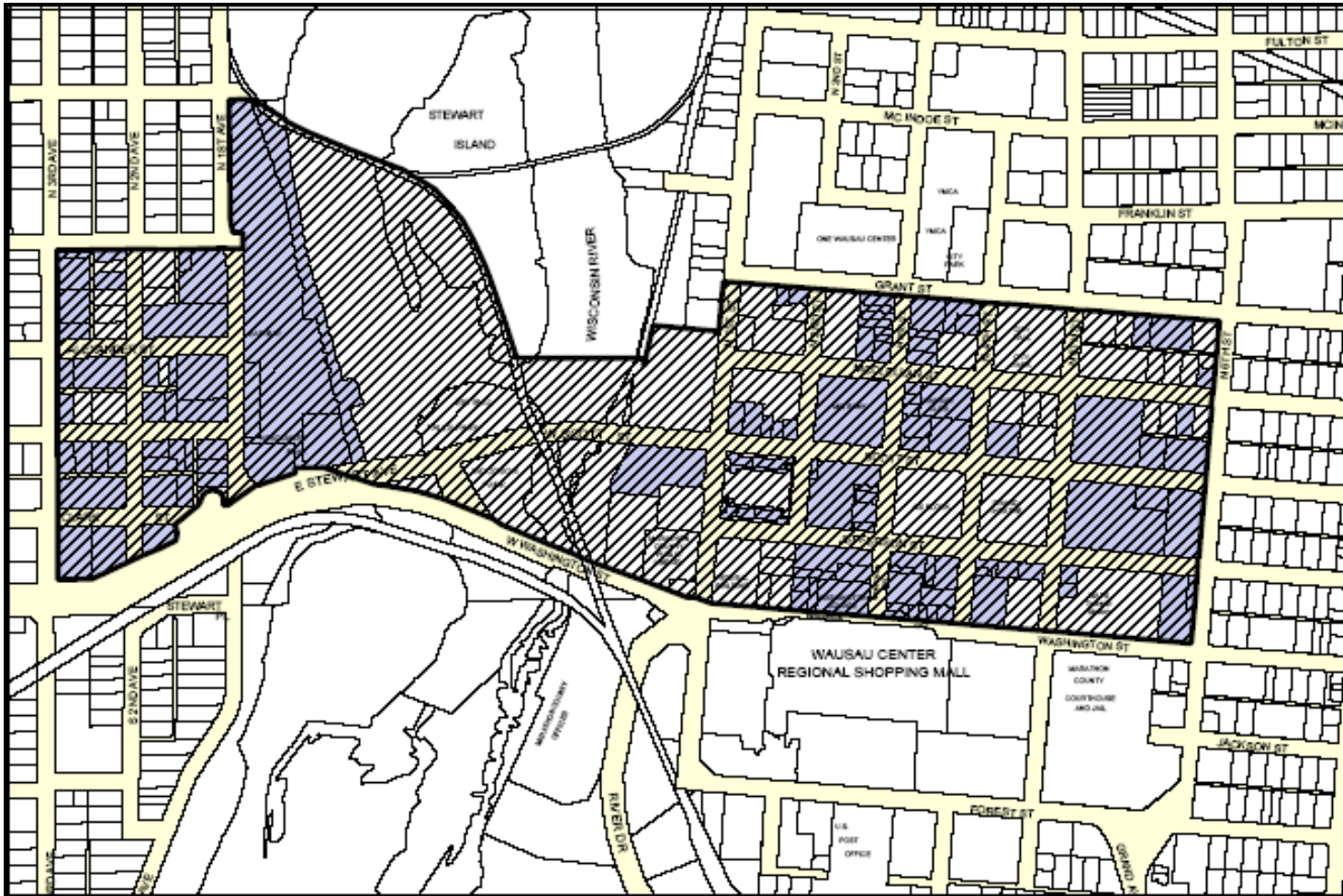
The District Board shall not incur obligations extending beyond 2019.

## VI. GENERAL

All exhibits referenced herein are incorporated herein by reference.

# APPENDIX A

## RIVER DISTRICT MAP



APPENDIX B

WAUSAU RIVER DISTRICT, INC.

	General Fund	Placemaking	Residential	Business	Admin	TOTAL
<b>REVENUES</b>						
Grants	\$ 26,591					26,591
BID Funds	\$ 72,000					72,000
Other (Sponsorships, advertising)	\$ 94,908					94,908
<b>Total Revenues</b>	<b>\$ 155,141</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>155,141</b>
<b>EXPENDITURES</b>						
<b>Administration:</b>					102,646	102,646
<b>Projects:</b>		15,100	700	36,695		52,495
<b>TOTAL EXPENDITURES</b>		<b>15,100</b>	<b>700</b>	<b>36,695</b>	<b>102,754</b>	<b>155,141</b>
Excess (Deficiency) of Revenues over Expenses						



Planning, Community and Economic Development

## MEMO

**TO:** Finance Committee members

**FROM:** Tammy Stratz, Community Development Manager

**DATE:** October 30, 2020

**RE:** Community Development Block Grant CARES Funding Rounds II and III

The City of Wausau has been notified by the U.S. Department of Housing and Urban Development (HUD) that it will receive an additional \$193,945 through the Coronavirus Aid, Relief, and Economic Security (CARES) Act for Round III. Funding is to assist those small business and/or households that are hardest hit by the COVID-19 pandemic. Applications were made available to non-profits that work with this population and the Citizens Advisory Committee held a public hearing to receive comments for the best way to allocate these funds before making their commendations. Six applications were received with one being pulled. The City is allowed to keep 20% of the funding for administrative purposes, but staff has elected not to do this for this round.

In addition, through round II of the CARES Act, federal funds were allocated to the Nation's states to assist with all communities (not just CDBG direct grantees). The State of Wisconsin received their allocations and reached out to the State's CDBG direct grantees and made available additional funds to those programs that were previously allocated and approved by HUD through round I. The amount allocated to Wausau is \$157,932. The programs that would qualify would be the ones that were previously approved – Small Business Assistance administered through McDevco and Housing Assistance (for mortgage, rent, and/or utility payments) administered through North Central Community Action. Staff reached out to both. McDevco could utilize the additional funds to continue to assist small businesses as they continue to struggle due to the continual rise of COVID victims which, in turns, impacts small businesses. North Central Community Action was concerned about utilizing additional funds in a timely manner since they have received additional funds through the State for the same program and with CDBG CARES funds, a client cannot use both sources of funds for the same activity. Therefore, declined additional funds.

Attached is the chart reflecting the agencies' requests along with the meeting's minutes. If you wish to see the actual applications, please let us know and we will forward them to you. The chart also shows the committee's recommendations and hope you agree with them.

If you have any questions, please feel free to call me at 715-261-6682 or e-mail me at [tammy.stratz@ci.wausau.wi.us](mailto:tammy.stratz@ci.wausau.wi.us).

Thank you.





**COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE**

Date and Time: Thursday, October 22, 2020 @ 4:30 pm in Council Chambers, 1<sup>st</sup> floor, City Hall, 407 Grant St.

**Citizens Advisory Committee Members Present:** Bohlken (c), Freiberg, Thao, Jackson, Dudley-Shannon, Xiong, Her, Kilian, Kroll, and Williams

**Members Excused:** Olafsson, Berg, Clark Zavadoski

**Others Present:** Tammy Stratz, Michelle Van Krey

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

COMMUNITY DEVELOPMENT CITIZENS ADVISORY COMMITTEE

**Agenda Item #1 – Call to Order**

The Community Development Citizens Advisory Committee meeting was called to order by Chairperson Bohlken at 4:30 pm.

**Agenda Item#2 – Approval of September 28, 2020 minutes.**

*Motion by Freiberg, second by Jackson to approve the minutes of September 28, 2020.  
Motion passes 10-0*

**Agenda Item#3 – PUBLIC HEARING to receive comments and applications on COVID-19, CARES II and III Community Development Block Grant funding.**

Bohlken opened the public hearing to receive comments and applications on COVID-19 CARES II and III Community Block Grant Funding (CDBG-CV). Stratz explained that the CARES II funding was being administered through the State of Wisconsin and their stipulation was that these new funds were to be awarded to programs that received CARES I funding and where already approved by HUD. Stratz explained that CARES III funding could be awarded to new applicants and initially 5 applications were received but Open Door pulled their application due to receiving money from another source. The applicants were invited to present their applications in alphabetical order.

Adaptive Communities – Katie Normand, director, shared that they are applying for \$30,000 to assist with 10 months of rent relief. Due to social distancing requirements a bigger space is needed to be able to continue to serve all of their clients.

Catholic Charities – Patrick Dayton, grants coordinator, shared that the Catholic Charities Warming Shelter is relocating to a larger space this season in the First United Methodist Church. This move will allow them to serve their clients and keep them distanced for safety. It will also allow them to have isolation space set up if one of their clients ends up needing it. They are requesting \$46,100 to assist with hiring a new assistance director and seasonal staff as well as some of the rent and utilities. In the past Catholic Charities has relied heavily on volunteer help but due to the pandemic their volunteer numbers are down. To ensure that the warming center is staffed they will be hiring a new assistant director and some seasonal staff.

McDevco – Vicki Resech, director, shared their applications for both the CARES II and CARES III funding. Per the requirements of the CARES II funding they have applied for \$157,900 to use for the

same grant and forgivable loan program they have been operating with the CARES I funding. For the CARES III funding they are applying for \$125,000 for a new program to give web/IT assistance to small businesses impacted by changes to their business model due to COVID. With the changing restrictions many businesses have had to adapt to using more online communication and sales platforms. This program would provide guidance and support to these businesses to help them create successful online shopping experiences among other technology updates needed. Vicki hopes to partner with NTC to utilize students in these fields to provide the support to businesses.

WIPPS – Corrie Norrbom, Health Policy Fellow, shared a presentation on a new program that WIPPS has started in response to COVID. The new program, Covid-19 Hmong Communication Network, aims to help spread helpful information and guidelines within the Hmong community by utilizing Community Coordinators and Community Health Workers. They are asking for \$30,000 for costs associated with running this program.

**Agenda Item #4 – Close of Public Hearing**

Bohlken asked for any other comments three times before closing the public hearing at 5:15pm.

**Agenda Item#5 – Development of a proposed statement of objectives and use of funds in connection with the City of Wausau COVID-19 CARES II and III funding for the Community Development Block Grant Program.**

Stratz reminded the committee that the CARES II funds needed to be used for an activity that received funding previously or the committee could decide to turn down the money and not fund anything with it and send it back to the state.

*Motion by Frieberg, second by Thao to approve McDevco’s application for \$157,932.00 for the small business relief program. Motion passes 9-0*

Stratz pointed out that the requests made for CARES III funding exceed the grant allocation by just over \$37,000. Kilian suggested that the amount we are over be taken from McDevco, leaving them with \$87,845 and to fully fund the other applicants. Dudley-Shannon and Freiberg agreed with the idea since the other organizations were helping populations directly affected by COVID.

Bohlken suggested that instead of taking the entire difference from McDevco, we fund them at \$100,000 and then take the rest from the Warming Center, funding them at \$33,945, since they are well-funded by the community and other sources. The proposed funding from Bohlken is:

- Adaptive Communities - \$30,000
- Warming Center - \$33,945
- WIPPS - \$30,000
- McDevco - \$100,000

*Motion by Dudley-Shannon, second by Her to approve the funding as proposed by Bohlken. Her and Xiong abstained from discussion regarding the WIPPS application due to their involvement with the Hmong American Center and that program. Motion passes 9-0.*

**Adjournment**

*Motion by Dudley-Shannon, second by Thao to adjourn the meeting. Adjourned at 5:36 pm.*

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

**RESOLUTION OF THE FINANCE COMMITTEE**

Approving the amendment to Community Development Block Grant Program Action Plan adding Coronavirus Aid, Relief, and Economic Security (CARES) Act funding Round III and accepting Round II of CARES funding from the State of Wisconsin

Committee Action:

Fiscal Impact:           +\$157,932 Round II CARES Funds plus \$193,945 in Round III Cares Funds

**File Number:**

**Date Introduced:**

**FISCAL IMPACT SUMMARY**

<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>	
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
<b>SOURCE</b>	<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 has received notification from the State of Wisconsin that it is eligible to receive \$157,932 in funding through Round II of the Coronavirus Aid, Relief, and Economic Security (CARES) Act

**WHEREAS**, the City has received notification from the U.S. Department of Housing and Urban Development (HUD) that it will receive \$193,945 in funding through Round III of the Coronavirus Aid, Relief, and Economic Security (CARES) Act,

**WHEREAS**, the Citizens Advisory Committee for Community Development held a combined public hearing and a working session to accept comments and application to prepare a proposed CARES Round II and III funding recommendation,

**WHEREAS**, HUD has previously approved the City’s Action Plan for CDBG funding programs and its first amendment for the CARES I funding. This addition funding requires another amendment to that plan to add the additional CARES III funding and an agreement with the State of Wisconsin for the CARES II funding,

**BE IT RESOLVED**, by the Common Council of the City of Wausau that the proposed CARES Round II funding in the amount of \$157,932 be accepted from the State of Wisconsin and the CARES Round III funding in the amount of \$193,945 from the U.S. Department of Housing and Urban Development (HUD) be allocated as approved and authorize the Mayor and appropriate City staff to complete filings and execute documents with the appropriate agencies to implement said agreements and amendment to the previously HUD approved Action Plan.

Approved:

\_\_\_\_\_  
Katie Rosenberg, Mayor

## 2020 COVID-19 CARES II & III Programs

Activity Code	Applicant/Agency	CARES II Requested	Cit. Adv. Recommended	CARES III Requested	Citizens Adv. Recommended
ED - 570.203 (b)	McDevco - Economic Development - small business relief	157,900	\$ 157,932	\$ -	
ED - 570.203 (b)	McDevco - Economic Development- web assistance for small businesses	0		\$ 125,000	\$ 100,000
PS - 570.201 (e)	Adaptive Communities - rent for larger space	0		\$ 30,000	\$ 30,000
PS - 570.201 (e)	Warming Center - rent for larger space	0		\$46,100	\$ 33,945
PS - 570.201 (e)	Open Door - rent for larger space	\$ -		pulled application	
PS - 570.201 (e)	WIPPS/Hmong American Center	\$ -		\$ 30,000	\$ 30,000
	<b>Total</b>	<b>\$ 157,900</b>	<b>\$ 157,932</b>	<b>\$ 231,100</b>	<b>\$ 193,945</b>

Total allocation

\$157,932

\$ 193,945

Administration Cap 20%

amount remaing \$

-

Public Service Cap - N/A with CARES funding

Code Definitions:

A Administration/Planning  
 C Clearance  
 ED Economic Development  
 H Housing  
 PF Public Facility  
 PS Public Service  
 SB Slum & Blight



## Memorandum

From: Brad Sippel, AICP  
[Bradley.sippel@ci.wausau.wi.us](mailto:Bradley.sippel@ci.wausau.wi.us)  
To: City of Wausau Finance Committee and Common Council  
Date: November 3, 2020  
Re: Discussion and possible action on grant application for CARES Act funding from the EDA for construction of streets/public infrastructure for the mall development

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### **Purpose:**

Committing future funding of a local 20% match for an application to the U.S. Economic Development Administration's *Public Works and Economic Adjustment Assistance Program*. This application is for the public infrastructure to support the redevelopment of the Wausau Center Mall. The local match is estimated to be approximately **\$554,400**.

### **Background:**

The Economic Development Administration is part of the United States Department of Commerce. The U.S. EDA received funding from the CARES Act to assist in the recovery from the economic impacts of the COVID-19 Pandemic. In response to this funding they temporarily reduced the local match requirements for this program from 50% to 20%. These funds are granted by the EDA on a rolling first-come-first-served basis. The *Public Works and Economic Adjustment Assistance Program* exists to support development in economically distressed areas of the United States by fostering job creation and attracting private investment. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities.

The City has been working with the North Central Wisconsin Regional Planning Commission, the Wausau Region Chamber of Commerce, and the Greater Wausau Prosperity Partnership to prepare an application for the public infrastructure component of the redevelopment of the Wausau Center Mall property. If awarded, the construction of the streets and sewer and water infrastructure in the redevelopment area would be eligible for the grant funding.

The funding would be used to expand Washington Street in a manner consistent with the *Wausau Center Urban Design and Transportation Master Plan*. The funding would also be used to construct new extensions of 2<sup>nd</sup> Street, Jackson Street, and 3<sup>rd</sup> Street to re-establish the grid of

streets in the mall area. This infrastructure would improve the accessibility of existing parking infrastructure to the rest of downtown Wausau and set a framework for redevelopment that fits cohesively with the historic downtown.

**Impact:**

The direct impacts to the City of Wausau are the staff time needed to prepare the grant application and commitment of the 20% matching funds, if awarded. Additionally, the funding is provided on a reimbursement bases, so the City would need to budget for the initial expenditures prior to being reimbursed by the EDA. Some city staff time may be eligible to count toward the 20% match, such as the design and engineering necessary for the infrastructure. If awarded, the City has five years from the date of award to expend the funds. The City would also be responsible for administering the grant, ensuring compliance with federal grant requirements such as prevailing wage rates, and maintaining project records.

The grant would reduce the local cost burden for repositioning and preparing the Wausau Center Mall property for redevelopment. The cost estimate for the design and construction of the public infrastructure is approximately \$2,772,000. The 20% local match would be approximately **\$554,400**, while federal funding would cover approximately \$2,217,600, if awarded.

**Recommendation:**

Staff recommends committing the 20% match funding and moving forward with the grant application.



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Office of the City Attorney

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


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Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

Nathan Miller  
Assistant City Attorney

## Memorandum

**From:** Anne Jacobson   
**To:** Finance Committee  
**Date:** November 5, 2020  
**Re:** Cell Phone Contract Renewal with New Cell, Inc. d/b/a Cellcom

---

Purpose: To obtain your approval of a cell phone contract renewal with New Cell, Inc. d/b/a Cellcom.

Facts: On January 8, 2019, Council approved entering into a non-exclusive contract for cellular service with New Cell, Inc. d/b/a Cellcom.

The initial two-year term expires February 5, 2021; however, the city may renew the agreement for one renewal term of two years provided written notice is provided to Cellcom no later than sixty (60) days prior to the end of the initial term, or December 7, 2020.

Recommendation: Approval of a two-year renewal term, given that staff responsible for administering the contract has received no complaints from employees using their service.



406605

**WIRELESS TELECOMMUNICATIONS EQUIPMENT  
AND SERVICE AGREEMENT**

**THIS WIRELESS TELECOMMUNICATIONS EQUIPMENT AND SERVICE AGREEMENT** ("Agreement") is made, entered into, and effective this 5<sup>th</sup> day of February 2019, by and between **NEW-CELL, LLC.**, a Wisconsin limited liability company, doing business as Cellcom, ("Cellcom"), and City of Wausau, ("Customer").

**Section 1 – Provision of Telecommunications Services and Related Equipment**

A. **Services.** Cellcom shall make available to Customer, its employees, representatives and other designees, an unlimited number of service lines ("Line" or "Lines") through which Cellcom shall provide wireless telecommunications services. As a condition to Cellcom's offer to provide services and equipment identified herein at the rates and charges identified below, Customer shall maintain a minimum of 80 Lines ("Line Minimum") on rate plans identified in Exhibit A at all times during the Term of this Agreement. In addition, Customer shall execute a Cellular Telephone Equipment and Service Agreement in the form attached as Exhibit B which shall also govern the availability of the services on each Line.

B. **Flex Plan Lines Not Eligible.** Customer acknowledges and understands that any lines purchased through Cellcom under Cellcom's Flex plan are not covered by this Agreement and are not eligible for the rates, terms and conditions contained in this Agreement. Lines purchased under the Flex plan must comply with the terms and conditions contained in the Flex agreement.

**Section 2 – Rates and Charges**

A. **Monthly Service Charges.** Each Line maintained by Customer pursuant to this Agreement shall incur a monthly service charge as identified in Exhibit A.

B. **Additional Air Time, Text, Data and Roaming Charges.** Each Line maintained by Customer pursuant to this Agreement shall include the allotment of included air time, text messages and data packages, if applicable, for use in the "home" area as set forth in Exhibit A. Customer shall incur an additional charge for services used in excess of such allotment for each Line, with each Line considered individually for these purposes. Additionally, Customer shall incur additional roaming charges for services utilized outside the "home" area identified in Exhibit A.

C. **Payment.** Cellcom shall invoice Customer for the aggregated total of the monthly service and associated charges for using Cellcom service, including, but not limited to, additional air time, text messages, data usage, roaming charges and additional equipment expenses incurred by all Lines maintained by Customer pursuant to this Agreement. Customer shall pay each such invoice within 30 days of receipt of each invoice. Unpaid invoices shall accrue interest at the monthly rate of 1.5 %, or the highest amount allowed by law, whichever is lower.

**Section 3 – Term, Renewal and Termination**

A. **Initial Term.** The Initial Term of this Agreement shall be two years, commencing on the date first written above and ending on the second anniversary thereof.

B. **Renewal Term.** Upon the expiration of the Initial Term, Customer may renew this Agreement for one consecutive two-year Renewal Term(s) by providing to Cellcom written notice of its intent to renew this Agreement no later than sixty (60) days prior to the end of the Initial Term.

C. **Termination.** This agreement may be terminated prior to the end of the Initial Term, or Renewal Term if applicable, as follows:

i. **Automatic Termination.** This Agreement will automatically terminate if either party: (a) makes an assignment for the benefit of creditors; or, (b) becomes a party to any receivership, bankruptcy, or similar proceeding, and such proceedings are not dismissed within 90 days of commencement.



ii. Default. In the event of a material breach of this Agreement, the non-breaching party may provide written notice of the breach and may terminate this Agreement at any time after a reasonable opportunity to cure the breach. For purposes of this Agreement, a reasonable opportunity to cure is deemed to be 10 days for a monetary default and 30 days for a non-monetary default. If the breaching party, prior to the expiration of the cure period, has cured the breach, this Agreement will remain in effect, provided the breaching party promptly reimburses the non-breaching party for any reasonable damages the non-breaching party may have incurred.

iii. Mutual Agreement. This Agreement may be terminated at any time by mutual, written agreement of Cellcom and Customer.

D. Early Termination of Lines and Effect of Non-Renewal of Agreement.

i. Termination of Lines. Customer may, at any time during the Initial Term, or Renewal Term if applicable, terminate one or more Lines maintained pursuant to this Agreement, while not terminating this Agreement generally, by delivering to Cellcom advance written notice of such termination. In the event any such termination causes Customer to thereafter maintain fewer active Lines than the Line Minimum, Customer must also pay to Cellcom a "Termination Fee," as detailed below in this subsection, for each terminated Line below the Line Minimum. The Termination Fee shall be payable at the time Customer delivers its notice of termination, and shall be determined by reference to the devices activated on the terminated Line(s) falling below the Line Minimum.

a. For each Standard Device activated on the terminated Line(s), the Termination Fee is \$175.00, which amount shall be reduced by \$5.00 for each completed month of the term of this Agreement; and

b. For each "Smart Device" activated on the terminated Line(s), the Termination Fee is \$350.00, which amount shall be reduced by \$10.00 for each completed month of the term of this Agreement.

Notwithstanding any such termination of one or more Lines, this Agreement shall remain in effect as to all other Lines maintained by Customer; provided, however, Cellcom reserves the right to revise the amount of the line allowance provided to Customer based on the number of remaining Lines and the remaining time left in the then-current Term.

ii. Effect of Non-Renewal of Agreement. In the event Customer does not renew this Agreement at the end of the Initial Term, Customer shall pay to Cellcom \$175.00 for each Standard Device and \$350.00 for each "Smart Device" activated within the final 90 days of the Initial Term. Upon the expiration of the Initial Term, or Renewal Term if applicable, Customer may maintain Lines established pursuant to this Agreement on a month-to-month basis thereafter; provided, however, the terms and conditions (including rates and charges) applicable to all such Lines shall be determined by reference to Cellcom's then-current rate plans generally made available to the public (without regard to the terms and conditions of this Agreement).

#### **Section 4 – Miscellaneous**

A. Entire Agreement. This Agreement, together with all exhibits and other attachments and other documents referenced herein, shall constitute the entire agreement between the parties and no term or condition contained herein or therein may be modified or waived, except in writing signed by an authorized representative of Cellcom.

B. Stolen or Lost Equipment. Customer shall immediately report all lost or stolen equipment to Cellcom and to an appropriate law enforcement authority. Customer remains responsible for paying all charges incurred on the stolen or lost equipment prior to the notification to Cellcom. Any request for credit against such

charges must be in writing, accompanied by a police report verifying law enforcement notification, and must be received by Cellcom before the date when payment is due.

C. Notices. All notices permitted or required to be given under the terms of this Agreement shall be deemed to have been given when delivered personally or deposited in the United States mail, certified, postage pre-paid, and addressed as follows:

If to Cellcom: New-Cell, LLC  
d/b/a Cellcom  
1580 Mid-Valley Drive  
De Pere, WI 54115

If to Customer: City of Wausau  
407 Grant St.  
Wausau, WI 54403

D. Conflict of Terms and Conditions. In the event that there is a conflict between the terms and conditions of this Agreement and those as set forth in the Cellular Telephone Equipment and Service Agreement found in Exhibit B, the terms and conditions of this Agreement shall prevail.

IN WITNESS WHEREOF, Cellcom and Customer, by their duly-authorized and empowered representatives, have executed this Agreement as of the date and year first written above.

NEW-CELL, LLC

By: [Signature]  
Dan Fabry Its C.O.O.

CUSTOMER

By: [Signature]  
Robert B. Mielke Its Mayor

By: [Signature]  
Toni Rayala Its City Clerk

## EXHIBIT A

### Rate Plan and Line Features

- Smartphone access on the Business Elite Share Plus Plan will be discounted to \$30 per smartphone (\$35-\$5= \$30). Basic phone line access on this plan will be discounted to \$15 per basic line (\$20-\$5= \$15).
- The City of Wausau may purchase the weBoost Drive 4G-M at the discounted price of \$279.95 (\$379.95 - \$100= \$279.95). The weBoost Connect 4G booster can be purchased at the reduced price of \$399.95 (\$549.95- \$150= \$399.95).
- Accessory discount: The City of Wausau will receive a 50% discount off accessories with a retail price of \$24.95 or less. The discount for accessories priced above \$24.95 will be up to 20% with a maximum discount of \$15.00.

In addition, the City of Wausau will receive special prices on these specific accessories: OtterBox Defender (\$49.95-\$20= \$29.95), OtterBox Commuter/Symmetry (\$39.95-\$15.00= \$24.95). Ventev lightening car charger (\$34.95-\$19.96= \$14.99). Ventev USB car charger (\$29.95-\$20= \$9.95).

Accessories must be purchased through the Business Sales Consultant to ensure discount are given as proposed. Prices listed do not include tax or fees.

# Business Elite Share Plus Plan

A simple, easy to understand plan.

Enjoy unlimited nationwide talk, unlimited messaging and share a pool of data with all lines on your account.



## Included Benefits:

- Mobile Hotspot, FREE Basic or Visual Voicemail\*, FREE Caller ID, FREE Call Waiting, FREE 3-Way Calling, and Unlimited Domestic and International Messaging.\*\*
- Shareable Data for all devices on your account on the same plan.
- Keep Your Data automatically carries over your unused shared data plan allowance until the end of the following month's bill cycle.

\*Visual Voicemail available on select devices.

\*\*See cellcom.com for international messaging details.

## STEP 1: Choose your Data Packages

Shared Data	500MB	1GB	3GB	6GB	10GB	15GB
Monthly Data Charge	\$18	\$22 <sup>50</sup>	\$36	\$49 <sup>50</sup>	\$63	\$72

Shared Data	25GB	35GB	45GB	55GB
Monthly Data Charge	\$94 <sup>50</sup>	\$144	\$184 <sup>50</sup>	\$225

Shared Data	75GB	100GB
Monthly Data Charge	\$306	\$405

Cellcom recommends 1-2GB per Smartphone on your account. Each primary line must subscribe to a shared data package. Data is shared among all lines on the same calling plan on the same account.

Data overage is charged at \$20/500MB on the 500MB plan, and \$15/GB on 1GB+ plans.

## STEP 2: Add Phones or Devices to Your Business Elite Share Plus Plan

Line Access Fees/month	2 year Agreement	No Contract*
Smartphone	\$35/mo.	\$20/mo.
Basic Phone	\$20/mo.	
Mobile Broadband	\$10/mo.	
Tablets	\$10/mo.	
Connected Devices	\$5/mo.	
Mobile Broadband Lite**	\$5/mo.	

\*No contract pricing is available with Flex, upon completion of a 2-year service agreement, paying full price for device, or bringing own device on Business Share Plus Plan. Paying full price for device or bringing own device requires a new line activation or completion of existing 2-year service agreement. Flex line access does not include monthly device installments. Price varies by device. See cellcom.com/flex for details.

\*\*Available only on mobile broadband devices. Data will stream at a max speed of 512 kbps.



### Manage and monitor your data usage:

• To help you decide how much data you need, use the data usage calculator at <http://www.cellcom.com/calculator.html>

• Change your data allowance at any time without extending your contract.

## Add Ons for Share Plans (per line)

Spartan Camera Premium^	\$4.00/month	Nquire/411 Directory Assistance	\$1.99/per use
Fleet for Vehicles/Assets	\$15.00/month	Call Forwarding	\$0.99/month
Fleet for Smartphone	\$10.00/month	Detail Billing	\$0.99/month
Fleet Mobile Worker	\$20.00/month	Handset Protection	refer to brochure
Usage Controls* - each line	\$0.99/month	Hours of Service	\$20/month
MultiRing	\$6.95/month	Hours of Service w/ Fuel Tax	\$30/month

## International Long Distance & Text

International Dialing pay per minute  
International Discount Calling \$5/month/line  
Unlimited calls to Canada and Mexico and a discount per minute long distance rate to other countries.

Refer to cellcom.com for current long distance rates by country and international roaming options.

^ Requires connected device line access.

\* Due to delays in system reporting, actual data usage may take up to 24 hours to register and may exceed the usage limit set before data usage is blocked or a warning received.

Important Information: An E911 compliant (DSS) phone, compatible with Cellcom's network, is required. Cellcom may transmit on a billing address within Cellcom's licensed market to be eligible for service. Cellcom reserves the right to terminate service if less than fifty percent (50%) of the customer's overall number of minutes are used as cellcom's licensed market during any three month period during the term of this Agreement. Airtime is billed in 60 second increments. Plan minutes only apply when you are on your calling plan's designated home area. Calls originating and terminating in the home area are toll free. Calls originating in the home area and terminating outside the home area may be subject to long distance charges. Calls originating outside of the home area are subject to roaming and long distance charges. Cellcom reserves the right to deactivate any number that has not been activated within 90 days of activation or any number that has not had any messages deposited for over 90 days. Minutes used (including voicemail) are deducted from Nationwide Minutes within the Cellcom designated area. Call forwarding excludes all minutes of forwarding to a non-Cellcom exchange per month. Voice services, including 911, are not available on mobile broadband and tablet devices. See sales representative for details. To place an international call, you must dial 011, the country code and the number for the international call. International long distance rates apply in addition to plan minutes or airtime charges when calling from your home calling plan area. While roaming, international long distance rates apply in addition to standard long distance and roaming charges. Rates are subject to change without notice. The International Discount Calling Package has a monthly feature charge in addition to reduced international long distance rates. Cellcom reserves the right to terminate this feature if it is then higher than 100% of the customer's international over all minutes of airtime are used in Cellcom's licensed market during any three month period during the term of this Agreement. Unlimited voice service may not be used for conference calls, call forwarding, monitoring services, data transmission, transmission of broadcast, or transmission of broadcast material. Additional situations may apply. If you are using unlimited voice service for anything other than stated as appropriate, Cellcom reserves the right to terminate your service. Messaging and Data Services: Shared data monthly charge and overage will be charged to the primary line on a Share Plan. Use of text messaging, picture messaging, video messaging and other data services is subject to the Data Acceptable Use Policy located at [www.cellcom.com/AUP](http://www.cellcom.com/AUP). Sending and receiving picture messages may deduct from your data allowance. Keep Your Data: Unused data from your monthly shared data plan allowance carries to the next consecutive bill cycle. Unused data that carries over to the next consecutive bill cycle automatically expires after one bill cycle and with any plan/account changes (such as changing shared data plan amount and switching primary lines on account). During a bill cycle, Keep Your Data is used after your monthly shared data plan allowance for the cycle. Not all data received on a line is stored. Usage of Keep Your Data may take up to 48 minutes for images to be stored without being able to view it. This is 24 days on system reporting, so total data usage may take up to 24 hours to register and you may receive the usage limit on before data usage is blocked or a warning received. Overage: Messages, calls, and coverage (in-use) are subject to appropriate billing and about speeds. [www.cellcom.com](http://www.cellcom.com) or call 1-800-455-5555. Coverage: Features, availability, conditions, and type of equipment may affect cellular coverage. Wireless service is subject to technology, network conditions, and other factors. Actual service availability, coverage, and pricing may vary. Prices do not include taxes, fees, or other charges. Taxes on monthly access, airtime, equipment and long distance may apply. A line set up fee and early termination fee may apply. If applicable, the early termination fee may be reduced proportionately to the remaining months of the term of the agreement. Universal service fund (USF) and regulatory surcharges are recovered less charged on all service lines. An E911 fee or Feature & Fee Protection fee is charged on all service lines. The amount or range of taxes, fees and surcharges vary and are subject to change without notice. See retail location or [www.cellcom.com](http://www.cellcom.com) for details.

BUSI Elite PLUS 6-2015





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

**RESOLUTION OF THE FINANCE COMMITTEE**

Adopting the 2021 City of Wausau Budget and General Property Tax to Support Same.

Committee Action: Approved 5-0

Fiscal Impact: Levy of \$29,545,999.66 including tax increment

**File Number:** 20-1109

**Date Introduced:** November 24, 2020

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

**WHEREAS**, a summary of the proposed budget for the year 2021 has been posted on the City’s web site, is available for review in the City Clerk’s office and was published in the official newspaper on October 25 2020, together with the notice of public hearing; and

**WHEREAS**, a public hearing was conducted at the November 10, 2020 Common Council meeting to obtain public input,

**NOW THEREFORE BE IT RESOLVED**, by the Common Council of the City of Wausau, the 2021 budget, a summary of which is attached, is hereby adopted, and

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

**BE IT FURTHER RESOLVED**, that budget control is maintained pursuant to the City’s budget policy for fund, program department and projects; and

**BE IT FURTHER RESOLVED**, there is hereby levied a tax of \$30,580,995 which includes tax increment of \$3,144,749 upon all taxable property within the City of Wausau, as returned by the Assessor in the year 2020, for the uses and purposes as set forth in said budget; and the City Treasurer be and is hereby authorized and directed to spread the tax levy upon the current tax roll of the City of Wausau, and

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

Approved:

\_\_\_\_\_  
Katie Rosenberg, Mayor



**TO: FINANCE COMMITTEE**

**FROM: MARYANNE GROAT**

**DATE: NOVEMBER 4, 2020**

**RE: 2021 FEE SCHEDULE**

Attached is the 2020 and proposed 2021 comprehensive fee schedule including inspections permits. Departments have reviewed these fees and the 2021 rates reflect their recommendations. No changes are proposed for inspection fees.

The fee schedule proposes a \$2 increase in cat and dog license fees. The City experiences inflation increases in program costs annually but fees have not been adjusted since 2013. The animal control program was created as an Enterprise Fund designed to not rely on property taxes. The levy contribution will continue to rise if fees are not increased.

The fees would be considered by the Common Council at the November 24<sup>th</sup> meeting and enacted for 2021.

**RESOLUTION OF THE FINANCE COMMITTEE**

Authorizing the modification of fees to the City of Wausau Fees and Licenses Schedule adopted pursuant to Wausau Municipal Code §3.40.010(a) (2021 Comprehensive Fee Schedule)

Committee Action: Approved

Fiscal Impact: The fiscal impact will depend on the amount of activity such as inspections permits

**File Number:** 20-1109

**Date Introduced:** November 24, 2020

**RESOLUTION**

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

**WHEREAS**, the Finance Committee has reviewed proposed changes to the schedule for the 2021 budget as set forth in the attached Exhibit and incorporate these as part of the City of Wausau Fees and Licenses Schedule.

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

Approved:

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Katie Rosenberg, Mayor



**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
<b>DEPARTMENT: AIRPORT</b>				
T-hangars 1-10		\$88.97	2016	\$88.97
T-hangars 12-15 & 17-19		\$118.60	2016	\$118.60
T-hangar 11, 16, 20		\$133.44	2016	\$133.44
T-hangars 21 & 30		\$148.26	2016	\$148.26
T-hangars 22-24 & 27-29		\$129.75	2016	\$129.75
T-hangars 25 & 26		\$177.91	2016	\$177.91
T-hangars 31 & 40		\$155.57	2016	\$155.57
T-hangars 32-34 & 37-39		\$137.73	2016	\$137.73
T-hangars 35 & 36		\$188.79	2016	\$188.79
<b>DEPARTMENT: ASSESSMENT</b>				
Open Records Request per page Black and White	Attorney General Opinion	\$0.035	2020	\$0.035
Open Records Request per page - Color	Attorney General Opinion	\$0.0039	2020	\$0.0039
Copies of Property Record Cards		\$1.00	2009	\$1.00
<b>DEPARTMENT: ATTORNEYS</b>				
DVD copies of traffic stops		\$5.00		\$5.00
<b>DEPARTMENT: COMMUNITY DEVELOPMENT</b>				
TID Application		\$1,000.00	unknown	\$1,000.00
Development Agreement Amendment		500.00	new	\$500.00
<b>DEPARTMENT: ENGINEERING/PLANNING/GIS/PUBLIC WORKS</b>				
<b>SPECIAL ASSESSMENTS</b>				
Street Improvement Projects		\$42.00	2016	\$42.00
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
<b>PERMIT</b>				
Drive Approach		\$25.00	2014	\$25.00
Street Privilege Permits		\$75.00	2014	\$75.00
<b>STORMWATER PERMITS</b>				
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)		\$25.00 per lot		\$25.00 per lot
Note: No fees shall exceed \$500		\$150 per site + \$25 per acre > 1 acre		\$150 per site + \$25 per acre > 1 acre
<b>PARKING</b>				
<b>McClellan Ramp 1 - 530 N 2nd Street</b>				
Parking 7 days per week; 24 hours per day		Permit: Monthly = \$38 Annual \$418	2018	Permit: Monthly = \$38 Annual \$418
Hours of Operation 8AM-6PM Monday - Friday		Meters = \$.50 per hour	2019	
Overnight Parking Allowed				
<b>JeffersonRamp 2 - 425 N 1st Street</b>				
Parking 7 days per week; 24 hours per day		Permit: Monthly Levels 3-6 = \$38 Annual \$418	2019	Permit: Monthly Levels 3-6 = \$38 Annual \$418

**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
Hours of Operation 8AM-6PM Monday - Friday		Permit Level 5: Monthly = \$15 Annual \$165		Permit Level 5: Monthly = \$15 Annual \$165
Overnight Parking Allowed		Permit Level 6: Monthly = \$5 Annual \$55		Permit Level 6: Monthly = \$5 Annual \$55
		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration
		Additional hours = \$1.00		Additional hours = \$1.00
<b>Ramp 3-Penneys Ramps 101 Washington Street</b>				
Parking 7 days per week; 24 hours per day		Permit: Monthly=\$38, Annual \$418	2009	Permit: Monthly=\$38, Annual \$418
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge		0-2 Hours = No charge with Plate
Overnight Parking Allowed		2-3 Hours = \$.25		Registration
		3-4 Hours = \$75		Additional hours = \$1.00
		4-5 Hours = \$1.50		
		Additional hours = \$1.00		
<b>Ramp 4-Sears 400 Forest Street</b>				
Parking 7 days per week; 24 hours per day		Permit: Monthly=\$28, Annual \$308	2009	Permit: Monthly=\$28, Annual \$308
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge		0-2 Hours = No charge with Plate
Overnight Parking Allowed		2-3 Hours = \$.25		Registration
		3-4 Hours = \$75		Additional hours = \$1.00
		4-5 Hours = \$1.50		
		Additional hours = \$1.00		
<b>3rd &amp; Grant Street Lot 5</b>				
Parking 7 days per week; 6AM - 2:30AM		Permit: Monthly = \$33 Annual \$363	2019	Permit: Monthly = \$33 Annual \$363
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration
		Additional hours = \$1.00		Additional hours = \$1.00
<b>4th &amp; Washington/3rd &amp; McClellan Street - Lot 6</b>				
Parking 7 days per week; 6AM - 2:30AM		0-2 Hours = No charge with Plate Registration	2019	0-2 Hours = No charge with Plate Registration
Hours of Operation 8AM-6PM Monday - Friday		Additional hours = \$1.00		Additional hours = \$1.00
<b>Lower Library Lot 7</b>				
Parking 7 days per week; 6AM - 2:30AM		Permit: Monthly = \$38 Annual \$418	2019	Permit: Monthly = \$38 Annual \$418
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration
		Additional hours = \$1.00		Additional hours = \$1.00
<b>River Drive - Lot 8</b>				
Parking 7 days per week; 24 hours per day		Permit : Monthly = \$5 Annual \$55	2018	Permit : Monthly = \$5 Annual \$55
Hours of Operation 8AM-6PM Monday - Friday		Meters = \$.20 per hour		Meters = \$.20 per hour
Overnight Parking Allowed				
<b>Jefferson Street - Lot 9</b>				
Parking 7 days per week; 24 hours per day		Permit : Monthly = \$25 Annual \$275	2018	Permit : Monthly = \$25 Annual \$275
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge with Plate Registration	2019	0-2 Hours = No charge with Plate Registration
Overnight Parking Allowed		Additional hours = \$1.00		Additional hours = \$1.00
<b>McClellan Street - Lot 10</b>				
Parking 7 days per week; 24 hours per day		Monthly permit = \$18	2018	Monthly permit = \$18

**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
Permit Parking Only - 8AM-6PM Monday - Friday				
Overnight Parking Allowed				
<b>3rd &amp; McClellan Street - Lot 13</b>				
Parking 7 days per week; 6AM - 2:30AM		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration
Hours of Operation 8AM-6PM Monday - Friday		Additional hours = \$1.00		Additional hours = \$1.00
<b>1st and Grant Street - Lot 14</b>				
Parking 7 days per week; 6AM - 2:30AM		Permit: Monthly = \$33 Annual \$363	2018	Permit: Monthly = \$33 Annual \$363
Permit Parking Only - 8AM-6PM Monday - Friday				
<b>Jefferson Street Inn/Federal Bldg. Lot 17</b>				
Parking 7 days per week; 24 hours per day		0-2 Hours = No charge with Plate Registration	2019	0-2 Hours = No charge with Plate Registration
Hours of Operation 8AM-6PM Monday - Friday		Additional hours = \$1.00		Additional hours = \$1.00
Overnight Parking Allowed			2018	
<b>First Wausau Tower - Lot 15</b>				
Parking 7 days per week; 24 hours per day		Free evenings & weekends		Free evenings & weekends
Permit Parking Only - 8AM-6PM Monday - Friday				
Overnight Parking Allowed				
<b>Scott Street Lot 20</b>				
Parking 7 days per week; 6AM - 2:30AM		Permit: Monthly = \$38 Annual \$418	2019	Permit: Monthly = \$38 Annual \$418
Hours of Operation 8AM-6PM Monday - Friday		0-2 Hours = No charge with Plate Registration		0-2 Hours = No charge with Plate Registration
		Additional hours = \$1.00		Additional hours = \$1.00
<b>All Day Value Pass - 15 Uses good for parking in Sears, Penneys and Jefferson Ramps and Lots 5,7,9,20</b>		\$35.00		\$35.00
<b>Contractor Downtown Street Parking Permit</b>		\$10.00 Daily Rate	2020	\$10.00 Daily Rate
<b>GIS MAP FEES</b>				
Digital Data (per quarter section)		\$29.50	2020	\$29.50
Digital Photography (per quarter section)		\$34.75	2020	\$34.75
Digital Photography/Orthophotography (per section, TIFF format)		\$139.00	2020	\$139.00
Color Official City Map (36"x56")		\$11.40	2020	\$11.40
Color Annexation Map (36"x56")		\$11.40	2020	\$11.40
Color Zoning Map (36"x56")		\$11.40	2020	\$11.40
Color Aldermanic District Map (36"x56")		\$11.40	2020	\$11.40
Black and White Official City Map (36"x56")		\$7.20	2020	\$7.20
<b>MISCELLANEOUS FEES &amp; PERMITS</b>				
Block Party Permit		\$31.50	2016	\$31.50
Weed Trimming (Private Residence) Minimum Charge		\$108.12	2016	\$108.12
Snow Removal (Private Residence) Minimum Charge		\$94.44	2016	\$94.44
Snow Removal (Downtown) per foot		\$7.80	2020	Actual Costs
<del>Yard Waste Permit for Contractors Serving 1-25 Customers</del>		<del>\$78.75</del>	2016	<del>\$78.75</del>
<del>Yard Waste Permit for Contractors Serving 26-50 Customers</del>		<del>\$157.50</del>	2016	<del>\$157.50</del>
<del>Yard Waste Permit for Contractors Serving 51-100 Customers</del>		<del>\$288.75</del>	2016	<del>\$288.75</del>
Yard Waste Permit for Contractors			2021	\$250.00

## CITY OF WAUSAU

2021

## COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
Steaming Private Laterals		\$126.98	2016	\$126.98
<b>DEPARTMENT: FINANCE</b>				
NSF Check Return Charge		\$45.00	11/9/2010	\$45.00
Photo Copies per page - color		\$0.04	1/29/2020	\$0.04
Photo Copies per page - black and white		\$0.0039	1/29/2020	\$0.0039
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		\$75.00	2016	\$75.00
Special Assessment Exam Fee - Rush Order		\$82.00	2016	\$82.00
Amended Applications		\$10.50	2016	\$10.50
<b>PET/ANIMAL FEES</b>				
	8.08			
Spayed/Neutered Dog or Cat		\$18.00	11/1/2013	\$20.00
Microchip Discount		-\$8.00	2016	-\$8.00
Not Spayed/Neutered Dog or Cat		\$60.00	11/1/2013	\$62.00
Dangerous Animal License		\$150.00	5/14/2007	\$200.00
Dangerous Animal License Issued after July 1		\$75.00		\$100.00
Annual Pet License Late Fee		Double the license	2014	Double the license
Pet Fancier Permit		\$35.00	2014	\$35.00
Chicken Permit Fee	8.08.012	\$35.00	7/18/2017	\$35.00
Honey Bee Permit		\$20.00	2014	\$20.00
Honey Bee Permit -Late Fee		Double the permit fee	2014	Double the permit fee
Sale of live poultry or farm raised game birds at a marketplace	8.080.010(d)	\$25.00	2016	\$25.00
<b>ALCOHOLIC BEVERAGES/CIGARETTE LICENSES AND FEES</b>				
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 & 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

## CITY OF WAUSAU

2021

## COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
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		\$70.00	1/1/2004	\$70.00
1 Year Operator - Restricted		\$70.00	1/1/2004	\$70.00
2 Year Operator - Renewal		\$110.00	1/1/2004	\$110.00
2 Year Operator - Restricted		\$110.00	1/1/2004	\$110.00
2 Year Operator - Lapsed (Within 2 licensing periods)		\$125.00	1/1/2004	\$125.00
Operator License Duplicate		\$5.00	1/1/2004	\$5.00
Temporary Operator -Event Bartender		\$10.00	1/1/1998	\$10.00
<b>TRANSIENT MERCHANT LICENSES</b>				
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
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
<b>SECOND HAND DEALERS</b>				
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
<b>PUBLIC TRANSPORTATION</b>				
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
Commerical Quadricycle Business License Fee		\$200.00	11/14/2017	\$200.00
Commerical Quadricycle Driver's License Fee		\$50.00	11/14/2017	\$50.00
<b>ESCORT AND ESCORT SERVICES</b>				
Escort License Application Fee	5.19	\$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
<b>STREET VENDING</b>				
Annual License		\$100.00	2013	\$100.00
Semi Annual License		\$75.00	2013	\$75.00
Special Youth Vending License	5.62.045	\$15.00	7/18/2017	\$15.00

**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
<b>MOBILE HOME LICENSE</b>				
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
<b>PUBLIC AMUSEMENTS</b>				
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
<b>Adult-Oriented Establishments</b>		\$600.00	1/1/2004	\$600.00
Amended Application		\$250.00	1/1/2015	\$250.00
Late Fee		\$100.00	1/1/2015	\$100.00
<b>SIDEWALK CAFÉ</b>				
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
<b>SPECIAL EVENTS</b>				
Category 1		\$200.00	1/1/2015	\$200.00
Category 2		\$60.00	1/1/2015	\$60.00
Category 3		\$40.00	1/1/2015	\$40.00
Multiple Day Event		125% of event rate		125% of event rate
Serial Day Event Rate		200% of the event rate		200% of the event rate
<b>Late Filing Fee</b>				
Category 1		\$200.00	1/1/2015	\$200.00
Category 1		\$100.00	1/1/2015	\$100.00
<b>MISCELLANEOUS LICENSES AND PERMITS</b>				
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
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

**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
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
<b>DEPARTMENT: FIRE</b>				
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		\$60.00	2014	\$60.00
False Alarms: Fifth thru Eighth False Alarms		\$400.00	2006	\$400.00
False Alarms: Ninth and Subsequent Alarms		\$800.00	2006	\$800.00
General Request Standby Fees (Dedicated)		\$500.00	Never Done	\$500.00
General Request Standby Fees (On-Duty)		\$100.00	Never Done	\$100.00
Professional Sports Standby (Dedicated)		\$500.00	Never Done	\$500.00
Professional Sports Standby (On-Duty)		\$100.00	Never Done	\$100.00
School Event Standbys (On-Duty)		\$50.00	Never Done	\$50.00
School Event Standbys (Dedicated)		\$500.00	Never Done	\$500.00
Church Sponsored Event Inspections		\$25.00	Never Done	\$25.00
Church Sponsored Event Standbys (Dedicated)		\$500.00	Never Done	\$500.00
Church Sponsored Event Standbys (On-Duty)		\$100.00	Never Done	\$100.00
City Sponsored Events Standbys (Dedicated)		\$500.00	Never Done	\$500.00
City Sponsored Events Standbys (On-Duty)		\$50.00	Never Done	\$50.00
Private Events Standbys (Dedicated)		\$500.00	Never Done	\$500.00
Private Events Standbys (On-Duty)		\$75.00	Never Done	\$75.00
Large Special Events Standbys (Dedicated)		\$500.00	Never Done	\$500.00
Large Special Events Standbys (On-Duty)		\$300.00	Never Done	\$300.00
Confined Space Entry Standbys (Dedicated)		\$500.00	Never Done	\$500.00
Confined Space Entry Standbys (On-Duty)		\$50.00	2006	\$50.00
Other City Department Standbys (Dedicated)		\$500.00	Never Done	\$500.00
Ambulance Standby		\$100.00		\$106.00
Engine Standby		NA		\$150.00
Tank Removal Permit Fee		\$100.00	2009	\$100.00
Tank Removal/Installation Fee				
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
Inspection Fees				

**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
Initial Inspection Fee		\$0.00	2017	\$0.00
1 <sup>st</sup> Re-inspection		\$0.00	2017	\$0.00
2 <sup>nd</sup> Re-inspection		\$30.00	2017	\$30.00
3 <sup>rd</sup> Re-inspection		\$60.00	2017	\$60.00
4 <sup>th</sup> Re-inspection		\$90.00	2017	\$90.00
5 <sup>th</sup> Re-inspection		\$120.00	2017	\$120.00
6 <sup>th</sup> Re-inspection		\$150.00	2017	\$150.00
Additional Re-inspections		\$150.00	2017	\$150.00
<b>EMS</b>				
BLS Resident		\$900.00	2019	\$900.00
BLS - Non Resident		\$1,050.00	2019	\$1,050.00
ALS1 - Resident		\$1,075.00	2019	\$1,075.00
ALS1 - Nonresident		\$1,225.00	2019	\$1,225.00
ALS2 - Resident		\$1,475.00	2019	\$1,475.00
ALS2 - Nonresident		\$1,625.00	2019	\$1,625.00
SCT Resident		\$1,475.00	2019	\$1,475.00
SCT Nonresident		\$1,625.00	2019	\$1,625.00
Mileage - Resident		\$20.00	2011	\$20.00
Mileage - Nonresident		\$20.00	2011	\$20.00
Supplies				bundled in base rates
Oxygen		\$75.00	2011	\$75.00
Spinal Immobilization		\$155.00	2011	\$155.00
BLS - On Scene Care -Resident		\$300.00	2011	\$300.00
BLS - On Scene Care - Nonresident		\$375.00	2011	\$375.00
ALS - On Scene Care		\$425.00	2019	\$425.00
ALS On Scene Care - Nonresident		\$500.00	2019	\$500.00
Lift Assist				
First two		\$0.00		\$0.00
Each additional assist over two		\$275.00		\$275.00
<b>DEPARTMENT: PARKS/RECREATION/FORESTRY</b>				
Administrative Fee		\$30.00	1/1/2018	\$30.00
Administrative Fee for Contracts w/Insurance		\$30.00	1/1/2018	\$30.00
Boat Launch - Annual Sticker		\$30.00	1/1/2018	\$30.00
Boat Launch - Business Sticker		\$50.00	1/1/2014	\$50.00
Boat Launch - Daily Pass		\$5.00	1/1/2017	\$6.00
Boat Launch - Additional Sticker		\$10.00	1/1/2014	\$10.00
Boat Launch - Replacement Sticker		\$10.00	1/1/2015	\$10.00
Violation Notice		\$50.00	1/1/2018	\$50.00
Recreation program participants are charged fees to cover a portion of the costs associated with the program. Youth programs are subsidized at a rate of 50%, while contracted recreation services, adult recreation and special events are set up to recover 100% of their expense including a 15% mark up for administrative costs associated with the program. Non-residents pay increased fees to participate in programs funded by resident tax payers. Concessions are set up to recover costs with a markup of 200% to 600% depending upon the item.				
Pool Event		\$10.00	1/1/2019	\$10.00
Tubing - Daily - Youth - Public		\$7.00	1/1/2019	\$7.50
Tubing - Daily - Youth 4 Admissions		\$26.50	1/1/2019	\$28.50



**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
Tubing - Daily - Youth 8 Admissions		\$51.75	1/1/2019	\$55.50
Tubing - Daily - Youth 12 Admissions		\$77.00	1/1/2019	\$82.50
Tubing - Daily - Adult - Public		\$9.50	1/1/2019	\$10.00
Tubing - Daily - Adult 4 Admissions		\$36.00	1/1/2019	\$38.00
Tubing - Daily - Adult 8 Admissions		\$70.00	1/1/2019	\$73.50
Tubing - Daily - Adult 12 Admissions		\$104.50	1/1/2019	\$110.00
Tubing Private Rental - 1 Tow (Higher \$8 Youth and \$10.50 Adult Rates Apply)		\$450.00	1/1/2018	\$450.00
Tubing Private Rental - 2 Tows (Higher \$8 Youth and \$10.50 Adult Rates Apply)		\$750.00	1/1/2018	\$750.00
Swim - Junior Lifeguard Class Resident		\$39.00	1/1/2019	\$26.00
Swim - Junior Lifeguard Class Non-Resident		\$47.50	1/1/2019	\$32.00
Swim - Lifeguard Certification Class		\$150.00	1/1/2019	\$175.00
Swim - Lifeguard Renewal Class		\$75.00	1/1/2018	\$75.00
Swim - Lifeguard Instructor Review Class; fee waived if assisting instructor		\$0.00	1/1/2018	\$0.00
Swim Lesson - Resident - Parent-Child		\$18.50	1/1/2019	\$12.50
Swim Lesson - Resident - Pre-School		\$24.75	1/1/2019	\$16.50
Swim Lesson - Resident - Levels 1-5		\$39.00	1/1/2019	\$26.00
Swim Lessons - NonRes - Parent-Child		\$21.75	1/1/2019	\$14.50
Swim Lessons - NonRes - Pre-School		\$30.00	1/1/2019	\$20.00
Swim Lessons - NonRes - Levels 1-5		\$47.50	1/1/2019	\$31.75
Swim Lessons Adult - Res (New offering in 2020)		\$32.00	1/1/2020	\$32.00
Swim Lessons Adult - NonRes (New offering in 2020)		\$39.00	1/1/2020	\$39.00
Water Exercise - Resident-Fall/Winter Session		\$45.00	1/1/2019	\$46.50
Water Exercise - NonRes - Fall/Winter Session		\$57.00	1/1/2019	\$58.00
Swim Season Pass - Holiday Rate (12/01/2020 - 12/30/2020)		15% discount		15% discount
Swim Season Pass - Early Bird Rate (01/04/2021 - 4/15/2021)		10% discount		10% discount
Swim Season Pass - Mid-Season Rate (7/15/2021 to end of season)		45% discount		45% discount
Swim - Season Pass - Resident - Youth		\$30.00	1/1/2016	\$30.00
Swim - Season Pass - Resident - Adult		\$45.00	1/1/2016	\$45.00
Swim - Season Pass - Resident - Family (1st two members)		\$70.00	1/1/2016	\$70.00
Swim - Season Pass - Resident - Family (each additional member)		\$10.00	1/1/2016	\$10.00
Swim - Season Pass - NonResident - Youth		\$40.00	1/1/2016	\$40.00
Swim - Season Pass - NonResident - Adult		\$60.00	1/1/2016	\$60.00
Swim - Season Pass - NonResident - Family		\$95.00	1/1/2016	\$95.00
Swim - Season Pass - NonResident - Family (each additional member)		\$15.00	1/1/2016	\$15.00
Swim - Agency Pass		\$35.00	1/1/2017	\$35.00
Swim - Agency Pass per visit Kaiser, Memorial & Schulenburg each person		\$1.00		\$1.00
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 Kaiser, Memorial, Schulenburg		\$2.00	1/1/2015	\$2.00
Swim-Daily Admittance-Adult(18-59)-1p-7:50p Kaiser, Memorial, Schulenburg		\$3.00	1/1/2015	\$3.00
Swim-Daily Admittance-Senior(60+)-1p-7:50p Kaiser, Memorial, Schulenburg		\$2.00	1/1/2015	\$2.00
Swim-Daily Admittance-Youth(1-17)-6p-7:50p Kaiser, Memorial, Schulenburg		\$1.00	1/1/2015	\$1.00
Swim-Daily Admittance-Adult(18-59)-6p-7:50p Kaiser, Memorial, Schulenburg		\$2.00	1/1/2015	\$2.00
Swim-Daily Admittance-Senior(60+)-6p-7:50p Kaiser, Memorial, Schulenburg		\$1.00	1/1/2015	\$1.00
Swim - Daily Admittance - Infants <1 - 1p-7:50p All pools		Free		Free
Swim - Thursdays - Youth, Adult, Senior (60+) 6p-7:50p All pools		Free		Free
Swim - Rotating Sundays - Kaiser July 5 & 26, 2020; Memorial July 12 & August 2, 2020; Schulenburg July 19, 2020		Free		Free

## CITY OF WAUSAU

2021

## COMPREHENSIVE FEE SCHEDULE

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
Swim - Mid-Way Free Day - Wednesday July 15, 2020 All Pools		Free		Free
Swim - Last Friday Free Day - Schu & Mem Aug 9, Kaiser Aug 16, 2020		Free		Free
Swim - Library Swim Day - Tuesday August 4, 2020		Free w/card		Free w/card
Swimming Pool Rental no Waterslides		\$350.00	1/1/2018	\$350.00
Swimming Pool Rental with Waterslides		\$400.00	1/1/2018	\$400.00
Parks - Non-Exclusive Use - NonCommrcl/day		\$153.00	1/1/2020	\$153.00
Parks - Non-Exclusive Use - Commercial/day		\$314.00	1/1/2020	\$314.00
Parks - Oak Island Shelter - NonCommrcl/day		\$163.00	1/1/2020	\$163.00
Parks - Oak Island Shelter - Commercial/day		\$339.00	1/1/2020	\$339.00
Parks - PleasantView Shelter - NonComm/day		\$109.00	1/1/2020	\$109.00
Parks - PleasantView Shelter-Commercial/day		\$220.00	1/1/2020	\$220.00
Parks - Riverside Shelter-NonComm-1-200/day		\$242.00	1/1/2020	\$242.00
Parks - Riverside Shelter - Comm - 1-200 /day		\$500.00	1/1/2020	\$500.00
Parks - Riverside Shelter - NonComm - 201-300		\$402.00	1/1/2020	\$402.00
Parks - Riverside Shelter - Comm - 201-300/day		\$833.00	1/1/2020	\$833.00
Parks - Riverside Shelter - NonComm - 301-400		\$569.00	1/1/2020	\$569.00
Parks - Riverside Shelter - Comm - 301-400/day		\$1,174.00	1/1/2020	\$1,174.00
Parks - Riverside Shelter - Summr Mtg 1-50/ hr		\$43.00	1/1/2020	\$43.00
Parks - Riverside Shelter - Summr Mtg 50+/hr		\$54.00	1/1/2020	\$54.00
Parks - Riverside Shelter - Winter Mtg 1-50/hr		\$54.00	1/1/2020	\$54.00
Parks - Riverside Shelter - Winter Mtg 50+/hr		\$61.00	1/1/2020	\$61.00
Parks - Sylvan Hill Chalet - Non-Commercl/day		\$242.00	1/1/2020	\$242.00
Parks - Sylvan Hill Chalet - Commercial/day		\$500.00	1/1/2020	\$500.00
Parks - Sylvan Hill Chalet - Meeting 1-50/hr		\$43.00	1/1/2020	\$43.00
Parks - Sylvan Hill Chalet - Meeting 50+/hr		\$54.00	1/1/2020	\$54.00
Parks - Open Shelter Prior to 8am; 1 Hour minimum; cost per hour		\$56.00	1/1/2020	\$56.00
Athletic Park Baseball w/o admission / game		\$190.00	1/1/2018	\$190.00
Athletic Park Baseball with admission/game plus 10% of gross admission		\$190.00	1/1/2018	\$190.00
Athletic Park Field Lights / hour		\$27.00	1/1/2017	\$27.00
Athletic Park - Non-Baseball Activities		Negotiable	1/1/2016	Negotiable
Ball Diamonds - Organized Adult or Comm Use or High School		\$30.00	1/1/2017	\$32.00
Ball Diamonds - Organized Youth Use		\$26.00	1/1/2017	\$26.00
Sports Fields - Organized Adult or Comm Use or High School		\$30.00	1/1/2016	\$30.00
Sports Fields - Organized Youth or Comm Use or High School		\$20.00	1/1/2016	\$20.00
Sports Fields - Organized Youth Use Weekly Rate		\$125/field/week	9/8/2020	\$125/field/week
Pickleball/Tennis Courts - Public Use		Free		Free
Pickleball/Tennis Courts - Reserved Use - Non Comm		Free		Free
Pickleball/Tennis Courts - Commercial or Private Use/hr		\$5.00	1/1/2016	\$10.00
Equipment Demo/Bike Demo		\$50.00	1/1/2019	\$52.00
School Cross Country Running Races		Negotiable	1/1/2020	Negotiable
Event/Races - under 100 participant		\$5.25/Participant	1/1/2020	\$5.25/Participant
Event/Races - 100+ participants		Negotiable	1/1/2020	Negotiable
Event Fees - Snow Fence 50" Roll including stakes and ties		\$12.00/roll	1/1/2020	\$12.00/roll
Event Fees - Portable Stage		\$200.00/each	1/1/2020	\$200.00/each
Event Fees - Portable Stage Canopy		\$100.00/each	1/1/2020	\$100.00/each
Event Fees - Barricades		\$7.00/each	1/1/2020	\$7.00/each

**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
Event Fees - Picnic Tables		\$20.00/each	1/1/2020	\$20.00/each
Event Fees - Manual Post Pounder		\$35.00	1/1/2020	\$35.00
Event Fees - Water Stand Pipes		\$50.00/each	1/1/2020	\$50.00/each
Event Fees - Backflow Preventers		\$12.00/each	1/1/2020	\$12.00/each
Event Fees - Bleacher Planks		\$7.00/each	1/1/2020	\$7.00/each
Event Fees - Portable Electrical Panels (Spider Box)		\$165/panel/event	1/1/2020	\$165/panel/event
Event Fees - Staff - Week Day		\$45.00/hr/person	1/1/2020	\$45.00/hr/person
Event Fees - Staff - Weekend and Evenings		\$70.00/hr/person	1/1/2020	\$70.00/hr/person
Concession/Merchandise Sales		10% gross excluding taxes	1/1/2020	10% gross excluding taxes
Key Security Deposit		\$20.00	1/1/2019	\$20.00
Facility Rental Deposit - Alcohol/Amplified Music		\$200.00	1/1/2019	\$200.00
Tent, Temporary Structure, Etc Deposit		\$200.00	1/1/2019	\$200.00
Staff Time for Cleaning/repairs/etc.		\$40/hour	1/1/2019	\$40/hour
Key Replacement Fee		\$20.00	1/1/2019	\$20.00
Fire/Police Department Fees		\$125 + Labor & Materials	1/1/2019	\$125 + Labor & Materials
Misc		Negotiable	1/1/2019	Negotiable
Payment in Lieu of Tree Replacement		\$350.00	1/1/2020	\$350.00
Memorial Bench		\$1,500.00	1/1/2020	\$1,500.00
<b>400 Block Rental Fees***</b>				
Private Event Sponsored by a Private Group:				
Less than four hours per day		\$200.00	1/1/2015	\$200.00
Greater than four hours per day		\$400.00	1/1/2015	\$400.00
Admission Event:				
Less than four hours per day		\$200.00	1/1/2015	\$200.00
Greater than four hours per day		\$400.00	1/1/2015	\$400.00
Free Event Open to the Public				
Less than four hours per day		\$75.00	1/1/2015	\$75.00
Greater than four hours per day		\$150.00	1/1/2015	\$150.00
Sound and Lighting System Daily Rental		\$165.00	1/1/2015	\$165.00
Rental fee includes daily setup and take down by City staff. Events requiring more than two hours of City staff time per day (as determined by the City) shall pay the hourly City staff fee for additional time beyond the initial 2 hours of staff time.				
Lighting System		\$80.00	1/1/2015	\$80.00
Rental fee includes daily activation and deactivation by City staff. Events requiring more than one hour of City staff time per day (as determined by the City) shall pay the hourly City staff fee for additional time beyond the initial 1 hour of staff time.				
Electrical System - Stage and Planter Pedestals		\$35.00	1/1/2015	\$35.00
Includes 8 planter receptacles and 2 stage receptacles. Each has 1-50 amp plug in and 2-20 amp circuits.				
Portable Electrical Panels (Spider Box)		\$165.00	1/1/2015	\$165.00
Each panel includes 6-20 amp and 1-30 amp 240v Circuits and set up and removal by City staff				
Deposit - Sound, Light and Electrical Panels - payable to City atleast 3 days prior to the event		\$550.00	1/1/2015	\$550.00
Equipment Rental				

**CITY OF WAUSAU**

**2021**

**COMPREHENSIVE FEE SCHEDULE**

FEE, LICENSE, PERMIT, CHARGES DESCRIPTION	STATUTE/ORDINANCE	2019 Rate	DATE OF LAST INCREASE	2020 Rate
Deposit - (Water Tank, trailer & Water stand pipes)		\$75/unit	1/1/2015	\$75/unit
Snow Fence 50' Roll including stakes and ties**		\$12/roll	1/1/2015	\$12/roll
Portable Stage**		\$200/each	1/1/2015	\$200/each
Portable Stage Canopy**		\$100each	1/1/2015	\$100each
Barricades**		\$7/each	1/1/2015	\$7/each
Picnic Tables**		\$20/each	1/1/2015	\$20/each
Manual Post Pounder		\$35.00	1/1/2015	\$35.00
Backflow Preventers		\$12/each	1/1/2015	\$12/each
Portable Bleachers		\$130/each	1/1/2015	\$130/each
Bleacher Planks		\$7/each	1/1/2015	\$7/each
** Set up, delivery and pick up of equipment are not included in the daily rental rates and will be charged per hourly rate based on actual time spent. Delivery and pickup needs to be scheduled at least two weeks in advance and will not always be available for all items				
Labor:				
Operations and Maintenance Staff Week day		\$45/hr/person	1/1/2015	\$45/hr/person
	Weekend and Evenings	\$70/hr/person	1/1/2015	\$70/hr/person
Electrical Staff - Week day		\$55/hr/person	1/1/2015	\$55/hr/person
	Weekend and Evenings	\$70/hr/person	1/1/2015	\$70/hr/person
*** Cancellation of Reservations - You may be entitled to a partial refund of your reservation fee if you notify the City in writing of your cancellation at least 2 weeks prior to the reserved date. The City will retain an administrative fee of the lesser of 25% or \$25 of the total fee paid. No refunds will be issued after the fact(je. the event did not take place) or for late cancellations within 2 weeks of the reserved date.				
<b>DEPARTMENT: POLICE</b>				
Open Records				
Accident and incident reports black and white		\$0.25	1/29/2020	\$0.0039
Accident and incident reports color	Attorney General Opinion	\$0.25	1/29/2020	\$0.0350
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		\$60.00	2013	\$60.00
5-8 alarms in rolling year		\$115.00	2013	\$115.00
9 & subsequent in rolling year		\$225.00	2013	\$225.00
Police Services per hour		\$72.00	1/1/2016	\$72.00

City of Wausau Building, Housing and Zoning | **2020 & 2021**  
Fee Schedule

<b>ONE- AND TWO-FAMILY:</b>	<b>2020 &amp; 2021 Fee</b>
<b>Plan Review</b> <ul style="list-style-type: none"> <li>▪ New one- and two-family dwellings</li>   <li>▪ Additions and alterations to one- and two-family dwellings (not including garages) <ul style="list-style-type: none"> <li>▪ 500 sq. ft. or less</li> <li>▪ Over 500 sq. ft.</li> </ul> </li>   <li>▪ New accessory buildings or additions thereto over 160 sq. ft.</li> </ul>	<p>\$.03/sq ft; \$65 minimum</p> <p>\$30 \$.03/sq ft; \$60 minimum</p> <p>\$.03/sq ft; \$30 minimum</p>
<b>Inspection Fees</b> <ul style="list-style-type: none"> <li>▪ New one- and two-family dwellings</li>   <li>▪ New accessory buildings for one- and two-family dwellings <ul style="list-style-type: none"> <li>▪ 160 sq. ft. or less</li> <li>▪ Over 160 sq. ft.</li> </ul> </li>   <li>▪ Additions to one- and two-family dwellings</li>   <li>▪ Alterations to one- and two-family dwellings</li>   <li>▪ Siding, soffits, fascia, roofing, window replacement, and retaining walls over 4' in height</li>   <li>▪ All other buildings, structures, alterations, repairs, where the square footage cannot be determined</li> </ul>	<p>\$.11/sq ft; \$205 minimum</p> <p>\$50 \$.11/sq ft; \$75 minimum</p> <p>\$.11/sq ft; \$75 minimum</p> <p>\$.11/sq ft; \$50 minimum</p> <p>\$50</p> <p>\$10/\$1,000 valuation; \$50 minimum</p>
<b>Heating, Ventilating, and Air Conditioning</b> <ul style="list-style-type: none"> <li>▪ Heating—residential one- and two-family dwellings and accessory buildings (including duct work)</li>   <li>▪ Air conditioning (permanent installation)</li> </ul>	<p>\$43.75/unit up to and including 150,000 BTU units; additional fee of \$6.00 per each 50,000 BTUs or fraction thereof</p> <p>\$43.75/unit</p>
<b>Certificates of Occupancy</b> <ul style="list-style-type: none"> <li>▪ Per residential unit</li> </ul>	<p>\$25/unit</p>

City of Wausau Building, Housing and Zoning | **2020 & 2021**  
Fee Schedule

<b>ONE- AND TWO-FAMILY:</b>	<b>2020 &amp; 2021 Fee</b>
<b>Special Fees</b> <ul style="list-style-type: none"> <li>▪ Land Use Permit (Zoning Certificate) \$26</li> <li>▪ State of Wisconsin seal (when required) \$40</li> <li>▪ Early Start — Footings/Foundation \$105</li> <li>▪ Razing               <ul style="list-style-type: none"> <li>▪ One- and two-family dwellings \$70</li> <li>▪ Accessory buildings ≤ 500 sq. ft. \$50</li> <li>▪ Accessory buildings &gt; 500 sq. ft. \$70</li> </ul> </li> <li>▪ Same day or Reinspection fee \$65</li> <li>▪ Administrative fee (application not completed/additional review required) 10% of permit fee; \$30 minimum</li> <li>▪ 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. Triple double fees</li> </ul>	
<b>COMMERCIAL:</b>	<b>2020 &amp; 2021 Fee</b>
<b>Plan Review</b> <ul style="list-style-type: none"> <li>▪ All categories \$0.10/sq ft; \$80 minimum</li> <li>▪ Separate submittals after initial approval (HVAC, trusses, etc.) \$80</li> </ul>	
<b>Inspection Fees</b> <ul style="list-style-type: none"> <li>▪ Residential and institutional \$.13/sq ft; \$85 minimum</li> <li>▪ Offices and mercantile \$.11/sq ft; \$85 minimum</li> <li>▪ Warehouses, factories and building shells \$.09/sq ft; \$85 minimum</li> <li>▪ Reroofing; and all occupancies where the square footage cannot be determined \$10/\$1,000 valuation; \$85 minimum</li> </ul>	
<b>Heating, Ventilating, and Air Conditioning</b> <ul style="list-style-type: none"> <li>▪ Heating (including duct work) \$43.75/unit, up to and including 150,000 BTU units; additional fee of \$6.00 per each 50,000 BTUs or fraction thereof; \$87.50 minimum</li> <li>▪ Duct work only or alterations to existing duct work \$.019/sq ft; \$87.50 minimum</li> <li>▪ Air conditioning (permanent installation) \$43.75/unit</li> </ul>	

# City of Wausau Building, Housing and Zoning Fee Schedule

# 2020 & 2021

<b>COMMERCIAL:</b>	<b>2020 &amp; 2021 Fee</b>
Certificates of Occupancy <ul style="list-style-type: none"> <li>▪ Residential units</li> <li>▪ Other occupancies</li> </ul>	\$16.50/unit  \$36
Special Fees <ul style="list-style-type: none"> <li>▪ Land Use Permit (Zoning Certificate)</li> <li>▪ Early Start — Footings/Foundation</li> <li>▪ Razing — commercial structures</li> <li>▪ Parking lot permits (15.52.020)</li> <li>▪ Same day or Reinspection fee</li> <li>▪ 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.</li> </ul>	\$75 \$120 \$110 \$70 \$75 double fees
<b>MISCELLANEOUS FEES:</b>	<b>2020 &amp; 2021 Fee</b>
Tourist Rooming House (VRBO, airBNB)	\$60
Application and Publication Fee for Building Advisory Board (Class 1 Notice) (15.04.080)	\$200
Application and Publication Fees (WMC Chapters <del>23.56, 23.58, 23.78 and 23.90</del> 23.10.13, 23.10.31, 23.10.32) <ul style="list-style-type: none"> <li>▪ Zoning Board of Appeals – Variances, Appeals</li> <li>▪ Plan Commission -- Amendments, Conditional Uses, UDD Petitions</li> </ul>	\$200 \$400 \$550
Central Business District (Downtown) Obstruction Permit	\$20
Certified Survey Map Review <ul style="list-style-type: none"> <li>▪ Extraterritorial Reviews</li> </ul>	\$100 \$70
Drive Approach Permits (12.20.010)	\$26
Excavation Permits (12.40.010)	\$65
Fences	\$50
Home Occupation	\$20
Moving Buildings Over Public Ways (15.40.010) <ul style="list-style-type: none"> <li>▪ Garages</li> <li>▪ Houses or other buildings</li> </ul>	\$50 \$215

# City of Wausau Building, Housing and Zoning Fee Schedule

## 2020 & 2021

<b>MISCELLANEOUS FEES (continued):</b>	<b>2020 &amp; 2021 Fee</b>
Parkland Dedication Fees: (WMC Chapter 21.16)	
<ul style="list-style-type: none"> <li>▪ Portable Storage Containers (<del>23.12.255</del> 23.03.30)</li> </ul>	<ul style="list-style-type: none"> <li style="text-align: right; margin-bottom: 10px;"><del>\$310</del> \$400/lot</li> <li style="text-align: right; margin-bottom: 10px;"><del>\$370</del> \$500/lot</li> <li style="text-align: right; margin-bottom: 10px;"><del>\$150</del> \$200/unit</li> <li style="text-align: right; margin-bottom: 10px;"><del>\$310</del> \$400/single-family unit;</li> <li style="text-align: right; margin-bottom: 10px;"><del>\$185</del> \$500/duplex unit; and</li> <li style="text-align: right; margin-bottom: 10px;"><del>\$150</del> \$200/apartment unit</li> <li style="text-align: right; margin-bottom: 10px;"><del>\$310</del> \$400/additional lot</li> <li style="text-align: right; margin-bottom: 10px;">\$150 + \$25/lot</li> <li style="text-align: right;">\$100</li> </ul>
	\$55
Resubmittal Fee (for revised plans and requires new permits)	\$100 + plan review
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. <ul style="list-style-type: none"> <li>▪ Business signs</li> <li style="margin-top: 10px;">▪ Advertising signs</li> <li style="margin-top: 10px;">▪ Temporary signs (fee is per month)</li> </ul>	<ul style="list-style-type: none"> <li style="text-align: right; margin-bottom: 10px;"><del>\$1.03</del> \$1.07 per square foot of gross area; minimum fee \$40/sign</li> <li style="text-align: right; margin-bottom: 10px;">\$1.30 per square foot of gross area; minimum fee \$60/sign</li> <li style="text-align: right; margin-bottom: 10px;"><del>\$1.03</del> \$1.07 per square foot of gross area; minimum fee \$40/sign</li> </ul>
Special Inspection Fees <ul style="list-style-type: none"> <li>▪ Community-based residential facilities, taverns, day care centers, massage establishments, inspection for new tenant/change of tenant for certificate of occupancy, etc.</li> </ul>	\$155
Storm Water Management (WMC Chapter 15.56)	Established by Resolution
Street Privilege Permits (12.44.050)	\$75
Swimming Pools (19.32.020)	<del>\$55</del> \$60
Zoning Verification Letters, Combine Parcel Requests, Building Code Compliance Letters, Other Forms Requiring Zoning Review, etc. <ul style="list-style-type: none"> <li>▪ Residential</li> <li>▪ Commercial</li> </ul>	<ul style="list-style-type: none"> <li style="margin-bottom: 5px;">\$35</li> <li>\$60</li> </ul>

**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.



CATEGORY	2020 & 2021 Fee
<ul style="list-style-type: none"> <li>▪ New or reconstructed water service or private water main, from curb stop, two inches or less, each one hundred feet or fraction thereof; <ul style="list-style-type: none"> <li>▪ For each additional inch in diameter.</li> </ul> </li> </ul>	\$25 \$10
<ul style="list-style-type: none"> <li>▪ 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.</li> </ul>	\$25
<ul style="list-style-type: none"> <li>▪ New or reconstructed building or area storm sewer extension from main, curb or lot line, any size, each one hundred feet or fraction thereof.</li> </ul>	\$25
<ul style="list-style-type: none"> <li>▪ Catch Basin</li> </ul>	\$10
<ul style="list-style-type: none"> <li>▪ Manhole</li> </ul>	\$10
<ul style="list-style-type: none"> <li>▪ Retention / infiltration area (per 2,000 square feet)</li> </ul>	\$25
<ul style="list-style-type: none"> <li>▪ For each fixture or fixture connection in a one- or two-family dwelling.</li> </ul>	\$10
<ul style="list-style-type: none"> <li>▪ For each fixture or fixture connection in a commercial building.</li> </ul>	\$10.50
<ul style="list-style-type: none"> <li>▪ New or reconstructed water distribution piping, any size, each one hundred feet or fraction thereof.</li> </ul>	\$15
<ul style="list-style-type: none"> <li>▪ New or reconstructed building drain, soil waste, vent piping, or downspouts, any size, each one hundred feet or fraction thereof.</li> </ul>	\$15
<ul style="list-style-type: none"> <li>▪ Water distribution and drain piping for manufacturing processes, each one hundred feet or fraction thereof.</li> </ul>	\$15
<ul style="list-style-type: none"> <li>▪ Private sewage disposal system.</li> </ul>	\$50
<ul style="list-style-type: none"> <li>▪ Clear water pit and pump</li> </ul>	\$50
<ul style="list-style-type: none"> <li>▪ Swimming pool.</li> </ul>	\$50
<ul style="list-style-type: none"> <li>▪ Private water well (five-year permit—issued by Wausau Water Works).</li> </ul>	\$100
<ul style="list-style-type: none"> <li>▪ To abandon water or sewer systems when wrecking or moving a building.</li> </ul>	\$50
<ul style="list-style-type: none"> <li>▪ To abandon a private well and/or septic system.</li> </ul>	\$50
<ul style="list-style-type: none"> <li>▪ Administrative fee (application not completed/additional review required).</li> </ul>	10% of permit fee; \$30 minimum
<ul style="list-style-type: none"> <li>▪ Minimum fee (for projects requiring one inspection).</li> </ul>	\$50
<ul style="list-style-type: none"> <li>▪ Minimum fee (for projects requiring more than one inspection).</li> </ul>	\$65
<ul style="list-style-type: none"> <li>▪ Same day or Reinspection fee.</li> </ul>	\$65
<ul style="list-style-type: none"> <li>▪ Failure to obtain permit prior to commencement of work; starting work without State approved plans</li> </ul>	Triple <del>double</del> fees
<p>(b) Fixtures, appliances and appurtenances shall include but not be limited to: water closets, wash basins, bathtubs, shower stalls, urinals, service sinks, sinks, dishwashers, garbage grinders, disposals, laundry tubs, floor drains, site drains, drinking fountains, bar connections, soda fountains, water-cooled refrigerators, ice cube machines, dental cuspidors, all type water heaters, water-cooled motor connections, all water conditioning units, sumps, drain tile receivers, footing or subsoil drain discharge points, inside roof drains, catch basins, yard drains, grease and oil separators, pumps and ejectors, water or waste connection to machines, water or waste connection to any appliance, buried lawn sprinklers, drink dispensers, swimming pools, water-cooled air conditioners and connections, mobile home connections, fire protection installation, private sewage disposal, water wells and injection equipment, CCC assembly.</p>	
<ul style="list-style-type: none"> <li>▪ Excavation Permits</li> </ul>	\$65

# City of Wausau Building, Housing and Zoning Fee Schedule

## 2020 & 2021

<b>RESIDENTIAL - ONE- AND TWO-FAMILY:</b>	<b>2020 &amp; 2021 Fee</b>
Inspection	
▪ New one- and two-family dwellings	\$.11/sq ft;
▪ Additions and alterations to one- and two-family dwellings (including garages)	\$.14/sq ft;
▪ Rewiring of existing one- and two-family dwellings	\$50 + \$3.35/circuit
▪ Attached or detached garages	\$.075/sq ft
▪ New service only for existing one- and two-family dwellings	\$55

<b>COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY:</b>	<b>2020 &amp; 2021 Fee</b>
▪ New construction of apartments (three-family and over), row housing, and multi-family dwellings (or additions thereto)	\$.085/sq ft
▪ New construction of local business, institutional, and office buildings (or additions thereto)	\$.095/sq ft
▪ New construction of manufacturing and industrial buildings (or additions thereto)	\$.06/sq ft
▪ New construction of warehouses (or additions thereto)	\$.05/sq ft
▪ Electric sign wiring (any size)	\$90/sign
▪ Service changes for industrial, commercial, and multi-family structures	
▪ 200 Amps, one meter	\$75
▪ 400 Amps, one meter	\$90
▪ 600 Amps, one meter	\$105
▪ 800 Amps, one meter	\$120
▪ 1,000 Amps and over, one meter	\$135
▪ Additional meters	\$10/each
▪ Fire Alarm Systems (installations or additions/ modifications to existing)	
▪ Plan Review	\$50
▪ Inspection	\$.03/sq ft \$75 minimum

<b>COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY (continued):</b>	<b>2020 &amp; 2021 Fee</b>
▪ PV (Photovoltaic) Systems:	
▪ Residential	\$200
▪ Commercial (7½ KW or less)	\$200
▪ Commercial (more than 7½ KW)	\$300
▪ Lighting / Emergency Lighting:	
▪ Testing Fee	\$125

<b>MISCELLANEOUS FEES:</b>	<b>2020 &amp; 2021 Fee</b>
▪ Special inspections other than those listed above	\$55
▪ Administrative fee (application not completed/additional review required)	10% of Permit Fee; \$30 minimum
▪ Minimum permit fee (one- and two-family)	\$55
▪ Minimum permit fee (commercial, industrial, and multi-family)	\$75
▪ Same day or Reinspection fee	\$65
▪ Failure to obtain permit prior to commencement of work; starting work without State approved plans	<b>Triple</b> <del>double</del> fees

**CITY OF WAUSAU 2020 BUDGET**  
**GENERAL FUND STATEMENT OF REVENUES AND EXPENDITURES**  
**BUDGET AND ACTUAL**  
**SEPTEMBER 30, 2020**  
**NARRATIVE**

**REVENUES**

*When comparing current year to prior year some revenue timing differences are apparent, yet not indicative of problems.*

Licenses – In June, the finance committee approved a resolution to provide a 50% fee reduction on Class B and Class C liquor licenses due to the significant financial impacts of COVID-19 on local restaurants and bars in the City. Also, the City is down about 38% in bartender/operator licensing revenues. We believe that many of the bars and restaurants that are now open and following CDC and WEDC reopening guidelines are running with limited staffing. For these reasons, and considering COVID-19 continues to spread, we expect actual revenues to fall short of budget for the year.

Permits – Permit revenue, for the fourth year in a row, is on the incline. Revenues are up 25.9% from September 30, 2019. Early in 2020, a majority of these revenues stemmed from the Mountain Lanes Apartments project. In the summer of 2020, larger permits were taken out for work done on the Marathon County Library downtown, the new water and wastewater treatment plants, and a new 97,329 square foot 4 story skilled nursing facility.

Fines, Forfeitures, and Penalties – This line item continues to be problematic. In 2019 we discussed how this line item fell short of expectations due to the Police Department issuing significantly fewer traffic citations than they had in 2018. In early 2020, the safer-at-home order issued by Gov. Evers had many people avoiding leaving their residences, and therefore there has been fewer traffic violators on the roads. We expect to fall short of budget for the year in this area.

Interest on General Investments – 2020 was off to a great start regarding interest earned on investments. The vast majority of the City's investments are in federal agency bonds, CD's and other municipal bonds, which are adjusted to market value on a monthly basis. Those investments netted the City total realized and unrealized gains of about \$500,000 through September. The City's cash deposits with the LGIP have realized about \$100,000 in interest through September, although current interest rates are very low compared to those realized in January and February.

**EXPENSES**

Elections – A budget modification approved by the finance committee assigned part of the surplus in permit revenues realized in 2020, and reallocated expenses from the police department have helped this line item. We still expect expenditures to be greater than amounts currently budgeted. We are happy to report that a \$50,000 grant was received from the Center for Tech and Civic Life to aid with the presidential election. This grant is not reflected in the budget.

Emergency Government (COVID-19) – The City is tracking the expenditures it incurred as a direct result of the COVID-19 pandemic in this line item. Additional payroll expenses incurred (mostly by the Police Dept.) as a direct result of COVID-19 have been kept in each departments line items. The City was approved for up to \$635,507 of reimbursement aid through the State's "Roads to Recovery" grant program, which will cover these costs.

Overall, the expenses to date appear in good shape with 71.3% of the budget spent and 75.0% of the year complete. Last year 71.5% of the budget was spent through September.

**CITY OF WAUSAU, WISCONSIN**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES - BUDGET AND ACTUAL**  
Period Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with	2019
	Original	Final		Final Budget	Actual
<b>TAXES</b>					
General property taxes	\$ 18,863,394	\$ 18,863,394	\$ 18,863,394	\$ -	\$ 18,232,895
Mobile home parking fees	27,900	27,900	24,670	(3,230)	22,868
Payments in lieu of taxes	113,000	113,000	16,100	(96,900)	36,626
Other taxes	<u>67,684</u>	<u>67,684</u>	<u>117,827</u>	<u>50,143</u>	<u>90,960</u>
Total Taxes	<u>19,071,978</u>	<u>19,071,978</u>	<u>19,021,991</u>	<u>(49,987)</u>	<u>18,383,349</u>
<b>INTERGOVERNMENTAL</b>					
State shared taxes	4,599,391	4,599,391	1,183,368	(3,416,023)	1,324,385
Expenditure restraint	854,574	854,574	874,574	20,000	853,021
Fire insurance tax	130,000	130,000	128,264	(1,736)	124,674
Municipal services	161,711	161,711	161,404	(307)	148,232
Transportation aids	2,984,793	2,984,793	2,235,808	(748,985)	2,044,002
Roads to recovery aid - COVID-19	-	35,000	467,910	432,910	-
Other grants	<u>184,000</u>	<u>184,000</u>	<u>105,618</u>	<u>(78,382)</u>	<u>135,093</u>
Total Intergovernmental	<u>8,914,469</u>	<u>8,949,469</u>	<u>5,156,946</u>	<u>(3,792,523)</u>	<u>4,629,407</u>
<b>LICENSES AND PERMITS</b>					
Licenses	193,420	193,420	142,161	(51,259)	193,995
Franchise fees	337,402	337,402	184,275	(153,127)	168,685
Permits	<u>275,235</u>	<u>290,235</u>	<u>440,371</u>	<u>150,136</u>	<u>349,880</u>
Total Licenses and Permits	<u>806,057</u>	<u>821,057</u>	<u>766,807</u>	<u>(54,250)</u>	<u>712,560</u>
<b>FINES, FORFEITURES, AND PENALTIES</b>					
	<u>380,030</u>	<u>380,030</u>	<u>195,767</u>	<u>(184,263)</u>	<u>250,509</u>
<b>PUBLIC CHARGES FOR SERVICES</b>					
General government	91,830	91,830	87,518	(4,312)	81,129
Public safety	1,744,170	1,744,170	1,159,805	(584,365)	1,209,712
Streets and related facilities	139,950	139,950	115,714	(24,236)	147,538
Recreation	179,800	179,800	77,230	(102,570)	140,725
Public areas	<u>140,010</u>	<u>140,010</u>	<u>50,934</u>	<u>(89,076)</u>	<u>85,555</u>
Total Public Charges for Services	<u>2,295,760</u>	<u>2,295,760</u>	<u>1,491,201</u>	<u>(804,559)</u>	<u>1,664,659</u>
<b>INTERGOVERNMENTAL CHARGES FOR SERVICES</b>					
State and federal reimbursements	11,350	11,350	-	(11,350)	4,253
County and other municipalities	240,373	240,373	77,079	(163,294)	75,854
City departments	<u>780,825</u>	<u>780,825</u>	<u>228,576</u>	<u>(552,249)</u>	<u>343,031</u>
Total Intergovernmental Charges for Services	<u>1,032,548</u>	<u>1,032,548</u>	<u>305,655</u>	<u>(726,893)</u>	<u>423,138</u>

**CITY OF WAUSAU, WISCONSIN**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES - BUDGET AND ACTUAL (Continued)**  
Period Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with	2019
	Original	Final		Final Budget	Actual
<b>COMMERCIAL</b>					
Interest on general investments	\$ 500,000	\$ 500,000	\$ 599,759	\$ 99,759	\$ 1,160,494
Interest on special assessments	-	-	208	208	411
Other interest	<u>18,000</u>	<u>18,000</u>	<u>102,497</u>	<u>84,497</u>	<u>133,224</u>
Total Commercial	<u>518,000</u>	<u>518,000</u>	<u>702,464</u>	<u>184,464</u>	<u>1,294,129</u>
<b>MISCELLANEOUS REVENUES</b>					
Rent of land and buildings	127,333	127,333	136,467	9,134	153,767
Sale of City property/loss compensation	20,600	20,600	18,282	(2,318)	11,118
Other miscellaneous revenues	<u>30,605</u>	<u>30,605</u>	<u>32,324</u>	<u>1,719</u>	<u>32,797</u>
Total Miscellaneous Revenues	<u>178,538</u>	<u>178,538</u>	<u>187,073</u>	<u>8,535</u>	<u>197,682</u>
<b>OTHER FINANCING SOURCES</b>					
Transfers in	<u>1,730,000</u>	<u>1,730,000</u>	<u>1,270,995</u>	<u>(459,005)</u>	<u>1,328,461</u>
<b>TOTAL REVENUES AND OTHER FINANCING SOURCES</b>					
	<u>\$ 34,927,380</u>	<u>\$ 34,977,380</u>	<u>\$ 29,098,899</u>	<u>\$ (5,878,481)</u>	<u>\$ 28,883,894</u>

**CITY OF WAUSAU, WISCONSIN**  
**GENERAL FUND**  
**SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL**  
Period Ended September 30, 2020

	Budgeted Amounts		Actual	Variance with	2019
	Original	Final		Final Budget	Actual
<b>GENERAL GOVERNMENT</b>					
City Council	\$ 93,336	\$ 93,336	\$ 56,263	\$ 37,073	\$ 57,202
Mayor	198,304	198,304	129,679	68,625	141,488
City Promotion	105,000	105,000	81,282	23,718	95,255
Finance department	553,436	553,436	395,511	157,925	374,861
Data processing	800,586	800,586	637,325	163,261	557,375
City clerk/customer service	427,600	427,600	310,812	116,788	286,951
Elections	70,543	227,306	176,629	50,677	17,324
Assessor	513,902	513,902	359,266	154,636	343,497
City attorney	620,171	620,171	491,899	128,272	375,754
Municipal court	151,106	151,106	83,412	67,694	86,769
Human resources	386,975	386,975	253,562	133,413	247,759
City hall and other municipal buildings	301,014	301,014	232,723	68,291	197,369
Unclassified	76,000	105,353	131,340	(25,987)	31,220
Total General Government	<u>4,297,973</u>	<u>4,484,089</u>	<u>3,339,703</u>	<u>1,144,386</u>	<u>2,812,824</u>
<b>PUBLIC SAFETY</b>					
Police department	10,050,381	10,157,791	7,026,680	3,131,111	6,946,096
Fire department	4,304,282	4,309,282	3,380,062	929,220	2,939,837
Ambulance	3,268,675	3,268,675	2,370,731	897,944	2,304,100
Emergency government (COVID-19)	-	-	135,764	(135,764)	-
Inspections	883,600	883,600	657,080	226,520	646,737
Total Public Safety	<u>18,506,938</u>	<u>18,619,348</u>	<u>13,570,317</u>	<u>5,049,031</u>	<u>12,836,770</u>
<b>TRANSPORTATION AND STREETS</b>					
Engineering	1,364,111	1,364,111	997,291	366,820	993,168
Department of public works	6,963,084	6,963,084	4,844,071	2,119,013	5,425,452
Total Transportation and Streets	<u>8,327,195</u>	<u>8,327,195</u>	<u>5,841,362</u>	<u>2,485,833</u>	<u>6,418,620</u>
<b>SANITATION, HEALTH AND WELFARE</b>					
Garbage and refuse collection	929,000	929,000	693,281	235,719	604,223
<b>NATURAL RESOURCES/RECREATION</b>					
Parks and recreation	3,074,171	2,964,171	1,740,994	1,223,177	1,955,850
<b>OTHER FINANCING USES</b>					
Transfers out	-	-	-	-	310,000
<b>TOTAL EXPENDITURES AND OTHER FINANCING USES</b>					
	<u>\$ 35,135,277</u>	<u>\$ 35,323,803</u>	<u>\$ 25,185,657</u>	<u>\$ 10,138,146</u>	<u>\$ 24,938,287</u>

**CITY OF WAUSAU, WISCONSIN**  
**GENERAL FUND**  
**SUMMARY OF BUDGET MODIFICATIONS**  
Period Ended September 30, 2020

**BUDGET REVENUES RECONCILIATION**

2020 ADOPTED BUDGET	\$ 34,927,380
Roads to recovery aid - \$35,000 of aid to be used for election purposes	35,000
Permits - \$15,000 realized revenue over budget given to Cathlic Charities homeless housing project	<u>15,000</u>
 2016 MODIFIED BUDGET	 <u>\$ 34,977,380</u>

**BUDGET EXPENDITURES RECONCILIATION**

2020 ADOPTED BUDGET	\$ 35,135,277
Elections - Budget carryover from 2019	74,173
Elections - Reclass funds from Police dept. and increase is roads to recovery aid to fund elections	82,590
Fire department - Budget carryover from 2019	5,000
Police department - Special events staffing	135,000
Police department - Physical therapy services for police department	20,000
Police department - Reduce budget planned for staffing events that were cancelled and apply to elections	(47,590)
Unclassified - Net settlement of property tax challenges by US Bank N.A.	14,353
Unclassified - \$15,000 contribution given to Cathlic Charities homeless housing project	15,000
Parks and Recreation - Reduce budget for wages of pool workers due to facility closures	<u>(110,000)</u>
 2020 MODIFIED BUDGET	 <u>\$ 35,323,803</u>