



MARATHON COUNTY PARK COMMISSION AGENDA

Date and Time of Meeting: Tuesday, May 3, 2022 at 10:30am

Meeting Location: 212 River Dr. Wausau WI 54403, Room 5

The meeting site identified above will be open to the public. Persons wishing to attend the meeting by phone may call into the telephone conference beginning ten minutes prior to the start time indicated above using the following number: 1-408-418-9388 Access code: 2494 848 0335. When you enter the telephone conference, PLEASE PUT YOUR PHONE ON MUTE!

Park Commission Members -

Commissioners: Dawn Herbst, Jean Maszk, Allen Opall, Rick Seefeldt, Kelly Zagrzebski, Vacant, Vacant

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. (Last updated: 12-20-05)*

Parks, Recreation and Forestry Department Mission Statement: *Adaptively manage our park and forest lands for natural resource sustainability while providing healthy recreational opportunities and unique experiences making Marathon County the preferred place to live, work, and play.*

Agenda Items

1. **Call to Order**
2. **Public Comment Period – Not to Exceed 15 Minutes – Any Person Who Wishes to Address the Commission Must Provide, Name, Address and the Topic to the President of the Commission No Later than Five Minutes Before the Start of the Meeting. Topics must be relevant to the Committee’s area of jurisdiction.**
3. **Approval of the Minutes of the April 5, 2022 Park Commission Meeting**
4. **Policy Issues for Discussion and Committee Determination**
 - A. Discussion and Possible Action by Committee
 1. Westside Master Plan Progress Update
5. **Operational Functions Required by Statute, Ordinance or Resolution:**
 - A. Discussion and Possible Action by Committee
 1. None
 - B. Discussion and Possible Action by Committee to Forward to the Environmental Resource Committee for its Consideration
 1. None
6. **Policy Issues for Discussion and Committee Determination for Consideration by Environmental Resources Committee**
 - A. 2023 Capital Improvement Project Requests
7. **Educational Presentations/Outcome Monitoring Reports**
 - A. Park Update – Big Eau Pleine, Sunnyvale Softball, Peoples Sports Complex, Various Parks and Forest Units, Campgrounds, Routine Operations/Programs
8. **Announcements**
 - A. Next Meeting Date & Time, Location – Tuesday, May 31, 2022 at 10:30am, 212 River Dr, Room 5. Wausau, WI 54403
 - B. Future Agenda Items – Ordinance Updates
9. **Adjourn**

Signed /s/ Jamie Polley
Presiding Officer or Her Designee

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

FAXED TO DAILY HERALD

(Email/Fax City Pages, Marshfield News, Midwest Radio Group)

Date April 29, 2022 Time 11:45 a.m.
By Jodi Luebbe

THIS NOTICE POSTED AT THE COURTHOUSE

Date _____ Time _____
By _____

DRAFT
MARATHON COUNTY PARK COMMISSION

Date and Time of Meeting: April 5, 2022 at 10:30am Location: Room 5, 212 River Drive, Wausau WI 54403

Park Commissioners present: Dawn Herbst, Jean Maszk, Allen Opall, Pat Peckham, Rick Seefeldt, James Wadinski, Kelly Zagrzebski-(via webex)

Staff present: Jamie Polley-Parks, Recreation and Forestry Director, Marcus Aumann-Assistant Director of Community Services-(via webex), Andy Sims-Assistant Director of Operations, Aaron Ruff-CWOCC-(via webex), Laurie Miskiminis-Conservation, Planning and Zoning Director-(via webex), Brian Kowalski-City Pages-(via webex)

1. Call to Order – President Peckham called the Park Commission meeting to order at 10:30am. Official notice and the agenda for the meeting was posted publicly in accordance with the State statutes.

2. Public Comment – none brought forward

3. Approval of the Minutes of the March 1, 2022 Park Commission Meeting – Motion by Herbst, second by Maszk to approve the March 1, 2022 meeting minutes. Motion **carried** by voice vote, vote reflected as 5-0.

4. Policy Issues for Discussion and Committee Determination

A. Discussion and Possible Action by Committee

1. Central Wisconsin Off-Road Cycling Coalition Proposal for Maintenance and Improvements at Big Eau Pleine County Park - Polley explained that the Central Wisconsin Offroad Cycling Coalition has submitted a proposal to make improvements to Big Eau Pleine Park mountain biking trails. The estimated cost of improvements in total is roughly \$100,000 - \$180,000 depending on contractor vs volunteer work and how extensive the work becomes. CWOCC is proposing to fundraise for all the improvements however there are a few items proposed for 2023 and 2024 that benefit the park users as well as bikers that staff may look at requesting or allocating funding for. Staff supports the enhancements as proposed. Aaron Ruff, President of CWOCC said the trail work in 2022 is for drainage improvements and will all be done by volunteers. Future plans are uncertain and could get pushed further out depending on what happens for mountain biking at Rib Mountain State Park. Opall raised concerns about the expansion of new trails in the park and the greater encroachment on the overall land. Ruff and Polley discussed how the majority of work done this summer would be short reroutes or reworks of current trails to make improvements because of drainage issues and washouts. Polley said they could bring this back each season depending on the work CWOCC was doing to keep the Commissioners up to date and discuss any issues, just as they do for the City Park Committee when CWOCC is working at Sylvan Hill Park. Ruff said it is up to the Commission to determine what the use of the land is and their goal is to create good outdoor recreation experiences and not impede on any other user groups. Polley said from a staff perspective this isn't something where a lot of trail is being added. A majority of what is being done is on the existing trail and improvements that are needed and helpful to everyday users. The Department doesn't have the staff to do a lot of this work so CWOCC is a partner group that allows us to have these amenities because they have the volunteers and the funding to do a lot of this. Staff looks at all of these proposals closely, if they have any concerns, they bring it to the Commission and Committee to discuss. This is the overall plan and future additions can be discussed but are just looking at 2022 right now. Wadinski liked that a group is working to improve public property but if this is approved every year he would like to see more detail about how much trail would be impacted. Discussion followed on the multi-use trails at the park. Opall reiterated he was for improving existing trails but had more reservations when it came to expanding trails. **Motion** by Wadinski, second by Maszk to approve the Central Wisconsin Off-Road Cycling Coalition proposal for maintenance and improvements at Big Eau Pleine County Park for this year 2022 and when new trails are proposed that they are brought back to Commission with more detail. Motion **carried** by voice vote, vote reflected as 5-0.

5. Operational Functions Required by Statute, Ordinance or Resolution:

A. Discussion and Possible Action by Committee - None

B. Discussion and Possible Action by Committee to Forward to the Environmental Resource Committee for its Consideration - None

6. Policy Issues for Discussion and Committee Determination for Consideration by Environmental Resources Committee - None

7. Educational Presentation/Outcome Monitoring Reports for Discussion

A. Exploratory Mining Article Correction – The Milwaukee Journal-Sentinel recently ran a news story that erroneously inferred that exploratory borings to learn about possible gold content several miles south of the Dells of the Eau Claire County Park could degrade the Eau Claire River and the park. The site where borings have been done in the past is downstream from the park, so it would not be possible for any potential pollutants from the proposed mine site to reach the park, assuming the pollutants would be allowed to escape the site in the first place. In addition, the Conservation, Planning and Zoning Department also sent in corrections about the permits. Miskiminis explained that a Canadian company has contacted them to get a mining exploration permit application which has not been turned in yet. When it does get turned in they will issue a news release, possibly with a map, and notify/provide updates to the appropriate committees as outlined in Chapter 17 Zoning Ordinance. At this time that Committee will most likely be the Environmental Resources Committee. Discussion followed.

B. Park Update – Campgrounds: Cleanup and grading of campground roads and campsites are underway. Corbin Shooting Range: We have grant money to upgrade the archery portion of the shooting range. To date, we have been constructing new target holders and a two-platform shooting tower to safely accommodate elevated practice. Marathon Park: Ice is out of both rinks. Boats and campers are available for pickup. An RFP for the cattle barn roofs was received and accepted. The contractor will be Wausau Roofing and Siding. Mission Lake Park: An RFP for the roadway and parking lot paving was received and accepted. The contractor will be American Asphalt. Mountain Bay Trail: Brushing of low hanging vegetation was completed at the Mountain Bay Trail. Nine Mile: One of the two electric services for the lighted loop failed near the end of ski season. This service will be repaired as soon as the ground has sufficiently thawed. People's Sports Complex: Due to the settling of the landfill, the concession/restroom building has heaved asphalt around the perimeter. The asphalt has been removed and temporarily replaced with road base. Big Eau Pleine: Firewood processing at Big Eau Pleine is over half complete. We have processed the 75 cords for the year and are now working on processing a new delivery of firewood. We anticipate 125+ cords to be processed within the next month in preparation for camping season. Routine Operations/Programs: Snow removal operations, firewood processing, building and structure maintenance, equipment maintenance and repair. Urban Forestry Program: Regular tree maintenance and small pruning.

C. Employee Letter to the Editor – Nine Mile Forest and Recreation Area – Two seasonal employees that work at Nine Mile wrote a letter about what a gem it is and that people come from all over to enjoy it.

8. Announcements

Polley thanked Pat Peckham for all his years of service on the Park Commission and hoped the other members would return to the Commission after the elections.

A. Next Meeting Date & Time, Location – Tuesday, May 3, 2022 at 10:30am, 212 River Dr., Rm. 5, Wausau WI 54403.

B. Future Agenda Items – elect President and Vice-President

9. **Adjourn – Motion** by Peckham, second by Herbst to adjourn at 11:30am. Motion **carried** by voice vote, vote reflected as 5-0.

AGENDA SUMMARY

4A1. Discussion and Possible Action Westside Master Plan Update

Staff will provide the Commission with an update on the Westside Master Plan process that will include what has been done to date, a review of the survey that is currently available to the public until May 8th and an overview of the next steps. Our consultant MSA will attend the May 31st meeting to provide the Commission with preliminary concepts and a review of the public input. An open house for more community input is scheduled for Tuesday, May 17th from 6:00pm -7:30pm at Eastgate Hall.

6A. 2023 Capital Improvement Project Requests

Staff will provide an overview of the proposed 2023 Park Capital Improvement Project Requests. Project submittals are due to Facilities and Capital Management by May 20, 2022. Projects include:

Playground Replacement –

\$180,000 – Marathon Park Campground Playground & Amco Park

Restroom Replacements –

\$125,000 DC Everest Park hooking to City sewer & water

Big Eau Pleine Road Repairs –

TBD – Currently waiting on an estimate from Highway for the 2022 work. If the current funds complete the road this will not be moved forward.

Multipurpose Building Flat Root Repair –

TBD – Currently waiting on quotes. Roof between the two ice arena buildings leaks into the offices and locker rooms.

Sunnyvale Softball Field Lights –

TBD – currently waiting on the quote but could be approximately \$160,000/field X 5 fields. One light pole failed this last year and fell onto the field. The type of lights at Sunnyvale are outdated and are very costly to fix.

Multipurpose Buildings Cooling Tower –

TBD – currently waiting on a quote. A large leak was found in the cooling tower at the end of this past season. The cooling tower has reached its useful life and if replaced would be more cost efficient.

Dells of Eau Claire Beach Parking Area & Road way -

TBD – currently waiting on a quote. The road is in need of reconstruction and can no longer be fixed properly.

Westside Master Plan Items –

TBD – Items identified within the Westside Master Plan will begin to be implemented. Staff is still working through this process of what are priority projects.

7A. Park Updates

Big Eau Pleine:

Playground installation underway

Roadway work scheduled for September

Sunnyvale Softball:

Programs have begun

People's Sports Complex:

Limited play May 1, Regular play May 8, Tournament May 14-15

Various park and forest units:

Significant spring clean-up

Campgrounds:

Campgrounds open for the season April 29.

Routine Operations/Programs:

Firewood Processing is complete

Urban forestry program: Regular tree maintenance, small pruning

Building and structure maintenance.

Equipment maintenance and repair

Shelter rentals and events



For Immediate Release

For more information, contact:

Jamie Polley

715.261.1554

Jamie.Polley@co.marathon.wi.us

Public Participation Encouraged in Marathon Park, Westside Master Plan Survey

Responses will help inform the master plan being developed for Marathon Park, the UWSP-Wausau Campus and sites immediately south of the park

Wausau, Wis., April 19, 2022 – Marathon County and the City of Wausau invite residents to take a short online survey about Marathon Park and the surrounding area.

Marathon County is leading the development of a master plan to guide investment and redevelopment activity for Marathon Park, the UWSP-Wausau Campus, and sites immediately south of the park. This survey is part of the outreach effort to better understand community preferences for these areas.

The survey can be accessed online at

<http://www.surveymonkey.com/r/WestsideMasterPlan> and will be available until Sunday, May 8.

Survey responses will help inform the master plan being developed for all three areas by MSA, the planning and design consultant. A draft of the master plan is expected to be available in late July at which time there will be opportunities for the public to review the plan and provide additional input. Opportunities for public input will be posted on the Wausau & Marathon County Parks, Recreation, and Forestry Department website at <https://www.co.marathon.wi.us/Departments/ParksRecreationForestry.aspx>.

###

Marathon County Westside Master Plan DRAFT Schedule

December 17, 2021

January

- Staff Interviews
- Site Visits
- Phase 1 Research

February

- Tech Memo 1 – February 16 (Background info, interview and walkthrough findings)
- Staff Meeting - ~February 23

March

- County Board Presentation – March 8
- Stakeholder group interviews
- Community Survey
- Phase 2 design work

April

- Tech Memo 2 – April 20 (Design alternatives)
- Staff Meeting ~April 27

May

- Park Commission – May 3
- HR Finance and Property Committee – May 24
- Public Meeting

June

- Tech Memo 3 – June 8 (public engagement and design feedback summary)
- Staff Meeting ~ June 15

July

- Phase 4 final designs and implementation plan work

August

- Tech Memo 4 – August 10 (final plans, implementation)
- HR Finance and Property Committee – August 23rd
- Staff Meeting - August 17
- Park Commission August 30

September

- Final Document September 21
- Staff Meeting - September 28

October

- Adoption Document October 17

- HR Finance and Property Committee – Oct 11th
- County Board Adoption October 25

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

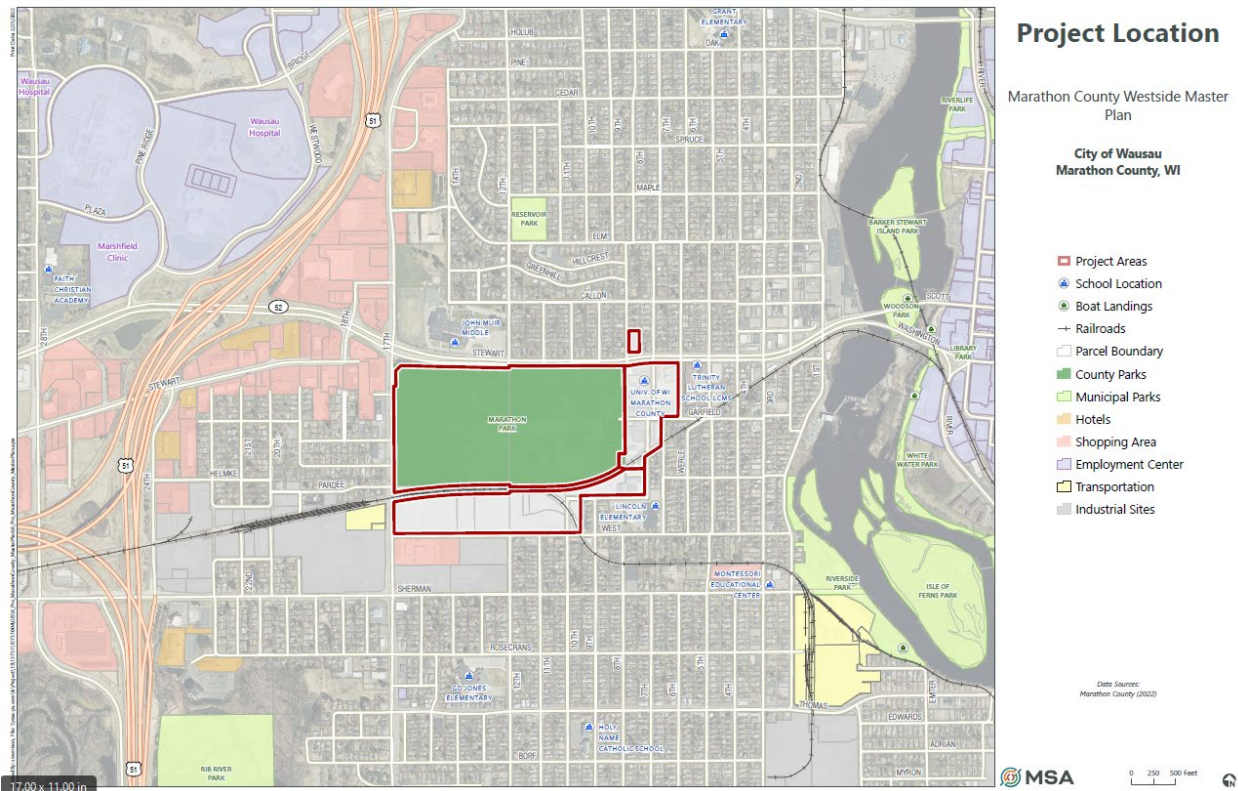
The subject parcels are centrally located in the City of Wausau with Stewart Avenue to the north, West Street to the south, S. 17th Street to the west and approximately 6th Avenue to the east. Adjacent land uses are noted below:

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.

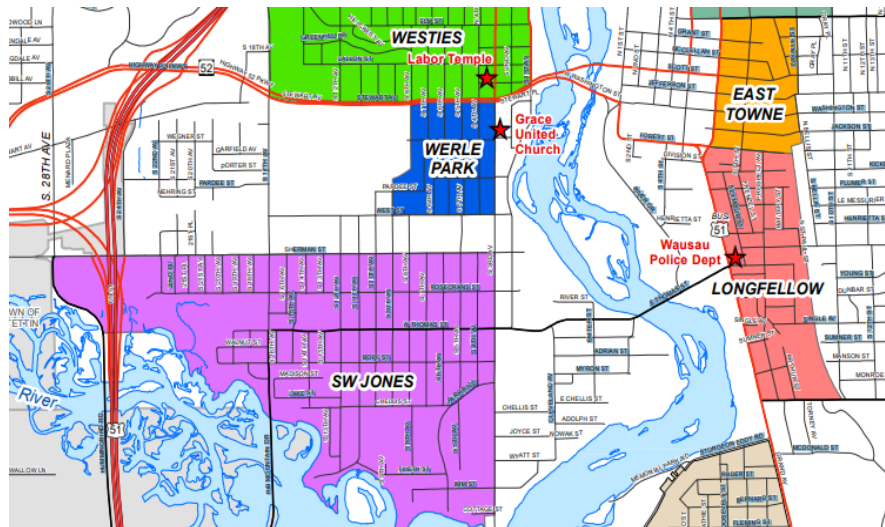
Further Research Needed

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.

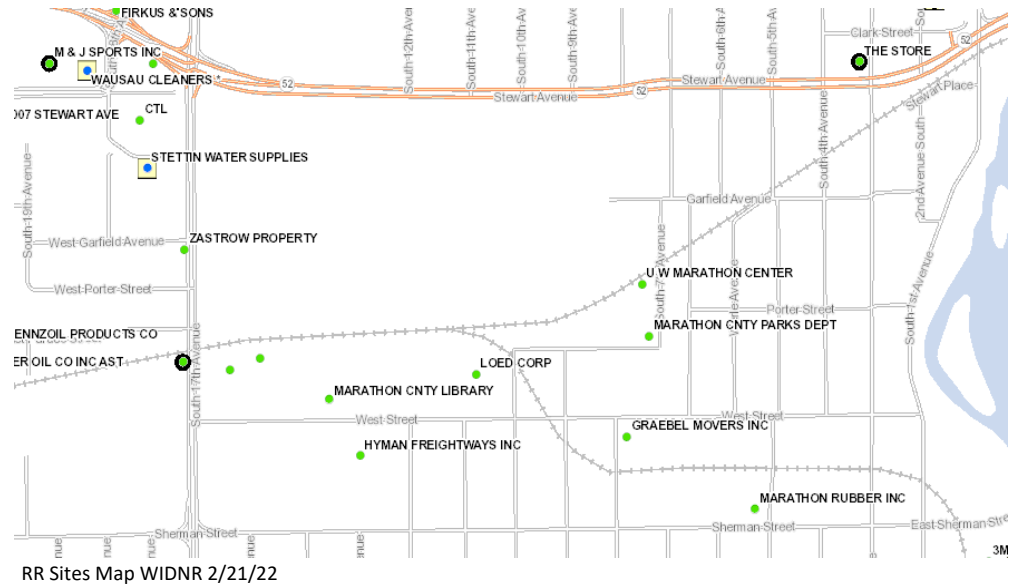
Former county library - contamination detected below diesel tanks, disposal approved and activity closed in 1995.

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

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

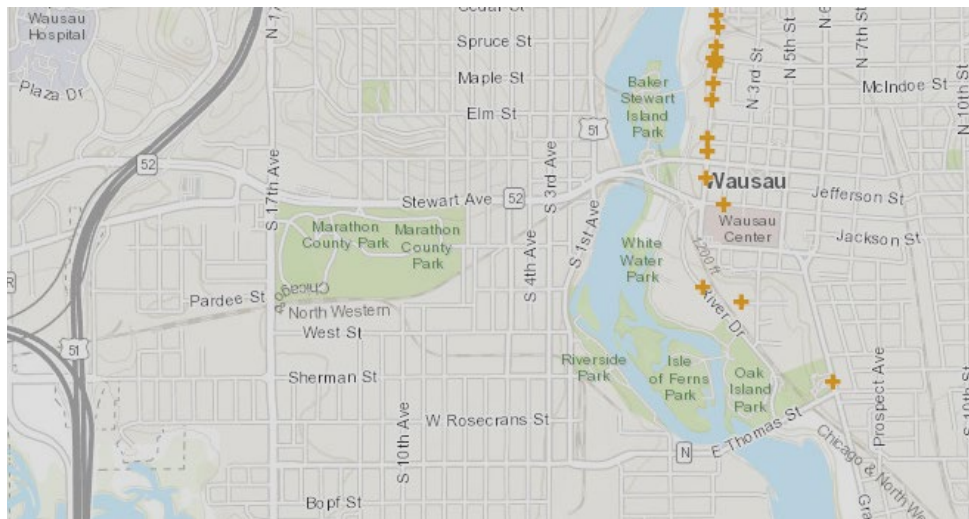
County parks department - hazardous substance discharge, over-excavated pump area, activity closed in 1998.

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

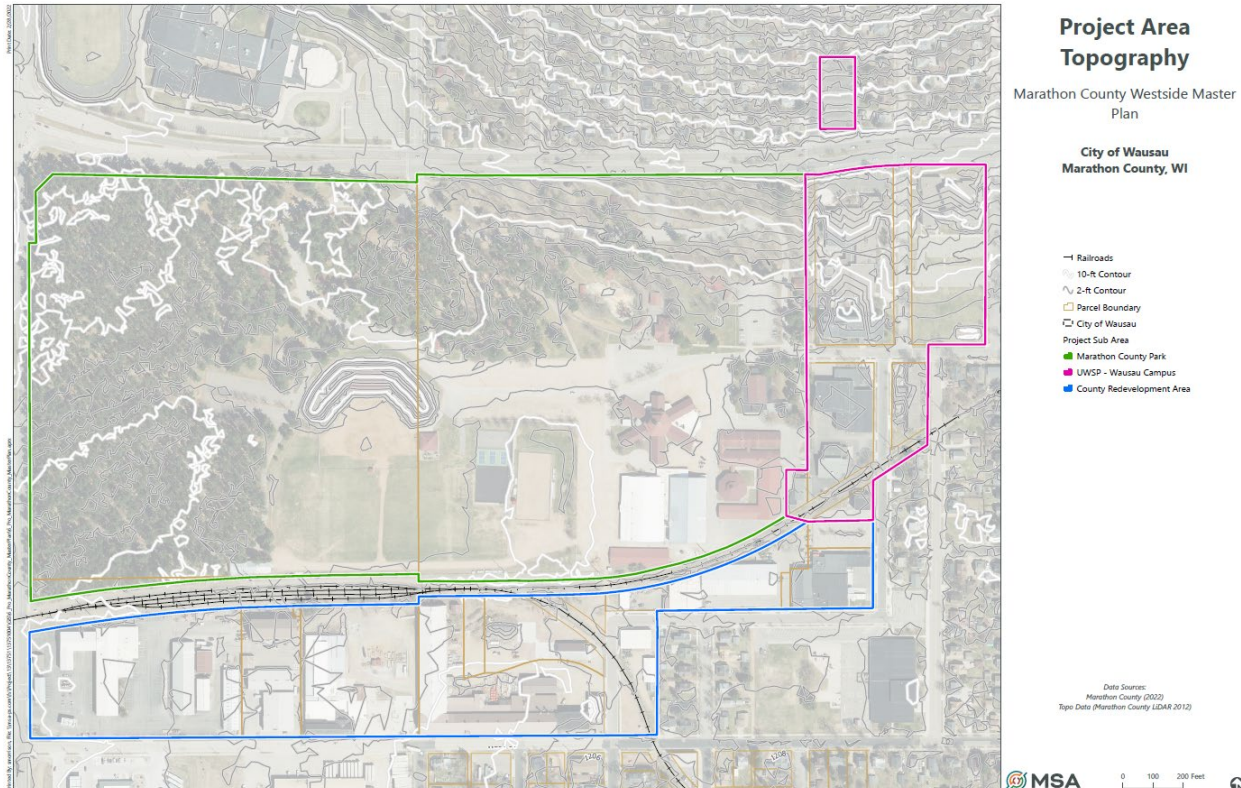
No wetlands identified on subject parcels (Wisconsin Wetland Mapper).

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

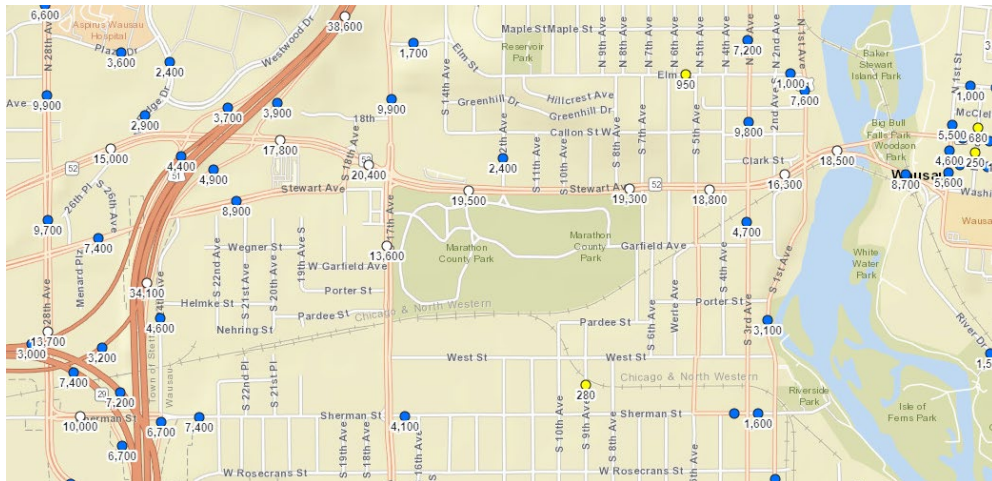
to a hydrant east of the Junction building, serving East Gate Hall and the Multipurpose buildings. The rest of the system and site are drained down seasonally. Parks staff would prefer to bring this line up to code and loop it back into the City system by extending it through the site to the west – this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

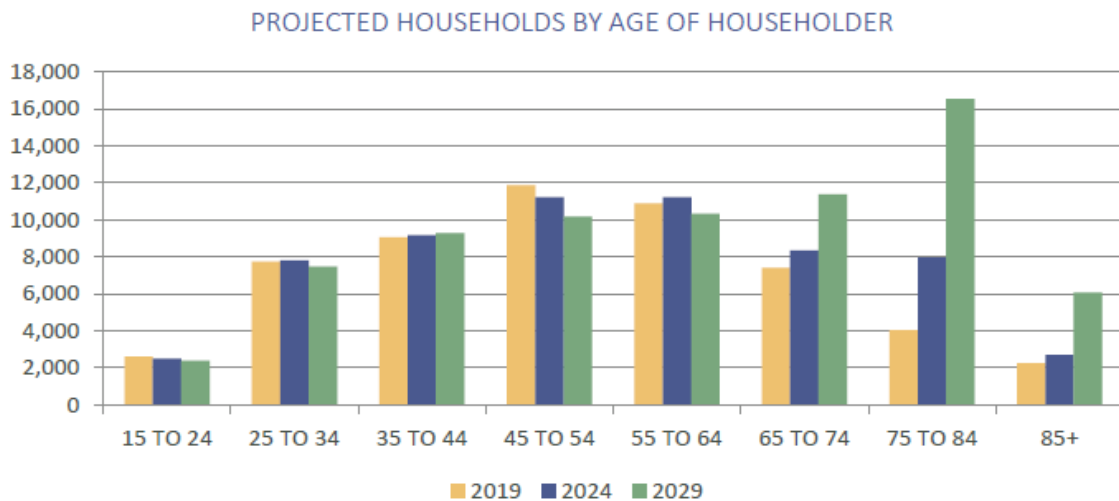
9 - Market Analysis

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.

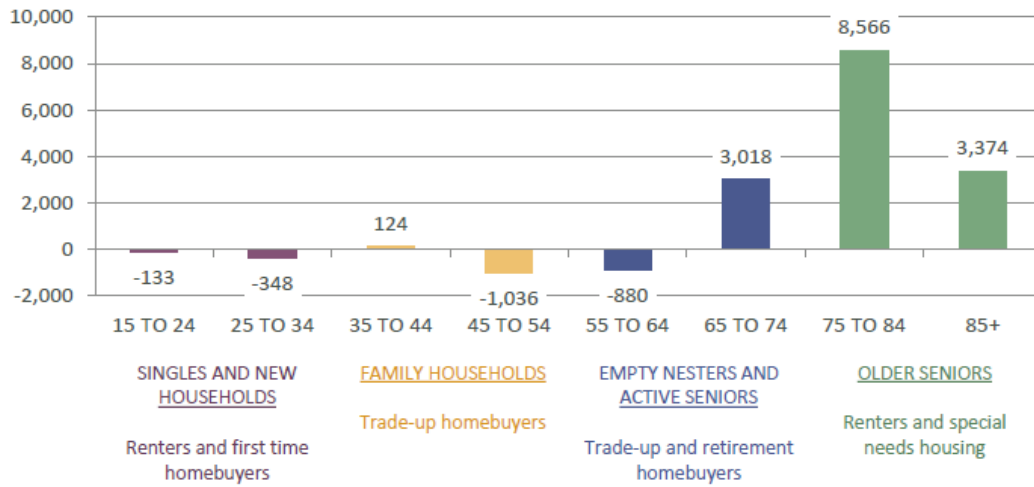
Over the past several decades, the City of Wausau has represented a shrinking percentage of the county's total population, dropping from 35.9 percent in 1960 to an estimate of 28.5 percent in 2018. Much of this has been due to detached, single family home construction in other communities and rural parts 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

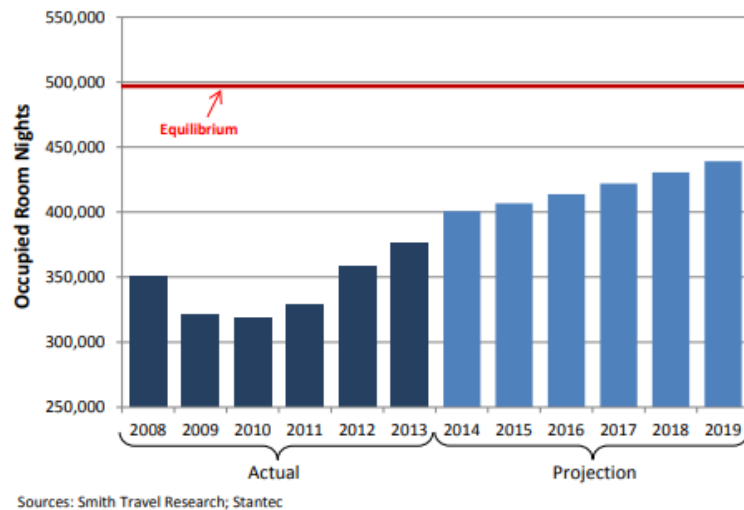
USH 51, which carries 34,000-38,000 average daily traffic, is accessible from WIS 52 (Stewart Ave) and Sherman Street. Both highway exits are roughly 0.5 mile from the site. S. 17th Street, which connects WIS 52 to Sherman Street, brings roughly 14,000 vehicles a day right past this development area. 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.
 - Transitional housing? Not preferred, could be a deterrent to enrollment
 - 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

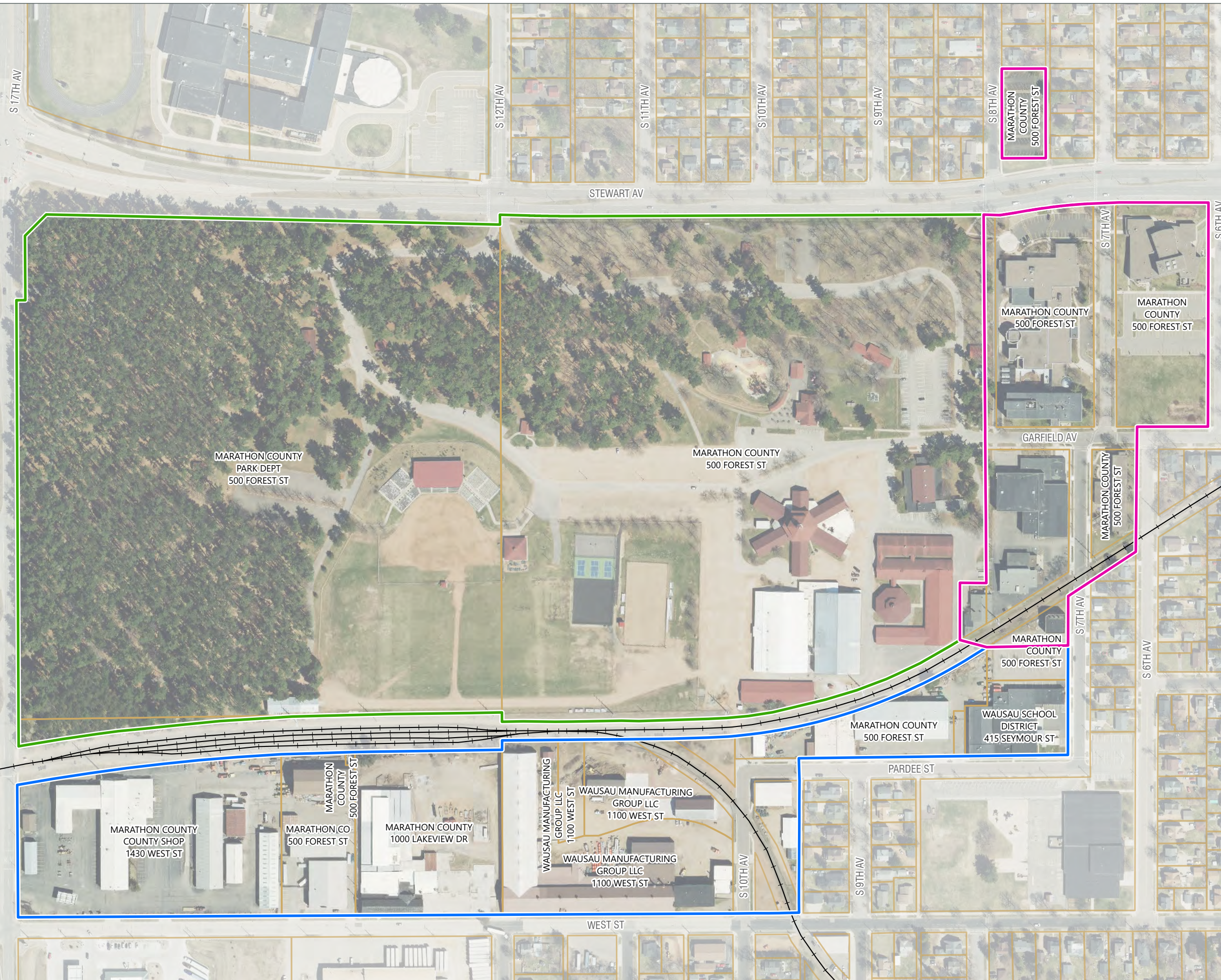
- The tall pines are an important feature to protect. The stone gates too.
- The park seems like it could be more than it is through design enhancements. The large gravel area is not appealing
- Most people seem to travel to and interact with the park in cars
- Consider Eau Claire’s Owen Park and Carson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

Project Location

Marathon County Westside Master Plan

City of Wausau Marathon County, WI

- Railroads
- ▭ Parcel Boundary
- ▭ City of Wausau
- Project Sub Area
 - ▭ Marathon County Park
 - ▭ UWSP - Wausau Campus
 - ▭ County Redevelopment Area



Data Sources:
Marathon County (2022)





Above: Marathon Park Campground Playground, Below: Amco Playground





Above: DC Everest Restroom, Below: Middle roof of Multipurpose Buildings,





Above: Sunnyvale Light post example, Below: Beach parking lot Dells of Eau Claire



Above: Big Rapids Waterway