



OFFICE OF KIM TRUEBLOOD
COUNTY CLERK
MARATHON COUNTY



Marathon County Mission Statement: Marathon County Government serves people by leading, coordinating, and providing county, regional, and statewide initiatives. It directly or in cooperation with other public and private partners provides services and creates opportunities that make Marathon County and the surrounding area a preferred place to live, work, visit, and do business.

ADJOURNED ANNUAL MEETING – AGENDA

THE ADJOURNED ANNUAL MEETING of the Marathon County Board of Supervisors, composed of thirty-eight (38) members, will convene at the Marathon County Courthouse, Assembly Room, 500 Forest Street, Wausau, on **Tuesday, February 21, 2023, at 6:00 p.m.** to consider the following matters:

The meeting will be broadcast on Public Access or at <https://tinyurl.com/MarathonCountyBoard>

A. OPENING OF SESSION:

1. Meeting called to order by Chairperson Gibbs at 7:00 p.m., the agenda being duly signed and posted
2. Pledge of Allegiance to the Flag; Followed by a Moment of Silence/Reflection
3. Reading of Notice
4. Request for silencing of cellphones and other electronic devices
5. Roll Call
6. Acknowledgment of visitors

B. EDUCATION PRESENTATIONS / REPORTS:

7. Presentation on the Wausau Metropolitan Area Regional Housing Assessment
<https://www.ncwrpc.org/ncwrpc2021/wausau-metropolitan-area-regional-housing-assessment/>
8. Standing Committee Chairpersons or Designees

C. CONSENT AGENDA:

9. Approval of minutes from the January 19 & 24 County Board Meetings
10. Referral of bills and communications to respective committees
11. Authorizing the Clerk to issue orders, bills, and claims from the last session through this session
12. Ordinances:
 - a. Town of Elderon Rezone– Laurie Bootz for Magdalen Conrad Trust #O-4-23
 - b. Town of Hull Rezone – Jordan Weaver #O-5-23
13. Resolutions:
 - a. Resolution Requesting the State to Revise the Current Real Estate Transfer Fees Revenue Sharing Formula #R-7-23
 - b. Resolution Adopting Westside Master Plan #R-9-23
 - c. Authorizing Application for BEAD Grant #R-11-23

D. ORDINANCES

14. Amending General Code of Ordinances for Marathon County Chapters 15, 17, & 18 #O-6-23

RESOLUTIONS:

E. HUMAN RESOURCES, FINANCE, AND PROPERTY COMMITTEE and INFRASTRUCTURE COMMITTEE:

15. Approving 2023 Budget Transfers from Marathon County Department Appropriations #R-8-23

F. HUMAN RESOURCES, FINANCE, AND PROPERTY COMMITTEE and ENVIRONMENTAL RESOURCES COMMITTEE:

16. Resolution for Use of Environmental Impact Funds to Fund Repair and Replacement of the Big Eau Pleine Aerators #R-10-23

G. EXECUTIVE COMMITTEE:

17. Amend Administrator's Work Plan to Include Opioid Settlement Fund Options

#R-5-23

H. MISCELLANEOUS BUSINESS

18. Announcements and / or Requests

19. Motion to Adjourn

WITNESS: My signature this 21st day of February, 2023

Kim Trueblood
Marathon County Clerk

NOTE: The next meeting of the County Board will be the Educational Meeting scheduled for Thursday, March 16, 2023, at 7:00 p.m. It will be held in the Assembly Room of the Courthouse.

NOTICE PROVIDED TO: County Board Members
Marathon County Departments
News Media
Posted on County Website: www.co.marathon.wi.us

Any person planning to attend this meeting who needs some type of special accommodation to participate should call the County Clerk's Office at 715-261-1500 or email countyclerk@co.marathon.wi.us one business day before the meeting.



Metro Housing Study

NORTH CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Introduction

- ▶ About NCWRPC
- ▶ Housing Concerns
- ▶ Project Goals
 - ▶ Housing Demand
 - ▶ Strategies
 - ▶ Programs



Project Overview



- ▶ T. Rib Mountain
- ▶ V. Kronenwetter, Maine, Marathon City, Rothschild, & Weston
- ▶ C. Schofield & Wausau

- ▶ Spring - Summer 2022: Background Data
- ▶ Summer – Fall 2022: Public Participation
- ▶ December 2022: Final Draft Published

Project Steps

- ▶ Background data
- ▶ Comp. Plan analysis
- ▶ Zoning Analysis
- ▶ Housing Programs so far
- ▶ Public Survey
- ▶ Limitations:
 - ▶ Rent vs. Buy
 - ▶ 2020 Data
 - ▶ Changing conditions
- ▶ Stakeholder Interviews
- ▶ Recommendations, strategies, and programs
- ▶ Conclusions
- ▶ Appendices

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Background Data

Table 1: Population

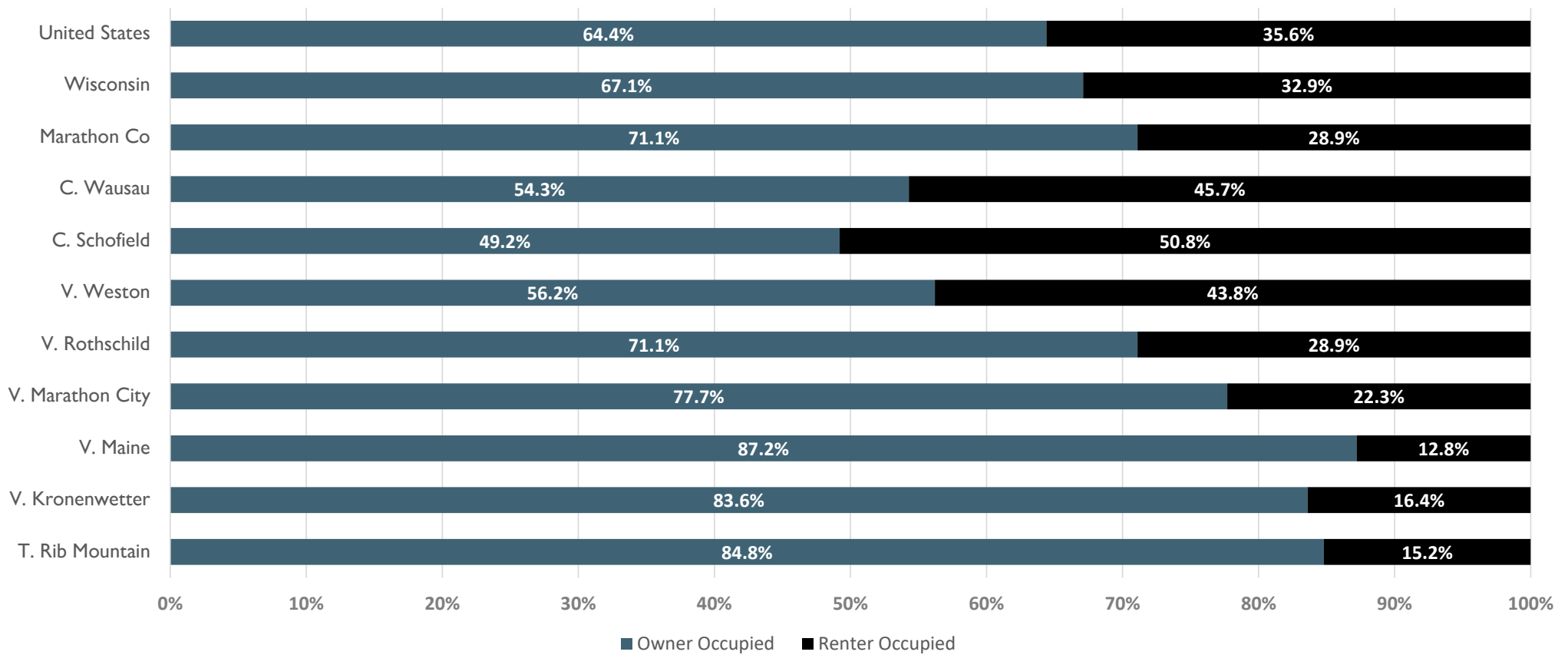
Municipality	2000	2010	2020	2000-10	2000-20	2000-20
				% Change	% Change	Net Change
T. Rib Mountain	7,547	6,825	7,313	-9.57%	-3.10%	-234
V. Kronenwetter	5,366	7,210	8,353	34.36%	55.67%	2,987
V. Maine	2,470	2,337	2,613*	-5.38%	5.79%	143
V. Marathon City	1,632	1,524	1,576	-6.62%	-3.43%	-56
V. Rothschild	4,920	5,269	5,567	7.09%	13.15%	647
V. Weston	12,252	14,868	15,723	21.35%	28.33%	3,471
C. Schofield	2,115	2,169	2,157	2.55%	1.99%	42
C. Wausau	38,404	39,106	39,994	1.83%	4.14%	1,590
Total in Study	74,706	79,308	80,683	6.16%	8.00%	5,977
Marathon Co.	125,834	134,063	138,013	6.54%	9.68%	12,179
Wisconsin	5,363,675	5,686,986	5,893,718	6.03%	9.88%	530,043

Source: U.S. 2000, 2010, & 2020 Decennial Census. *Maine merged with the former Town of Brokaw in 2018.

Background Data

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Figure 3: Household Type



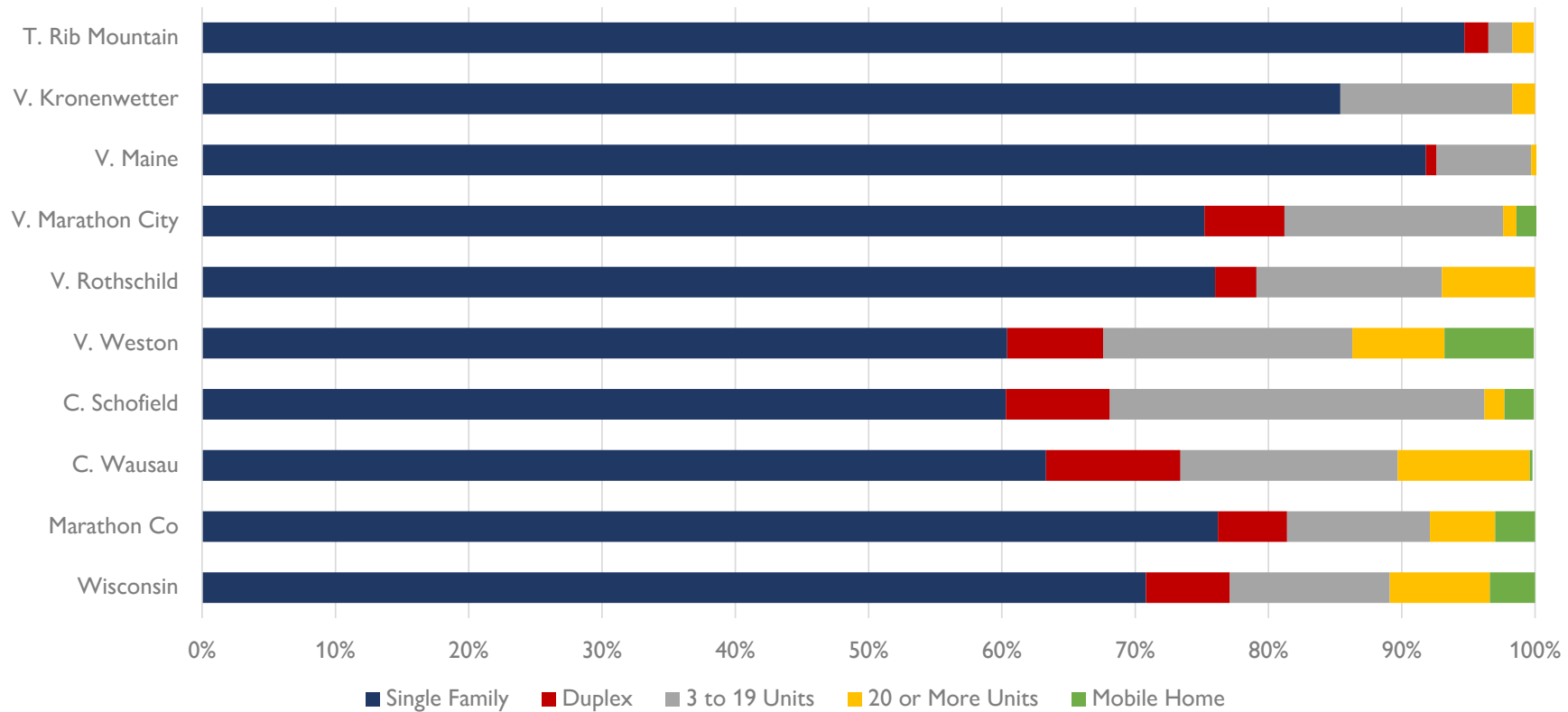
Background Data

Table 2: Total Housing Units

	2000	2010	2020	Percent Change 2000-2020
T. Rib Mountain	2,770	2,761	2,955	6.7%
V. Kronenwetter	1,953	2,810	3,356	71.8%
V. Maine	926	1,072	1,102	19.0%
V. Marathon City	658	680	695	5.6%
V. Rothschild	1,968	2,332	2,448	24.4%
V. Weston	4,839	6,364	6,670	37.8%
C. Schofield	1,017	1,099	1,108	8.9%
C. Wausau	16,687	18,154	18,605	11.5%
Study Area	30,818	35,272	36,939	19.9%
Marathon Co	50,360	57,734	59,828	18.8%
Wisconsin	2,321,144	2,624,358	2,727,726	17.5%

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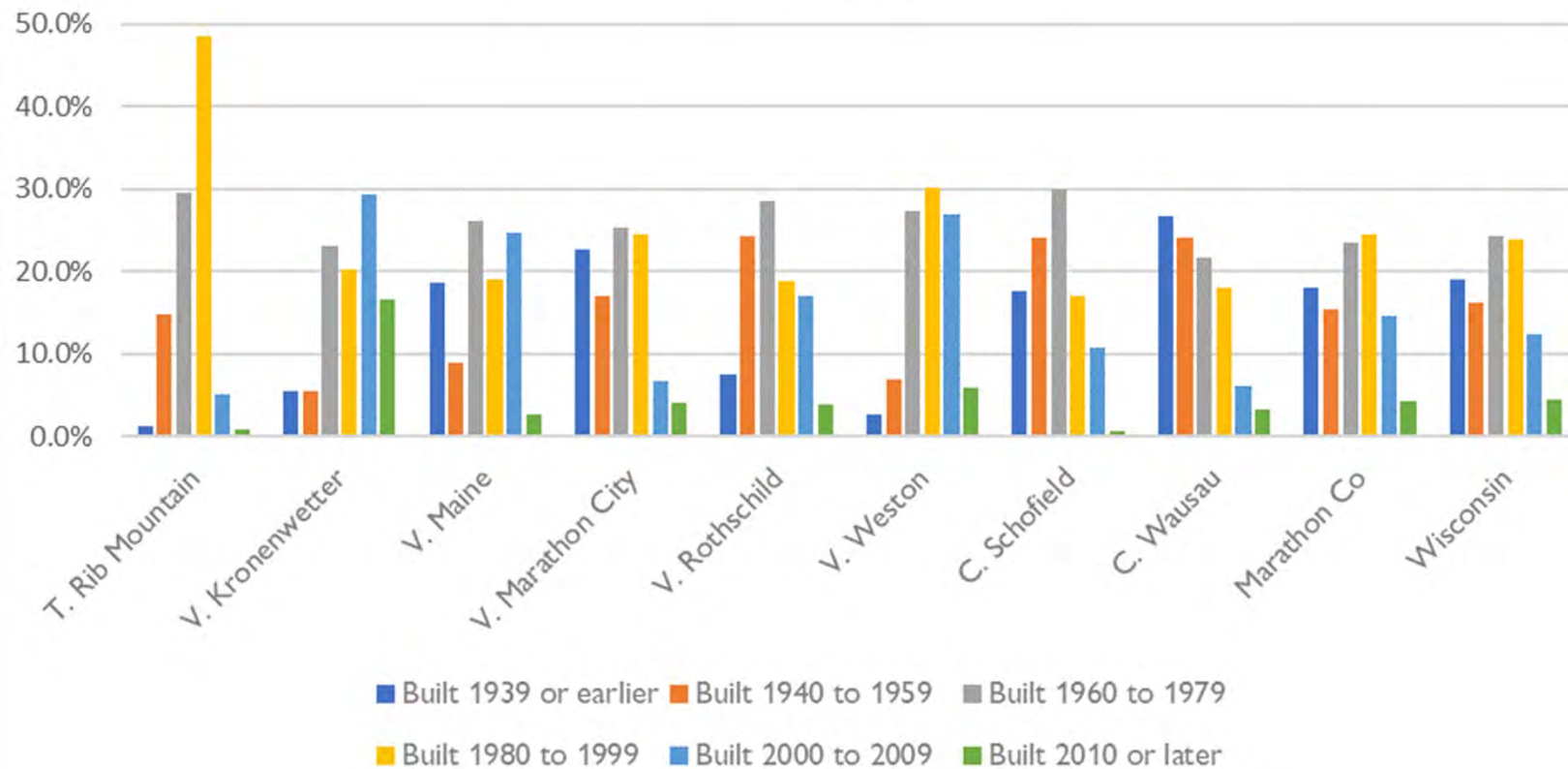
Figure 5: Housing Unit Type



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Background Data

Figure 6: Year Structure Built



Background Data

Figure 7: Median Value of Owner-Occupied Homes

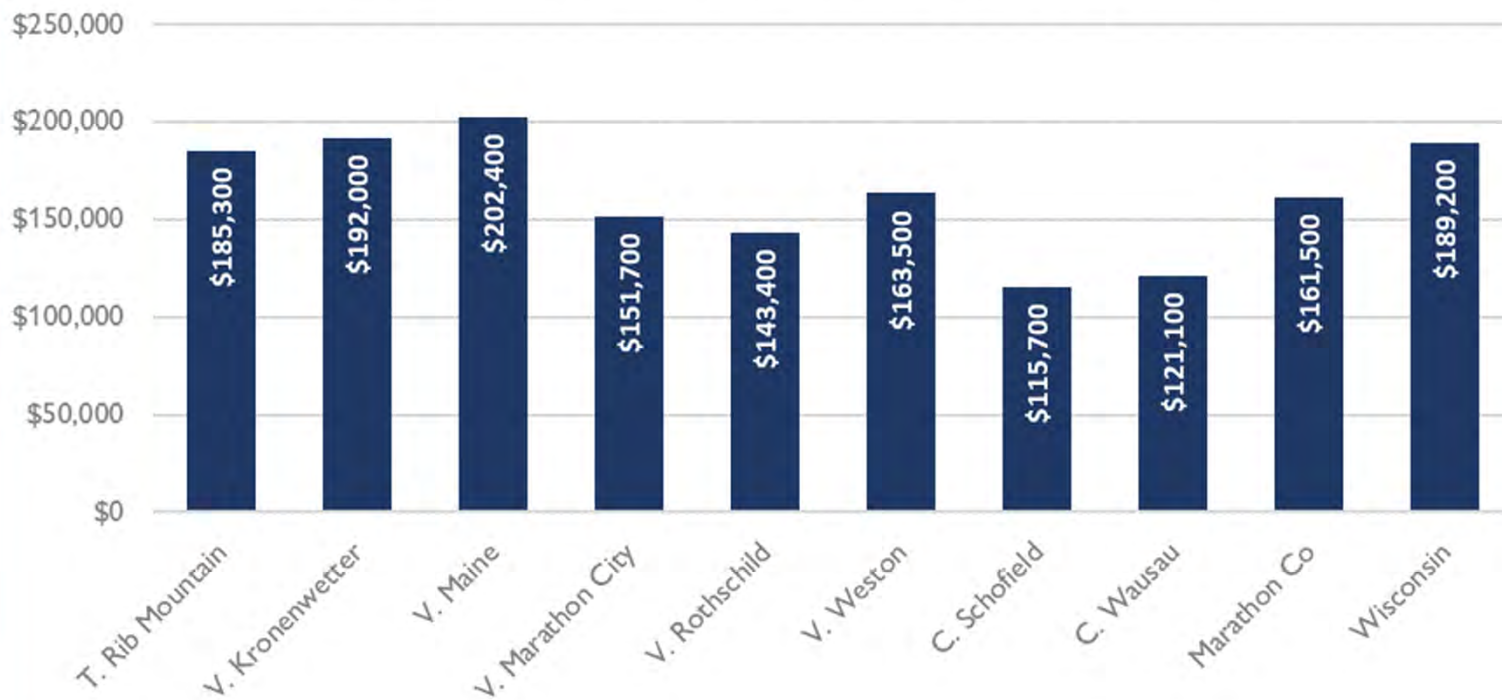
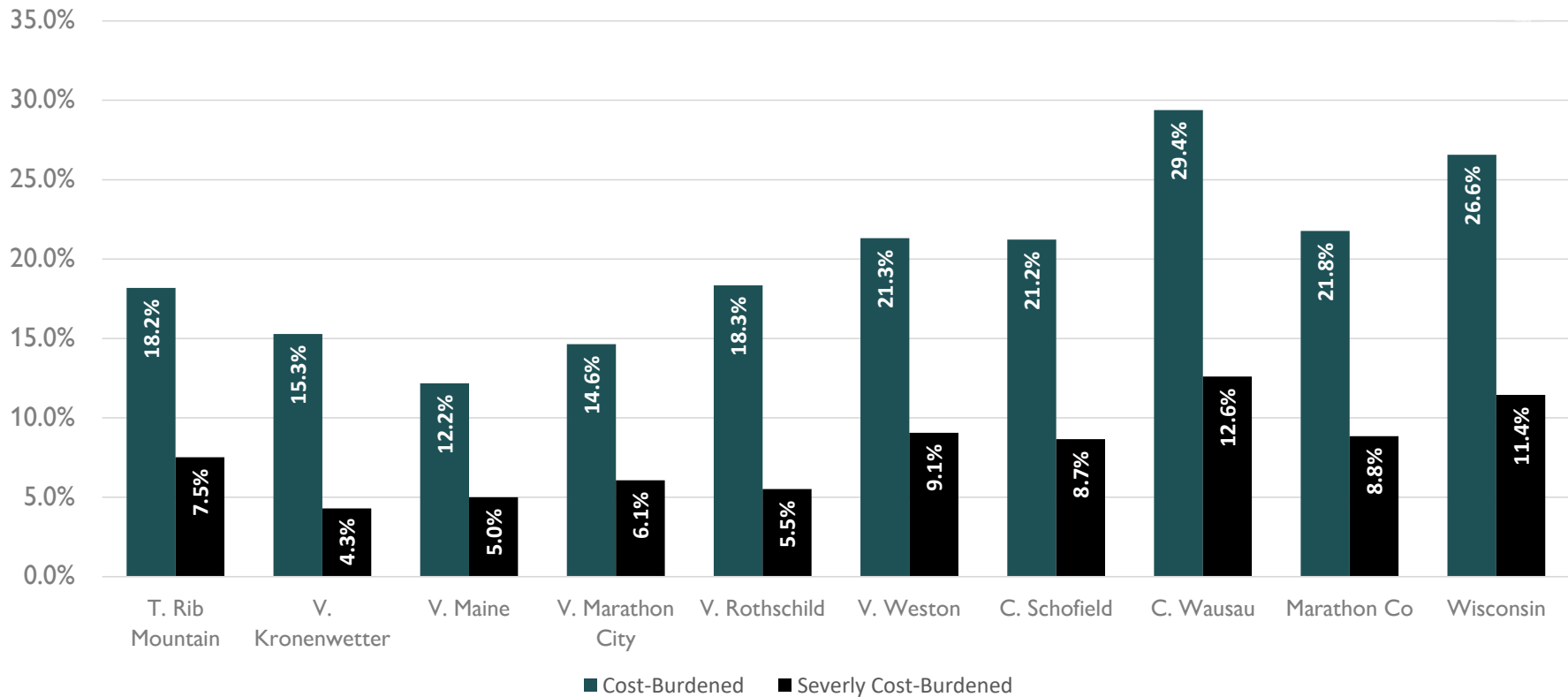


Figure 8: Local Sales Data (April 2022)

Community	Average
T. Rib Mountain	\$309,075
V. Kronenwetter	\$316,300
V. Maine	\$184,900
V. Marathon City	\$183,000
V. Rothschild	\$159,950
V. Weston	\$234,250
C. Schofield	\$178,725
C. Wausau	\$176,700
Marathon Co.	\$207,200

Background Data

Figure 9: Cost Burdened Households



Comprehensive Plans Summary

- ▶ Maintain existing homes: loan programs, code enforcement
- ▶ Meet new housing demand
- ▶ More choices: senior housing, condos, lot sizes, etc.
- ▶ Infill/planning to keep taxes low
- ▶ New housing compatible with surroundings
- ▶ Aging-in-place programs

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Comprehensive Plans Summary

- ▶ TIF to revitalize neighborhoods
- ▶ TIF to build new housing
- ▶ Public-private partnerships to build housing
- ▶ Consider ADUs
- ▶ Promote walkability/bikeability
- ▶ Protect natural features

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Existing Zoning Summary

Things that increase cost:

- ▶ Larger lots and square footage
- ▶ Excessive parking and design requirements
- ▶ Maximum densities

Things that decrease cost:

- ▶ Variety of housing types
- ▶ Mixed-Use/Transit Oriented Design
- ▶ Missing Middle Housing

Ability to Afford

▶ 30-year fixed @ 5% interest, no down payment

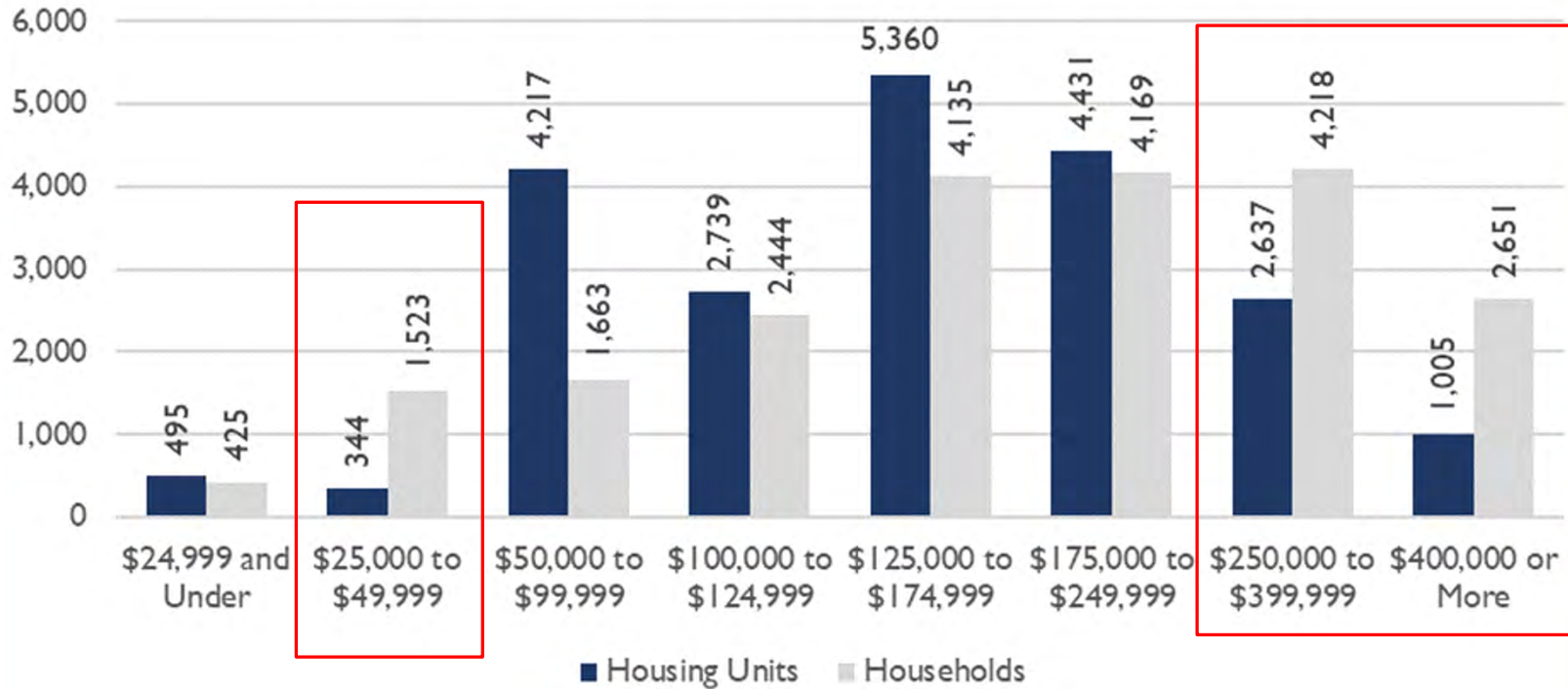
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Table 4. Monthly Rent and Home Values by Income

Income	<\$10,000	\$10,000 - \$19,999	\$20,000 - \$34,999	\$35,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 - \$149,999	Over \$150,000
Monthly Rent	< \$250	\$250 - \$499	\$500 - \$799	\$800 - \$1,249	\$1,250 - \$1,499	\$1,500 - \$1,999	Over \$2,000	
Purchase Price	<\$25,000	\$25,000 - \$49,999	\$50,000 - \$99,999	\$100,000 - \$124,999	\$125,000 - \$174,999	\$175,000 - \$249,999	\$250,000 - \$399,999	Over \$400,000

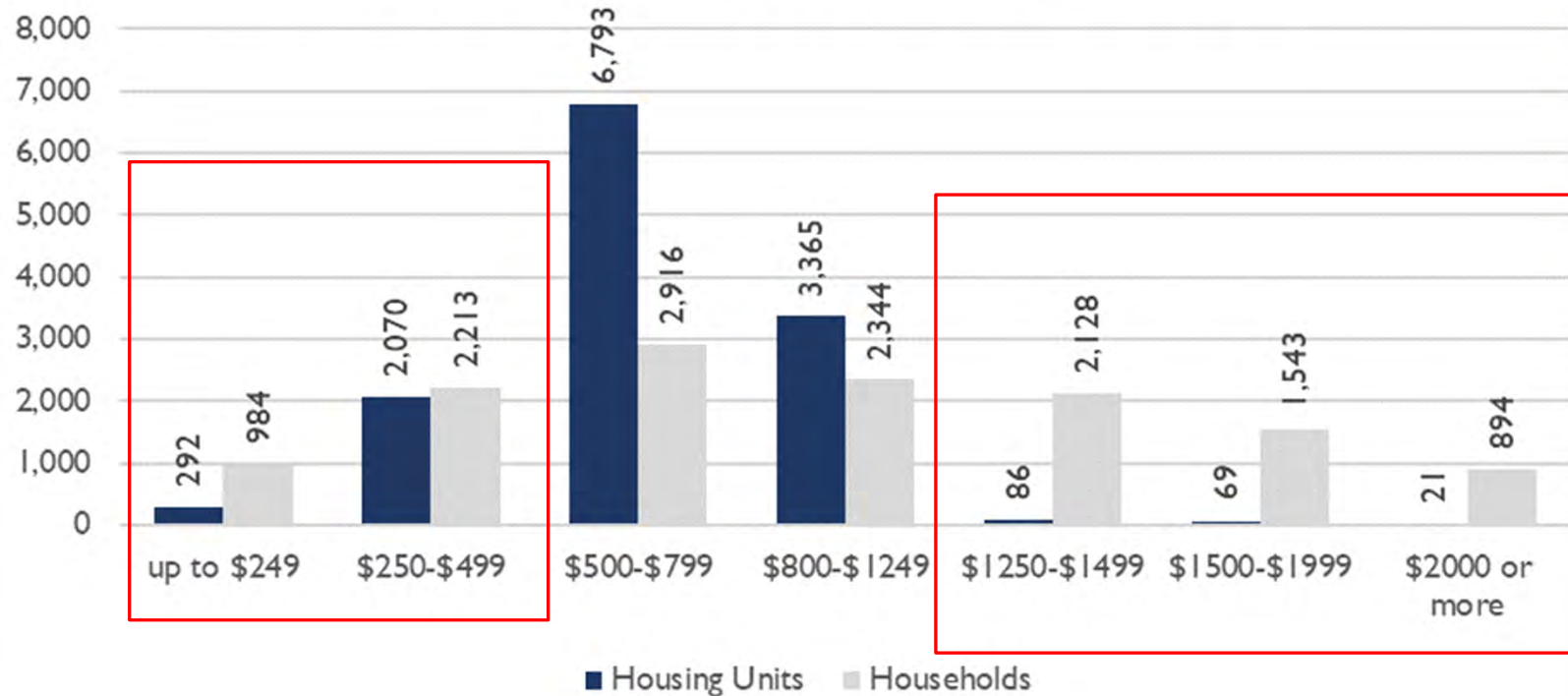
Ability to Afford

Figure 14: Housing Values Compared to Owner-Occupied Households by Ability to Afford



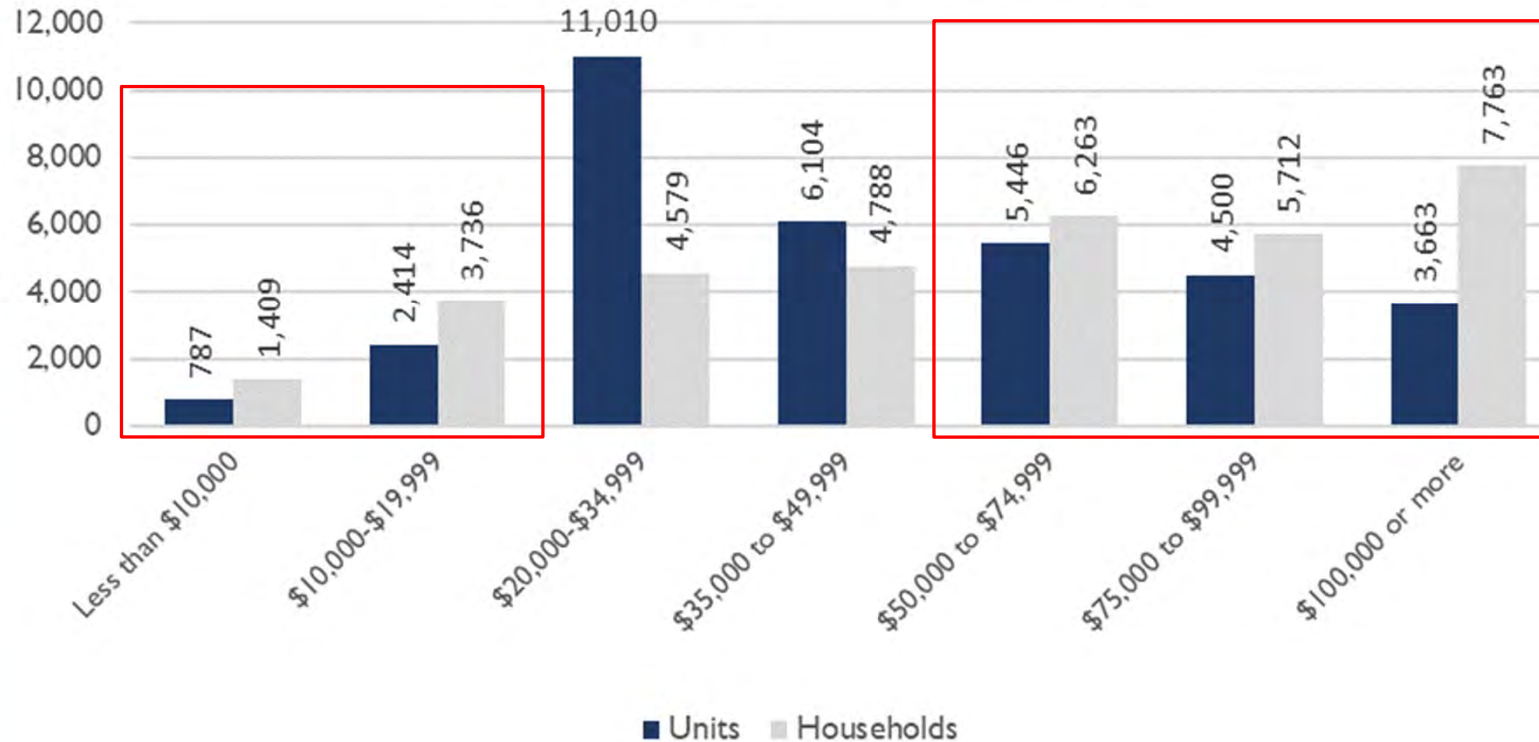
Ability to Afford

Figure 15: Housing Values Compared to Renter-Occupied Households by Ability to Afford



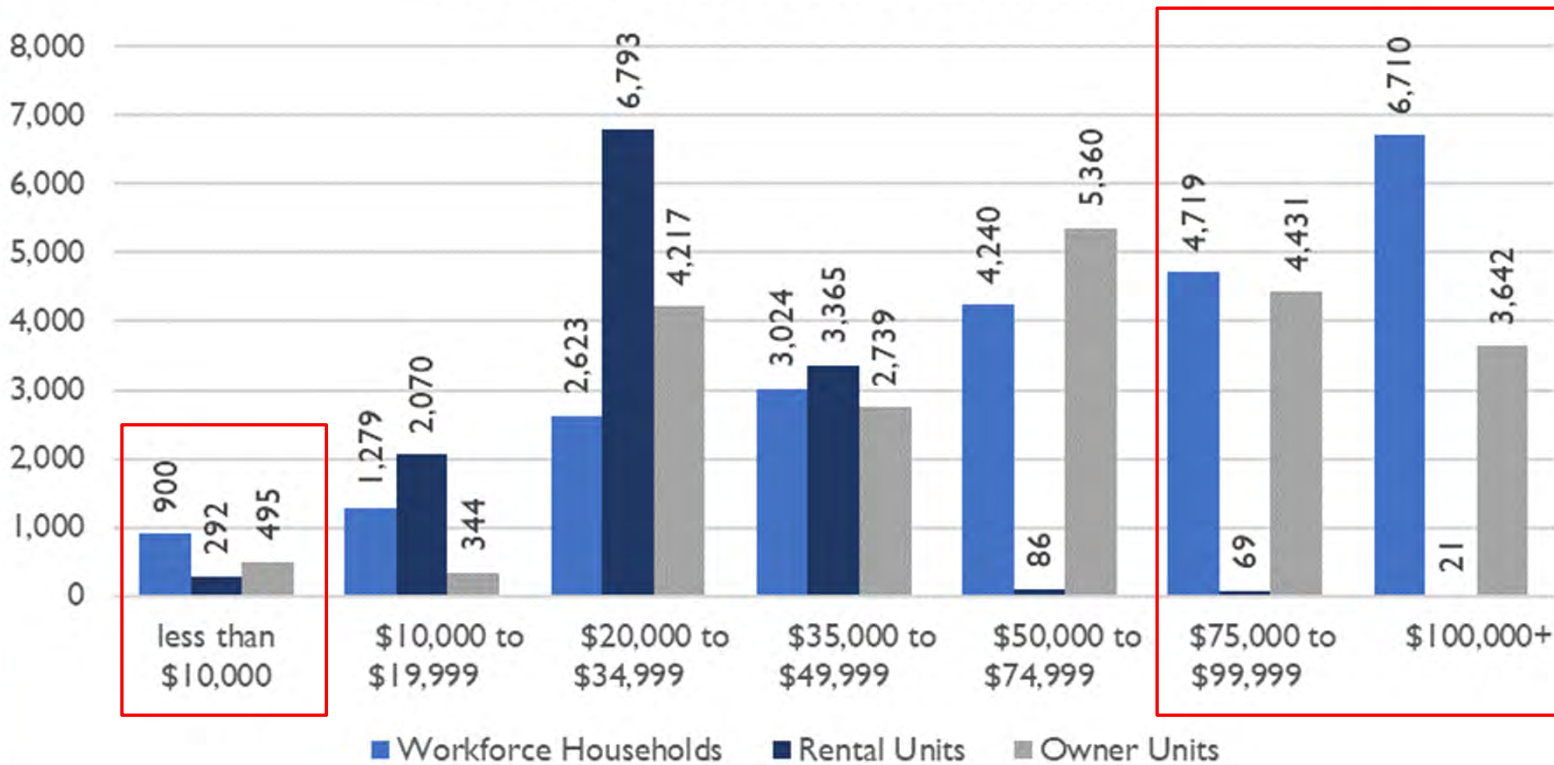
Ability to Afford

Figure 16: All Housing Values Compared to All Households' Annual Income



Ability to Afford

Figure 17: All Housing Units Compared to Workforce Household Income

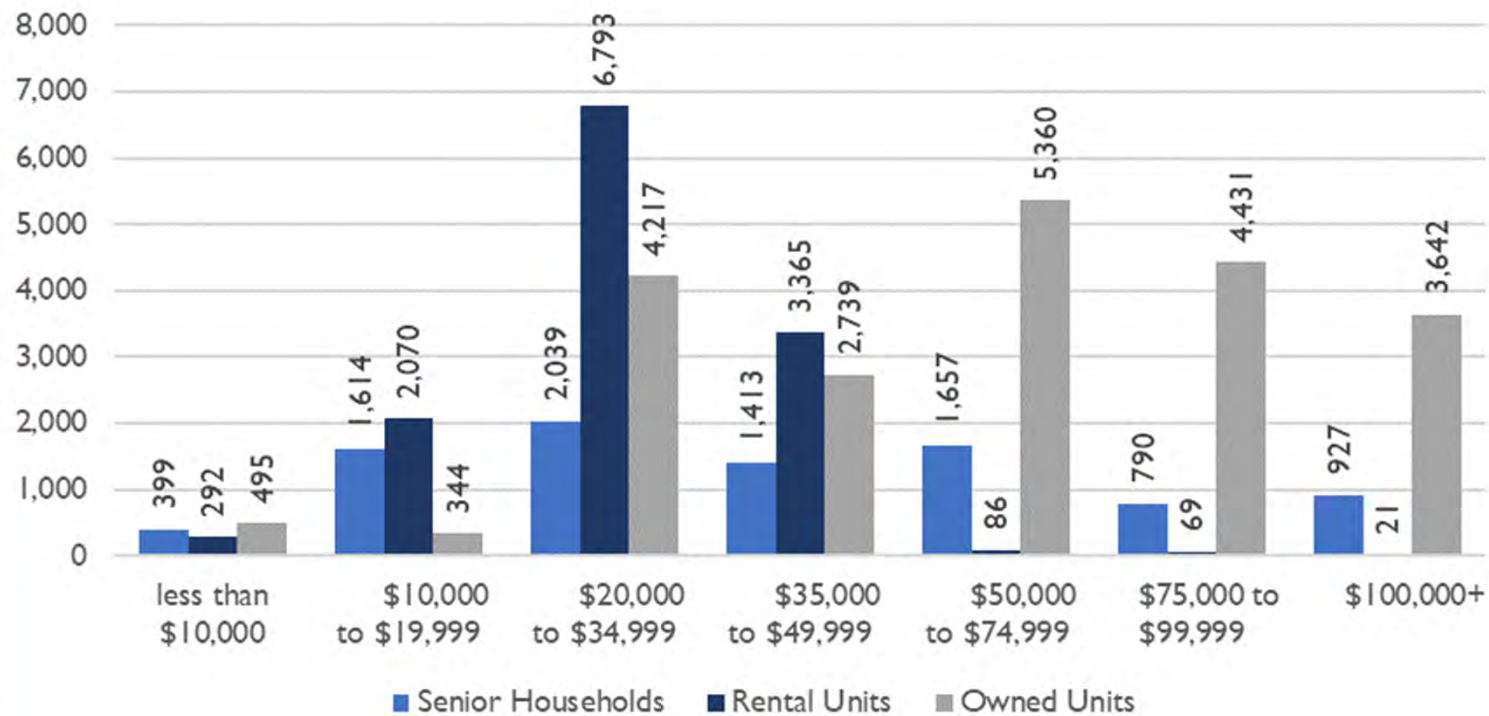


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60% to 120%
of AMI
(\$38K-\$75K
annually)

Ability to Afford

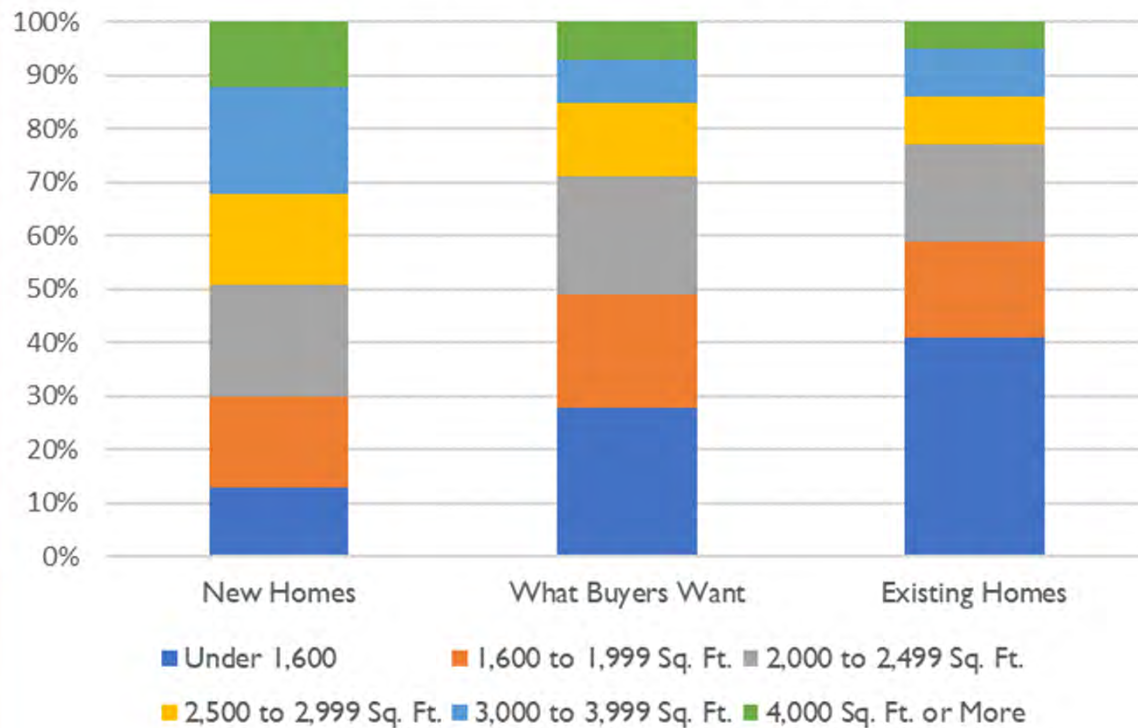
Figure 18: All Housing Units Compared to Senior Household Income



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Buyer Preferences

Figure 19: Median Square Footage of New and Existing Homes vs. Buyer Preferences



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Projected Demand through 2040

Table 6: Projected Housing Unit Demand 2020-2040

	2025	2030	2035	2040	Total
T Rib Mountain	15	45	25	-6	80
V Kronenwetter	398	236	211	171	1,016
V. Maine	90	28	24	9	152
V Marathon City	99	2	-3	-11	87
V Rothschild	212	65	46	20	343
V Weston	775	476	414	330	1,995
C Schofield	-37	8	1	-11	-39
C Wausau	525	293	135	-56	898
Total, region	2,077	1,153	854	446	4,531

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Public Participation

- ▶ Surveys for renters & owners
- ▶ Separate questions for those looking to buy, rent, or remain where they live
- ▶ Interviews for realtors, landlords, and builders
- ▶ Interviews for housing agencies/organizations
- ▶ Open houses: Wausau, Rib Mountain, & Weston

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Findings so far:

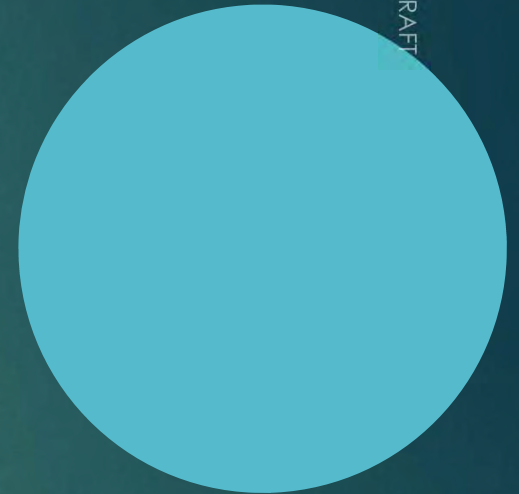
- ▶ Location, price, size, safety, and school districts = biggest factors
- ▶ 3 BR / 2 BA most common
- ▶ More want 2 BR than 4 BR
- ▶ Most want < 20 min. commute
- ▶ Most desired units:
 - ▶ Single family homes
 - ▶ Rentals costing less than 30% of income

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Public Survey

- ▶ Most responses:
 - ▶ Between 750-2,500 sf
 - ▶ Between \$125K - \$400K
 - ▶ Between \$500-\$1,249/mo.
- ▶ Highest demand:
 - ▶ 1,000-1,600 sf
 - ▶ \$175K-\$250K
 - ▶ \$500-\$799/mo.

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Public Survey

- ▶ Top amenities: Attached garages, low maintenance, open floor plan
- ▶ Top concerns: Hard to find ADA units, Rent goes up, but property doesn't always improve
- ▶ Top things people would change about their house: more room, less room, or a better location

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Stakeholder Interviews

- ▶ Realtor 1:
 - ▶ Need more entry level and \$350k-\$500k houses
 - ▶ Even with inflation, people have cash and equity
 - ▶ Cities need to partner with developers to offset costs
 - ▶ Studios, townhomes, condos, and ADA units needed
 - ▶ 5% interest is still relatively low; cooled demand only temporary
 - ▶ Adding a few airlines/amenities could make the area very popular to relocate to

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Stakeholder Interviews

▶ Realtor 2:

- ▶ More people relocating here from out of state
- ▶ 3 BR/2 BA highest demand, competitive
- ▶ No new construction under \$300,000, custom built homes give buyers "sticker shock"
- ▶ Starter homes under \$180k (especially under \$150k) hardest to find, often need expensive repairs
- ▶ Conventional loans have fewest contingencies
- ▶ More people are remodeling instead of moving
- ▶ Hard to find both city lots and country acreage

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Stakeholder Interviews

- ▶ Developer/Property Manager:
 - ▶ The lower the rent, the more applicants
 - ▶ Fewer 2-br units, more studios, 1 and 3 BRs
 - ▶ Cost cutting and shortages during construction
 - ▶ Developers lose money when cities aren't efficient
 - ▶ Rent costs increase when design requirements are added
 - ▶ Twin homes/duplexes are rare in the area

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Stakeholder Interviews

- ▶ LI Housing Organization:
 - ▶ Need for low-income housing
 - ▶ Aging units are affordable, repairs raise rent
 - ▶ Including utilities in rent helps low credit applicants
 - ▶ Inflation/rent makes it challenging to save up for a house
 - ▶ High rent and demand for low-maintenance products
 - ▶ More owner-occupied choices, smaller lots and sizes, helps build equity

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Stakeholder Interviews

SF Housing Developer (Fox Cities):

- ▶ Volume builder; prices start at \$295K (1,300 sf, 40' lot)
- ▶ Most need 25% down for construction loan
- ▶ "Turn-key" homes with only \$5K down needed
- ▶ Business model only works because they can hold land long-term
- ▶ MF is in demand; SF is still preferred

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Stakeholder Interviews

- ▶ Narrow lots/roads controversial with Public Works
- ▶ Narrow lots/roads more accepted by neighbors than multifamily
- ▶ Land costs are high, lots are scarce
- ▶ Recommends rezoning older, wider lots to 2-family
- ▶ Cost savings:
 - ▶ Narrow streets, parking only on one side
 - ▶ Sidewalk only on one side; install after lots are full
 - ▶ Below-grade finished space; bi-levels

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Stakeholder Interviews



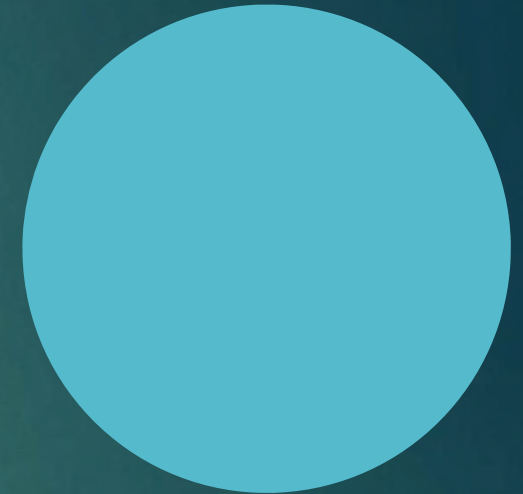
▶ Contractor (Local)

- ▶ Lots of retirements, hard to find workers (lots of skills to learn, higher pay elsewhere)
- ▶ Lumber has dropped in price, but other materials are up 30%
- ▶ Development fees are low, infrastructure costs are high
- ▶ Land is expensive; infrastructure costs too high to subdivide
- ▶ Delays from materials and municipalities add costs for buyers/renters
- ▶ Fewer entry-level homes as new construction than in the past
- ▶ Minimum lot size, setback, and density make it difficult to build homes at a reasonable price

Cost Reduction Strategies



- ▶ Existing programs
- ▶ Financial stacking
- ▶ Emerging federal policies
- ▶ Development strategies
 - ▶ Zoning/Design and ADUs
 - ▶ Plans, land, and outreach
 - ▶ Infill/redevelopment



Cost Reduction Strategies



- ▶ Land Trusts/Banks, Housing Trusts
- ▶ Development bonuses
- ▶ Employer housing
- ▶ Developer Outreach
- ▶ Design Assistance / ADUs
- ▶ Home Replacement
- ▶ Rent-to-Own
- ▶ Education/Regional Organization

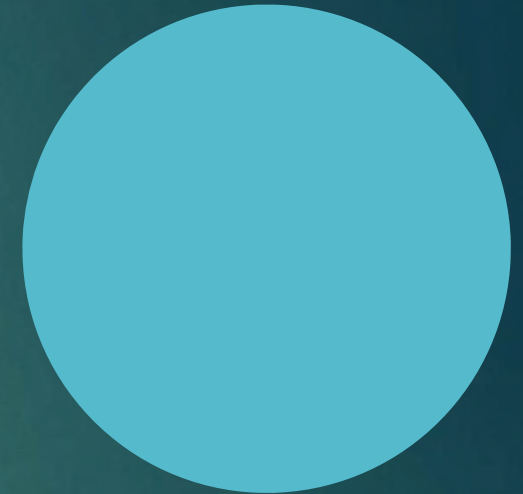
Financial Strategies

- ▶ Existing programs
- ▶ 3 kinds of TIF
- ▶ Fee waivers
- ▶ Funding source monitoring



Local Examples

- ▶ Merrill
- ▶ Edgar
- ▶ Lincoln County EDC
- ▶ Wausau
 - ▶ CDBG
 - ▶ Brownfield / Infill
 - ▶ Zoning Rewrite



Summary



- ▶ Housing of all types is needed
- ▶ Population is growing and aging
- ▶ Amend zoning/subdivision ordinances
- ▶ Work with developers, agencies, & nonprofits
- ▶ Educate residents, update plans
- ▶ Municipal finance tools
- ▶ Local strategies
- ▶ Funding monitoring / administration

Conclusion

Contact:

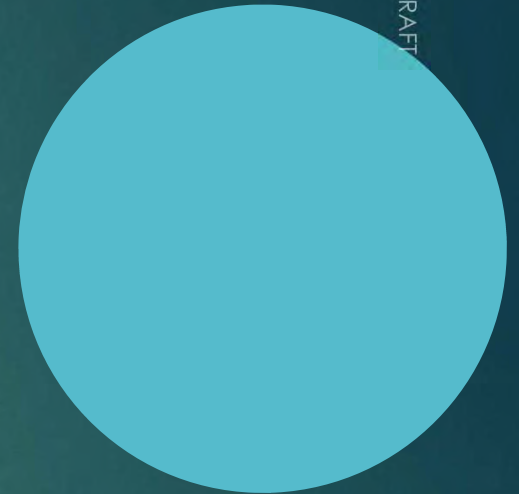
Sam Wessel, Senior Planner

North Central WI Regional Planning
Commission

715-849-5510

swessel@ncwrpc.org

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ORDINANCE # O - 4 -23

Town of Elderon Rezone

WHEREAS, the Marathon County Board of Supervisors has been petitioned to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code by Laurie A Bootz Trustee, on behalf of Magdalen Conrad Trust to rezone lands from G-A General Agriculture to R-E Rural Estate located in the Southeast ¼ of the Northeast ¼ of Section 8, Township 27 North, Range 10 East, Town of Elderon. The area proposed to be rezoned is described as Lot 1 of preliminary CSM. Parent Parcel #022.2710.081.0994.

WHEREAS, the petition was referred to the Marathon County Environmental Resources Committee (the Committee) for public hearing; and

WHEREAS, the Committee, on due notice, conducted a public hearing thereon, pursuant to Section 59.69, Wisconsin Statutes on January 31, 2023 to consider the petition to amend Chapter 17; and

WHEREAS, the Committee being duly informed of the facts pertinent to the changes proposed, having reviewed the staff report, and duly advised of the recommendations of the Town of Elderon hereby recommends the petition be GRANTED AS APPLIED FOR

NOW, THEREFORE, BE IT RESOLVED, the County Board of Supervisors of the County of Marathon does ordain as follows: The General Code of Ordinances for Marathon County Chapter 17 Zoning Code (and accompanying Zoning Map) is amended as stated above.

Dated this 31st day of January, 2023

ENVIRONMENTAL RESOURCES COMMITTEE



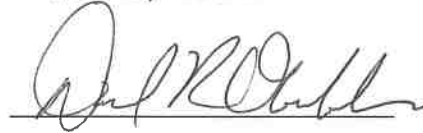
Jacob Langenhahn, Chair



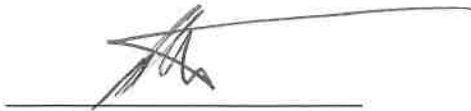
Allen Drabek, Vice Chair



Rick Seefeldt



David Oberbeck



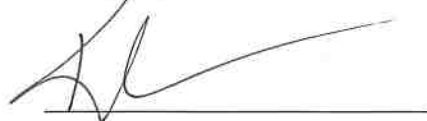
Mike Ritter



Andrew Yenzke



Tony Sherfinski



Kim Ungerer



Rodney Roskopf

Kurt Gibbs – Marathon County Board Chair

Dated this 31st day of January, 2023

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF ELDERON)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Mary Ostrowski, Clerk of the Town of Elderon, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Elderon Town Board at a meeting held on the 2nd day of JANUARY, 2023.

RESOLUTION

WHEREAS, Section 59.69(5)(e)3, Wisconsin Statutes, provides that if a town affected by a proposed amendment disapproves of the proposed amendment, the town board may file a certified copy of a resolution adopted by such board disapproving of the petition with the Environmental Resources Committee prior to, at or within ten (10) days after the public hearing, and

WHEREAS, if the town board of the town affected in the case of an ordinance relating to the location of boundaries of districts files such a resolution, the Environmental Resources Committee may not recommend to the County Board approval of the petition without change, but may only recommend approval with change or recommend disapproval.

NOW, THEREFORE BE IT RESOLVED that the Town of Elderon Town Board considered on the 3rd day of JANUARY, 2023, petition of Laurie A. Bouts, Trustee, on behalf of Magdalen Conrad Trust to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from G-A General Agriculture to R-E Rural Estate located in the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 27 North, Range 10 East, Town of Elderon. The area proposed to be rezoned is described as Lot 1 of preliminary CSM, Parent Parcel #022.2710.081.0994.

The Town of Elderon hereby has considered the following standards for rezoning above property (use additional sheets if necessary):

- 1) Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?
 No Yes Explain: no public facilities or services
- 2) Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?
 No Yes Explain: no unreasonable burden
- 3) Has the applicant determined that the land is suitable for the development proposed? Explain.
 No Yes Explain: confirms with 5 acre minimum lot size required in TOWN OF ELDERON
- 4) Has the applicant demonstrated what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas? Explain.
 No Yes Explain: none affected
- 5) Is there any potential for conflict with existing land uses in the area?
 No Yes Explain: _____

(OVER)

- 6) Has the applicant demonstrated the need for the proposed development at this location? Explain.
 No Yes Explain: NO New development
- 7) Has the applicant demonstrated the availability of alternative locations? Be specific
 No Yes Explain: no alternative location
- 8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?
 No Yes Explain: _____
- 9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?
 No Yes Explain: NO ag land converted
- 10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.
 No Yes Explain: See #3
- 11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?
 No Yes Explain: _____

The Town of Elderon recommends: **Approval** **Disapproval** of the amendment and/or zone change.

OR **Requests an Extension*** for the following reasons: _____

*Wis. Stats §59.69(5)(c), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.

Clerk Mary Ostravski
 Town Board Donald Amann
Craig Ostrowski
Michelle Reynolds

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before January 20, 2023 to:

Marathon County Conservation, Planning and Zoning Department
 210 River Drive
 Wausau, WI 54403

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF LOT 1 OF CSM 8528-33-96, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 10 EAST, TOWN OF ELDERON, MARATHON COUNTY.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS

8103 DAWN STREET WESTON, WI. 54476
 PH (715) 241-0947 tm@vreelandassociates.us

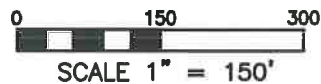
PREPARED FOR: **LAURIE BOOTZ**

FILE #: 22-0579 BOOTZ

DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND

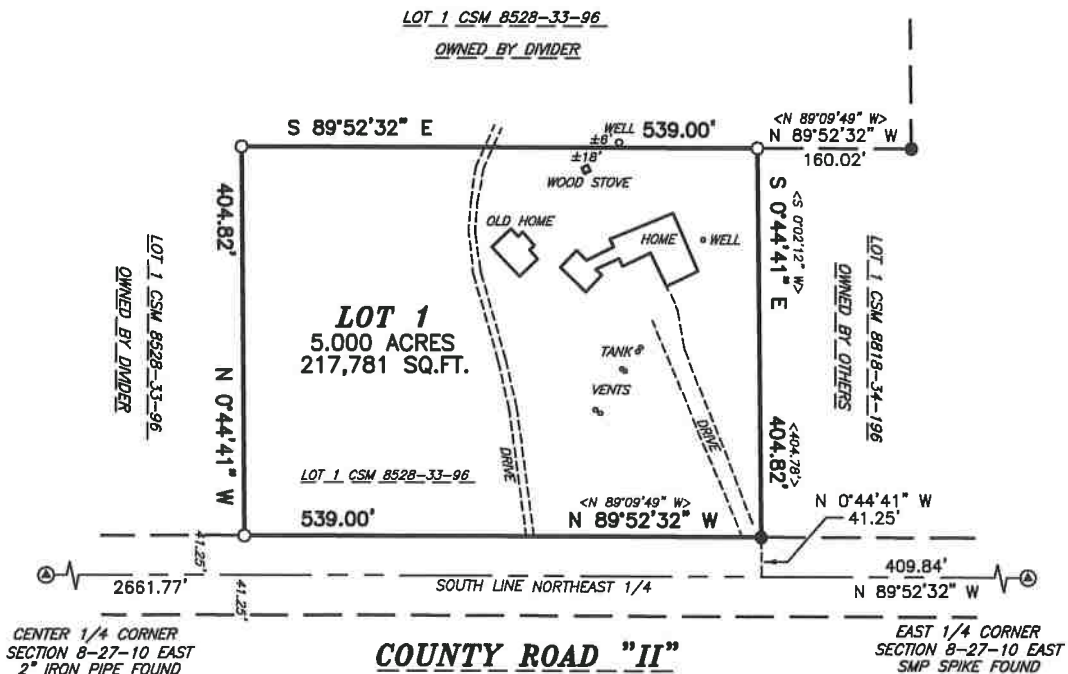
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATION.

BEARINGS REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 BEARING N 89°52'32" W PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) MORS (2011)



LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- = 0.75" REBAR FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP



COUNTY ROAD "II"

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF LOT 1 OF CSM 8528-33-96, LOCATED IN THE SOUTHEAST
1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 NORTH,
RANGE 10 EAST, TOWN OF ELDERON, MARATHON COUNTY.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF LAURIE BOOTZ, I SURVEYED, MAPPED AND DIVIDED PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8528, RECORDED IN VOLUME 33 ON PAGE 96, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 10 EAST, TOWN OF ELDERON, MARATHON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE N 89°52'32" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 409.84 FEET; THENCE N 0°44'41" W 41.25 FEET TO THE NORTH LINE OF COUNTY ROAD "II" AND TO THE POINT OF BEGINNING; THENCE N 89°52'32" W ALONG THE NORTH LINE OF COUNTY ROAD "II" 539.00 FEET; THENCE N 0°44'41" W 404.82 FEET; THENCE S 89°52'32" E 539.00 FEET; THENCE S 0°44'41" E ALONG THE EAST LINE OF SAID LOT 1 404.82 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF ELDERON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 7TH DAY OF DECEMBER, 2022
SURVEY PERFORMED NOVEMBER 17TH, 2022

TIMOTHY G. VREELAND P.L.S. 2291

APPROVED FOR RECORDING UNDER
THE TERMS OF THE MARATHON
COUNTY LAND DIVISION REGULATIONS.

BY _____

DATE _____
MARATHON CO. CONSERVATION,
PLANNING & ZONING DEPT.
CPZ TRACKING NO. _____

ORDINANCE # O - 5 -23

Town of Hull Rezone

WHEREAS, the Marathon County Board of Supervisors has been petitioned to amend the General Code of Ordinances for Marathon County Chapter 17 Zoning Code by Jordan Weaver to rezone lands from RE Rural Estate to RR Rural Residential and from RE Rural Estate to NC Neighborhood Commercial described as part of the Southwest ¼ of the Northwest ¼ of Section 12, Township North, Range 2 East, Town of Hull. The area proposed to be rezoned is described as Lot 1 and 2 of preliminary CSM. Parent Parcel # 044.2802.122.0995.

WHEREAS, the petition was referred to the Marathon County Environmental Resources Committee (the Committee) for public hearing; and

WHEREAS, the Committee, on due notice, conducted a public hearing thereon, pursuant to Section 59.69, Wisconsin Statutes on January 31, 2023 to consider the petition to amend Chapter 17; and

WHEREAS, the Committee being duly informed of the facts pertinent to the changes proposed, having reviewed the staff report, and duly advised of the recommendations of the Town of Hull hereby recommends the petition be GRANTED AS APPLIED FOR

NOW, THEREFORE, BE IT RESOLVED, the County Board of Supervisors of the County of Marathon does ordain as follows: The General Code of Ordinances for Marathon County Chapter 17 Zoning Code (and accompanying Zoning Map) is amended as stated above.

Dated this 31st day of January, 2023

ENVIRONMENTAL RESOURCES COMMITTEE



Jacob Langenhahn, Chair




Allen Drabek, Vice Chair



Rick Seefeldt



David Oberbeck



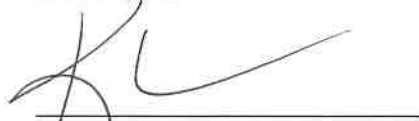
Mike Ritter



Andrew Venzke



Tony Sherfinski



Kim Ungerer



Rodney Roskopf

Kurt Gibbs – Marathon County Board Chair

Dated this 31st day of January, 2023

STATE OF WISCONSIN)
MARATHON COUNTY)
TOWN OF HULL)

RESOLUTION ON ZONING ORDINANCE AMENDMENT

TO THE MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

I, Jenny Reynolds, Clerk of the Town of Hull, Marathon County, State of Wisconsin, do hereby certify that the following is a true and correct copy of a resolution adopted by the Town of Hull Town Board at a meeting held on the 20th day of January, 2023.

RESOLUTION

WHEREAS, Section 59.69(5)(e)3., Wisconsin Statutes, provides that if a town affected by a proposed amendment disapproves of the proposed amendment, the town board may file a certified copy of a resolution adopted by such board disapproving of the petition with the Environmental Resources Committee prior to, at or within ten (10) days after the public hearing, and

WHEREAS, if the town board of the town affected in the case of an ordinance relating to the location of boundaries of districts files such a resolution, the Environmental Resources Committee may not recommend to the County Board approval of the petition without change, but may only recommend approval with change or recommend disapproval.

NOW, THEREFORE BE IT RESOLVED that the Town of Hull Town Board considered on the 20th day of January, 2023, petition of Jordan Weaver to amend the General Code of Ordinance for Marathon County Chapter 17 Zoning Code to rezone lands from RE Rural Estate to RR Rural Residential and from RE Rural Estate to NC Neighborhood Commercial location described as part of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township North, Range 2 East, Town of Hull. The area proposed to be rezoned is described as Lot 1 and 2 of preliminary CSM. Parent Parcel # 044.2802.122.0995.

The Town of Hull hereby has considered the following standards for rezoning above property (use additional sheets if necessary):

- 1) Has the applicant provided what public facilities and/or services currently serve the proposed development, what additional services may be required, and how the additional services will be provided?
 No Yes Explain: _____
- 2) Has the applicant demonstrated how the provision of the public facilities will not be an unreasonable burden to local government?
 No Yes Explain: _____
- 3) Has the applicant determined that the land is suitable for the development proposed? Explain.
 No Yes Explain: _____
- 4) Has the applicant demonstrated what will have to be done so the development will not cause unreasonable air and water pollution, soil erosion, or adverse effects on rare or irreplaceable natural areas? Explain.
 No Yes Explain: _____
- 5) Is there any potential for conflict with existing land uses in the area?
 No Yes Explain: _____

(OVER)

6) Has the applicant demonstrated the need for the proposed development at this location? Explain.

No Yes Explain: _____

7) Has the applicant demonstrated the availability of alternative locations? Be specific

No Yes Explain: _____

8) Is cropland is being consumed by this zone change? What is the productivity of the agricultural lands involved?

No Yes Explain: _____

9) Has the applicant explained how the proposed development will be located to minimize the amount of agricultural land converted?

No Yes Explain: _____

10) Is proposed rezone request consistent with the town's adopted Comprehensive Plan? Explain.

No Yes Explain: _____

11) Is there anything else the Town wishes to present or comment on regarding this application to the Marathon County Environmental Resources (ERC) Committee?

No Yes Explain: The Town of Hull approves the request.

The Town of Hull recommends: Approval Disapproval of the amendment and/or zone change.

OR Requests an Extension* for the following reasons: _____

*Wis. Stats §59.69(5)(e), (3), and (3m) authorizes Towns to extend the time to disapprove a zone change for a total of thirty (30) days beyond the date of the public hearing. The extension must be by Town Board Resolution and remains in effect until the Town Board adopts a resolution rescinding the extension.

Clerk [Signature]
Town Board [Signature]
[Signature]
[Signature]

NOTE: If you recommend disapproval of this request, please make every effort to send a representative to the Environmental Resources Committee Public Hearing. Town input at the hearing is always appreciated. Please return this form before January 20, 2023 to:

Marathon County Conservation, Planning and Zoning Department
210 River Drive
Wausau, WI 54403

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION
12, TOWNSHIP 28 NORTH, RANGE 2 EAST,
TOWN OF HULL, MARATHON COUNTY, WI.

NORTHCENTRAL LAND SURVEYING, LLC
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
WEBSITE: www.NorthCentralLandSurveying.com
PHONE: 715-297-8343
EMAIL: JasonPfleger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNER OF PROPERTY: JORDAN & ELAINE WEAVER
SURVEY PREPARED FOR: JORDAN WEAVER
DATE OF FIELDWORK: 11/10/2022
FILE NUMBER: 2022132 WEAVER

PAGE 1 OF 2

N



LEGEND

- ⊙ = SECTION CORNER AS NOTED
- = 3/4" X 18" REBAR 1.50lbs/ft SET
- < > = PREVIOUSLY RECORDED AS

BEARING REFERENCE

BEARINGS REFERENCED TO THE WEST LINE OF
THE NW1/4 BEARING N 0°19'13" W PER WCCS
(MARATHON COUNTY) NAD83 (2011)



SCALE 1" = 120'

NOTE:
THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP.
SALE OR TRANSFER OF PROPERTY REQUIRES A DEED.

NW CORNER
SECTION
12-28N-2E
EXISTING
SMP SPIKE



LOT 1 CSM #7341 OWNED BY OTHERS

<N 88°57'21" W>
N 89°57'21" E

620.52'

211.00'
DRIVEWAY
HOUSE
WELL
620.52'

SHED

LOT 1
3.005 ACRES
130,929.76 SQ.FT.

211.00'
S 0°19'13" E
<N 0°45' E>

S 89°57'21" W

SEPTIC
EASEMENT
(DESCRIPTION/
ON PAGE 2)

PROPANE
TANK

DRIVEWAY

SHED

LOT 2
6.370 ACRES
277,516.88 SQ.FT.

LOT 1 CSM #7341 OWNED BY OTHERS

SOUTH LINE SW1/4 NW1/4

620.52'

S 89°57'21" W
<N 88°57'21" W>

4474.69'
5136.46'

W1/4 CORNER
SECTION
12-28N-2E
EXISTING
MAG SPIKE

E1/4 CORNER
SECTION 12-28N-2E
EXISTING 60D SPIKE

UNPLATTED LANDS OWNED BY OTHERS

CERTIFIED SURVEY MAP
MARATHON COUNTY NO. _____

PART OF THE SW1/4 OF THE NW1/4 OF SECTION
12, TOWNSHIP 28 NORTH, RANGE 2 EAST,
TOWN OF HULL, MARATHON COUNTY, WI.

NORTHCENTRAL LAND SURVEYING, LLC
163957 OWL RIDGE ROAD, WAUSAU, WISCONSIN 54403
WEBSITE: www.NorthCentralLandSurveying.com
PHONE: 715-297-8343
EMAIL: JasonPflieger@gmail.com
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNER OF PROPERTY: JORDAN & ELAINE WEAVER
SURVEY PREPARED FOR: JORDAN WEAVER
DATE OF FIELDWORK: 11/10/2022
FILE NUMBER: 2022132 WEAVER

PAGE 2 OF 2

SURVEYORS CERTIFICATE

I, JASON J. PFLIEGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JORDAN WEAVER, I SURVEYED, MAPPED AND DIVIDED PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE N 89°57'21" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 41.25 FEET TO THE EAST LINE OF COUNTY ROAD 'F' AND TO THE POINT OF BEGINNING; THENCE N 0°19'13" W ALONG THE EAST LINE OF COUNTY ROAD 'F', 658.24 FEET TO THE SOUTH LINE OF LOT (1) OF CERTIFIED SURVEY MAP NUMBER (7341); THENCE N 89°57'21" E ALONG THE SOUTH LINE OF SAID LOT (1), 620.52 FEET; THENCE S 0°19'13" E ALONG THE WEST LINE OF SAID LOT (1), 658.24 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S 89°57'21" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 620.52 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF MARATHON COUNTY AND THE TOWN OF HULL, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 29TH DAY OF NOVEMBER, 2022

JASON J. PFLIEGER P.L.S. 3148-8

SEPTIC EASEMENT DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 2 EAST, TOWN OF HULL, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE N 89°57'21" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 41.25 FEET TO THE EAST LINE OF COUNTY ROAD 'F'; THENCE N 0°19'13" W ALONG THE EAST LINE OF COUNTY ROAD 'F', 378.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 0°19'13" W ALONG THE EAST LINE OF COUNTY ROAD 'F', 68.61 FEET; THENCE N 89°57'21" E 87.61 FEET; THENCE S 27°34'32" W 77.43 FEET; THENCE S 89°57'21" W 51.38 FEET TO THE POINT OF BEGINNING.

APPROVED FOR RECORDING UNDER THE
TERMS OF THE MARATHON COUNTY LAND
DIVISION REGULATIONS.

BY: _____

DATE: _____
MARATHON COUNTY DEPARTMENT OF
CONSERVATION, PLANNING & ZONING
CPZ TRACKING NO. _____

RESOLUTION #R - 7 - 23

**REQUESTING THE STATE TO REVISE THE CURRENT REAL ESTATE TRANSFER FEES
REVENUE SHARING FORMULA**

WHEREAS, the collection of a real estate transfer fee by counties was mandated by the State of Wisconsin in 1969, and included a requirement that counties remit 50% of all transfer fees collected to the State; and

WHEREAS, in 1981, the State changed the transfer fee formula to require counties to remit 80% of all transfer fees collected to the State; and

WHEREAS, the County, through the Register of Deeds Office, assumes the annual operating costs of recording all real estate transfers occurring in each county, including the collection of real estate transfer fees; and

WHEREAS, Marathon County real estate transfer fee collections over the past five years totaled \$4,693,255.80 of which the County retained \$900,499.44 and \$3,792,756.36 was remitted to the State; and

WHEREAS, using a 50/50 split, the County's share of fees collected on local real estate transfers during that same five-year period would have provided an additional \$2,346,627.90 in support of local government; and

WHEREAS, in 2023, the State of Wisconsin has built up a budget surplus of approximately 6.5 billion dollars, while many Wisconsin counties continue to struggle financially due to the ever-increasing costs of providing county government services to an inflationary economy and providing services for increasing unfunded State mandated programs along with financial restrictions caused by State imposed levy limits; and

NOW THEREFORE BE IT RESOLVED by the Marathon County Board of Supervisors, that in an effort to assist all Wisconsin counties, the State of Wisconsin revise the real estate transfer fee share formula to again allow Wisconsin counties to retain 50% of all real estate transfer fees collected, with 50% to be remitted to the State; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to Governor Tony Evers, all members of the State Legislature representing Marathon County, the Wisconsin Counties Association, and all other Wisconsin counties.

Done this 21st day of February, 2023

HUMAN RESOURCES, FINANCE, AND PROPERTY COMMITTEE

Fiscal Impact: This would provide approximately an additional \$469,325.58 in annual revenue.

RESOLUTION #R-9-23

Resolution Adopting Westside Master Plan

WHEREAS, a 25-year Master Plan is currently in place regarding development and uses of the area bounded roughly by Stewart Avenue, South 6th Avenue, South 17th Avenue, and West Street (the “Westside Master Plan”); and

WHEREAS, Marathon County staff, in conjunction with MSA Professional Services, Inc., have reviewed the existing Westside Master Plan; completed an inventory of buildings, facilities, and land owned by Marathon County in the area; engaged the Wisconsin Valley Fair, neighborhood groups, interested individuals, and other stakeholders to gain an understanding of concerns and visions for the future land use of the area; and developed an updated Westside Master Plan for the project area, which is attached hereto; and

WHEREAS, the updated Westside Master Plan lays out a preliminary vision for the next 15 years of land use in the project area. The Plan itself is a dynamic document subject to updates and revisions as necessary. The Plan does not bind the County to any specific procurement but instead provides County staff with policy direction in the acquisition, development, and planning related to the project area; and

WHEREAS, on January 31, 2023, the Park Commission and Environmental Resources Committee voted to forward the attached updated Westside Master Plan to the County Board for adoption; and

WHEREAS, on February 8, 2023, the Human Resources, Finance and Property Committee voted to forward the attached updated Westside Master Plan to the County Board for adoption.

NOW, THEREFORE, BE IT RESOLVED by the Marathon County Board of Supervisors that the attached updated Westside Master Plan document is adopted as the Master Plan for the designated project area.

Dated this 21st day of February, 2023.

Fiscal Note: Adoption of this resolution has no direct fiscal impact. Any procurements or expenditures related to the development of the project site in accordance with the Plan would require separate approvals.

Environmental Resources Committee

Human Resources, Finance and Property Committee



Marathon County Westside Master Plan

February 20th, 2023



Acknowledgments

Steering Committee

Jamie Polley
Marathon County Director of Parks, Recreation and Forestry

Troy Torgerson
Marathon County Facilities and Capital Management Planner

Terry Kaiser
Marathon County Director of Facilities and Capitol Management

Laurie Miskimins
Marathon County Director of Conservation, Planning and Zoning

Ann Herda-Rapp
UWSP-Wausau Campus Executive (through August 2022)

Liz Brodek
City of Wausau Development Director

MSA Professional Services, Inc.

Jason Valerius, AICP
Project Manager
Planning Team Leader



Raine Gardner, PE
Senior Professional Engineer
Parks and Recreation Team Leader

Dan Williams, PLA, ASLA, AHLP
Senior Landscape Architect

Plunkett Raysich Architects, LLP.

Jason Puestow, AIA, NCARB, CSI, CCC
Project Manager



Table of Contents

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2.0 Stakeholder Input	8
3.0 Master Plan	10
4.0 Project Descriptions	12
5.0 Phasing and Implementation Strategy	26
Appendix 1 - Background Data and Interviews	
Appendix 2 - Survey Results	
Appendix 3 - Cost Estimates	



1.0

Introduction

Introduction

The Marathon County Westside Master Plan Project spans three areas of interest for future improvements: Marathon Park, UWSP – Wausau Campus, and a Redevelopment Area south of the park. The project area is located centrally in the City of Wausau, surrounded by a mix of residential neighborhoods and retail and industrial uses, and easily accessible from the regional highway system. The Marathon County

Westside Master Plan Project was conceived to prioritize investments into this high-profile, high-use area through a public process that engaged all interested stakeholders. Over the next 15 years this document is intended to help the County and other stakeholders make decisions about when, where and how to invest in the continued success of these sites and the activities and users they support.

Introduction (Continued)

MARATHON PARK

Marathon Park is an important asset to the community in many ways. It is a prominent and popular recreation site, it hosts several community amenities and gathering places such as East Gate Hall, and it hosts the Wisconsin Valley Fair. Previous Master Plans identify this park as an environmental asset with opportunities for year-round programming and an economic generator. The original 80-acre site was donated in 1867 by two Wausau citizens with the condition that it be used for an agricultural fair. Just the next year, the first county fair was held by the Marathon County Agricultural Society. The white pines, a beloved feature of Marathon Park, are direct descendants of the great pines that existed when the first lumbermen explored the Wisconsin River Valley over 170 years ago. Existing facilities within Marathon Park are in need of improvements. This Master Plan proposes many facility upgrades, introduces new recreational elements, and maintains functioning programs. The most important resources to maintain are natural elements, historic structures, and the fair grounds. Introduction of new recreational facilities will continue to bring visitors to the park year-round as a regional destination. Overall improvements will increase the park's accessibility, visibility, safety and success.

UWSP – WAUSAU

The UW Stevens Point – Wausau campus sits on county land directly adjacent to Marathon Park. Originally the Training School for Teachers and the Agriculture and Domestic Economy (1899 to 1943), the University campus was absorbed into the University of Wisconsin Center System in 1964 and in 1998 it became the University of Wisconsin-Marathon County. Most recently, through a 2018 UW System restructuring, it became affiliated with UW Stevens Point. Campus facilities are owned by Marathon County but are operated and maintained by university staff. The Marathon County Westside Master Plan Project proposes a few updates and renovations to existing facilities but mainly focuses on opportunities for new, private residential development on unutilized sites within the campus, including the vacant Marathon Hall and an excess parking lot.

REDEVELOPMENT AREA

The County owns most of the parcels immediately south of Marathon Park along West St. and Pardee St., including lands that house the County Highway Department Operations, the City/County Park Department Operations, and the Emergency Management and Medical Examiners offices. The operations facilities are undersized relative to the needs of those departments and this planning process was intended to identify uses that better fit the size and location of each site. A full range of residential, commercial, industrial

and recreational uses were considered in the planning process and a focus on recreational and residential uses is proposed. The redevelopment area also includes the privately-held site commonly known by its historical use as the Wausau Iron Works. That site may continue in its current use, may be acquired by the City of Wausau for Public Works purposes, or could be utilized for other forms of new development, including as an expansion of the proposed recreational uses along West St.





2.0

Stakeholder Input

Stakeholder Input

This process started in January 2022, focused on conversations with the steering committee, including representation from County staff (Facilities, Planning and Parks departments), UWSP-Wausau staff, and City of Wausau staff.

In March the staff and consultant team presented an overview of the project to the County Board and conducted a series of interviews with key stakeholder groups, including the Fair Board, ice users, the School District and regional economic development leaders.

In April an online community survey was conducted, asking about how people use the park and surrounding areas now and what they think about various future improvements and changes. The survey collected more than 2,200 responses, which are summarized in the appendix.

In May there was a public meeting hosted in East Gate Hall. Approximately 30 people attended to learn about the preliminary findings and conceptual plan alternatives for the entire study area. The key stakeholder groups were invited to review and comment on the concepts via an online preference survey which garnered 157 responses that helped the steering committee and consultant formulate a single, preferred concept.

The consultant and staff team worked to refine the master plan through the summer and fall, and then made presentations to the Park Commission, HR-Finance Committee, Fair Board and County Board in October through December.





3.0

Master Plan

MARATHON COUNTY PARK - MASTER PLAN

Marathon County, Wisconsin

LEGEND

- 1 17th Avenue Entrance
- 2 Campground
- 3 Main Park Entrance
- 4 Central Playground
- 5 New Railway and Station
- 6 New Marathon Junction
- 7 New Splash Pad
- 8 New Playground
- 9 New Skating Ribbon
- 10 Big Kitchen
- 11 Meeting Hall
- 12 Little Red School House
- 13 East Entrance

- 14 East Gate Hall
- 15 Exhibition Building
- 16 Animal Barns and Pavilion
- 17 Multipurpose Buildings
- 18 West Arts Building
- 19 New Horse Barn
- 20 New Horse Arena
- 21 New South Ped. Entrance
- 22 Grandstand
- 23 Fair Parking
- 24 New Fair Midway
- 25 New Stormwater Basin
- 26 New Disc Golf
- 27 New Ropes Course
- 28 Park Maintenance Shed
- 29 New Retail Space
- 30 New Indoor Sport Venue
- 31 New Field/Court Sports Venue
- 32 New Residential Development
- 33 New Residential Development
- 34 New Residential Development
- 35 UWSP Wausau Infill Dev.
- 36 UWSP Wausau St Closure
- 37 UWSP Wausau Rest. Remodel
- 38 Alternate Court Sports Site

PARKING					
P1	North Shelter	10 Stalls	P8	Big Kitchen	78 Stalls
P2	Playground	10 Stalls	P9	Exhibition/Ice Arena	86 Stalls
P3	Ropes and Trails	95 Stalls	P10	East Gate	54 Stalls
P4	Playground	20 Stalls	P11	West Arts	13 Stalls
P5	ADA/Grandstand	4 Stalls	P12	Retail Frontage	43 Stalls
P6	Band Shelter	8 Stalls	P13	Sports Venue	147 Stalls
P7	Marathon Junction	116 Stalls			

MSA FEBRUARY 2022

SCALE 0 50' 100' 200'





4.0

Project Descriptions

Improvements

PARK DRIVE AND WALKWAY CHANGES

One of the most significant changes proposed for the park is rethinking and reconstruction of the drives and paths throughout the park. Most notably, this plan recommends the removal of most vehicle routes from the western, forested area and also from the northeastern quadrant. These routes are considered non-essential to the function of the park, offering opportunities to enhance green space. The primary route through the park, from the Main entrance on Stewart Ave. to the east entrance via Garfield Ave. is proposed for reconstruction with roundabouts and boulevard sections that should help keep traffic speeds low. A drive connection across the south side of the park, currently just a gravel path, would be paved to establish a new

loop around the central open space. Paved trails and trail connections are proposed throughout the park, including better crossings of internal roadways, providing many options for walking and running in and through the park.

PARKING CHANGES

Parking is currently provided in perpendicular stalls along roadways, in marked parking lots, and in unmarked gravel areas. The new design eliminates all gravel parking and proposes a mix of new lots at the core of the park and limited new perpendicular parking along the drive lanes. Just under 500 marked stalls are proposed within the park, plus another 150 stalls with a new sports facility on West St.

Improvements (Continued)

The elimination of parking along the drive in the northeast quadrant is expected to have the greatest impact on the parking choices of UWSP-Wausau students who currently take advantage of free parking in the park, both along that road and in the lot east of the Big Kitchen. The University should work with the County to create a parking permit system that charges a modest fee each semester for off-street parking and enables parking either in the Big Kitchen lot in the park or in on-campus lots. Student parking in other park lots may necessitate signage and periodic enforcement efforts to ensure its availability for park users.

On-site parking during the Fair would be somewhat reduced due to the elimination of roadways and parking stalls in the northeast quadrant of the park. Off-site lots with shuttle service are recommended to support access to the Fair.

The parking directly north of the Exhibition Building is proposed to have multiple electric

hookups, to support food carts for a weekly event in the park during the summer.

FORESTRY MANAGEMENT

The park's tree population, in particular the white pines, are an important and beloved aspect of its identity. Storm events have continued to remove trees and have made the remaining trees more vulnerable to wind damage. The County should continue the practice of replacing lost trees, with the long-term objective of a healthy mix of ages and species that is resilient to damage from weather, insects, and disease. The current tree mix is predominantly white pine on the west end of the park, transitioning to predominantly deciduous hardwoods at the east end of the park, and exclusively deciduous in the center of the park around the Exhibition Building and parking areas. Future plantings should generally continue the current tree mixes in each area, including some deciduous hardwoods among the white pines in the forested part of the park.



Numbered Master Plan Features

1 17TH AVENUE ENTRANCE (MAINTAIN)
The western entrance may be utilized less due to the removal of most roadways through the wooded portion of the site, however it should be maintained to maximize flexibility for special events, including the Fair.



Feature 1: 17th Avenue Entrance

2 CAMPGROUND (MAINTAIN)
The campground is recommended for continued use at its current size, with improved parking pads and continued monitoring of tree health to mitigate risk to campers. The "Tourist Cabin" shelter at the campground is recommended for removal due to declining condition and limited utilization, while the bathrooms are to be maintained as-is. Campers desiring shelter can use the other existing structures directly east and south of the campground.



Feature 2: Camping Area

3 MAIN PARK ENTRANCE (MAINTAIN)
No significant changes are proposed, beyond continued maintenance. The internal site circulation will change as described above, affecting flow to and from this entrance.

4 CENTRAL PLAYGROUND (MAINTAIN)
No significant changes are proposed, beyond continued maintenance.



Feature 4: Existing Central Playground

Numbered Master Plan Features (Continued)

5 RAILWAY AND STATION (NEW)

The rail line is proposed to be expanded, to enhance its appeal. The expanded route would not have a fence, to allow free movement through the park (a design safely used in other parks with similar train features). The train station would be redesigned in coordination with the redevelopment of Marathon Junction.



Feature 5: Existing Railway with Fence

6 MARATHON JUNCTION (NEW)

The current Marathon Junction is worn out, not architecturally consistent with other structures, and underutilized. A new facility would become a year-round, all-ages, multipurpose focal point of activity in the park. Proposed features include a high-quality concessionaire facility with indoor and outdoor seating, bathrooms/locker rooms in support of the splash pad, and a reservable multipurpose space for birthday parties and other gatherings. Optional components include concessionaire enhancements to enable beer vending in support of a seasonal beer garden, and an ice skate rental counter and storage in support of the skating ribbon. The facility should be designed on axis with the Exhibition Building.



Feature 6: Existing Marathon Junction Building

7 SPLASH PAD (NEW)

A new splash pad is recommended to replace the aging spray pad, to be located outside of the trailway for improved safety. The proposed site is north of the new Marathon Junction where the bathrooms are currently located (the bathrooms are to become part of Marathon Junction). With the relocation of the splash pad, the Pool Cabin would be removed.



Feature 7: Proposed Splash Pad

8 EAST PLAYGROUND

This site adjacent to the new Marathon Junction and Splash Pad is recommended as the focus for a new playground investment, to enhance this node as an all-ages recreation destination. Improvements should include both small child and older child play features.

9 SKATING RIBBON

A new year-round skating feature is proposed, allowing for both summer wheeled skating and winter ice skating on an undulating, looped ribbon. The winter use could be supported from the new Marathon Junction, which could offer skate rentals, a warming area, and concessions.

10 BIG KITCHEN (MAINTAIN)

No significant changes are proposed, beyond continued maintenance. This facility may be able to serve as part of a new beer garden use, either as a seating area or also with sales in the structure.

11 MEETING HALL

No changes are proposed; continued maintenance.

12 LITTLE RED SCHOOL HOUSE (MAINTAIN)

No changes are proposed; continued maintenance.

13 EAST ENTRANCE (MAINTAIN)

No changes are proposed; continued maintenance.



Feature 9: Proposed Skating Ribbon



Feature 10: Existing Big Kitchen Building

Numbered Master Plan Features (Continued)

14 EAST GATE HALL (MAINTAIN/ENHANCE)

As one of the park's busiest venues, East Gate Hall serves many uses and generates revenue for the County. It's function and flexibility can be enhanced with several upgrades, including restoration of the clerestory windows, update of the ceiling material and acoustical modifications, replacement of the floor material (and underlying base as necessary), remodeling of the main entrance to make it more open and inviting, and installation of air conditioning to enable comfortable summer use.

15 EXHIBITION BUILDING (MAINTAIN)

No significant changes are proposed for the Exhibition Building. It is recommended for continued seasonal use, including summer events and winter storage, and maintenance as needed to protect its appearance and longevity. Removal of the detached storage shed and restoration of more green space around the building is recommended.

16 ANIMAL BARN AND PAVILIONS (MAINTAIN)

No changes are proposed for the animal barns or pavilion, beyond continued maintenance.

17 MULTIPURPOSE BUILDINGS (MAINTAIN/ENHANCE)

The existing multipurpose buildings are recommended for repair and continued use with limited changes, both for summer and winter events. The uses will continue for the next three-five years, or as soon as the ice rink can be relocated to a new facility. The current facility would revert to a mix of winter storage and special event uses. If a new facility in another location is further evaluated and deemed not feasible, more extensive changes will be needed to this facility, including improved insulation to extend the season and a more expansive entry hall that wraps around the northwest corner of the building. The expanded entrance hall may also be considered as an optional interim investment if a new ice facility at another location is to be deferred for five (5) or more years. Assuming relocation of the ice uses, the existing buildings can function for their other uses with limited changes, though there are no proposed uses for the various locker room spaces. The long term plan illustrated on the conceptual illustration is a major overhaul of the facility to consolidate the needed floor space into a more compact structure, either by modification or wholesale replacement of the facility. With a smaller footprint for this use the horse barn can and should be relocated and a wider promenade between the Exhibition Building and the Multipurpose Buildings(s) should be established, each as shown on the concept map.

18 WEST ARTS BUILDING (MAINTAIN/MODIFY)

The western additions to the building are recommended for removal, to improve truck and trailer movements around the animal buildings during Fair and livestock events. The remainder of the building is to be cleaned and renewed for an academic and community-oriented glass-blowing program.

19 HORSE BARN (RELOCATE)

The horse barn is in good condition, but it is too close to the railroad tracks and the park's south entrance walkway. This plan recommends moving it to the north in conjunction with a planned modification or replacement of the multipurpose buildings.

20 HORSE ARENA

The existing arena should be relocated just a bit further east, in conjunction with improvements to parking, roadways, and stormwater management facilities.



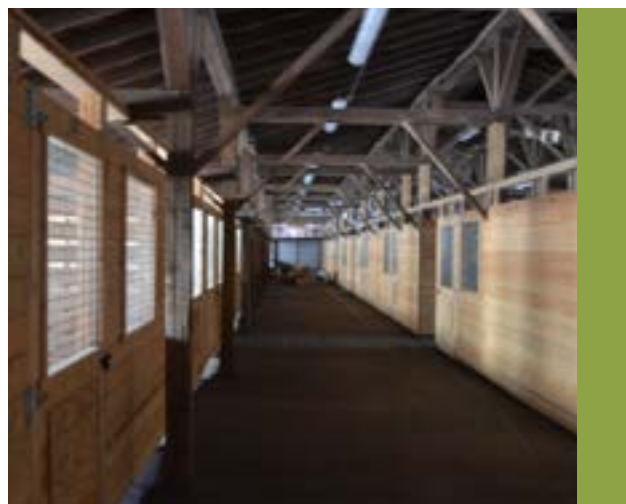
Feature 14: Existing East Gate Hall Interior



Feature 18: Existing Arts Building



Feature 15: Interior (Fair Office) of Existing Exhibition Building



Feature 20: Existing Horse Barn (Interior)

Numbered Master Plan Features (Continued)

21 SOUTH PEDESTRIAN ENTRANCE (NEW)

The south entrance should be improved with a more formal, stone gateway feature, similar in stature to those at the other entrances, and located south of the railroad tracks. The surrounding area should be improved with landscaping as an extension of the park. The track crossing surface should be improved to enhance appearance and safety.



Feature 13: Existing East Pedestrian Entrance

22 GRANDSTAND (MAINTAIN)

No changes are proposed to the grandstand or event area it faces. The County is encouraged to promote its use for events other than the Fair, supported by shuttle service from off-site parking.



Feature 22: Existing Grandstand

23 PARKING FIELD (MAINTAIN)

The field south of the grandstand is to be maintained as grassy open space, to be used during Fair and other event operations as needed for parking, either patrons or trucks and trailers.

24 FAIR MIDWAY (NEW)

A new midway location is proposed, expanded in size from 120,000 SF to approximately 135,000 square feet. This area can be maintained mostly as grass and should be engineered to ensure efficient drainage toward the new stormwater ponds, so that it can withstand heavy use in varied weather conditions. As needed, areas that will have the most foot traffic can be maintained with a gravel surface. A central fairway 60 feet in width is shown as gravel in the master plan.

25 STORMWATER BASIN (NEW)

The park was developed without any on-site facilities to manage the rate and quality of stormwater runoff. This could be remedied during construction of new roadways and parking, and will help the City of Wausau meet its pollution discharge permit requirements.

26 DISC GOLF COURSE (NEW)

The wooded area could accommodate an 18-hole disc golf course, with the following assumptions: The “front” and “back” 9 holes share the same set of baskets. Most of the existing vehicle roadway would be changed to service vehicles only to reduce conflict between disc golfers and runners/walkers (walking trails would be closer to the edges, as shown); selective tree trimming and clearing would be needed for most of the holes to work.

27 ROPES/CHALLENGE COURSE (NEW)

There is ample space within the wooded area of the park to install a high ropes course. This facility would use installed wooden poles (not existing trees) connected by cables in various ways. Access could be controlled and secured at the base, and use managed by a public or private entity that offers team building experiences (e.g. UWSP-Wausau or NTC).

28 PARK MAINTENANCE SHED (MAINTAIN)

The existing shed should continue to serve the needs of the park. It should at some point be remodeled or replaced, and expanded as necessary to compensate for the loss of other on-site storage and/or the relocation of the Parks Department Operations Facility.

29 RETAIL SPACE (NEW)

This retail space would complement and connect to the attached indoor sports venue, yet operate independently. Food and beverage retailers are suggested. The County could own and lease the space, or the building could be sold as a commercial condominium to a commercial property investor/manager.



Feature 25: Proposed Stormwater Basin



Feature 26: Proposed Disc Golf Course



Feature 27: Proposed High Ropes/
Challenge Course

Numbered Master Plan Features (Continued)

30 INDOOR SPORTS VENUE (NEW)
This facility is intended to replace and expand upon the sport use of the Multipurpose Buildings in the park. The tentative program includes one year-round ice sheet, one seasonal ice sheet (until demand shows otherwise) that can be used for indoor turf sports during the summer, and one indoor turf sports field. Other amenities should include dedicated locker rooms for boys and girls hockey, coaches training room, concessions and gear shop, informal café/eating spaces, etc. Ownership and maintenance are negotiable, though County ownership is suggested.

31 FIELD AND COURT SPORTS VENUE (NEW)
Improved in conjunction with the adjacent indoor facility, on land owned by the County, this site can accommodate court sports and several soccer fields, plus a bathroom and shelter structure. The courts should include basketball and 12 pickleball courts. This site needs to be improved before the Fair midway can be relocated and roadways improved in the center of Marathon Park.

32 RESIDENTIAL DEVELOPMENT (NEW)
The Parks Department Operations Facility is planned for relocation to a larger site (location TBD). This site could accommodate a variety of residential redevelopment formats and be returned to the tax rolls. Townhomes are recommended.

33 RESIDENTIAL DEVELOPMENT (NEW)
Marathon Hall has repair needs and an undesirable layout. Razing and redevelopment is recommended. A 30-unit, three-story apartment building is proposed. Parking could be supplemented by fee for permit across Garfield Ave. to the north, if needed.

34 RESIDENTIAL DEVELOPMENT (NEW)
This underutilized parking lot north of Stewart Ave. could accommodate a variety of residential redevelopment formats and be returned to the tax rolls. Townhomes are recommended.

35 UWSP-WAUSAU INFILL DEVELOPMENT (NEW)
This site along Garfield Ave between 6th Ave. and 7th Ave. could accommodate multi-story infill development, either private housing or an academic facility. This plan recommends reserving the site for the possibility of expanded academic facilities until 2027, unless there is clarity before then that no further expansion is reasonably anticipated in the next 20 years.



Features 32/34: Residential
Redevelopment - Townhomes



Feature 35: Residential
Redevelopment - Apartments



Feature 38: Wausau Iron Works Building
(Potential Adaptive Reuse Opportunity)

36 UWSP-WAUSAU 7TH AVENUE CLOSURE (NEW/MODIFIED)

At this time the closure of 7th Ave. between Stewart Ave. and Garfield Ave. for vehicle use is not recommended, based on the current campus needs and flows of vehicle and pedestrian traffic. However, this option is noted for future consideration as conditions change, especially if expanded academic facilities are considered to the east.

37 UWSP-WAUSAU RESTAURANT REMODEL (MAINTAIN/ENHANCE)

The existing cafeteria and kitchen have been hosting a private restaurant use. The cafeteria, kitchen, and exterior entrance should be remodeled to enhance the viability of the restaurant and also to serve effectively as rentable space for meetings, receptions, etc.

38 POTENTIAL BUILDING/SITE REUSE (NEW USE)

Should this site become available for public purchase, consider adaptive reuse of the original brick warehouse. New use could include a small, heated area with bathrooms and a larger area that is covered but not fully enclosed, for additional court sports options, skate park or similar.

Other Park Features

- RR - RESTROOMS (MAINTAIN)

EXISTING RESTROOM FACILITIES IN MARATHON PARK ARE TO BE MAINTAINED

- S - SHELTERS (MAINTAIN)

EXISTING SHELTERS IN MARATHON PARK ARE TO BE MAINTAINED, EXCEPT FOR THE NORTH SHELTER AND THE TOURIST CABIN

- NORTH SHELTER (REMOVED)

The shelter north of the Pool Cabin will lack access when the north drive and parking are removed. It should be removed with those access features.

- BANDSTAND (MAINTAIN)



Existing Restrooms north of Grandstand (to be maintained)



Existing Shelter east of Campground (to be maintained)



Existing Shelter near Stewart Avenue (to be removed)





5.0

**Phasing and
Implementation**

Phasing and Implementation

This master plan describes projects to be pursued over the next 15 years within Marathon Park and on County-owned land around the park. Each individual project requires further design, cost/revenue analysis, and budget approval. The most significant projects in size and cost are expected to require public-private partnerships and private fundraising efforts. This section offers preliminary recommendations on the approximate timing and phasing of projects, to help the County and other stakeholders plan and coordinate efforts in the coming years.

Preliminary cost estimates were prepared during this planning process and attached to this plan as Appendix 3 for future reference only, both because of uncertainty about design details and future construction costs and because this plan is not intended to establish budgeting approval for any of the projects described.

Phasing and Implementation (Continued)

TIMING AND PHASING OVERVIEW

2023
-
2025

East Gate Hall Improvements, Utility Upgrades, Splash Pad Replacement, Playground Replacement, Campus Residential Redevelopment, Multipurpose Feasibility Planning

2026
-
2028

New Marathon Junction, Highway and Parks Department Relocations, New Ice/Field Sports Facility

2029
-
2032

New Court Sports and Field Sports Site, Roadway and Parking Changes Throughout Park, New Midway Site, Horse Arena Relocation, Skating Ribbon, New Multipurpose Building

2033
-
2037

Parks Site Residential Redevelopment, Train Track Expansion, New/Relocated Horse Barn, New Recreation Features in Forested Area

2023 - 2025

East Gate Hall Improvements

This project is not contingent upon any other work, however changes to the entry could extend to the approaches from the parking area and street and should anticipate the reconstruction of each. Preferred timing is design in 2023 and implementation in 2024.

Utility Upgrades

This project is a high priority to bring the park's water supply system up to code. These improvements and associated underground utility improvements should be able to proceed before roadway improvements are designed, but potential conflicts should be considered in the utility design process to place surface features where they are least likely to conflict. Preferred timing is design in 2023 and construction in 2024 or 2025.

Splash Pad and Playground Replacement

The existing splash pad is in need of replacement. The preferred location is outside the train track loop, where the bathrooms are today. The playground near the campground is in need of replacement, and the preferred location for new playground investment is near the splash pad. These projects require detailed site planning for the entire area around Marathon Junction to ensure that these first new investments in that area are compatible with other future improvements to the train track and station, Marathon Junction, and a possible skating ribbon. Removal of the bathrooms will require the use of portable toilets until the new Marathon Junction is completed. Preferred timing is design in 2023-2024 and construction in 2024-2025.

Campus Residential Development

These projects are not contingent on any other work. The lot north of Stewart Ave. can be sold as-is for redevelopment at any time. Marathon Hall can be offered as-is, but the County may need to raze the site or indicate intent to cover the cost of site clearing. A clean site is much more likely to get interest from developers and so it is recommended to proceed with that project. Preferred timing is sale of each as soon as possible, and clearing of the Marathon Hall site by 2024 if it has not sold.

Ice/Field Sports Facility Feasibility Planning

Keeping pace with the growing demands on the ice sheets and related spaces calls for some sort of major new investment. The current facility is not meeting user needs in several ways and the County faces difficult decisions regarding maintenance of the existing cooling system. The process of planning that investment and raising the necessary funds will take years and should start immediately.

Phasing and Implementation (Continued)

2026 - 2028

New Marathon Junction

Preliminary programming and design for this project should occur in conjunction with the splash pad and playground replacement efforts to reserve adequate space for this new facility and allow time for partnership development and/or fundraising. Preferred timing is design in 2025 and construction in 2026.

Highway and Parks Department Relocations

These relocations are contingent upon other efforts by the County to acquire land and design and fund new facilities. Those efforts should proceed immediately with the goal of relocation of both departments by the end of 2026.

New Ice/Field Sports Facility

The proposed site is a strong candidate for a new indoor ice and field sports facility but other sites outside of Marathon Park may also be considered. Any new facility will require years of planning, design, and fundraising, efforts that should begin as soon as possible so that the County has more clarity about how long it may need to patch and repair the existing facility. Preferred timing is design in 2025-2026 and construction in 2027-2028.



2029 - 2032

New Court Sports and Field Sports Site

This site currently includes the old cold storage buildings (expected to be razed at any time) and the Emergency Management and Medical Examiners offices (plus document storage for other County departments). The latter facilities are in good condition but will need to be relocated to accommodate the County's vision for West St. It should be feasible to improve this site in phases, adding court sports and some of the desired fields first, and then more field space when the offices are relocated. Preferred timing is court sports design in 2028 and construction in 2029. Field sports could be added to the former cold storage site at any time, with the caveat that they may depend upon off-street parking to be provided as part of the new ice/field sports indoor facility.

Roadway and Parking Changes Throughout Park

Roadway and parking removals (northeast quadrant) and replacement (everywhere else) could be achieved in a piecemeal fashion over several years, though the most efficient approach would be a single construction process in one season. It will be important to maintain access to Marathon Junction during the summer season and to have the entire park accessible and usable for the Fair. These considerations in the design phase may influence phasing decisions. Projects that must be complete before new roadway construction include the new court sports facility and the new midway site. Preferred timing is design in 2028-2029 and construction 2030-2031.

New Midway Site

The midway site needs to be ready for use in conjunction with the planned roadway and parking improvements where the midway is currently hosted. This will likely require construction in the fall following the completion of the fair, with adequate time in the following season for turf portions of the midway site to establish themselves. It will also be necessary to complete the new court sports facility and to relocate the horse arena prior to construction of the midway grounds. Preferred timing is design in 2029 and construction in 2030.

Horse Arena Relocation

This project can be completed only in conjunction with the roadway and parking improvements in the center of the park. Timing is tied to that project.

Skating Ribbon

This project is intended to occur after the completion of the new Marathon Junction. It could be constructed at the same time as that facility if fiscally feasible. The later construction of this amenity is based on an assumption that it may require a separate budgeting and fundraising effort. Possible timing is design in 2029 and construction in 2030.

New Multipurpose Building

This project is premised on the relocation of the ice uses in earlier years. The existing facility is adequate for continued event and fair uses, but the total footprint is somewhat larger and inefficient for those uses. A purpose-built facility would make space for relocating or including the horse barn. Possible timing is design in 2030 and construction in 2031.

Phasing and Implementation (Continued)

2033 - 2037

Parks Site Residential Redevelopment

This site can be sold for redevelopment as soon as the Parks Department is out. The County will likely need to raze the site to achieve its sale for residential use. Preferred timing is sale in 2028.

New/Relocated Horse Barn

This project should occur in conjunction with design and construction of a new multipurpose building.

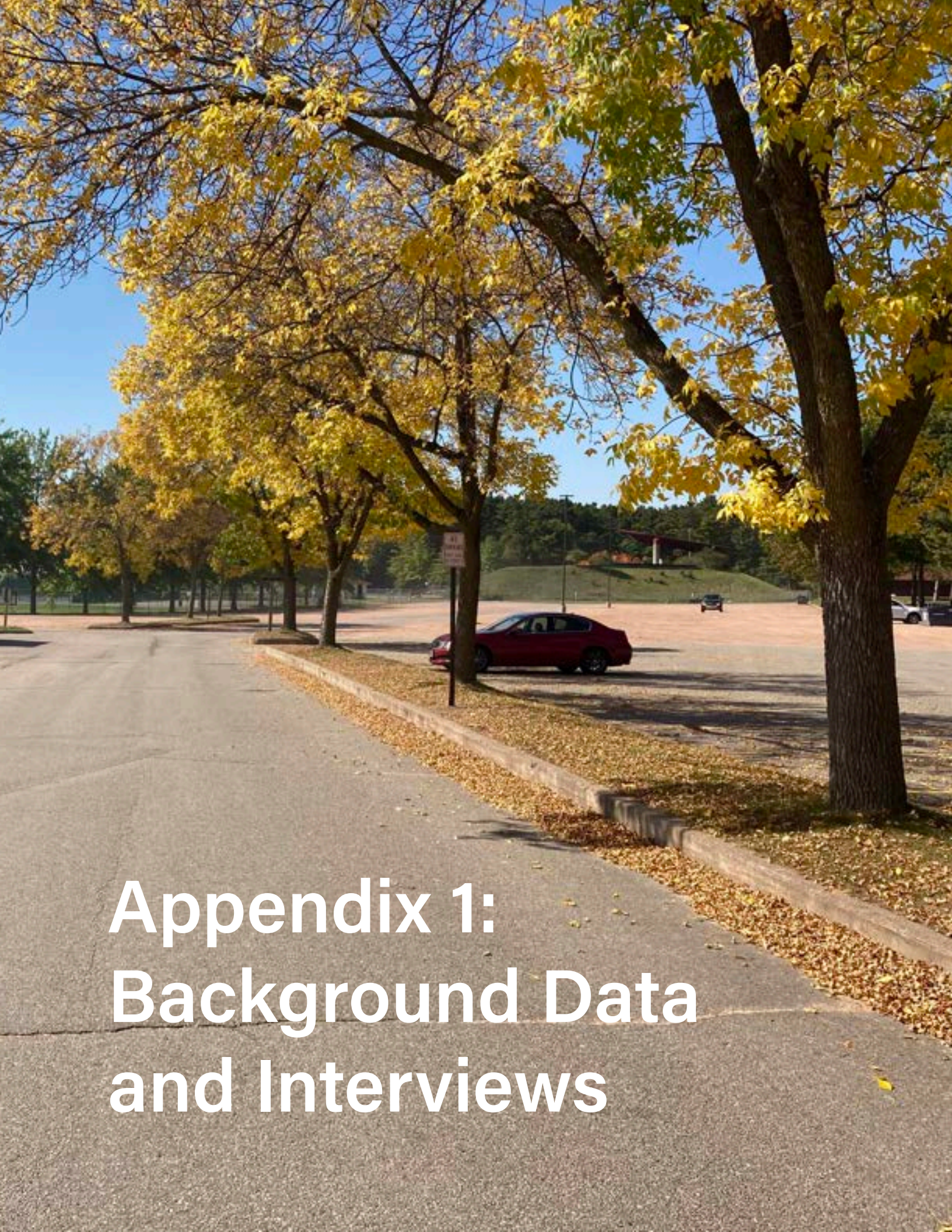
Train Track and Station Expansion

Expanding the train track will become possible after the removal of the parking and roadway infrastructure in the northeast quadrant of the park. A new station and shelter for the train could occur in conjunction with improvements to Marathon Junction or as part of track expansion, depending on site design considerations. Preferred timing for the new track is design in 2033 and construction in 2034.

New Recreation Features in the Forested Area

High ropes course and disc golf amenities could be added to the forested area at the west end of the park at any time. They are proposed for the 2033-2037 timeframe simply because they have not been identified as high-priority projects. If advocates for these amenities come forward earlier these projects could proceed sooner.





Appendix 1: Background Data and Interviews

Marathon County Westside Master Plan

Technical Memo 1 – Existing Conditions and Prior Planning

March 1, 2022

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1 - Overview and Preliminary Conclusions

The information in this memo combines a broad scan of existing conditions data, site visit observations, and staff interviews to inform our understanding of the project area and our initial site improvement concepts. These findings lead us to offer a few preliminary guidelines for our work to imagine changes in the project area. All of the information contained herein remains open for discussion and confirmation for accuracy, though particular attention is due to the following points to confirm that we have consensus:

- 1) Marathon Park
 - a. This is the home of the Central Valley Fair
 - b. The following features must be maintained: the white pines, the stone entrance features, the Exhibition Building, Judging Pavilion, East Gate Hall, and Little Red School House
 - c. There are a number of underutilized, reservable small interior spaces in the park (Tourist Cabin, Pool Cabin, Meeting Hall, Marathon Junction) – one or more could be removed
 - d. A reduction of gravel surfacing is preferred
- 2) UWSP-Wausau Campus
 - a. Parking Lot A (north of Stewart Ave.) no longer serves a purpose and should be sold for development (likely residential)

- b. The West Arts Building will change in some way, either to become facilities management storage for the campus, or by demolition
 - c. Marathon Hall will never again serve a direct University function and has significant needs for any continued use under other public or private ownership, including its own hot water boilers for building heat, a new roof, and all new windows. It has communal bathrooms, small rooms, and cement block construction not easily modified. As such a recommendation for demolition is likely.
- 3) Redevelopment Area
- a. The rail line and rail yard remain active and any new crossing (at or above grade) is not feasible.
 - b. None of the existing buildings in this area are off-limits at this time for redevelopment consideration, whether due to historic status or existing value.
 - c. New uses will be a continuing topic of discussion, but retail, lodging and heavy industry should come off the list of options. Residential, service businesses, office, light manufacturing, storage and indoor sports remain on the table for discussion.

We need clarification on the following question: Is the Parks Department Operations facility staying or moving?

2 - Prior Plans Summary

A summary of recommendations and findings from prior plans and studies affecting the project area. Highlights from each plan are noted below.

Marathon County Comprehensive Outdoor Recreation Plan (2020-2024) - Marathon Park – 79.3 acres

Goals for Marathon Park include the following:

- Provide opportunities for both active and passive recreational use for all users,
- Protect national, historic, and cultural resources and other environmentally significant areas,
- Provide recreational opportunities in natural appearing settings,
- Accessible to all users (ADA),
- Generate revenue from users,
- Promote tourism

Priorities for Marathon Park include:

- Continue rehabilitation of historic structures (several built in early 20th century),
- Park master plan (add to MC CORP to maintain eligibility for state and federal park and recreational grants),
- Replace campground playground,
- Park road repairs,
- MPB roof replacement/ renovation,
- MPB sound system,
- Campground improvements (electrical)

Marathon County Comprehensive Plan (2016)

- Environmental stewardship
- Recreation hub – year-round destination
- Health focused

- Embrace innovation

Marathon County Strategic Plan (2020 Annual Update)

- Promote sound land use decisions that conserve and preserve natural resources in decisions with economic development and growth
- Develop a comprehensive approach to redevelopment and revitalization of older housing stock and older buildings.
- Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies.
- Support inter-organization economic development activities – Greater Wausau Chamber of Commerce, Wausau Area Metropolitan Planning Organization (MPO), Marathon County Development Corporation (MCDEVCO)

Greater Wausau Region Economic Development Strategic Plan (2019) –

- Focus on regional brand of “Xtreme Sports Capital”
- Outdoor recreation industry
- Recreation technology (rec tech)

Regional Livability Plan (RLP) (2015) – NCWRPC (10-county area plan)

- Improve economic competitiveness
- Promote affordable housing
- Provide more transportation choices
- Support infrastructure needed for economic development
- Promote reuse of vacant and underutilized buildings and land

Wausau Comprehensive Plan (2017) –

Future land use for subject area - Public/Open Space & Legacy Industrial

Wausau MPO Bicycle and Pedestrian Plan (2015) –

- Develop a well-connected bicycle and pedestrian network that links a variety of facilities together into a cohesive transportation system that accommodates users of all ages and abilities, including those with disabilities and those that cannot drive.
- Complete streets
- Recommended path and bike lanes (Stewart Avenue)
- Suitable route (consider wayfinding & bicycle boulevard treatments).
- Stewart Avenue is the main arterial into downtown Wausau
- Crosswalks, Safe Routes to School

Marathon County LIFE Report (2019-2021) –

- Workforce development
- Housing needs
- Health

Connections 2030 (statewide transportation plan) –

- Complete streets -bicycle and pedestrian accommodations
- ADA design guidelines
- Community sensitive design solutions

Wausau Metropolitan Area Long-Range Transportation Plan, 2050 – (completed Jan. 2022)

- No recommended improvements in subject area.

3 - Site Context – Land Use

A. Surrounding Land Uses

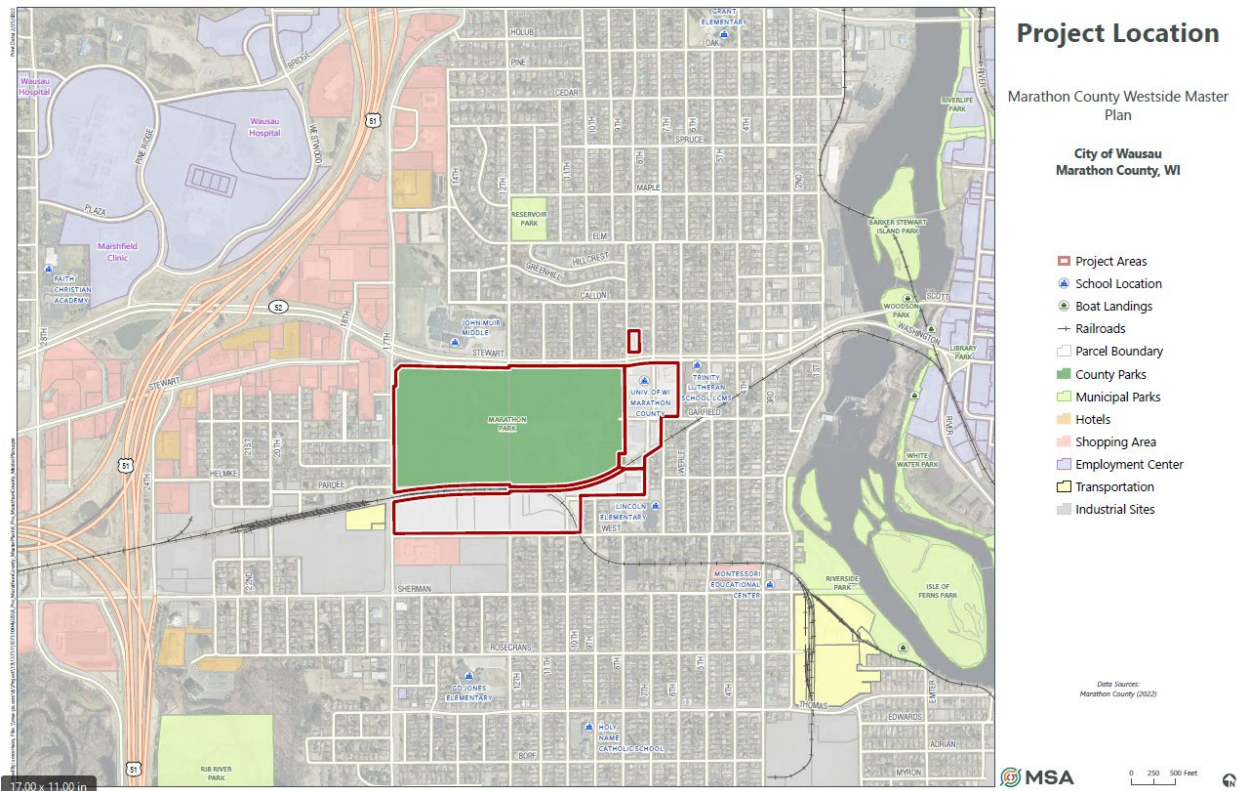
The subject parcels are centrally located in the City of Wausau with Stewart Avenue to the north, West Street to the south, S. 17th Street to the west and approximately 6th Avenue to the east. Adjacent land uses are noted below:

North – Single-family residential and Institutional (John Muir Middle School)

South - Suburban Mixed-Use (Kwik Trip gas station) , Medium Industrial (Roadready Transfer Services), Single-family residential, Institutional (Lincoln Elementary), Duplex residential, Two-flat residential and Urban Mixed-use (auto repair shop).

East – Two-flat residential, Single-family residential and Institutional (church). Further to the east, the Wisconsin River and Wausau’s downtown.

West – Suburban Mixed-use (restaurant, Walgreen’s, multi-tenant retail and an auto parts store), PUD, and Single-family residential. I-39/USH 51 is the major highway that runs north/south through Marathon County and provides a connection to Ironwood in northern Wisconsin and Madison and points beyond in southern Wisconsin.



4 - Cultural and Historical Background

A. History of Development and Usage

Marathon Park

The original 80 acres of Marathon Park were donated by two Wausau citizens in 1867 with the stipulation that it be used for an agricultural fair. According to the Marathon County Historical Society, the first annual county fair was held in 1868 by the Marathon County Agricultural Society. Other public organizations used the property when the wasn't being held.

The park was created in 1921 when the Agricultural Society donated the fairgrounds to the County with specific stipulations. A landscape architect was hired to draft a comprehensive design for the property's transition to a public park. The property was dedicated perpetually to the people of Marathon County and never diverted to any other use. If the County would fail to keep the park open, the title would revert to the Agricultural Society. In addition, the Society would have the right to perpetually keep the necessary buildings and facilities on the property to conduct the annual fair.

The pine trees located in the park are direct descendants of the great pines that existed when the first lumbermen explored the Wisconsin River Valley over 170 years ago. There are several structures built in Marathon Park by Milwaukee architect Alexander Eschweiler, including judging barns and the original grandstand. The grandstand was replaced in 2004 with the current amphitheater. The Little Red Schoolhouse was built in 1894 and moved to the east end of Marathon Park in 1964.

Source: Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Wausau", "Marathon County", "WI"

Source: Tish, Jason (2003) "An Unlikely Museum" *Submitted on partial fulfillment of the requirements for Landscape Architecture 677: Cultural Resource Preservation and Landscape History University of Wisconsin – Madison Department of Landscape Architecture*

UWSP – Wausau Campus

Originally the site of the Training School for Teachers and the Agriculture and Domestic Economy that operated from 1899 to 1943, this University of Wisconsin campus began operations in 1960. It was first part of the UW Center System created in 1964, then became the University of Wisconsin-Marathon County in 1998, and then through another system restructuring became UW-Stevens Point – Wausau in 2018.

Redevelopment Area

This area has been in use for industrial purposes since at least 1910 when the first brick buildings were constructed by Wausau Iron Works at the northeast corner of West St. and 10th Ave. to manufacture steel bridges and, later, snowplows. The site immediately west of the Ironworks site was a cold storage facility for cheese for many decades until destroyed by a fire in 2017.



USDA image taken September 22, 1938; Wisconsin Historical Aerial Imagery Finder

B. Specific Historic Features

Locally designated historic landmarks - Marathon Park Exhibition Building, Judging Pavilion, Cattle Barns #1 & #2, Marathon Park Big Kitchen, Stone Gate entrance and fence at Garfield Avenue entrance, Stone Gate building and fence at S. 8th Avenue entrance, Stone Gate building at S. 12th Avenue and Stone Gate building at S. 17th Avenue entrance.

National Register Historic Places - Marathon Park (Fairgrounds) - Exhibition Building, Cattle Shed #1, the Stock Judging Pavilion, and the Grandstand which are listed on the State and National Registers of Historic Places. The original Eschweiler grandstand was razed in 2001 and replaced with the current amphitheater in 2002.

Eligible for State and National Register Historic Places because of federal or state compliance projects (intensive surveys)

Marathon County Park – 43 contributing buildings including, Youth Building, Stock Judging Pavilion, Grandstand, several cattle shed buildings, Exhibition Building, bandstand, log cabin, fireplace shelter and a park stone monument). The park was determined eligible in 2013.

Potentially Eligible for State and National Register Historic Places

UW-Marathon County Campus Historic District (contributing buildings include North Hall & South Hall, Marathon Hall and Fieldhouse). This district was recommended as part of an intensive survey completed in 2018 by Heritage Research, LTD. for the Wausau Historic Preservation Commission.

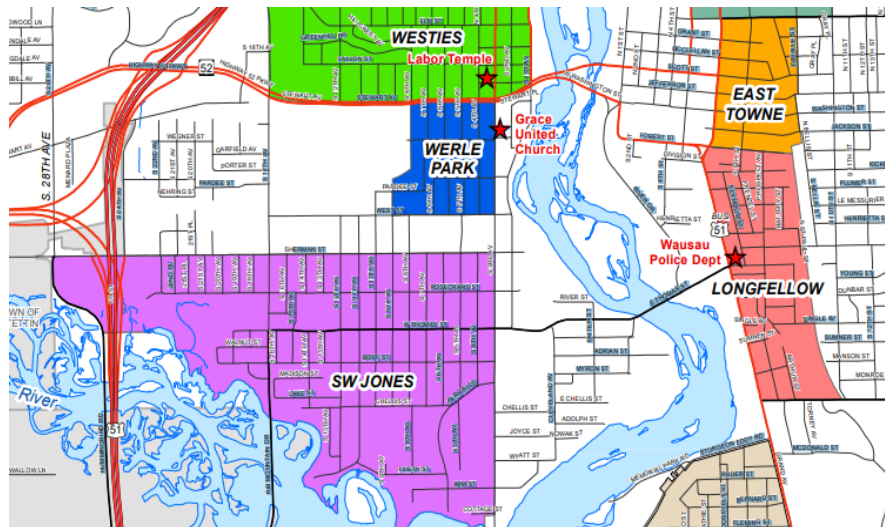
Further Research Needed

Wausau Iron Works – 738 S. 10th Avenue. This individual property was surveyed in 2018 by Heritage Research, LTD. The intensive survey recommended further research and a site visit.

Any work in these areas would need to be reviewed by the Compliance section of the Wisconsin Historical Society.

C. Neighborhood Associations

The subject parcels are not part of a defined neighborhood association but is adjacent to the Westies and Merle Park neighborhoods. See the neighborhood map below.



Wausau Neighborhood Groups Maps, 2004

5 - Environmental Limitations

A. Soil Contamination Risks

WIDNR contaminated sites map shows no open sites on the subject parcels. Several closed sites are listed on WIDNR RR Sites Map including (see map below):

County highway buildings - hazardous substance discharge, soil disposal completed and activity closed in 1997.

Former county library - contamination detected below diesel tanks, disposal approved and activity closed in 1995.

Loed Corp - hazardous substance discharge, soil investigation and activity closed in 1994.

Waste disposal screening completed in 2007 with no evidence on site.

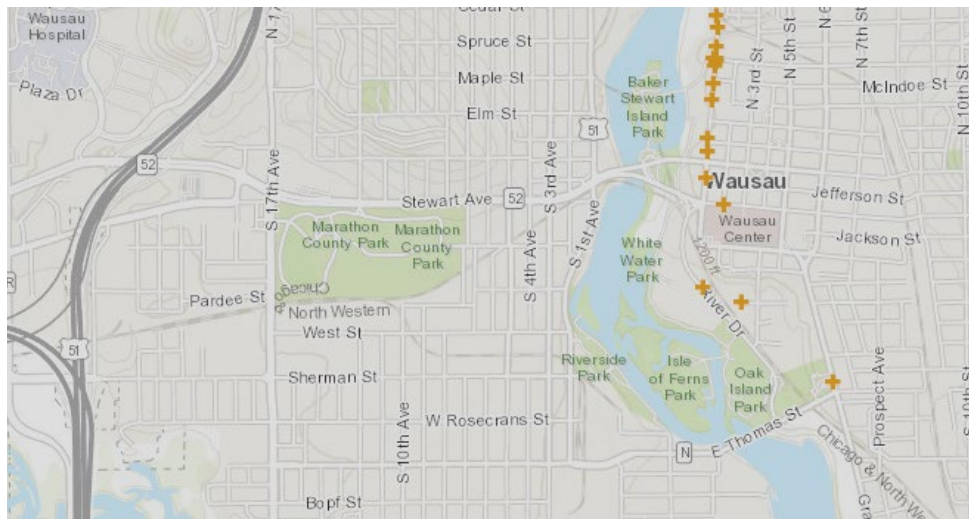
County parks department - hazardous substance discharge, over-excavated pump area, activity closed in 1998.

UW Marathon Center - hazardous substance discharge, activity closed after well abandonment in 1996.



B. Known Existing/Historical Contaminants

No cleanup sites listed on the US Environmental Protection Agency cleanup site map in the subject area. This listing includes brownfields properties, hazardous waste and Superfund sites.



EPA Cleanups March 1, 2022

C. Rare Species

NHI - Endangered Resources Preliminary Assessment (2/23/22) – This search was conducted for terrestrial and wetland species as well as aquatic species. No further action necessary.

D. Wetlands

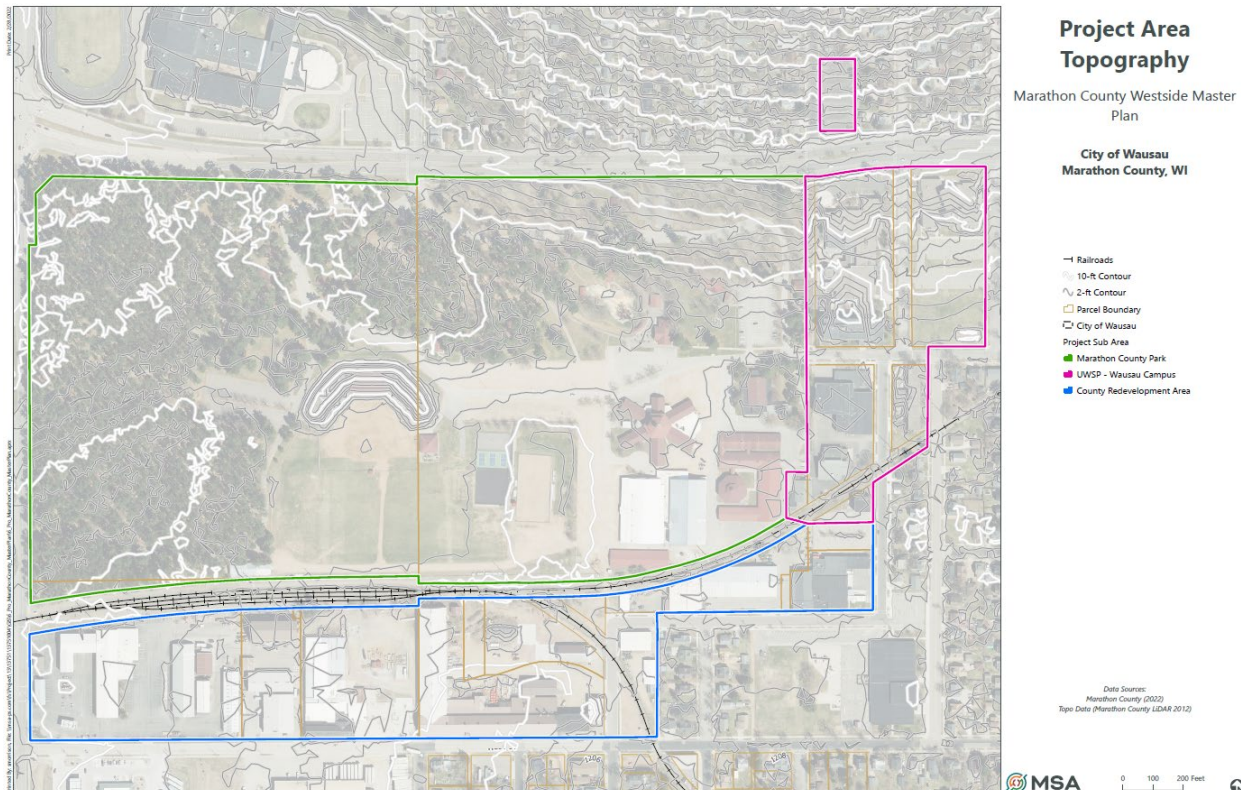
No wetlands identified on subject parcels (Wisconsin Wetland Mapper).

E. Floodplain

FEMA FIRMETTE shows Zone X on subject parcels. No floodplain identified on subject parcels.

6 - Natural Features

- A. *Topography* - The overall site is relatively flat with the highest points at the northeast corner of the subject parcels. The study area ranges from a low elevation of 1196 in the southwest corner of the park to a high elevation of 1228 in the northeast corner of the park and the campus (32 feet of rise).



- B. *Vegetation* – the three subareas of the project area are quite varied in vegetation. The Redevelopment Area has very little vegetation of any kind, except a few street trees and volunteer trees along the rail corridor. The campus area is heavily paved in some areas but then planted with grass in others. There are quite a few trees in the campus area, nearly all deciduous. Marathon Park is the most heavily vegetated and diverse in its plant communities. The most striking feature is the forest of mature white pines at the west end of the site and wrapping along the north side also. Intermixed with the pines are other coniferous and deciduous trees. Most of the park lacks understory growth and features only mowed (or low-growing) grass. There is some understory growth in the center of the most heavily forested area, generally toward the southwest corner of the park.

7 - Utilities

All sites are served with public water and sewer by Wausau Waterworks. Marathon Park is served via sewer and water mains that enter the park from the east under Garfield Ave. The water main was installed to shallow and is a freeze risk. Water service is maintain year-round

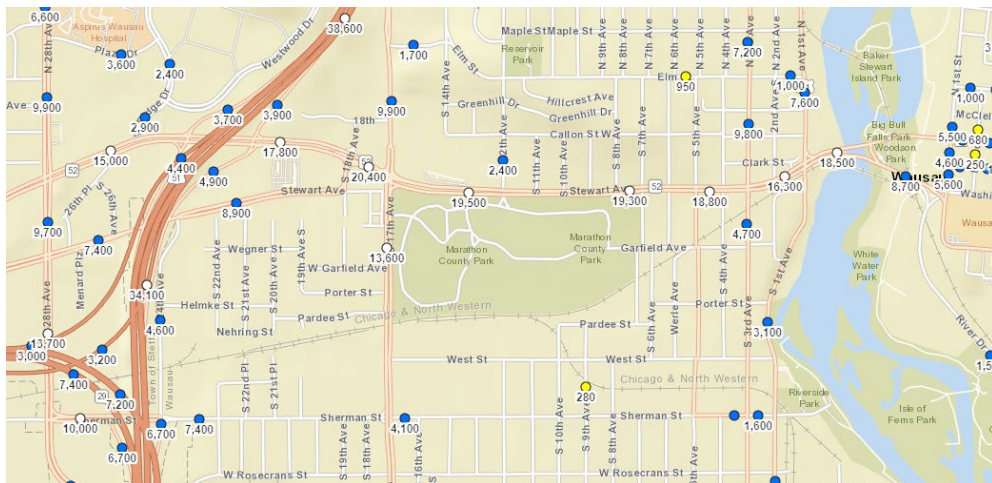
to a hydrant east of the Junction building, serving East Gate Hall and the Multipurpose buildings. The rest of the system and site are drained down seasonally. Parks staff would prefer to bring this line up to code and loop it back into the City system by extending it through the site to the west – this would eliminate the need for winterization.

8 - Transportation Conditions

A. Traffic Patterns

Stewart Avenue is the main arterial to downtown Wausau. WisDot traffic counts indicate 19,500 and 19,300 average annual trips per day (AADT) on Stewart Avenue north of the park. Immediately west of S. 17th Street on Stewart Avenue, the AADT is 20,400. West of the park on S. 17th Avenue, south of Stewart Avenue, the AADT is 13,600.

Anecdotally, there is an undesirably high volume of traffic driving through Marathon Park to reach the UWSP-Wausau campus, though we have no data to evaluate that concern.



[WisDOT Traffic Counts webpage](#) Updated 1/6/22

B. Parking

Marathon Park has a variety of parking lots and locations scattered throughout the park. The primary paved and marked parking area is north of East Gate Hall and features about 64 stalls. Other paved and marked marking is located near Marathon Junction, along the park drive in the NE part of the site, along the main drive north of the grandstand, and in lots west of the grandstand. There is also a substantial supply of unmarked parking in the gravel west of the multipurpose buildings and in the midway area flanking the main drive in the middle of the park. When needed for the Fair, parking is also allowed throughout the park, including the grassy area south of the grandstand and along the drives through the forest.

UWSP-Wausau has eight identified parking lots including Lot A north of Stewart Ave. Many student avoid these lots and park nearby in Marathon Park because it is free.

The Redevelopment Area has onsite parking as needed. Wausau Iron Works has a small “off-site” lot east of 10th Ave.

C. Bus information

There are two bus routes that serve the subject area. Route 1 (Stewart Ave. / Aspirus Hospital) and Route G (Sherman St). See transit map below.



Metro Ride Transit System Map, July 1, 2021

D. Railroad

The Fox Valley Lake Superior rail line was recently purchased from Canadian National. The line, located south of Marathon Park, is an active rail that serves industrial businesses. A spur from this line connects east to 3M Wausau located near the Wisconsin River. The line extends west and ends at the business campus near S. 66th Avenue. According to Fox Valley Lake Superior, there are no immediate plans to reduce capacity or remove this line.

E. Bike and Pedestrian Facilities

Bike Lanes – the City has no bike lanes or routes in or adjacent to the study area as indicated in the [Wausau Area Bike Ped Map](#), however Stewart Ave. does have marked bike lanes from 17th Ave. east to the downtown.

Pedestrian routes – the study area is generally well-served by sidewalks, with the following exceptions: the east side of 17ths Ave. along the park, the south side of Stewart Ave. along the park, the north side of West. St., and the East side of 10th Ave.. The sidewalks missing along the park are supplemented by paths within the park. Marked pedestrian crossings are provided on Stewart Ave. and 17th Ave. at most intersections. Locations where crossings are needed but not provided include at the intersections of 17th Ave. with West St. and with W. Pardee St. (near the SW park entrance) and

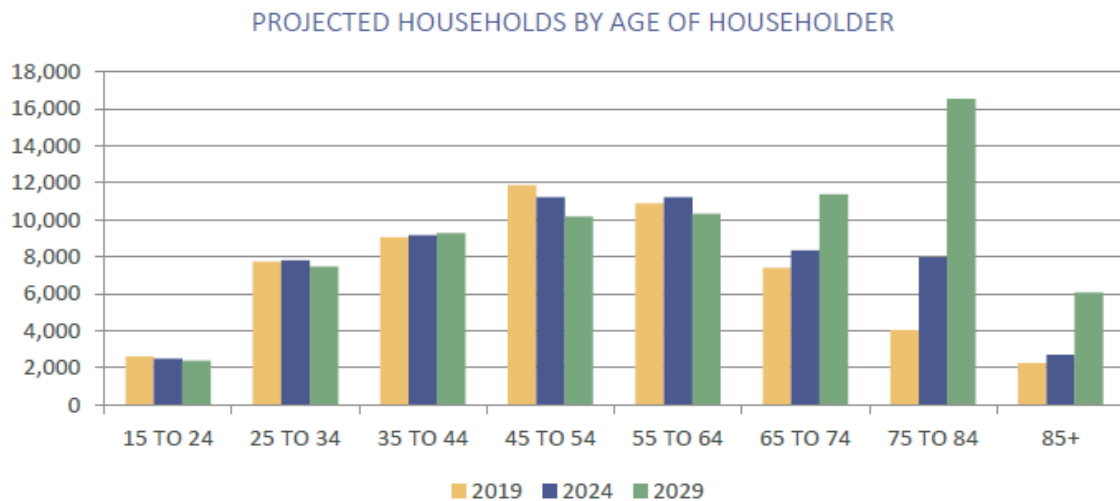
9 - Market Analysis

A. Housing

A 2019 study was completed by Place Dynamics that indicated Marathon County is projected to lose population in most cohorts between 15 and 59 years of age. The largest growth will be in groups 65 and older, with the increases growing larger with the age of the cohort. This reflects the movement of the Baby Boomer generation into their post-retirement years.

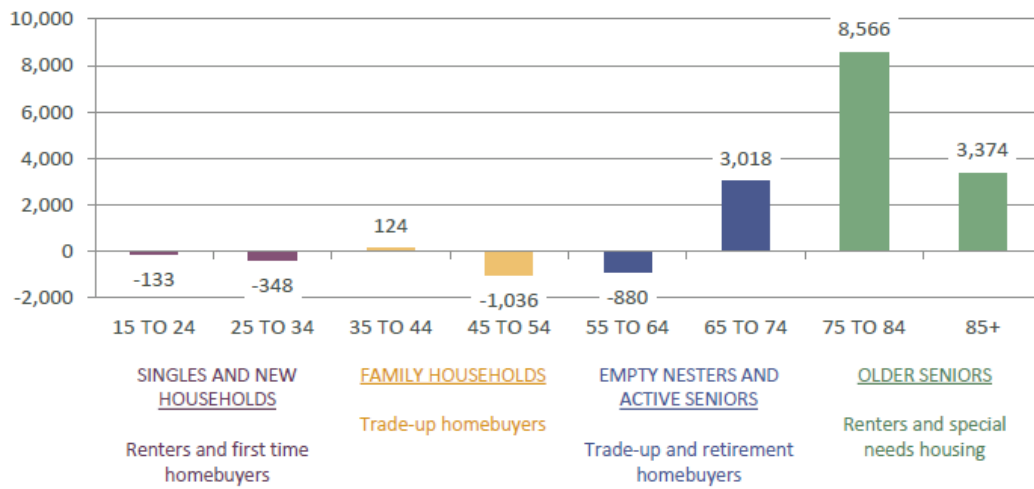
Over the past several decades, the City of Wausau has represented a shrinking percentage of the county's total population, dropping from 35.9 percent in 1960 to an estimate of 28.5 percent in 2018. Much of this has been due to detached, single family home construction in other communities and rural parts of the county. As demand for this type of housing decreases, while the demand for attached housing increases, the City of Wausau has an opportunity to attract a large share of the multifamily housing needed in the market.

At the same time, a growing older population is going to place demands on services provided by the City, and by related quasi-public organizations in the city. This population change will occur, whether in Wausau or elsewhere, but there may be advantages to concentrating it in the City where there is existing infrastructure and capacity, and where issues of mobility could be minimized.



Estimates generated by Place Dynamics

PROJECTED CHANGE IN HOUSEHOLDS BY STAGE



Estimates generated by Place Dynamics

DEMAND FOR NEW RENTAL HOUSING

Overall demand for rental housing in Marathon County is projected to grow by 984 units over the next decade, though a larger number of new units will be needed when factoring in replacements for those that become obsolete. By age, the number of renters in their prime family years is expected to remain roughly the same, while the number in their retirement years will expand quickly. This has implications for both the design and location of units that will be favored. Senior renters will likely prefer units with onsite management, on one level, with elevator access to upper floors, and will have a greater need for accessibility features. Many of these renters may have been homeowners and will want some of the same amenities such as enclosed parking, private outdoor space, in-unit laundry, and finishes of a better quality than often found in typical rental housing. Convenient locations with easy access to basic shopping, services, and health care will also likely be preferred.

ESTIMATED ANNUAL NUMBER OF RENTERS IN THE MARKET BY AGE

AGE OF HOUSE-HOLDER	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
15 TO 24	966	957	950	945	940	937	934	933	932	932	933
25 TO 34	1,487	1,485	1,479	1,472	1,463	1,453	1,443	1,433	1,423	1,413	1,405
35 TO 44	1,135	1,138	1,141	1,143	1,145	1,146	1,147	1,146	1,145	1,143	1,141
45 TO 54	1,346	1,324	1,307	1,294	1,284	1,276	1,270	1,266	1,263	1,261	1,259
55 TO 64	820	817	811	803	794	784	773	763	753	743	734
65 TO 74	651	682	712	738	762	783	800	815	826	835	841
75 TO 84	474	516	559	603	648	694	740	786	830	874	915
85+	521	566	614	666	723	784	850	920	995	1,074	1,157
TOTAL	7,401	7,486	7,573	7,665	7,759	7,857	7,958	8,062	8,168	8,276	8,386

Estimates generated by Place Dynamics

HOUSING OPPORTUNITIES

Over the next decade, net increases in demand for housing will be found among those types of housing oriented to an older population. Some portion of this includes detached housing for those still in their active senior years, but a large share of the demand will be for apartments, condominiums, and increasingly, units offering some level of assisted living.

Source: 2019 Towers & South Riverfront Market Analysis

B. Retail

The proximity to the existing commercial corridors of Stewart Avenue and S. 17th Avenue will deplete the opportunities for commercial within this study area. Marathon County Park is the primary asset, but the study area is somewhat isolated between the rail corridor and industrial uses. While the immediate uses are industrial, there are healthy single and two-family neighborhoods adjacent to the commercial corridors just south and north of this area.

Commercial uses that fit into the existing industrial character that could support the nearby residential areas include:

- **Auto repair and parts store** (roughly 7 locations within 5-minute drive of the study area),
- **Storage facility** (6 locations in 5-minute drive),
- **Car wash and detail establishment** (several car washes at nearby gas stations, but no detail services),
- **Liquor store** (3 establishments within one-mile radius),
- **Barbershop/salon/nail shops.** (8 establishments within one-mile radius), and
- **Gas stations.** Based on ESRI Business Analyst, the gas stations in the trade area support \$33.8 million in gas sales with \$26.5 million coming from outside the one-mile radii. While there are six locations within a one-mile radius, including a Kwik Trip across the street from the site, there is a lack of gas stations off the Sherman

Street exit. It is typical to see more than a single gas station at a specific node; however, this is typically found at busy intersections or across the street from each other on heavily traveled roadway. This site does not fit either of these two scenarios.

- **Clothing Stores.** Using ESRI business analyst, the residential base within one mile of the site typically spends \$1.6 million on apparel with roughly \$800,000 supplied within this trade area. This leaves a gap of \$800,000 and does not account for customer purchasing power outside of the one-mile radii. However, there are several factors that reduce the viability of a clothing store including the following:
 - this does not factor in supply through online purchase;
 - an average clothing store in Wisconsin sells \$1.2 million worth of goods in a given year (per 2017 Economic Census), which is more than the \$800,000 gap;
 - department stores are drawing in an additional \$10.6 million in sales from outside of the one-mile trade area. Plus, there is a cluster of apparel and other chain retailers available two miles south of the site in Rib Mountain.

Based on this information this site is likely not competitive to attract an apparel retailer with other locations more visible from major highways and clustered around other similar retailers.

- **Food Establishments.** The trade area supports over \$21 million in food and drink sales, drawing in \$15 million in sales from outside the trade area residential base. There are over 30 establishments within the trade area with many chain fast-food and sit-down restaurants near the major interchanges. The only potential draw to this site is a local establishment that caters to the locals along a street with 14,000 daily users but lacks the headache of busier locations near the interchanges.

C. Industrial / Manufacturing

Since the Great Recession, the number of manufacturing jobs in the region has decreased by over 2,000 and another 500 jobs are expected to be lost by 2026 in this industry. Many of these losses have been in the paper and wood products subindustries, which has faced falling paper sales with digitization and intense foreign competition. In addition to the Wood Products cluster and the Paper and Packaging cluster, other crucial clusters have been declining. However, while some manufacturing subindustries struggle, others are growing. This is particularly true for Technology Production and the Machinery Technology industry cluster, which includes companies such as Greenheck Fan Corporation, and Industrial Service & Machine.

Other prominent and growing industry clusters in the metro region include the Downstream Metal Products cluster, which encompasses Wausau Window and Wall Systems, and the Food Processing and Manufacturing cluster, which is comprised of establishments such as the Marathon Cheese Corporation and Kraft Foods. The Business cluster is also expected to grow and is highly concentrated in the area. This includes regional management offices, engineering, and consulting services along with other specialties.

Source: 2017 Metro Region Economic Development Assessment

Top industries in the Wausau area include air handling, building materials, metal manufacturing, health care, information technology and insurance sectors. The Technology Production and Machinery Technology industry cluster has imported over \$215 million dollars of supplies and services, providing for an opportunity to potentially produce more in the metro region¹. However, current practices already import millions of dollars of purchases from motor and generator manufacturing, machine shops, and other related subindustries that already exist within the metro region. Facing the issues of a low-growth population, transitioning industries, labor shortages, and low wages will be challenging.

The City's Wausau Business Campus is located roughly 5 miles west of the subject area, offering an integrated, full-service business park of over 1,000 acres, with two full interchanges, and home to over 5,000 employees. The City has nearly 400 acres of available, development-ready land. This will reduce the market for industrial/business park uses on the Marathon County site. The primary benefit of this site is the rail access that is not available in the Wausau Business Campus. Industries requiring/desiring rail access will be the primary targets, while the lots size and dimensions will be a limiting factor. Other potential industrial targets could be:

- **Industrial Flex Building.** These developments typically are one-story, expandable buildings that have some sort of combination of warehouse space and office/retail space. These units often have a warehouse door or loading dock with a higher ceiling height - typically around 14-16 feet tall. Companies requiring flex space are commonly found in the research, testing and product development sectors. Other potential users include brewers, artists, auto shops and cabinet makers.
- **First Student Inc. (expansion/new site).** First students, Inc. owns the site across the Street on 17th Avenue. If they were restricted on space, this site would provide a larger site for parking buses and larger building for administration and service.
- **Wisconsin Public Service Corp. (expansion).** This company owns an expansive area across 17th Avenue. This site could provide additional space or rail service area.

D. Lodging

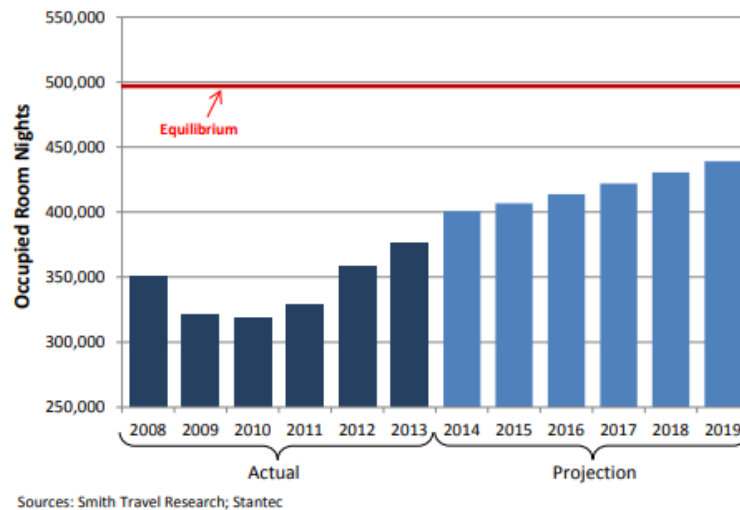
USH 51, which carries 34,000-38,000 average daily traffic, is accessible from WIS 52 (Stewart Ave) and Sherman Street. Both highway exits are roughly 0.5 mile from the site. S. 17th Street, which connects WIS 52 to Sherman Street, brings roughly 14,000 vehicles a day right past this development area. For these reasons, and because Marathon Park is a tourist destination, demand for a hotel is considered.

There are many hotel accommodations up and down USH 51 near the site. The City of Wausau contracted a 2014 Hotel Feasibility Study for the East Riverfront District. This study found by 2019 that there would still be over supply of rooms in the Wausau area marketplace (as shown in the figure below). If the marketplace grew greater than 1.9% estimated for this study, the pandemic likely negated any gains. Hotel

¹ 2017 Metro Region Economic Development Assessment

chains are currently delaying approved projects about 2-3 years with only the strong markets seeing projects move forward on schedule.

Figure 1: Wausau Area Hotel Room Demand 2008-2019



10 - Facilities Condition Overview

MSA walked by or through most of the public facilities in the study area on Monday, January 31. Brief notes and observations about the condition and needs of these facilities are provided. See Appendix A.

11 - Staff Interview Notes

MSA interviewed staff representing property various County and City departments during the week of January 24-28, 2022. A summary of notes from these conversations follow.

Marathon County Parks, Recreation & Forestry

Jamie Polley, Director

Andy Sims, Assistant Director

General Notes

- If this process is successful, the park will have in five years:
 - More green space, less gravel
 - A new splashpad
 - Expanded train track
 - A permanent stage for grandstand programming
 - No overnight camping
 - Still be a natural oasis in the City
 - The main Fair buildings will remain

Park Feature Commentary

- Nothing is overutilized.
- Features that are underutilized include the Marathon Junction, Tourist Cabin, Poolhouse Building, the Meeting Hall, and Exhibition Building (just Fair and winter storage)
- Some of the livestock buildings get more use than just the Fair, including Art in the Park and dryland hockey practice. The horse barn supports the Fair and other horse event.
- The winter storage uses are a good source of revenue for the park, and it always sells out, especially the high storage in the Exhibition building.
- East Gate Hall is busy with weddings, meetings, social gatherings, the Fair, Children's Fest, Art in the Park, etc. It has been the site of major speeches or presidential visits over the years (MLK, Coolidge, George W Bush. Some interest in a historical feature/display in the building about its history.
- The Big Kitchen shelter is popular and heavily used, and relies on the adjacent parking areas.
- The east parking lot is used by UWSP-Wausau students, who use it for free while the school pays for plowing. This use is a pretty good fit with larger park uses that require that parking, which are typically in the summer and/or on weekends.
- The camping area is used, but not much by families. It tends to have long-term seasonal residents, some likely otherwise homeless. The risk of falling trees or limbs is a concern with the campground.
- The woods area is dimly lit at night, lightly used in general, and thus far safe – no crime issues.
- During the Fair there is parking everywhere, throughout the park, including in the forest. County preference would be to remove most parking from the park.
- A better fence is desired along the south edge of the park, though it remains at risk of damage from railroad material storage activities
- The trees are in need of continual maintenance and removal for risk management, but it can't happen en masse, needs to be strategic. There have been as many as 50 trees lost at a time in major wind events. Individual trees not surrounded by others are more vulnerable to wind loss than trees in clusters.

Hockey

- Hockey use is September to March, and is only designed to maintain ice in cooler/colder months. It supports the fair and other events in the summer, including roller derby and Art in the Park.
- Users are youth hockey, Wausau East, Wausau West, the Storm (girls co-op team), figure skating, Cyclones and River Wolves.
- They don't have a minor league team, but could maybe get to that if seating increased from 900 to 1,200.
- There is likely a market for a year-round ice sheet. Jamie sees opportunity for a two-sheet facility, one year-round sheet and one flex space that also hosts events, turf, and/or indoor roller rink. Jamie's ballpark cost guess: \$20M.
- They have recently put money into new boards and glass and new crowd heating equipment (though this could be transferred to another facility).

- The parking for hockey use is generally adequate, except for big games. During the Fair this area is cattle trailer parking.

Park Operations Facilities

- Current plan is to relocate/collocate with the Highway Department.
- The HVAC system needs updating, and it needs a backup generator. It is structurally sound.
- Would the School District want it? Should talk to Larry Cihlar.

UW Stevens Point – Wausau

Ann Herda-Rapp, Campus Executive

Gary Rapp, Director of Facilities Planning and Management

General Notes

- The County owns the buildings. The University doesn't pay rent but is responsible for the costs and staffing of operation and basic maintenance. For larger capital costs, funding application to County.
- No major space needs. Enrollment is down and unlikely to rise dramatically. They would like to increase 4-year programming, but expect to remain a commuter campus.
- Non-curricular uses that serve the community include continuing education programming for people of all ages, and space rentals of the CCE theater and some classrooms.

Main Academic Building

- Would like to renovate/replace cafeteria area. Existing kitchen is original to building (1958), is used rent-free by a restaurant that serves the campus and the public, including use of an exterior entrance to the west.
- Would like to renovate the theater space (near the cafeteria). Limited use since the Center for Civic Engagement was built. Preferred change is to remove the tiered seating and create a level floor, multiuse space available for banquets, weddings, campus gatherings, etc. (note – no windows and a sloped ceiling due to the lecture hall above).
- Related to the prior two changes, need to be able to isolate those areas from the rest of the building when campus is otherwise closed, while retaining access to bathrooms. Staff are working on an RFP for conceptual design and detailed cost estimate.
- The student union space needs a refresh.
- The planetarium is non-operational (mechanism broken, not fixable) and could be removed.
- Some of the restrooms are original and in need of updating
- Air handlers are old – 1960's.
- Some limited exterior façade repairs needed (EIFS)

Marathon Hall

- Operations turned over to the County on January 1, 2022, but continuing to provide heat and hot water through this season to enable proper maintenance until it's fate is decided. Campus staff continue to check on it frequently to confirm systems are functioning.

- UW currently provides hot water to heat the building (there is no internal heat source in the building), but has no interest in continuing to provide hot water for another user in the building. It would need a new boiler system on-site to replace the campus hot water supply.
- Regarding new uses:
 - Senior housing? Sure.
 - Affordable housing? Sure, especially if students were eligible.
 - Parking? Sure.

Parking Lots

- Lot A is north of Stewart Avenue (though it's not shown on the campus parking map). This had been used primarily by Marathon Hall residents. No one uses it – the distance and challenge of crossing Stewart Ave. are impediments. This lot could be abandoned and redeveloped.
- Lots E (near arts building) and G (near CCE) are primary on-campus option available to students and staff, at a cost of \$40/semester. They don't typically fill up.
- Parking in Marathon Park is available for student use, at no cost to students and at limited cost to the university – only plowing costs are charged. Most students use this lot.

Field House

- Pool is in good condition, and currently getting tile repairs. It is deep and had a raised lip edge design. They use it for open swim and rentals. Because the shallow end is too deep for kids (~4 feet deep) it is not useful for youth swim lessons. Discussions with County about taking over pool management didn't go very far because County uses conflicted with school uses.
- Gym is in good shape – good floor, new bleachers
- Fitness center has good equipment
- There is one classroom here, but gets limited use
- Roof has 10-15 years left

East Art Building

- Houses sculpture, design, painting, drawing, photography (incl. darkroom)
- Built in 2003, in good condition
- Focus is more on community classes than undergrad students

West Art Building

- Former service garage, built 1920's
- Not currently in use because glass making and ceramics programs are not currently active
- The arts department doesn't want to use it, in part because of silica dust from on-site clay mixing
- The facilities department would like to have it for storage of grounds equipment (only other garage is in main academic building)

Center for Civic Engagement

- Completed in 2010 – in good condition. No needs or desired changes.

Other Campus notes

- The open green space south of Lot G is not programmed for anything. There were ideas of further campus expansion there at one time, but no current plans or aspirations for growth or more space needs. The bioretention pond there needs rejuvenation – new plant community.

Marathon County Facilities and Capital Management

Terry Kaiser, Director

Troy Torgerson, Facility Planner

General Notes

- Highest priority is deciding on land use along West St., and finding uses that will bring revenue to the County. MSA should bring our own ideas and solutions to this process.
- The County purchased the land east of the Medical Examiners/Emergency Management building (former cheese storage for many decades before a fire) and is waiting on the results of a grant application to create a 16,000 sq ft regional morgue on that site.
- Emergency Management is planning to move/co-locate with the highway department.
- UWSP West Arts Building? Terry prefers demolition.
- Regarding location of various County departments and facilities – all departments that are/were at the River Drive site are in the process of relocation to Lakeview Drive to open up space for tourism and recreation development along the whitewater course. Terry prefers to consolidate County facilities, to have fewer custodial teams driving around to a bunch of different sites.
- Regarding the hockey facilities – the method of funding facility improvements matters to the programs that use it. The County can't borrow money to improve them because it would threaten the hockey programs' non-profit status.

Marathon County Department of Conservation, Planning & Zoning

Laurie Miskimins, Director

Dave Mack, Planning Manager

General Notes

- The desire for this process is that people are aware of it. The prior process in 2007 occurred with little public involvement, and county planning was not involved. User groups to talk to include the Fair Board and the Cyclones
- Their main interest is the redevelopment ideas for West St.
- Success of this process looks like:
 - More development south of the tracks that complements and is connected to the park

- Year-round activity
- More pedestrian access points
- More open space
- Much the same as today – variety of activities including fair, hockey, dog park (horse arena), various park functions

Transportation

- There is a bus route along Stewart Ave. (though no transit plan to review).
- The park is a pedestrian through-route for Muir Middle school students who live south of the park

Wisconsin Valley Fair

- 2nd largest fair in the state
- Parking is a challenge. Concerns about on-site parking, including the difficulty of managing carry-in (drive-in) alcohol). The transit system could provide shuttle service from remote parking but has not been asked to do that. The former Shopko parking lot to the NW could serve this purpose.
- The horse arena's proximity to the midway is problematic – horse get spooked

Planning

- The Marathon County Strategic Plan will be updated next year. Much has changed, and this plan should inform that strategic plan update (rather than the opposite)

City of Wausau Department of Planning, Community & Economic Development

Liz Brodek, Director

Brad Lenz, City Planner

Coordination with City Leadership

- Council likes to be kept informed at forefront of projects. Having them adopt the plan is a good idea.
- The Economic Development Committee should be in the loop – they will want updates from staff
- Plan Commission is easy to work with

Planning

- When reviewing the comprehensive plan, rely more on the text than on the map – this is how staff uses the plan.
- Review the City's Housing Affordability Report and the housing chapter of the Comprehensive Plan
- The County should decide what use(s) it wants north of West St. From their perspective the only use that wouldn't be appropriate is heavy industrial

- More connections between the study area, the “mini downtown east along Stewart and the actual downtown would be a good thing, including new housing opportunities in those locations.

Surrounding Uses and Stakeholders

- There are two nearby neighborhood associations – Werle Park (east) and Westies (north). Westies is most active and likely to support affordable housing
- There is no neighborhood association to the west, though residents there have talked to City staff at times with concerns about commercial creep into the neighborhood. They would not support more commercial use within their neighborhood (west of 17th Ave.).
- Consider talking to Tim White at the Convention and Visitors Bureau for perspective on the value of the Fair.
- There is a group that is (quietly) studying the idea of a sports district for indoor sports, and has (or is working on) a feasibility study. They may be focused on the riverfront site that the county is leaving, but could the study area here be useful for any of that? Try Dave Ackman at the Wausau Chamber to learn more?

Historic Preservation

- City staff reached out to the owner of the Wausau Iron Works building (Wausau Manufacturing LLC) at the behest of the Historic Preservation Committee – they had no interest in the conversation. The Commission likes the idea of adaptive reuse for residential for the brick portions of the Wausau Iron Works. But, the site is not in a qualified census tract (6.1) for Low Income Housing tax Credits (LIHTC)

Transportation

- Stewart and 17th are both busy, and the intersection of the two is the busiest non-interstate intersection in the city.
- 17th St. is hard to cross on foot (we noted the unmarked crosswalk visible in Google street view near the SW corner of the park)

Marathon Park

- The tall pines are an important feature to protect. The stone gates too.
- The park seems like it could be more than it is through design enhancements. The large gravel area is not appealing
- Most people seem to travel to and interact with the park in cars
- Consider Eau Claire’s Owen Park and Carson Park as examples of other larger urban parks



Appendix 2: Survey Results

Community Survey Results Summary

2,206 Responses from across the City and Region, collected April 2022

Q1 Please indicate approximately how many times you visited Marathon Park in the past 12 months for each of the following activities.

- Only 37% had not been to the Fair
- Only 37% had not used the park for trail walking/running
- Who visits the park more than 20 times per year? Indoor ice users (13%) and trail users (12%)

Q2 If you've used a park amenity in the past few years, please indicate whether that experience was satisfactory or in need of improvement. Please add comments about improvement needs.

- Most satisfactory experiences (among those who used them) – Little Red School House (88%), Grandstand (80%), Pickleball courts (85%)
- Least satisfactory experience (among those who used them) – ADA accessibility (42%), Parking (49%), Restrooms (51%)

Insight from the comments:

- Bathroom complaints include seasonal closure, location/number, and age/cleanliness

Q3 If you've attended a winter ice activity in the Multipurpose Buildings in the past few years, please indicate whether each of the following aspects of that experience was satisfactory or in need of improvement. Please add comments about improvement needs.

- Most satisfactory experiences (among those who use the facility) – Ice quality (67%), Restrooms (60%)
- Least satisfactory experience (among those who use the facility) – Parking (41%), Locker rooms (43%)

Insight from the comments:

- Lots of complaints about the parking lot
- Desires for year-round ice

Q4 If you've attended the Wisconsin Valley Fair in the past few years, please indicate how you travelled to the fair and comment on anything you would change about parking and transportation options for the fair.

- Most people park offsite (55%)

Insight from the comments:

- Lots of complaints about parking, notably a lack of sufficient on-site ADA parking
- Lots of complaints about the price of admission

Community Survey Results Summary (Cont.)

Q7 Have you directly experienced any safety or security concerns in or near Marathon Park? If answering yes to any of these, please add a comment to explain.

- Most people answered "No" (80%)
Insight from the comments:
- 24 responses include reference to homeless people
- Concerns about drug use and sales

Q8 Have you been in and/or used any of the following buildings of the UWSP-Wausau campus in the past three years? If so, which ones, and for what purpose? Please note the purpose(s) in the comment box.

- More than half have been in the Center for Civic Engagement (57%), and exactly 50% in the main academic building
- Only 4% have ever been in Marathon Hall

Q9 Is there anything that you would change or improve on the UWSP-Wausau campus? Insight from the comments:

- Quite a few comments about parking – more, better, different locations
 - "AMERICA NEEDS TUITION FREE COLLAGE"
- Insight from the comments:
- Lots of comments about housing
 - At least 10 comments about indoor pickleball

Demographics of Respondents

- 18% within walking distance, 58% within Wausau, 4% from outside the county
- 94% white
- 55% between ages of 30 and 49

Q10 Marathon Hall is the former dorm on the UWSP-Wausau campus. It has been vacant since the start of COVID-19 and will not be used again as student housing because it is functionally obsolete. The building needs new windows and a new roof, at minimum, and its narrow rooms, narrow corridors, low ceilings, communal bathrooms and cement block construction limit its potential uses. Which statement best reflects your opinion about the future of this building?

- Most people would defer to professional advice (41%) or would tear it down (29%)
Insight from the comments:
- Housing for the homeless or low-income residents mentioned many times
- Interest in redeveloping with new housing

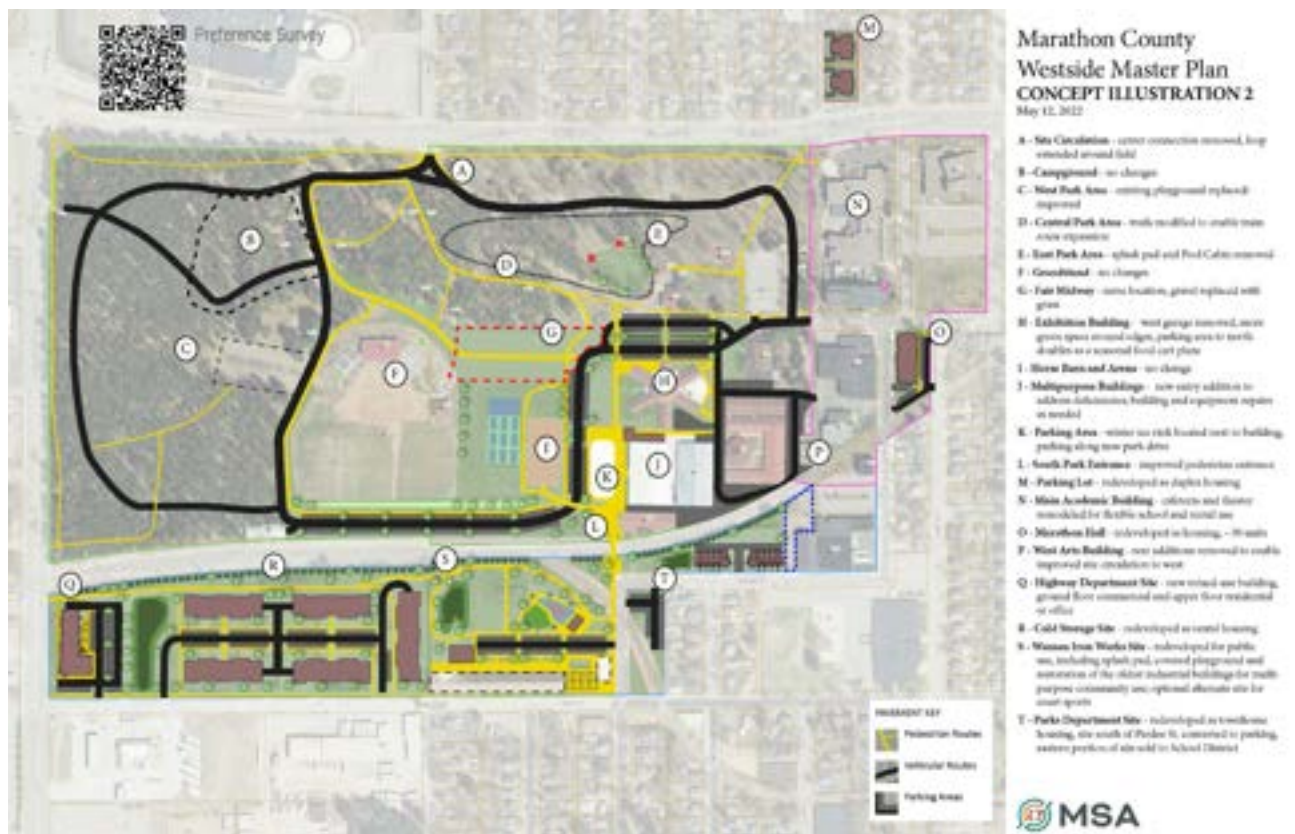
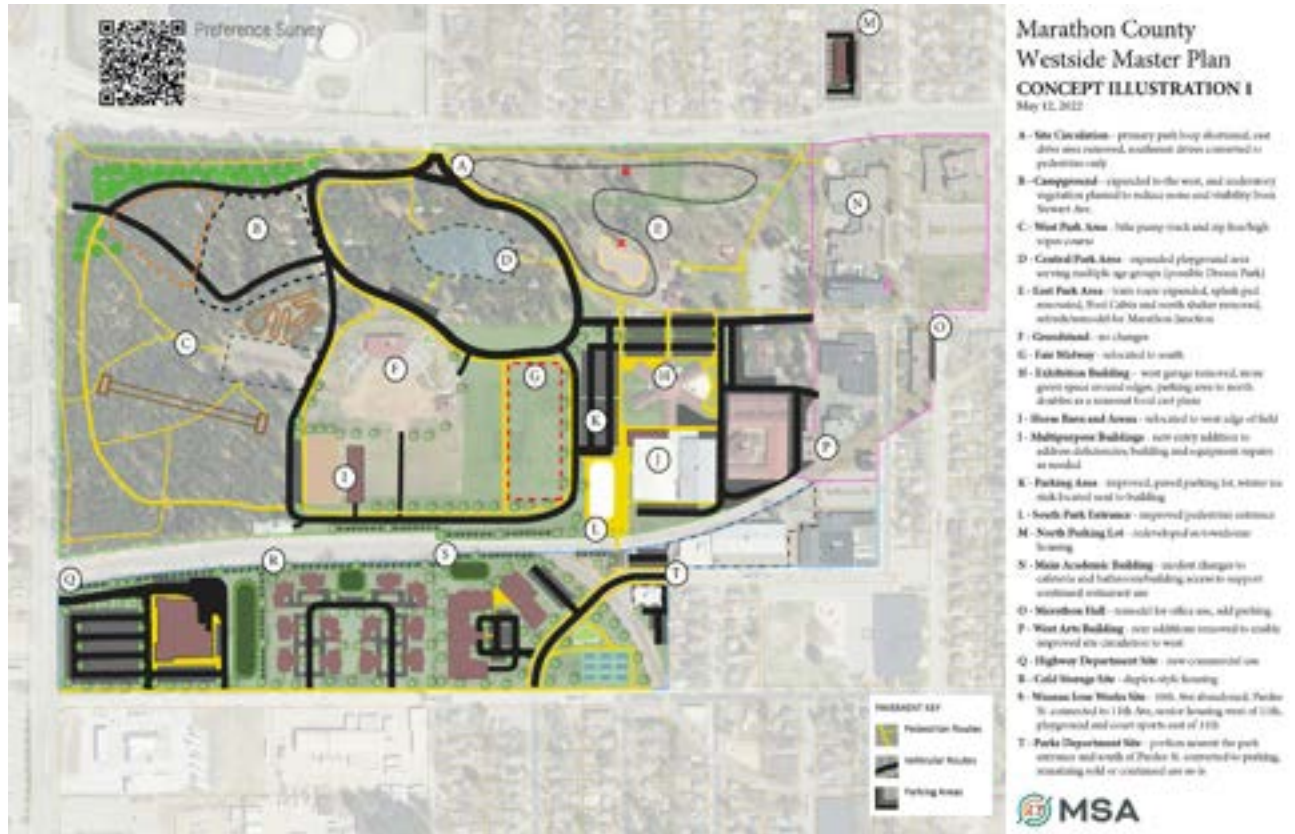
Q11 We are considering new uses south of the park, along West St. and Pardee St. (Area C), because the County plans to consolidate the Highway Department and Parks Department facilities at a new location. Do you have an opinion about the types of uses that should be considered immediately south of Marathon Park? Identify each use that you think is appropriate there.

- Most people prefer recreational uses, either indoor (52%) or outdoor (54%)
Insight from the comments:
- Lots of comments about housing
- At least 10 comments about indoor pickleball

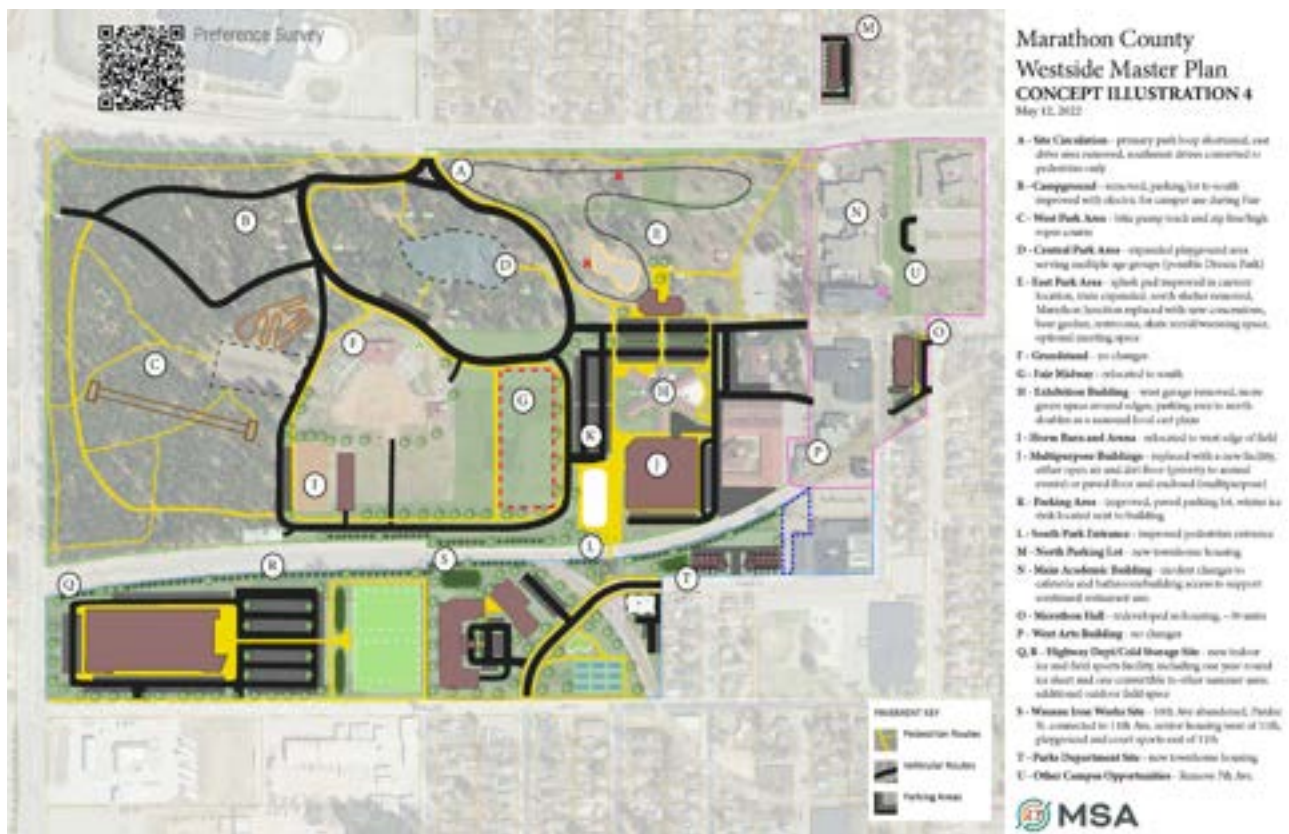
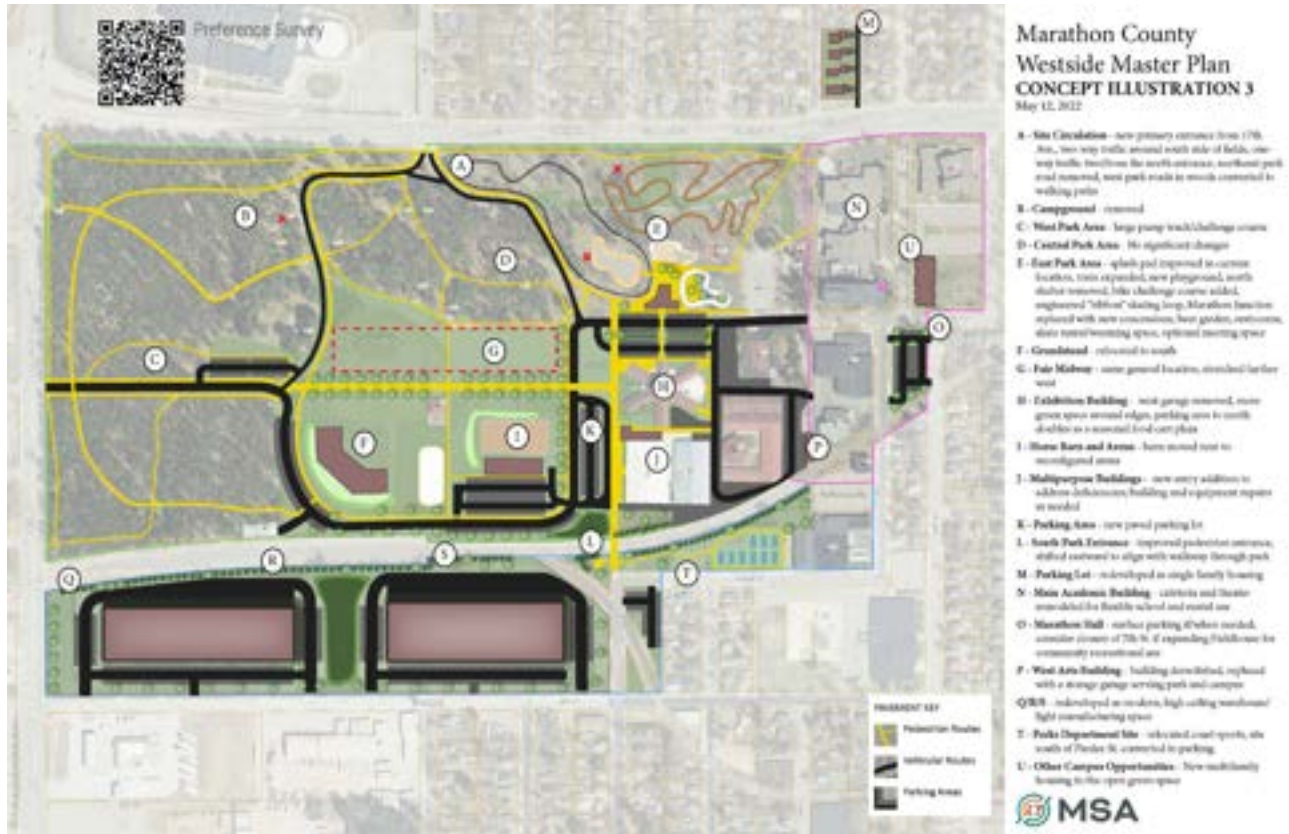
Demographics of Respondents

- 18% within walking distance, 58% within Wausau, 4% from outside the county
- 94% white
- 55% between ages of 30 and 49

Westside Plan Concepts



Westside Plan Concepts



Westside Plan Design Feedback

157 Responses from Key Stakeholder Groups

Collected May 2022

A- CIRCULATION CHANGES

- Most likes are for removing vehicles from forest (50%) and adding the 17th Ave. entrance (61%).
- Most dislikes are removing roadway from the NE quadrant (30%) and removing from the center of the park (27%)

Notable comments:

- Keep parking close to pickleball
- Maintain park accessibility for handicapped/elderly (woods, near bandstand)
- Concern about congestion on 17th and more cut-through traffic with a new entrance

B- CAMPGROUND

- Most likes for removing it completely (42%)
- Most dislikes for fair-only camping in a parking lot (45%) and expanded camping (43%)

Notable comments:

- Decide based on profit/loss evaluation
- Increase edge plantings with or without camping changes
- Strongly split reactions to the idea of camping in this park

C - WEST PARK AREA

- Lots of likes for both a pump track and a zip line/ropes course, though 19% strongly dislike the high ropes course

Notable comments:

- Concerns about costs, safety
- Don't overdevelop the woods area

D- CENTRAL AREA

- Very strong support for expanded playground area (75% likes), and strong support for expanded train route (55% likes)

Notable Comments:

- The train is a great feature in declining condition
- Dream park idea is too big/out of character for this park

E - EAST PARK AREA

- Most ideas liked here, strongest are New Splashpad (74%), New Marathon Junction with Beer Garden (70%), Improved Meeting/Party space (64%), Skating Ribbon (62%), and Expanded Train Route (61%).
- Most dislikes are for Mountain Bike Challenge Course (25%) and North Shelter Removal (20%).

Notable Comments:

- Multiple negative comments about the beer garden
- One comment about shelter removal suggests that they think we meant the Big Kitchen

F - GRANDSTAND

- A plurality stayed neutral on this topic, but more people prefer keeping it as is (49%) and actively dislike the relocation idea (39%).

Notable Comments:

- Some agreement to the logic of moving it, but mostly negative comments about the cost

G- MIDWAY

- Indifference about location, many likes for grass groundcover (62%)

Notable Comments:

- Maintain court sport parking

Westside Plan Design Feedback (Cont.)

H - EXHIBITION BUILDING

- Many people like the idea of more grass around the building (56%)
- Most people like the idea of a summer food cart plaza (75%)

Notable Comments:

- Food trucks could be there now – don't need to spend to make that happen

I- HORSE BARN AND ARENA

- Most people indifferent

Notable Comments:

- Equal split of comments for and against moving the horse barn

J - MULTIPURPOSE BUILDINGS

- Opinions are split on moving the ice uses. 51% support improving the current facility, and 50% support relocating to a new facility (with a notable plurality of 41% strongly liking a new facility).
- Most people support continuing to use the current buildings for fair and event purposes (61%) and most are indifferent about a new open-air facility.

Notable Comments:

- Many comments in favor of a new ice facility

K - PARKING AREA

- Strong support for improved, paved, marked parking (80%)
- Support for a relocated winter ice rink (55%)

L- SOUTH PARK ENTRANCE

- Strong Support for improved appearance and surfacing (73%)

M- NORTH CAMPUS PARKING LOT

- A plurality strongly dislikes each of the options.
- Townhomes and single family each got 30% support, while duplexes got only 20% support.

Notable Comments:

- Multiple commenters prefer affordable housing.

N - MAIN ACADEMIC BUILDING

- About 52% of respondents liked both remodel options described. There were few dislikes.

Notable Comments:

- Increase public awareness of the restaurant

O - MARATHON HALL

- Pluralities responded with no opinion on each option.
- The most liked option was redevelopment as new housing (34%)

Notable Comments:

- Nine comments, nine unique sentiments

P - WEST ARTS BUILDING

- Most respondents had no opinion on this one. Razing it was least popular (40% dislike) and remodeling with additions removed most popular (35% like).

Q - HIGHWAY DEPARTMENT SITE

- More dislikes than likes for most of the options, except the indoor ice and field sports facility, which was liked by 76% of respondents.

Notable Comments:

- Many in support of a rec facility.
- Several concerns about putting residential next to the train yard.

R - COLD STORAGE

- More dislikes than likes for most of the options, except the outdoor field space, which was liked by 67% of respondents.

Notable Comments:

- Apparent confusion for some about this site being part of the park?

S - WAUSAU IRON WORKS SITE

- The public use options were supported (59% for park uses, 48% for community center uses). Views on senior housing were about equally split, and there was least support for new warehouse space (50% dislike).

Notable Comments:

- Concern about bringing the small child uses closer to the railroad crossings

T - PARKS DEPARTMENT SITE

- Parking in support of the park was most popular (57% support), while many dislike the housing concept (46% dislike).

Notable Comments:

- Comments for and against moving pickleball
- "Don't need anymore sport crap enough around town already"

U - OTHER CAMPUS CHANGES

- A majority had no opinion on closing 7th Ave., and 29% liked it.
- 46% dislike new housing, while 35% remained neutral on it.

Notable Comments:

- We mislabeled 7th Ave. as 7th St.



Appendix 3: Cost Estimates

Marathon County Westside Plan Improvements

2/20/2023

Cost Projection Summary

This summary compiles the costs projected within each part of the study area. Preliminary cost estimates are offered here for reference only, both because of uncertainty about design details and future construction costs and because this plan is not intended to establish budgeting approval for any of the projects described. The costs are expressed below in ranges of 90% to 120% of the more detailed projections. All costs are in 2022 dollars based on recent pricing and bidding experience. Final costs will vary from these estimates due to inflation and design decisions.

Use Area		Suggested Timing/Phasing			
		2023-2025	2026-2028	2029-2032	2033-2037
A	\$560,000 - \$740,000	\$ 40,000	\$ 300,000	\$ 270,000	\$ -
B	\$1,750,000 - \$2,330,000	\$ 230,000	\$ 110,000	\$ 1,600,000	\$ -
C	\$5,550,000 - \$7,400,000	\$ 1,910,000	\$ 1,940,000	\$ 1,270,000	\$ 430,000
D	\$12,000,000 - \$15,990,000	\$ 1,310,000	\$ 450,000	\$ 9,820,000	\$ 1,730,000
E	\$1,880,000 - \$2,500,000	\$ 330,000	\$ -	\$ 1,590,000	\$ -
F	\$1,150,000 - \$1,530,000	\$ 170,000	\$ -	\$ 990,000	\$ 120,000
G	\$27,860,000 - \$37,140,000	\$ -	\$ 28,500,000	\$ 2,460,000	\$ -
TOTAL	\$50,750,000 - \$67,630,000	\$ 3,990,000	\$ 31,300,000	\$ 18,000,000	\$ 2,280,000
Excluding Area G	\$25,090,000 - \$33,450,000		\$ 2,800,000		

MARATHON COUNTY PARK - MASTER PLAN

Marathon County, Wisconsin

LEGEND

- 1 17th Avenue Entrance
- 2 Campground
- 3 Main Park Entrance
- 4 Central Playground
- 5 New Railway and Station
- 6 New Marathon Junction
- 7 New Splash Pad
- 8 New Playground
- 9 New Skating Ribbon
- 10 Big Kitchen
- 11 Meeting Hall
- 12 Little Red School House
- 13 East Entrance

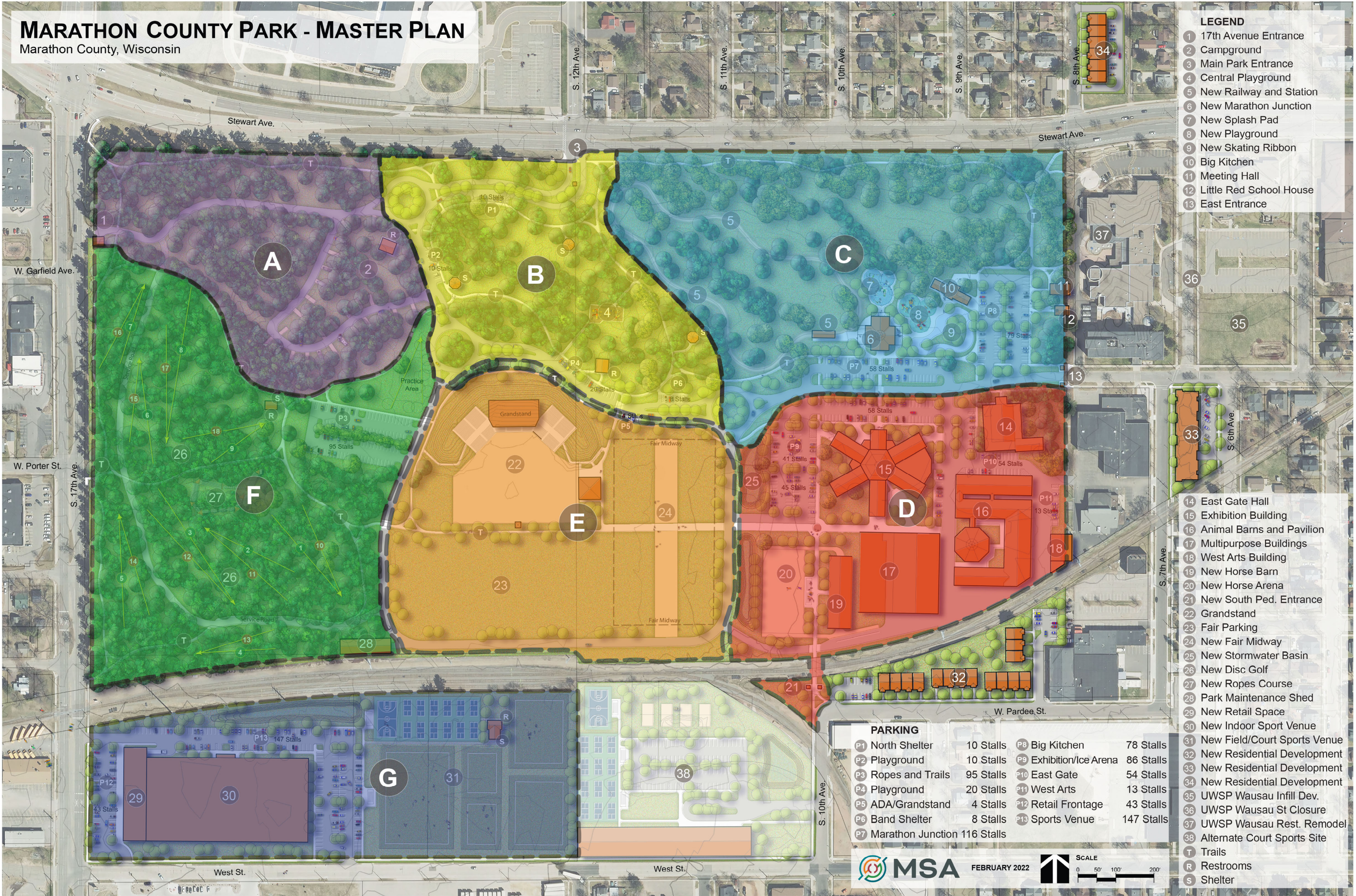
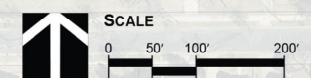
- 14 East Gate Hall
 - 15 Exhibition Building
 - 16 Animal Barns and Pavilion
 - 17 Multipurpose Buildings
 - 18 West Arts Building
 - 19 New Horse Barn
 - 20 New Horse Arena
 - 21 New South Ped. Entrance
 - 22 Grandstand
 - 23 Fair Parking
 - 24 New Fair Midway
 - 25 New Stormwater Basin
 - 26 New Disc Golf
 - 27 New Ropes Course
 - 28 Park Maintenance Shed
 - 29 New Retail Space
 - 30 New Indoor Sport Venue
 - 31 New Field/Court Sports Venue
 - 32 New Residential Development
 - 33 New Residential Development
 - 34 New Residential Development
 - 35 UWSP Wausau Infill Dev.
 - 36 UWSP Wausau St Closure
 - 37 UWSP Wausau Rest. Remodel
 - 38 Alternate Court Sports Site
- T Trails
 - R Restrooms
 - S Shelter

PARKING

P1 North Shelter	10 Stalls	P8 Big Kitchen	78 Stalls
P2 Playground	10 Stalls	P9 Exhibition/Ice Arena	86 Stalls
P3 Ropes and Trails	95 Stalls	P10 East Gate	54 Stalls
P4 Playground	20 Stalls	P11 West Arts	13 Stalls
P5 ADA/Grandstand	4 Stalls	P12 Retail Frontage	43 Stalls
P6 Band Shelter	8 Stalls	P13 Sports Venue	147 Stalls
P7 Marathon Junction	116 Stalls		



FEBRUARY 2022



USE AREA A

All cost estimates are in 2022 dollars based on recent pricing and bidding experience.
 Costs will vary from these estimates due to inflation and final design decisions

	Quantity	Unit	Unit Cost	Sub Total	Suggested Timing/Phasing			
					2023-2025	2026-2028	2029-2032	2033-2037
Demolition								
Shelter Removal	1	LS	\$ 30,000	\$ 30,000	\$ 30,000			
Pavement Removal	9,206	SF	\$ 2	\$ 18,412			\$ 18,412	
Improvements								
Asphalt Path	5,670	SF	\$ 3	\$ 17,010			\$ 17,010	
Repave Asphalt Road	35,450	SF	\$ 5	\$ 177,250			\$ 177,250	
Gravel Camping Pads	15,120	SF	\$ 2	\$ 30,240		\$ 30,240		
Utility Upgrades	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		
Utility Pedestals	28	EA	\$ 1,500	\$ 42,000		\$ 42,000		
Restroom Maintenance	1	LS	\$ 80,000	\$ 80,000		\$ 80,000		
General Landscaping	1	LS	\$ 25,000	\$ 25,000		\$ 25,000		
			Sub Total	\$ 469,912	\$ 30,000	\$ 227,240	\$ 212,672	\$ -
			20% Contingency	\$ 93,982	\$ 6,000	\$ 45,448	\$ 31,901	\$ -
			12% Engineering	\$ 56,389	\$ 3,600	\$ 27,269	\$ 21,267	\$ -
			Total	\$ 620,284	\$ 39,600	\$ 299,957	\$ 265,840	\$ -

USE AREA B

All cost estimates are in 2022 dollars based on recent pricing and bidding experience.
Costs will vary from these estimates due to inflation and final design decisions

	Quantity	Unit	Unit Cost	Sub Total	Suggested Timing/Phasing				
					2023-2025	2026-2028	2029-2032	2033-2037	
Demolition									
Pavement Removal	76,200	SF	\$ 2	\$ 152,400			\$ 152,400		
Clear and Grub	9,206	SF	\$ 1.5	\$ 13,809			\$ 13,809		
Improvements									
Asphalt Paths	158,520	SF	\$ 3	\$ 475,560			\$ 475,560		
Asphalt Roads/Parking	81,151	SF	\$ 5	\$ 405,755			\$ 405,755		
Table Top Crossings	600	SF	\$ 18	\$ 10,800			\$ 10,800		
Shelter Maintenance	3	EA	\$ 5,000	\$ 15,000		\$ 15,000			
Restroom Maintenance	1	LS	\$ 50,000	\$ 50,000			\$ 50,000		
Site Furnishings/Benches	10	EA	\$ 1,200	\$ 12,000			\$ 12,000		
Utility Upgrades	1	LS	\$ 175,000	\$ 175,000	\$ 175,000				
Site Lighting	1	LS	\$ 90,000	\$ 90,000			\$ 90,000		
Canopy Trees	43	EA	\$ 600	\$ 25,800		\$ 25,800			
General Landscape	1	LS	\$ 45,000	\$ 45,000		\$ 45,000			
			Sub Total	\$ 1,471,124	\$ 175,000	\$ 85,800	\$ 1,210,324	\$	-
			20% Contingency	\$ 294,225	\$ 35,000	\$ 17,160	\$ 242,065	\$	-
			12% Engineering	\$ 176,535	\$ 21,000	\$ 10,296	\$ 145,239	\$	-
			Total	\$ 1,941,884	\$ 231,000	\$ 113,256	\$ 1,597,628	\$	-

USE AREA C

All cost estimates are in 2022 dollars based on recent pricing and bidding experience.

Costs will vary from these estimates due to inflation and final design decisions

	Quantity	Unit	Unit Cost	Sub Total	Suggested Timing/Phasing			
					2023-2025	2026-2028	2029-2032	2033-2037
Demolition								
Clear and Grub	96,250	SF	\$ 1.5	\$ 144,375		\$ 144,375		
Pavement Removal	129,300	SF	\$ 2	\$ 258,600		\$ 258,600		
Gravel Removal/Reuse	22,700	SF	\$ 0.5	\$ 11,350		\$ 11,350		
Marathon Station Removal	5,000	SF	\$ 6	\$ 30,000		\$ 30,000		
Restroom Removal	1,500	SF	\$ 6	\$ 9,000				\$ 9,000
Train Station Removal	1,200	SF	\$ 6	\$ 7,200				\$ 7,200
Train Track Removal	200	LF	\$ 20	\$ 4,000			\$ 4,000	
Splash Pad Buildings Removal	2,000	SF	\$ 6	\$ 12,000	\$ 12,000			
Splash Pad Removal	15,000	LS	\$ 3	\$ 45,000	\$ 45,000			
Improvements								
New Marathon Junction	5,800	SF	\$ 250	\$ 1,450,000		\$ 1,450,000		
New Train Station	1,500	SF	\$ 150	\$ 225,000				\$ 225,000
New Train Track	1	LS	\$ 100,000					\$ 100,000
Splash Pad	1	LS	\$ 550,000	\$ 550,000	\$ 550,000			
Playground	1	LS	\$ 400,000	\$ 400,000	\$ 400,000			
Ice Ribbon	1	LS	\$ 125,000	\$ 125,000			\$ 125,000	
Concrete Walks	32,000	SF	\$ 10	\$ 320,000			\$ 320,000	
Asphalt Paths	10,800	SF	\$ 3	\$ 32,400			\$ 32,400	
Asphalt Roads/Parking	46,000	SF	\$ 5	\$ 230,000			\$ 230,000	
Table Top Crossings	600	EA	\$ 16	\$ 9,600			\$ 9,600	
Utilities Upgrade	1	LS	\$ 450,000	\$ 450,000	\$ 450,000			
Site Lighting	1	EA	\$ 200,000	\$ 200,000			\$ 200,000	
Site Furnishings/Benches	24	EA	\$ 1,200	\$ 28,800			\$ 28,800	
Gateway Columns Restoration	2	LS	\$ 8,000	\$ 16,000			\$ 16,000	
Canopy Trees	65	EA	\$ 600	\$ 39,000		\$ 39,000		
General Landscaping	1	LS	\$ 75,000	\$ 75,000		\$ 75,000		
			Sub Total	\$ 4,672,325	\$ 1,445,000	\$ 1,564,000	\$ 961,800	\$ 325,000
			20% Contingency	\$ 934,465	\$ 289,000	\$ 187,680	\$ 192,360	\$ 65,000
			12% Engineering	\$ 560,679	\$ 173,400	\$ 187,680	\$ 115,416	\$ 39,000
			Total	\$ 6,167,469	\$ 1,907,400	\$ 1,939,360	\$1,269,576	\$ 429,000

USE AREA D

All cost estimates are in 2022 dollars based on recent pricing and bidding experience.

Costs will vary from these estimates due to inflation and final design decisions

	Quantity	Unit	Unit Cost	Sub Total	Suggested Timing/Phasing			
					2023-2025	2026-2028	2029-2032	2033-2037
Demolition								
Clear and Grub	12,000	SF	\$ 1.5	\$ 18,000		\$ 18,000		
Building Removals	1	LS	\$ 50,000	\$ 50,000		\$ 50,000		
Pavement Removal	93,700	SF	\$ 2	\$ 187,400		\$ 187,400		
Improvements								
Concrete Walks	29,821	SF	\$ 10	\$ 298,210			\$ 298,210	
Asphalt Roads/Parking	437,740	SF	\$ 5	\$ 2,188,700			\$ 2,188,700	
Table Top Crossings	1,200	SF	\$ 16	\$ 19,200			\$ 19,200	
Utilities Upgrade	1	LS	\$ 200,000	\$ 200,000	\$ 200,000			
Pond/Storm Water Grading	4,500	CY	\$ 10	\$ 45,000			\$ 45,000	
Site Lighting	1	LS	\$ 150,000	\$ 150,000			\$ 150,000	
Site Furnishing Benches	12	EA	\$ 1,200	\$ 14,400			\$ 14,400	
Exhibition Building Improvements	33,600	SF	\$ 30	\$ 1,008,000				\$ 1,008,000
Multipurpose Building Replacement	45,000	SF	\$ 100	\$ 4,500,000			\$ 4,500,000	
Horse Barn Move/Improvements	10,000	SF	\$ 30	\$ 300,000				\$ 300,000
Horse Arena	24,000	SF	\$ 2	\$ 48,000			\$ 48,000	
Horse Arena Fence	660	LF	\$ 30	\$ 19,800			\$ 19,800	
East Gate Hall Entrance	1	LS	\$ 250,000	\$ 250,000	\$ 250,000			
East Gate Hall Floor	9,000	SF	\$ 25	\$ 225,000	\$ 225,000			
East Gate Hall clerestory windows	12	EA	\$ 7,500	\$ 90,000	\$ 90,000			
East Gate Hall ceiling/acoustics	9,000	SF	\$ 20	\$ 180,000	\$ 180,000			
East Gate Hall HVAC	1	LS	\$ 50,000	\$ 50,000	\$ 50,000			
South Entrance Columns	2	EA	\$ 40,000	\$ 80,000			\$ 80,000	
Pedestrian Rail Crossing	1	LS	\$ 75,000	\$ 75,000			\$ 75,000	
Canopy Trees	60	EA	\$ 600	\$ 36,000		\$ 36,000		
General Landscaping	1	LS	\$ 65,000	\$ 65,000		\$ 65,000		
			Sub Total	\$ 10,097,710	\$ 995,000	\$ 338,400	\$ 7,438,310	\$ 1,308,000
			20% Contingency	\$ 2,019,542	\$ 199,000	\$ 67,680	\$ 1,487,662	\$ 261,600
			12% Engineering	\$ 1,211,725	\$ 119,400	\$ 40,608	\$ 892,597	\$ 156,960
			Total	\$ 13,328,977	\$ 1,313,400	\$ 446,688	\$ 9,818,569	\$ 1,726,560

USE AREA E

All cost estimates are in 2022 dollars based on recent pricing and bidding experience.

Costs will vary from these estimates due to inflation and final design decisions

	Quantity	Unit	Unit Cost	Sub Total	Suggested Timing/Phasing			
					2023-2025	2026-2028	2029-2032	2033-2037
Demolition								
Pavement Removal	30,500	SF	\$ 2	\$ 61,000		\$ 61,000		
Gravel Removal	92,600	SF	\$ 0.5	\$ 46,300		\$ 46,300		
Horse Arena Removal and Salvage	1	LS	\$ 15,000	\$ 15,000		\$ 15,000		
Outdoor Hockey Rink and Salvage	1	LS	\$ 5,000	\$ 5,000		\$ 5,000		
Improvements								
Concrete Walks	29,705	SF	\$ 10	\$ 297,050			\$ 297,050	
Asphalt Paths	11,300	SF	\$ 3	\$ 33,900			\$ 33,900	
Asphalt Roads/Parking	45,286	SF	\$ 5	\$ 226,430			\$ 226,430	
Table Top Crossings	1,200	SF	\$ 18	\$ 21,600			\$ 21,600	
Site Furnishing/Benches	8	EA	\$ 1,200	\$ 9,600			\$ 9,600	
Utilities Upgrades	1	LS	\$ 250,000	\$ 250,000	\$ 250,000			
Site Lighting	1	LS	\$ 115,000	\$ 115,000			\$ 115,000	
Canopy Trees	39	EA	\$ 600	\$ 23,400			\$ 23,400	
Midway Fairway Gravel	37,500	SF	\$ 4	\$ 150,000			\$ 150,000	
Lawn/Midway Seeding	272,000	SF	\$ 0.15	\$ 40,800			\$ 40,800	
Midway Lawn Underdrain System	1	LS	\$ 260,000	\$ 260,000			\$ 260,000	
General Landscaping	1	LS	\$ 25,000	\$ 25,000			\$ 25,000	
			Sub Total	\$ 1,580,080	\$ 250,000	\$ -	\$ 1,202,780	\$ -
			20% Contingency	\$ 316,016	\$ 50,000	\$ -	\$ 240,556	\$ -
			12% Engineering	\$ 189,610	\$ 30,000	\$ -	\$ 144,334	\$ -
			Total	\$ 2,085,706	\$ 330,000	\$ -	\$ 1,587,670	\$ -

USE AREA F

All cost estimates are in 2022 dollars based on recent pricing and bidding experience.

Costs will vary from these estimates due to inflation and final design decisions

	Quantity	Unit	Unit Cost	Sub Total	Suggested Timing/Phasing				
					2023-2025	2026-2028	2029-2032	2033-2037	
Demolition									
Clear and Grub	116,000	SF	\$ 1.5	\$ 174,000			\$ 174,000		
Pavement Removal	38,200	SF	\$ 2	\$ 76,400			\$ 76,400		
Improvements									
Concrete Walks	3,600	SF	\$ 10	\$ 36,000			\$ 36,000		
Asphalt Trail	21,200	SF	\$ 3	\$ 63,600			\$ 63,600		
Asphalt Roads/Parking	44,500	SF	\$ 5	\$ 222,500			\$ 222,500		
Shelter Improvements	1	LS	\$ 20,000	\$ 20,000			\$ 20,000		
Site Furnishing Benches	12	EA	\$ 1,200	\$ 14,400			\$ 14,400		
Site Furnishings Picnic Tables	24	EA	\$ 1,800	\$ 43,200			\$ 43,200		
Ropes Course	1	LS	\$ 65,000	\$ 65,000					\$ 65,000
Disc Golf Course Baskets/Tee Pads	18	EA	\$ 1,500	\$ 27,000					\$ 27,000
Utilities Upgrade	1	LS	\$ 125,000	\$ 125,000	\$ 125,000				
Site Lighting	1	LS	\$ 75,000	\$ 75,000			\$ 75,000		
General Landscape	1	LS	\$ 25,000	\$ 25,000			\$ 25,000		
			Sub Total	\$ 967,100	\$ 125,000	\$ -	\$ 750,100	\$ 92,000	
			20% Contingency	\$ 193,420	\$ 25,000	\$ -	\$ 150,020	\$ 18,400	
			12% Engineering	\$ 116,052	\$ 15,000	\$ -	\$ 90,012	\$ 11,040	
			Total	\$ 1,276,572	\$ 165,000	\$ -	\$ 990,132	\$ 121,440	

USE AREA G

All cost estimates are in 2022 dollars based on recent pricing and bidding experience.
Costs will vary from these estimates due to inflation and final design decisions

	Quantity	Unit	Unit Cost	Sub Total	Suggested Timing/Phasing			
					2023-2025	2026-2028	2029-2032	2033-2037
Demolition								
Building Removals	210,000	SF	\$ 6	\$ 1,260,000		\$ 1,260,000		
Pavement Removals	240,500	SF	\$ 2	\$ 481,000		\$ 481,000		
Improvements								
Retail Building	14,750	SF	\$ 250	\$ 3,687,500		\$ 3,687,500		
Indoor Sports Facility	94,000	SF	\$ 160	\$ 15,040,000		\$ 15,040,000		
Concrete Walks	23,020	SF	\$ 10	\$ 230,200		\$ 230,200		
Asphalt Roads/Parking	82,522	SF	\$ 5	\$ 412,610		\$ 412,610		
Utilities	1	LS	\$ 450,000	\$ 450,000		\$ 450,000		
Basketball Court	8,100	SF	\$ 15	\$ 121,500			\$ 121,500	
Pickleball Courts (12)	24,000	SF	\$ 15	\$ 360,000			\$ 360,000	
Site Lighting	1	EA	\$ 385,000	\$ 385,000			\$ 385,000	
Bleachers	1	EA	\$ 12,500	\$ 12,500			\$ 12,500	
Bathrooms and Shelter	1	EA	\$ 450,000	\$ 450,000			\$ 450,000	
Canopy Trees	66	EA	\$ 600	\$ 39,600			\$ 39,600	
Field Underdrainage	1	LS	\$ 300,000	\$ 300,000			\$ 300,000	
Lawn Seeding	327,000	SF	\$ 0.15	\$ 49,050			\$ 49,050	
Irrigation	1	LS	\$ 35,000	\$ 35,000			\$ 35,000	
General Landscaping	1	LS	\$ 75,000	\$ 75,000			\$ 75,000	
4' Fence at Fields	1,800	LF	\$ 18	\$ 32,400			\$ 32,400	
Pond/Storm Water Grading	2,750	CY	\$ 10	\$ 27,500		\$ 27,500		
			Sub Total	\$ 23,448,860	\$ -	\$ 21,588,810	\$ 1,860,050	\$ -
			20% Contingency	\$ 4,689,772	\$ -	\$ 4,317,762	\$ 372,010	\$ -
			12% Engineering	\$ 2,813,863	\$ -	\$ 2,590,657	\$ 223,206	\$ -
			Total	\$ 30,952,495	\$ -	\$ 28,497,229	\$ 2,455,266	\$ -

RESOLUTION #R-11-23

AUTHORIZING APPLICATION FOR BEAD GRANT

WHEREAS, the Wisconsin Public Service Commission is developing a Five-Year Action Plan for broadband and a State Digital Equity Plan under the Infrastructure Investment and Jobs Act’s Broadband Equity, Access, and Deployment (BEAD) and Digital Equity programs; and

WHEREAS, Five-Year action plans require collaboration with local and regional entities. Accordingly, the Public Service Commission recently approved \$1.5 million in formula funding to Wisconsin counties and federally recognized Tribes under the BEAD Local Planning Grant Program; and

WHEREAS, these grant funds, available to interested counties based upon a formula, will be available to support county efforts to define the need, vision, and strategy for deployment of broadband; and

WHEREAS, to be eligible for BEAD Local Planning Grant Program funding, counties must opt in to the BEAD Local Planning Grant Program by March 7, 2023, at 1:30 pm. Counties may participate individually or work collaboratively through a Regional Economic Development Organization; and

WHEREAS, BEAD Local Planning Grant Program funding will be distributed equally to all participating counties and Tribes, with those collaborating in groups receiving an additional 10 percent of the base allocation; and

WHEREAS, on February 16, 2023, the Executive Committee recommended that the County Board of Supervisors authorize appropriate County officials to apply for BEAD Local Planning Grant Program funding.

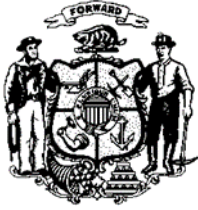
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Marathon does hereby authorize appropriate County officials to apply for BEAD Local Planning Grant Program funding, including the completion of all necessary application materials to ensure receipt of funds.

Dated the 21st day of February, 2023.

EXECUTIVE COMMITTEE

_____	_____
_____	_____
_____	_____
_____	_____

Fiscal Impact: The passage of this resolution will allow Marathon County to opt in to receive BEAD grant funding. The amount of funding to be received from the Public Service Commission will be dependent on the number of applying counties and Tribes.



Public Service Commission of Wisconsin

Rebecca Cameron Valcq, Chairperson
Ellen Nowak, Commissioner
Tyler Huebner, Commissioner

4822 Madison Yards Way
P.O. Box 7854
Madison, WI 53707-7854

February 7, 2023

Dear County Executives, Administrators, and Administrative Coordinators:

The Public Service Commission of Wisconsin is committed to making high-speed internet accessible and affordable for all Wisconsinites. Throughout 2023, the Commission's Broadband Office will be engaging with a wide range of stakeholders to develop a Five-Year Action Plan for broadband and State Digital Equity Plan under the Infrastructure Investment and Jobs Act's Broadband Equity, Access, and Deployment (BEAD) and Digital Equity programs. These statewide plans will serve as Wisconsin's roadmap to the implementation of high-speed internet for all.

It is a federal requirement that 5-year action plans must be informed by collaboration with local and regional entities. Local governments will be key partners in the planning process. Successful broadband deployment requires inclusive and comprehensive engagement, and local leaders have knowledge, passion, and vision that are essential to Wisconsin's planning. The Commission is committed to supporting local planning and [recently approved](#) \$1.5 million in formula funding to Wisconsin counties and federally recognized Tribes under the BEAD Local Planning Grant Program in docket [5-BP-2023](#). These resources are being made available to support efforts to define the need, vision, and strategy for deployment of broadband in your communities. In addition to formula grants, the Commission is working collaboratively with the University of Wisconsin-Extension and the Wisconsin Economic Development Corporation to provide technical assistance and coordination which could support your planning efforts.

To be eligible for this funding, Counties have the opportunity to opt into the BEAD Local Planning Grant Program by submitting the attached letter of intent by March 7, 2023 at 1:30 p.m. Counties may elect to participate individually, or work collaboratively through a [Regional Economic Development Organization \(REDO\)](#) and receive a 10 percent increase to the county allocation. A county planning to partner with a REDO may choose to engage with the local organization early to ensure coordination throughout the application process.

Following March 7th, the Commission will contact counties and relevant REDO partners that opt into the program with further guidance on receipt of funding. In the coming weeks, the Commission's Broadband office plans to make available additional information regarding BEAD Local Planning Grants, including details on program requirements, planning activities, project timelines, and eligible expenditures. Further information is also available as part of [UW-Extension's webinar series](#) on BEAD Planning for Wisconsin Counties and Tribes. For

Wisconsin Broadband Office

Page 2

continued updates on the BEAD Local Planning Grant Program process, please subscribe to this [email list](#).

Thank you for your continued partnership and support of the Commission's Broadband Office. Please contact us at PSCStateBroadbandOffice@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Fontaine". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joe Fontaine

Administrator

Division of Digital Access, Consumer and Environmental Affairs

JF:AK:RT:MM:kle DL: 01926914

cc: County Board Chairs; County Board Supervisors; County Clerks; Regional Economic Development Organization Directors; County Economic Development Directors; County Land Information Officers.

Section I: Overview

Broadband Equity, Access, and Deployment (BEAD) Local Planning Grants are available in the form of formula funding of \$1.5 million under the Infrastructure Investment and Jobs Act to Wisconsin counties and federally recognized Tribes to generate locally informed analysis of broadband needs and develop each community's vision for broadband development. The Public Service Commission of Wisconsin (Commission) approved the allocation of this formula funding in docket 5-BP-2023 on February 1, 2023. Local planning activities may include a needs assessment, outreach and stakeholder engagement, and a strategy for broadband deployment. County and Tribal planning activities will inform Wisconsin's Five-Year Broadband Action Plan and future grant funding for broadband infrastructure projects across the state.

BEAD Local Planning Grants are not competitive grants but rather formula funding that will be allocated to each applicant that elects to participate in the program. Counties that elect to participate in the program may opt to (1) collaborate regionally through their respective [Regional Development organization \(REDO\)](#) or (2) participate independently. Tribes that elect to participate may opt to (1) collaborate regionally with a REDO, (2) collaborate with the Great Lakes Inter-Tribal Council, or (3) participate independently.

Funding will be distributed equally to all participating counties and Tribes, with those collaborating in groups receiving an additional 10 percent of the base allocation. Participation is not required, and the total grant allocation amount for each participating entity will be formulated following the submission deadline of this participation form. If a REDO or the Great Lakes Inter-Tribal Council coordinates on behalf of multiple counties or Tribes, it will receive and administer funding directly.

By completing this form, counties and Tribes are certifying their intent to participate in the program, including complying with related grant requirements. A subsequent grant agreement will delineate eligible costs for use of funding, applicable federal grant compliance requirements, and project deliverables. Each entity that opts in will be responsible to ensure compliance with applicable federal and state requirements related to this funding.

Following the Commission's Wisconsin Broadband Office's announcement of formula grant awards, those counties and Tribes that elected to participate individually and participating collaboratives will complete a brief application in the Commission's Online Grants System that describes planned activities and the intended use of funding among cost categories. Further details on completing the online application will be made available in forthcoming grant instructions available on the Commission website. The Wisconsin Broadband Office will inform participating REDOs, Tribes, and individual counties when the formula allocation has been processed and that the application is open in the online grants system, likely by March 13, 2023.

This BEAD Local Planning Grant Program Participation Form must be uploaded to the Commission's [Electronic Records Filing System \(ERF\)](#) by March 7, 2023, 1:30 P.M. For help uploading documents to ERF, see the [ERF user manual](#) or contact PSCStateBroadbandOffice@wisconsin.gov for assistance.

BEAD Local Planning Grant Program – Letter of Intent

Election to participate and receive formula funds



Section II: Election to Participate

Please select whether your county or Tribe elects to:

Participate in the BEAD Local Planning Grant Program collaboratively with a Regional Economic Development Organization (REDO)	
Specify REDO: _____	
Participate in the BEAD Local Planning Grant Program collaboratively with the Great Lakes Inter-Tribal Council	
Participate in the BEAD Local Planning Grant Program independently	
Not participate in the BEAD Local Planning Grant Program	

Section III: Primary Point of Contact

The primary point of contact will be the recipient of further communication from the Wisconsin Broadband Office regarding the BEAD Local Planning Program and need not be the authorized representative signing below.

1. Name	2. Position
3. Email	4. Phone

Section IV: Certification from Authorized Representative

Please sign below to declare your county or Tribe’s intent to participate in the BEAD Local Planning Program. The authorized representative could be a local elected official or executive of Tribal or county government and must be authorized under applicable laws to act on behalf of the entity related to receipt and administration of federal funding. By signing below, you are affirming and certifying that you are an authorized representative of your county or Tribe and are authorized to act on behalf of the county or Tribe related to this funding. If you have questions regarding whether as an authorized representative, you are authorized to act on behalf of the county or Tribe, please consult your legal counsel.

Signature below does not constitute an obligation of a county, Tribe, or its collaborating partners to comply with any terms or conditions of the grant program. For entities submitting this letter of intent, a grant agreement will be provided for review and signature.

1. Name	2. Position
3. Email	4. Phone
5. Signature	6. Date

ORDINANCE AMENDING GENERAL CODE OF ORDINANCES FOR MARATHON COUNTY CHAPTER 15, 17 & 18 ORDINANCE CODES

WHEREAS, the Marathon County Board of Supervisors has been petitioned to amend the General Code of Ordinances for Marathon County Chapters 15, 17 and 18 Ordinance Codes, and

WHEREAS, the petition was referred to the Marathon County Environmental Resources Committee for public hearing; and

WHEREAS, the Committee, on due notice, conducted a public hearing on the proposed amendments, and filed their recommendation with the Board, and

WHEREAS, the proposed amendments has been given due consideration by the Board in open session,

WHEREAS, a copy of the proposed text amendments is available for review at the offices of Marathon County Conservation Planning and Zoning Dept., 210 River Dr., and Marathon County Clerk, Courthouse 500 Forest Street, Wausau, 54403 during regular office hours, and is also available at the following link: <https://bit.ly/3K0t1a6> and is incorporated herein by reference as if set forth in full; and

NOW, THEREFORE, BE IT RESOLVED, the County Board of Supervisors of the County of Marathon does ordain as follows: The General Code of Ordinances for Marathon County Chapters 15, 17 and 18 Ordinance Codes are amended in the following respects: For general text amendment changes to the General Code of Ordinances for Marathon County Chapters 15, 17 and 18 Ordinance Codes.

Dated this 31st day of January, 2023

ENVIRONMENTAL RESOURCES COMMITTEE



Jacob Langenhahn, Chair



Allen Drabek, Vice Chair




Rick Seefeldt




Mike Ritter



David Oberbeck



Andrew Venzke



Kim Ungerer



Rodney Roskopf



Tony Sheffinski

Dated this 31 day of January, 2023

Kurt Gibbs – Marathon County Board Chair



MEMORANDUM

DATE: February 3, 2023

TO: Marathon County Board of Supervisors

FROM: Shad Harvey, Marathon County Land Resources Manager

SUBJECT: 2023 TEXT AMENDMENTS TO THE MARATHON COUNTY GENERAL CODE OF ORDINANCES – CHAPTERS 15, 17, and 18

Marathon County Conservation, Planning and Zoning (CPZ) has done an annual review of Chapter 15-Private Sewage Systems, Chapter 17-Zoning Code, and Chapter 18-Land Division and Surveying Regulations of the General Code of Ordinances for Marathon County to propose text amendments for the upcoming building season. Most changes proposed are to ensure ordinances are consistent with state statutes, or to improve implementation and/or enforcement of the ordinances.

The Marathon County Environmental Resources Committee (ERC) has been reviewing and discussing these proposed changes over the past 4 months. In addition to the ERC's review, CPZ has outreached to towns and citizens asking for input. This memo outlines the opportunities that have been provided to give input on the proposed ordinance changes.

- **October 6th, 2022**- Memo sent to towns notifying of potential updates and the request for comments and offering to come to town meetings to provide an overview of the proposed changes.
- **November 1st, 2022**- Public meeting with ERC for initial discussion on proposed updates.
- **November 29th, 2022**- Public meeting with ERC to continue discussions on proposed updates.
- **December 28th, 2022**- Second memo sent to towns notifying them of code updates, scheduled open house, and opportunities to submit questions or comments.
- **January 6th, 2023**- Public meeting with ERC to continue discussions on proposed updates.
- **January 19th, 2023**- Open house for towns and public to ask questions and submit comments.
- **January 31st, 2023**- Public hearing with ERC to recommend approval of proposed updates to the Marathon County Board of Supervisors.

CPZ respectfully requests the Marathon County Board of Supervisors approve the proposed updates at their February 2023 meeting. This will allow changes to be reflected in preparation for the upcoming building season.

To review full drafts of Chapters 15, 17, 18 of the General Code of Ordinances for Marathon County please visit <https://tinyurl.com/2btbpy6e>. Look under the *2023 Drafts for Review* header. A summary table has also been included in the County Board Packet for February. Please note that the only changes being proposed to Chapter 15 and 18 at this time are to ensure consistency with state statutes and consistency amongst the Chapter 15, 17, and 18 ordinances.

CPZ would welcome the opportunity to answer any questions or concerns prior to the County Board voting meeting on February 21, 2023. If you have any questions or concerns regarding these text amendments, please call me at 715-261-6030 or send an email to Shad.Harvey@co.marathon.wi.us.

2023 Summary of Proposed Revisions to Marathon County General Code Ordinances Chapter 17 - Zoning Code

Amendment #	Title	Page Number (refers to page # on bottom right of page in the Draft)	Section (in proposed code)	Proposed Change	Reason for Change
1	Chapter 17	Entire Document	Entire Document	Update Chapter 17 code references, correct existing spelling, formatting, and grammatical errors.	See draft ordinance for code reference updates and grammatical error updates.
2	Title 2, 4	Pages 23, 90, 91	Section 17.203.05 Table of Permitted Uses (Table 3) Section 17.401.02 Accessory Buildings and (Table 6)	Remove conditional use process for accessory building(s) exceeding the dimensional limitations of Table 6. (For personal/private use and/or accessory to the principal use of the lot). Pair this removal with an increase in dimensional standards for residential structures in Table 6.	This conditional use should actually be addressed as and area variance which currently has a process in our code.
3	Title 2, 9	Pages 9, 10, 99	Section 17.202.02 Schedule of Regulation (Table 2) Section 17.202.03 Footnotes To The Schedule of Regulations Chapter 17.902 General Definitions	Include Net Dwelling Densities back into the schedule of regulations. Add clarity regarding how Net Dwelling Density is calculated and what is applicable too. (Subdivisions, Multifamily Developments, Conservation Developments).	State statute 66.1001(2)(h) states that counties regulate densities. It is referenced in multiple areas in our code as a key factor in regulating 17.204.18 Multi-Family Dwellings, 17.204.19 Conservation Development. Without densities included regulating the number of Dwelling units in Multi-Family Dwellings and Conservation Development areas is not possible.
4	Title 3	Pages 71, 72	Section 17.204.64 Special Events, Transient Amusements, and Temporary / Intermittent Events	Include additional requirements for events with 500 or more guests such as Traffic control plan and or Emergency Management plan.	To better protect health and safety of the public. The current code says the event shall be designed in a manner which minimizes the potential effect on adjacent properties and or conflicting land uses but does not outline tools to accomplish that goal.
5	Title 2	Page 68	Section 17.204.57 Major Home Occupation / Home Professional Business	Removal of Major Home Occupation Conditional Use Permit Exemption for businesses that primarily conduct service off site.	Better protect the integrity of zoning districts and the interests of the public by requiring all new Major Home Occupations to go through the Conditional Use Permit process.
6	Title 1	Pages 2, 3	Section 17.101.06 Compliance With Other Applicable Regulations	Include new subsection section requiring a review of sale or exchange documents for parcels under 10 acres to ensure it abides by zoning district standards and POWTS standards. (Update Chapter 15 and 18 updated to remain consistent).	Wisconsin State Statute 236.45 removed the authority of Section 18.004.03 of Chapter 18 Land Division Ordinance to require a CSM (and review) for sale or exchanges that are less than 5 acres, where a new lot is not created. Not having this review process prevents the County from ensuring the newly adjusted parcels are conforming to the size requirements and standards of their respective zoning districts as well as ensuring a legal sanitary system remains possible. The addition of this section would allow the county to prevent non-conforming parcels from being created in county zoned towns.

2023 Summary of Proposed Revisions to Marathon County General Code Ordinances Chapter 15 - Private Sewage Systems

Amendment #	Title	Page Number (refers to page # on bottom right of page in the Draft)	Section (in proposed code)	Proposed Change	Reason for Change
1	N/A	Page 22	15.40- Powers and Duties	Add sub section in powers and duties to include review of sale or exchange documents.	To ensure consistency among codes. To ensure sale or exchange does not affect the parcels ability to have a legal sanitary system.

2023 Summary of Proposed Revisions to Marathon County General Code Ordinances Chapter 18 - Land Division and Surveying Regulations

Amendment #	Title	Page Number (refers to page # on bottom right of page in the Draft)	Section (in proposed code)	Proposed Change	Reason for Change
1	Title 2, 4	Pages 3, 7	Section 18.002.03 Land Divisions and other Surveying Exceptions Not Governed By This Code Section 18.004.03 Special Land Division Circumstances and Procedures	Add sub section to reference chapters 15 and 17 for the purpose of requiring a review of sale or exchange documents. And update to ensure code is following state statute.	To ensure consistency among codes. To ensure sale or exchange does not affect the parcels ability to have a legal sanitary system.

To review full drafts of Chapters 15, 17, and 18 of The General Code of Ordinances for Marathon County please visit:

<https://tinyurl.com/2btbpy6e>

Look under the *2023 Drafts for Review* header.

Hard copies of the draft are available upon request to Shad.Harvey@co.marathon.wi.us

**RESOLUTION #R-8-23
APPROVE 2023 BUDGET TRANSFERS FOR MARATHON COUNTY
DEPARTMENT APPROPRIATIONS**

WHEREAS, Section 65.90(5)(a) dictates that appropriations in the Marathon County budget may not be modified unless authorized by a vote of two-thirds of the entire membership of the County Board of Supervisors, and

WHEREAS, the Human Resources, Finance and Property Committee and the Infrastructure Committee have reviewed and does recommend the a 2023 budget transfer to allow the Highway Department to complete a Highway KK Box Culvert project; and

WHEREAS, the Human Resources, Finance and Property Committee further approved amendment of the 2023 Capital Improvement Plan to add the Highway KK Box Culvert project.

NOW, THEREFORE, BE IT RESOLVED the Marathon County Board of Supervisors authorize and direct the budget transfers as listed below:

Transfer from:	Highway Department Fund Balance
Transfer to:	Other Raw Materials – Infrastructure and Personal Services
Amount:	\$500,000.00
Re:	Highway KK Box Culvert Project

That a Class 1 Notice of this transaction be published within (10) days of its adoption;

BE IT FURTHER RESOLVED that the County Board of Supervisors hereby authorizes and directs the Marathon County Clerk to issue checks pursuant to this resolution and the Marathon County Treasurer to honor said checks.

BE IT FURTHER RESOLVED that the proper officers of Marathon County are hereby authorized and directed to take all actions necessary to affect this policy.

BE IT FURTHER RESOLVED that the 2023 Capital Improvement Plan is amended to include as a project the Highway KK Box Culvert project.

Respectfully submitted this 21st day of February, 2023.

HUMAN RESOURCES, FINANCE AND PROPERTY COMMITTEE

INFRASTRUCTURE COMMITTEE

Fiscal Note: This resolution modifies the revenues and expenditures for various County funds. There is no additional County levy appropriated in this resolution.

Legal Note: This resolution requires a 2/3 majority vote of the County Board.

MARATHON COUNTY
Budget Transfer Authorization Request Form

This form must be completed electronically and emailed to **Season Welle, Kristi Palmer**, and to your Department Head. This email will confirm that your Department Head acknowledges and approves this transfer. Forms that are incomplete, incorrect, out-of-balance, or that have not been sent to your Department Head will be returned. The Finance Department will forward completed forms to the Marathon County Human Resources, Finance & Property Committee.

DEPARTMENT: Highway

BUDGET YEAR: 2023

TRANSFER FROM:

Action	Account Number	Account Description	Amount
Revenue Increase	801 265 8 9900	Use of Fund Bal: Black Creek @ CR:KK Box Culvert Project	500,000.00

TRANSFER TO:

Action	Account Number	Account Description	Amount
Revenue Decrease	Click to enter GL Account	Click here to enter account description	Enter amount
Expenditure Increase	801 284 9 4590	Other Raw Materials-Infrastructure	275,000.00
Expenditure Increase	801 284 9 1210	Personal Services	225,000.00

I, the undersigned, respectfully request that the Human Resources, Finance & Property Committee approve the following change in budget / transfer of funds as discussed in the attached supplemental information.

Requested By: James Griesbach

Date Completed: 2/7/2023

COMPLETED BY FINANCE DEPARTMENT:

MARATHON COUNTY
Budget Transfer Authorization Request – Supplemental Information

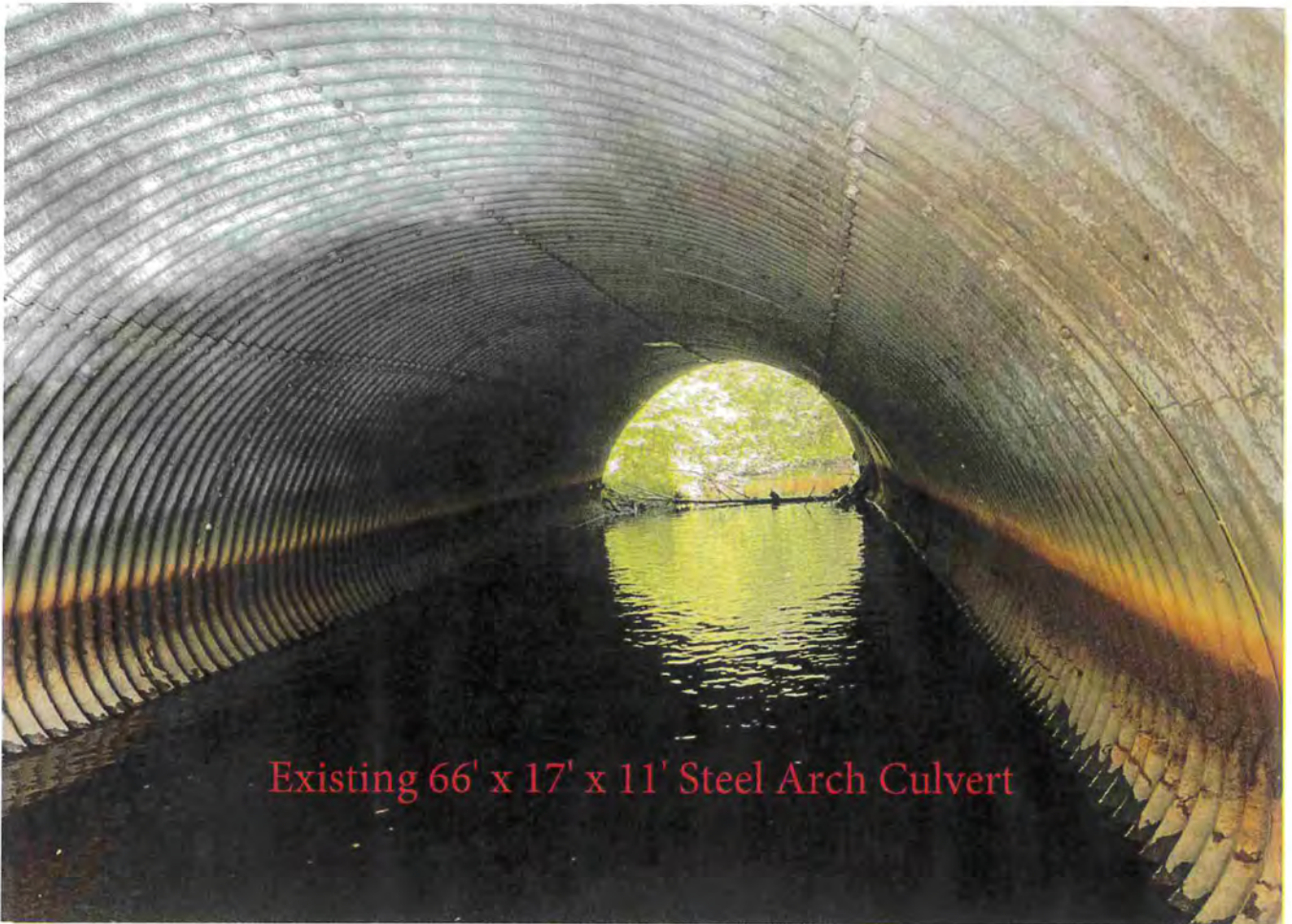
Attach this supplemental information to the original Budget Transfer Authorization Request Form. All questions must be completed by the requesting department or the Budget Transfer Authorization Request Form will be returned.

- 1) What is the name of this Program/Grant? (DO NOT use abbreviations or acronyms)
Highway Department Infrastructure; Bridges, Culverts, Design, Engineering
- 2) Provide a brief (2-3 sentence) description of what this program does.
Provides infrastructure acquisition, reconstruction, design and engineering services for projects throughout the County.
- 3) This program is: (Check one)
 An Existing Program.
 A New Program.
- 4) What is the reason for this budget transfer?
 Carry-over of Fund Balance.
 Increase/Decrease in Grant Funding for Existing Program.
 Increase/Decrease in Non-Grant Funding (such as tax levy, donations, or fees) for Existing Program.
 Set up Initial Budget for New Grant Program.
 Set up Initial Budget for New Non-Grant Program
 Other. Please explain: [Click here to enter description](#)
- 5) If this Program is a Grant, is there a "Local Match" Requirement?
 This Program is not a Grant.
 This Program is a Grant, but there is no Local Match requirement.
 This Program is a Grant, and there is a Local Match requirement of: (Check one)
 Cash (such as tax levy, user fees, donations, etc.)
 Non-cash/In-Kind Services: (Describe) [Click here to enter description](#)
- 6) Does this Transfer Request increase any General Ledger 8000 Account Codes? (Capital Outlay Accounts)
 No.
 Yes, the Amount is Less than \$30,000.
 Yes, the Amount is \$30,000 or more AND: (Check one)
 The capital request HAS been approved by the CIP Committee.
 The capital request HAS NOT been approved by the CIP Committee.

COMPLETED BY FINANCE DEPARTMENT:

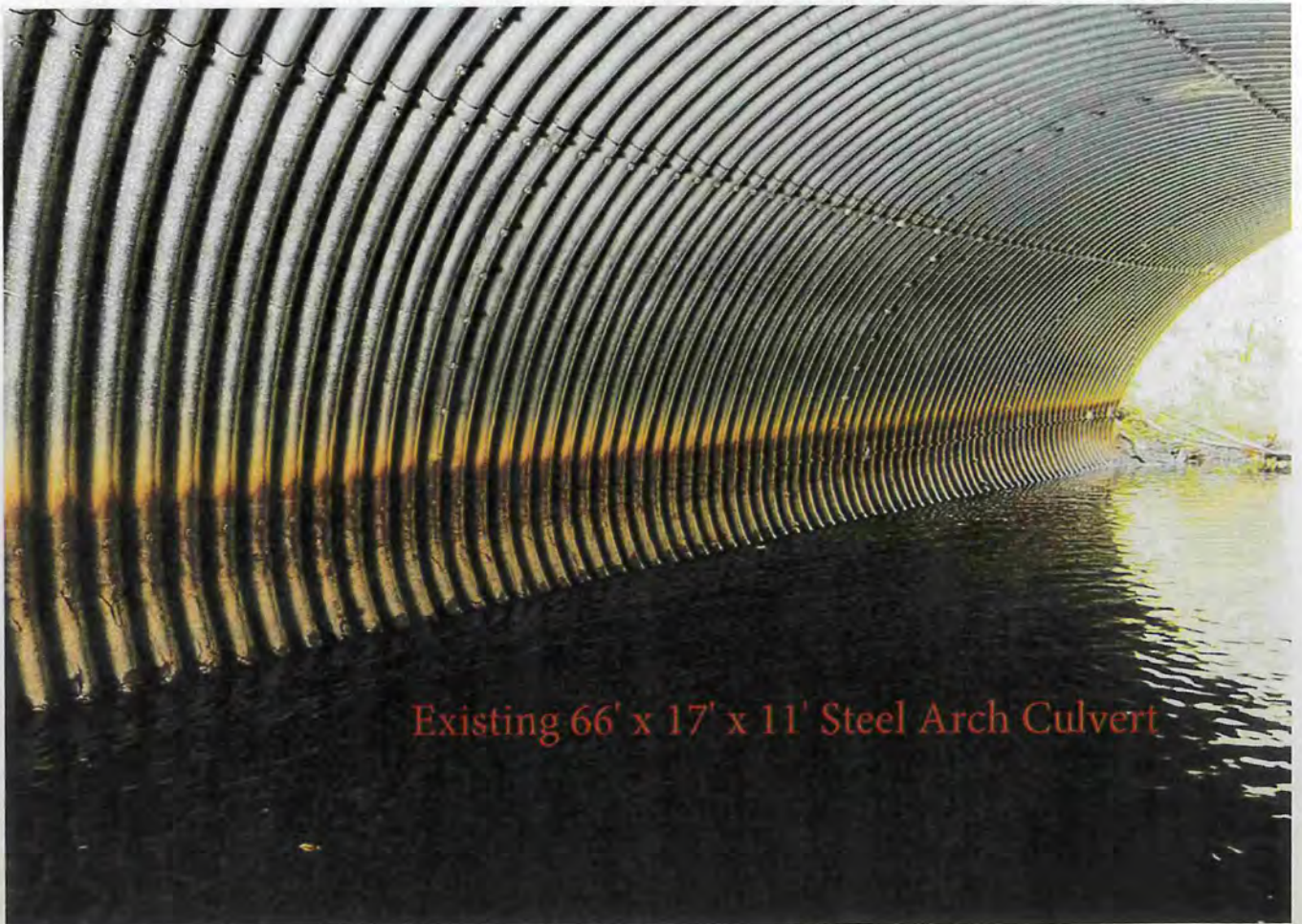
Is 10% of this program appropriation unit or fund? _____

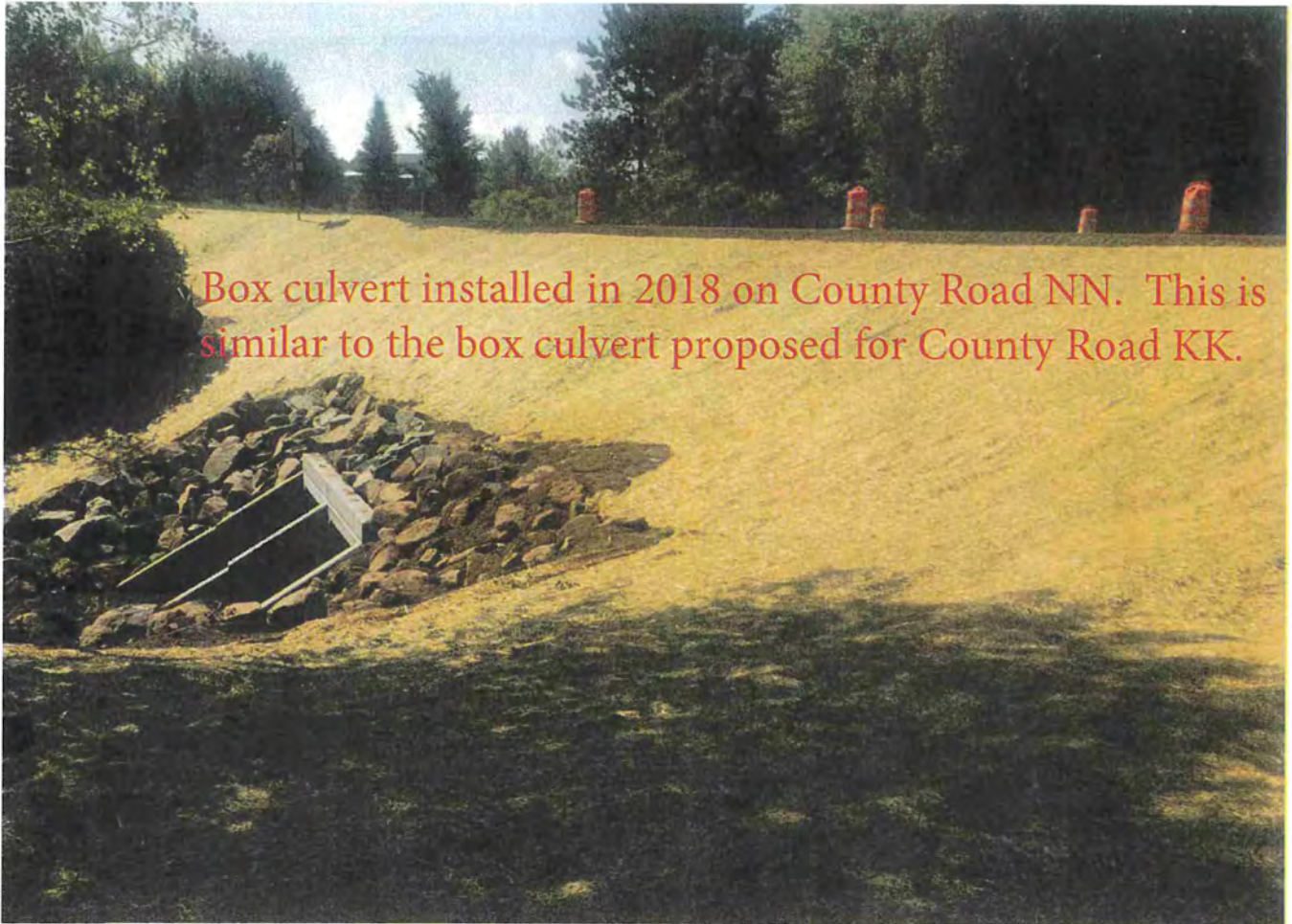
Is a Budget Transfer Resolution Required? _____

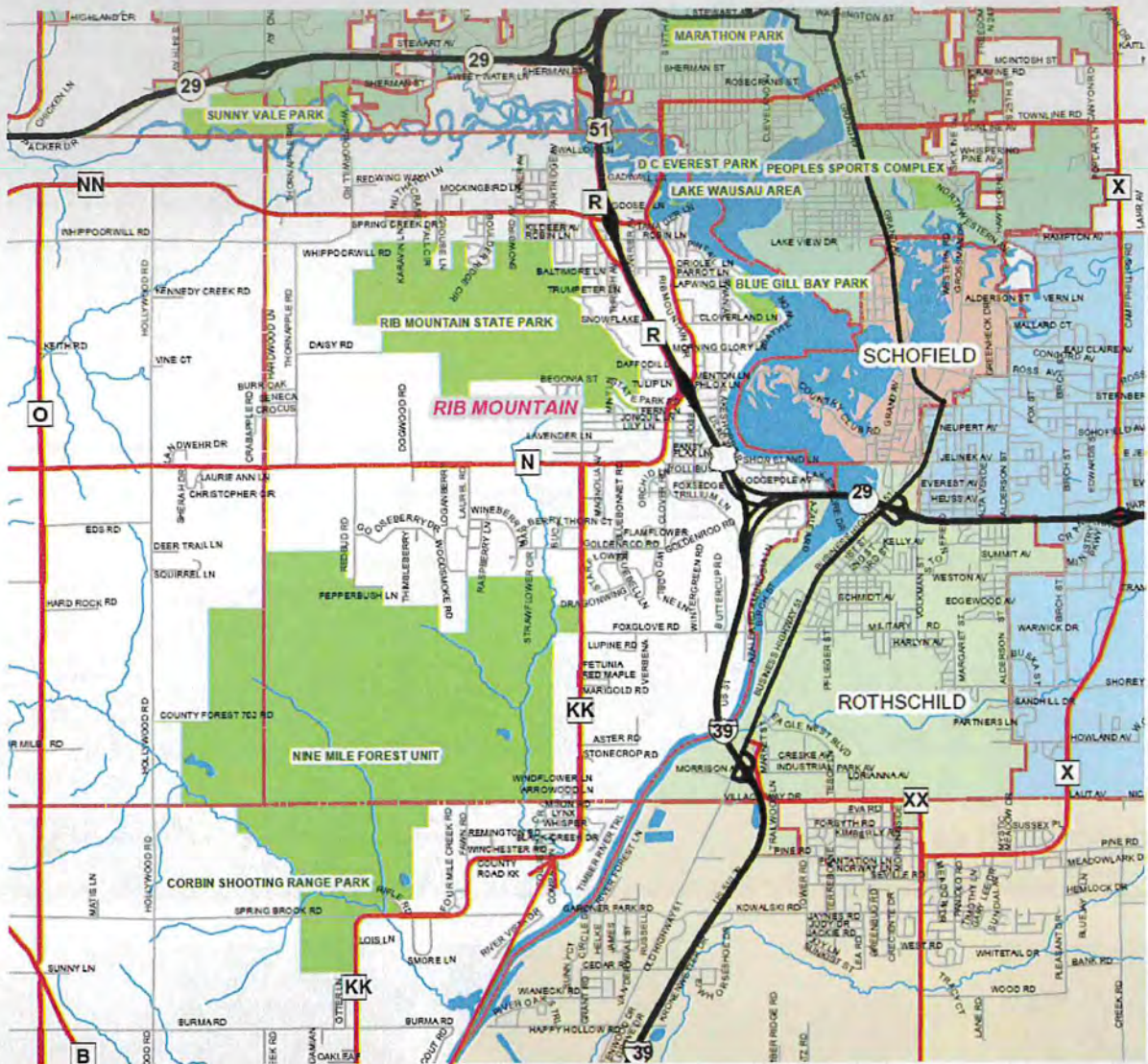


Existing 66' x 17' x 11' Steel Arch Culvert

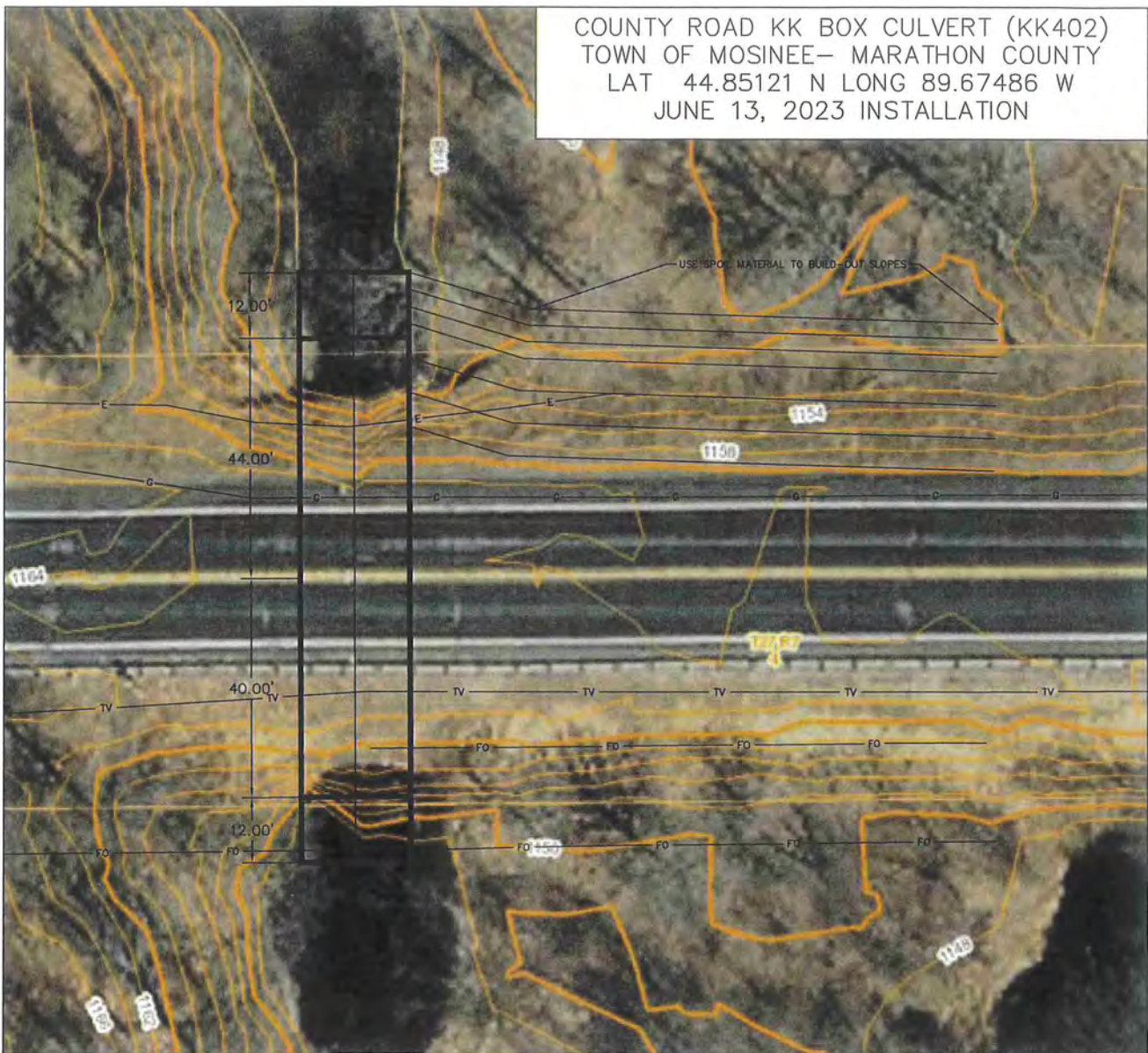




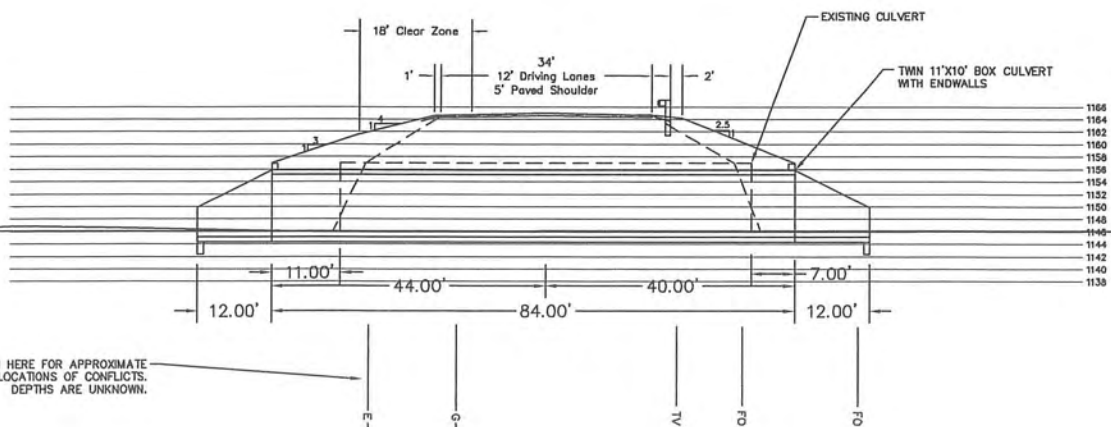
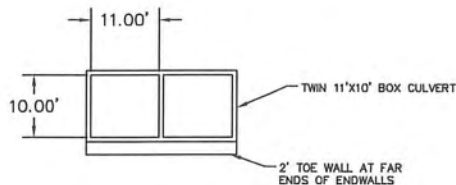




COUNTY ROAD KK BOX CULVERT (KK402)
 TOWN OF MOSINEE— MARATHON COUNTY
 LAT 44.85121 N LONG 89.67486 W
 JUNE 13, 2023 INSTALLATION



REMOVE 66' X 17' X 11' METAL ARCH PIPE
 REPLACE WITH 84' TWIN 11' X 10'
 CONCRETE BOX CULVERT WITH ENDWALLS



UTILITIES SHOWN HERE FOR APPROXIMATE
 LOCATIONS OF CONFLICTS.
 DEPTHS ARE UNKNOWN.

WIESER CONCRETE

2815 Riley Road * Portage, WI 53901

(608) 742-4464 * (800) 362-7220 * Fax (608) 742-3769

Email: markw@wieserconcrete.com * lorih@wieserconcrete.com Website: www.wieserconcrete.com
January 3, 2023

Marathon County Highway Department
Kevin Lang, PE
Tel: 715-261-1809
Email: kevin.lang@co.marathon.wi.us

PRICE QUOTATION

QU23-023

Project: Bid Number 1
Marathon County Culvert KK402
Mosinee, WI

1 LS Precast Concrete Box Culvert \$247,170.00 LS
11' Span x 10' Rise Twin Cell
22 Total Sections – 108 LF Total (Includes Tapered Ends)
Maximum Weight = 48,000 lbs.

Price Includes: Delivery
Lifting Inserts
Joint Ties
Joint Sealant
Joint Wrap
Shop Drawings
Design for HL-93 Loading w/ 8' Cover
(2) Drop Walls (2' Tall)

Does Not Include: Installation
Unloading of our Trucks

Unloading time of one hour per truck (maximum) is allowed in above price. Any additional time required will be billed at \$225.00 per hour, unless prior arrangements have been made.

Prices are valid for 30 days from above date.

Sales taxes are not included in these prices.

Terms of payment are C.O.D. **OR** with approved credit net 15 days of invoice.

1.5% service charge will be added to overdue accounts.

Does Not Include Bid Bond.

To order, sign and return this quotation.

CUSTOMER ACCEPTANCE

Company _____

Rep. _____

Date _____

Need Products By _____

Mark Wieser, P.E. – V.P.
Mobile: 715-577-9531



"Where Quality Is A Standard, Not An Extra"



WIESER CONCRETE

2815 Riley Road * Portage, WI 53901

(608) 742-4464 * (800) 362-7220 * Fax (608) 742-3769

Email: markw@wieserconcrete.com * lorih@wieserconcrete.com Website: www.wieserconcrete.com
January 3, 2023

Marathon County Highway Department
Kevin Lang, PE
Tel: 715-261-1809
Email: kevin.lang@co.marathon.wi.us

PRICE QUOTATION

QU23-024

Project: Bid Number 2
Marathon County Culvert O602
Marathon, WI

1 LS Precast Concrete Box Culvert \$116,750.00 LS
8' Span x 6' Rise Twin Cell
11 Total Sections – 61 LF Total Plus Skew (Includes 1 Tapered End and 2 Wingwalls)
Maximum Weight = 40,000 lbs.

Price Includes: Delivery
Lifting Inserts
Joint Ties
Joint Sealant
Joint Wrap
Shop Drawings
Design for HL-93 Loading w/ 2' Cover
(2) Drop Walls (2' Tall)

Does Not Include: Installation
Unloading of our Trucks

Unloading time of one hour per truck (maximum) is allowed in above price. Any additional time required will be billed at \$225.00 per hour, unless prior arrangements have been made.

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Company _____

Rep. _____

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Need Products By _____

Mark Wieser, P.E. – V.P.
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"Where Quality Is A Standard, Not An Extra"



Member

RESOLUTION #R-10- 23

APPROVING THE USE OF ENVIRONMENTAL IMPACT FUND FEES FOR REPAIR & REPLACEMENT OF THE BIG EAU PLEINE AERATORS

WHEREAS, Marathon County is authorized to use environmental impact fees for environmental programs, pursuant to §16.969(4), Wis. Stats.; and

WHEREAS, Marathon County is the recipient of environmental impact fees from the construction of the Arrowhead-Weston Transmission Line; and

WHEREAS, Marathon County has established through the Strategic Plan that Objective 5.2 to: *Promote sound land use decision that conserve and preserve natural resources in decisions with economic development and growth*, and Objective 6.3 to: *Protect and enhance the quantity and quality of potable groundwater and potable surface water supplies*; remain priority objectives of the County Board of Supervisors; and a key strategy in 6.3 is to: *Create new partnerships with agencies and organizations to further efforts to protect surface water and groundwater*; and

WHEREAS, the Marathon County has partnered with the Wisconsin Department of Natural Resources, the Wisconsin Valley Improvement Company, and the Big Eau Pleine Citizens Organization since the 1980s to repair and maintain the aerators, to improve oxygen levels for fish in the winter months, as part of a host of strategies to prevent fish kill events; and

WHEREAS, the aerators on the Big Eau Pleine reservoir have been a part of keeping the water and fish populations healthy for decades, and subsequently creating a natural resource that people want to visit and recreate at/on; and

WHEREAS, the Big Eau Pleine County Park is the most heavily used County Park due to access for fishing, boating, camping, and other outdoor sport opportunities, and is subsequently a primary economic generator for the region; and

WHEREAS, the aerators on the Big Eau Pleine are approaching the end of their useful life cycle; and

WHEREAS, on January 31, 2023, the Environmental Resources Committee reviewed and approved the use of environmental impact fees for repair and replacement of the Big Eau Pleine Aerators, finding this project to be consistent with the purpose and intent of the Environmental Impact Fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ORDAINED that the Board of Supervisors for the County of Marathon does hereby approve the use of Environmental Impact Funds for up to \$175,000 for use in repair and replacement of the Big Eau Pleine Aerators.

BE IT FURTHER RESOLVED that all appropriate officers and administration of Marathon County are hereby authorized and directed to implement the terms and conditions of this resolution.

Respectfully submitted this 21st day of February, 2023.

Fiscal Note: Approval of this resolution would obligate up to \$175,000 of environmental repair fund dollars to be used to fund repair and replacement of the Big Eau Pleine Aerators.

Environmental Resources Committee

RESOLUTION #R-10- 23

APPROVING THE USE OF ENVIRONMENTAL IMPACT FUND FEES FOR REPAIR & REPLACEMENT OF THE BIG EAU PLEINE AERATORS

WHEREAS, Marathon County is authorized to use environmental impact fees for environmental programs, pursuant to §16.969(4), Wis. Stats.; and

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WHEREAS, the Marathon County has partnered with the Wisconsin Department of Natural Resources, the Wisconsin Valley Improvement Company, and the Big Eau Pleine Citizens Organization since the 1980s to repair and maintain the aerators, to improve oxygen levels for fish in the winter months, as part of a host of strategies to prevent fish kill events; and

WHEREAS, the aerators on the Big Eau Pleine reservoir have been a part of keeping the water and fish populations healthy for decades, and subsequently creating a natural resource that people want to visit and recreate at/on; and

WHEREAS, the Big Eau Pleine County Park is the most heavily used County Park due to access for fishing, boating, camping, and other outdoor sport opportunities, and is subsequently a primary economic generator for the region; and

WHEREAS, the aerators on the Big Eau Pleine are approaching the end of their useful life cycle; and

WHEREAS, on January 31, 2023, the Environmental Resources Committee reviewed and approved the use of environmental impact fees for repair and replacement of the Big Eau Pleine Aerators, finding this project to be consistent with the purpose and intent of the Environmental Impact Fund; and

WHEREAS, on February 8, 2023, the Human Resources, Finance and Property Committee reviewed and approved the use of environmental impact fees for repair and replacement of the Big Eau Pleine Aerators, finding this project to be consistent with the purpose and intent of the Environmental Impact Fund, contingent on a Memorandum of Understanding or other agreement being executed amongst all partnering entities to address ownership, long-term use, insurance, maintenance, and other items relevant to the procurement, transfer, and/or maintenance of these aerators.

NOW, THEREFORE, BE IT HEREBY RESOLVED AND ORDAINED that the Board of Supervisors for the County of Marathon does hereby approve the use of Environmental Impact Funds for up to \$175,000 for use in repair and replacement of the Big Eau Pleine Aerators.

BE IT FURTHER RESOLVED that this expenditure is contingent on a Memorandum of Understanding or other agreement being executed amongst all partnering entities to address ownership, long-term use, insurance, maintenance, and other items relevant to the procurement, transfer, and/or maintenance of these aerators.

BE IT FURTHER RESOLVED that all appropriate officers and administration of Marathon County are hereby authorized and directed to implement the terms and conditions of this resolution.

Respectfully submitted this 21st day of February, 2023.

Fiscal Note: Approval of this resolution would obligate up to \$175,000 of environmental repair fund dollars to be used to fund repair and replacement of the Big Eau Pleine Aerators.

Human Resources, Finance and Property Committee

_____	_____
_____	_____
_____	_____

Aerator Use in Big Eau Pleine Reservoir

Introduction

The Big Eau Pleine Reservoir is 6,677 acres in size at full capacity. It represents a major recreational resource for Marathon County residents, but has experienced several fish kills since its construction in 1937. The reservoir is operated by the Wisconsin Valley Improvement Company (WVIC), which operates 21 water storage reservoirs to regulate a uniform flow in the Wisconsin River. WVIC's reservoir operations are regulated by the Federal Energy Regulatory Commission (FERC License No. P-2113).

In 1981 WVIC, Wisconsin Department of Natural Resources, and Marathon County Parks Department joined in a cooperative effort to help mitigate the effects of dissolved oxygen (D.O.) depletion in the Eau Pleine Reservoir during the winter period. The project involved the installation and operation of a diffuser aeration system in the reservoir near the Big Eau Pleine County Park.

The purpose for the aeration system was to help minimize the occurrence of winter fish kills by creating 30-60 acres of open water for natural surface aeration and to an extent, promote oxygen transfer to the water column. Aerator operation helps create a limited refuge for fish. The system helps mitigate low D.O. conditions that occur from the decomposition of organic material carried into the reservoir as well as organic material generated within the reservoir from extensive blue-green algal blooms.

Brief History

1979 – WDNR and WVIC designed the aeration system and Becher Hoppe designed the blowers and accessories and put together the design summary for bids. System estimated to cost \$50,000 with annual operating expenses estimate at \$3,000. WVIC offers to pay \$5,000 toward estimated cost and annual operating expenses for 5 years.

1980 – Fund raising for aerator begins. Funding for the estimated \$50,000 came from:
\$5,000 – WVIC + \$3,000 annual operating expenses for 5 years
\$8,144 – Marathon County
\$11,856 – Private donations
\$25,000 – DNR Grant
Consolidated Papers entered into a lease agreement with Marathon County and Marathon County Parks Commission for a 5-year period to “use certain real estate to construct, install, operate and maintain an aeration system”.

1981 – Trial period began.

1984 – County Conservation fund grant \$930 applied to electricity costs.

1985 – Five-year trial period over.

1986 – One-year extension for WVIC paying electrical costs. WVIC voluntarily pays the electrical costs for the next 27 years.

1989 – In addition to operating the original aerator, WVIC began operation of Aerator II (two AIRE-O₂ 7.5 hp aerators 3-phase 230v). Equipment was leased the first winter with the option to buy and powered using WVIC's portable generator. It was located just upstream of the current Lisa's Landing. Marathon County Parks Dept installed barrier. Aerators (\$6,500 each) and phase converter purchased later in the year for

\$1,370. Each aerator provides approximately 2 lbs O₂/hp/hr. Aerator II was run in conjunction with Aerator I when needed for the next 6 years.

- 1990** – Besides the primary aerator, operated Aerator II for 62 days, installed and operated Aerator III at dam with 3 units leased by WVIC for \$3,000 (AIRE-O₂ 3hp aerators) for 26 days, and Aerator IV (diffuser system at Spindler's Bridge) installed by Aquatic Biologists with electric installation and costs paid by WVIC.
- 1991** – Installed a permanent 200 amp service for \$2500 for Aerator IV, never used.
- 1992** – Aerator II operated for 38 days. Marathon County Park Dept sends notice to WVIC that they may be “eliminating winter services to the Eau Pleine area”. Reconsidered and continued with the cooperative effort for 16 more years.
- 2000** – A five-year lease initiated between Stora Enso and Wausau/Marathon County Parks Rec and Forestry Dept. East 40 hp motor was rebuilt for \$1800 and paid for by WVIC.
- 2002** – West 40 hp motor was rebuilt for \$1800 and paid for by WVIC.
- 2005** – Service for Aerator IV removed during Spindler’s Bridge replacement.
- 2006** – Five-year lease signed between DNR and Wausau/Marathon County Parks Rec and Forestry Dept. Discussions begin regarding replacement of aeration system.
- 2007** – Aerator building panel & breaker replacement (paid by WVIC \$800).
- 2008** – Wausau/Marathon County Parks Recreation and Forestry Dept. terminates lease agreement with DNR. Aeration system will not operate unless repairs are made and an operator is found, Marathon County will no longer be operating the system due to budget cuts and WVIC will no longer pay electrical costs unless system is modified. Marathon County deeds the aeration system to the WDNR. WDNR agrees to operate the aeration system for one winter and WVIC agrees to pay the electric costs. The plan is to operate one manifold with 7 lines (14 ports).
- 2009** – Eau Pleine task force organized with one of its goals to develop and implement an immediate aeration system upgrade plan. The “Big Eau Pleine Short Term Aeration Plan (2009-2011)” was developed and implemented. Aerator system re-designed to improve performance over the original system. Army Corps of Engineers consultation was made possible by the WDNR, regarding the upgraded design specifications and evaluation of various operating/engineering scenarios. WVIC’s Board of Directors requests a mechanism be put in place for sharing the costs of aeration as a condition of WVIC participation.
- 2010** – New re-designed aeration system was installed and operated in accordance with the “Big Eau Pleine Reservoir Short Term Aeration Plan 2009-2011” written by the Big Eau Pleine Task Force. Funding for the estimated \$55,930 came from:
\$2,025 – WVIC (plus \$4,500 for electric annually for 2 yrs and \$32,500 in-kind)
\$27,965 – Marathon County Grant
\$23,915 – BEPCO
\$5,125 – DNR (plus in-kind for annual operation)
- 2012** – MOA between WVIC, WDNR, BEPCO, and Marathon County was signed clearly defining each party’s roles for the next 5 years of aerator operation.

2013 – Seals and gaskets replaced on both blowers. Small compressor switch replaced. All costs paid by WVIC.

2015 – BEPCO purchased a new compressor (\$624) for the bubbler aerator used to keep the area where the lines enter the water ice-free. WVIC maintenance crew removed the old compressor and installed the new one.

2017 – 2012 MOA expired in December 2017. Meetings were January 13, March 10, June 5, 2017, and revisions were made to the MOA based on meeting discussions. MOA never officially signed by all parties, presumably due to the reluctance of WDNR legal to enter into MOAs.

2018 – Pressure relief valves replaced.

2019 – Vibration analysis performed by IVC Technologies in an attempt to diagnose cause of continual oil leakage on east blower. Balancing of system performed as an attempted remedy. WVIC incurred costs for vibration analysis and balancing.

2020 – Additional vibration test performed by IVC Technologies as initial balancing did not solve oil leakage on east blower. Oil leakage persists.

2022 – Parties revisit attempts to come to an updated MOA with capital expenditures and repairs of the aerator likely in the near future.

Resolution #R-5-23

ADOPT THE 2023 ADMINISTRATION WORK PLAN

WHEREAS, the Marathon County Board Rules call for the formal adoption of a work plan of the County Administrator; and

WHEREAS, the work plan clarifies priorities of work for the year; and

WHEREAS, the Marathon County Executive Committee has received a series of updates on the progress relative to the 2022 Work Plan to better determine work priorities for the County Administrator for 2023; and

WHEREAS, at their February meeting, the Executive Committee amended the work plan as attached and moved to recommend the amended plan for adoption by the County Board of Supervisors.

NOW THEREFORE, BE IT RESOLVED, that the Marathon County Board of Supervisors hereby approves and adopts the attached amended County Administration 2023 Plan of Work and requests that the Administrator work to further determine timelines for completion based on the Board's action today.

Dated this 21st day of February, 2023.

EXECUTIVE COMMITTEE

Kurt Gibbs, Chair

Michelle Van Krey

Craig McEwen, Vice-Chair

Jacob Langenhahn

Matt Bootz

Rick Seefeldt

Jean Maszk

John Robinson

Chris Dickinson

Fiscal Impact: No fiscal impact. This resolution will formally adopt an amendment to the Administrator's work plan for 2023 but will not directly affect the budget.

2023 DRAFT ADMINISTRATION WORK PLAN

1. Facilities-related Projects
 - A. Continue Renovation of NCHC Spaces on Lake View Drive Campus
 - B. Complete approved Lake View Campus renovation projects and relocate Social Services Department, Veterans Office, and conference room facilities to the Lake View Drive Campus.
 - C. Deliver Summary Facilities Plan to utilize office space on Lake View Drive Campus
 - D. Present County Board with theoretical financial plan for new Highway Department Shop Construction
 - E. Present Board a plan for relocation of PRF Admin to vacate River Drive Properties
 - F. Update the Westside Masterplan and move forward as Board directs
 - G. Assist HRFC in its effort to develop a Policy/Process relative to the divestment of County-owned facilities and properties (**non-tax deed**)

2. Budget-related Projects
 - A. Improve Budget process as requested by the County Board and HRFC
 - B. Deliver a presentation to the Board on Mandatory vs. Discretionary Programs
 - C. Complete the NCHC debt repayment and lease documents
 - D. Regional Forensic Science Center –support Task Force and engage local representatives following the Governor’s development of the biennial budget.

3. Financial Related Projects
 - A. Continued Implementation of Workday ERP System to replace Cayenta financial system and develop a plan to centralize finance staff
 - B. Provide staff support for Board in American Rescue Plan Act funding deployment
 - C. **Provide staff support for development of Opioid Settlement Fund deployment plan (under consideration by Board of Supervisors)**
 - D. Develop a Parks, Recreation, & Forestry Sustainability Plan
 - E. Solid Waste Department Landfill Gas Rights acquisition
 - F. Assist HRFC in Developing and Implementing solution to Tax Deed and Property Description Backlogs

4. Human Resource Related Projects
 - A. Continue Implementation of Workday ERP System (our first HCM system), including Learning Management System
 - B. Evaluate Health Care Insurance Delivery methodology (fully insured vs. self-funded)
 - C. Aid HRFC in review of existing employment policies and practices to enhance retention and recruiting

5. Intergovernmental Partner/ miscellaneous work
 - A. North Central Health Care – continue work toward achieving desired future state – “work seamlessly together in delivering human services to vulnerable individuals in our communities. Inpatient services deliver treatment and stabilization to support individuals with an organizational priority focus on providing care and services in our communities.”

- B. City/County Information Technology Commission – serve as the CCITC Chair and work to ensure Marathon County receives necessary IT support, while we control our IT spending.
- C. Marathon County Public Library - Review and revise agreements relative to facility, legal, HR, and financial services provided by Marathon County governments.
- D. Criminal Justice Coordinating Council – continue to lead the system budgeting discussions with stakeholders to enhance resource allocation decisions.
- E. Develop a Countywide Dashboard, displaying data regarding Department-based and Program-based performance measures to aid in department and program assessment
- F. Support the EEED Committee (and Board) efforts to examine the county’s potential role in addressing the shortage of available Child Care resources (from employer and community perspective)

Projects to be Addressed in future year Work Plans, or current year Work Plan upon Board approval:

1. Assist Workgroup/Taskforce develop a County Event Policy governing the allocation of county resources to support private events and amending ordinance § 12.04
2. Secure an external forensic audit resource to conduct periodic reviews of departmental budgets to assess compliance with existing Marathon County ordinances and best practices.
3. Evaluate the current benefit of our existing vehicle leasing program and evaluate expanding to include DSS and Health Department
4. Conduct Needs Assessment and Feasibility Study relative to delivery of Emergency Medical Services through countywide system
5. Engage Library Board to identify appropriate use for 3rd Floor and corresponding CIP plan
6. Aid in the development of a plan for utilization of Opioid settlement funds **(See 3.c)**
7. Secure a Telecommunications Audit
8. Incorporate a Comprehensive Fee Schedule into the Annual Budget Process
9. Assist the Board in clarifying the long-term relationship with UWSP – Wausau and identifying a sustainable funding strategy for capital improvement projects on the campus
10. Aid in the Comprehensive Review of Marathon County Ordinances
11. Aid the Board in Updating existing Comprehensive Plan and conducting New Strategic Plan
12. **Conduct RFP for General Liability Insurance – WMMIC/County Mutual Insurance (added 2.7.2023)**