



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

OFFICIAL NOTICE AND AGENDA

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

Meeting:	Economic Development Committee
Date/Time:	Tuesday, January 7, 2025, at 5:30 PM
Location:	City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers
Members:	Carol Lukens (C), Chad Henke (VC), Terry Kilian, Gary Gisselman, and Victoria Tierney

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

- 1) Public Comment (Up to 3 minutes per person at Chair's discretion)
- 2) Approval of Minutes from December 3, 2024 Meeting
- 3) Parking Space Lease Agreement with Foundary on 3rd PH 1, LLC (Fifrick)
- 4) Review of Bids for Single-Family Infill Housing for 1019 W Bridge Street (Stratz)
- 5) Committee Requests for Future Education or Presentations (Fifrick)
- 6) Adjourn

Carol Lukens, Chairperson

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

Members of the public may view the meeting live or after the fact on the City of Wausau's YouTube Channel: <https://tinyurl.com/WausauCityCouncil> or live on Cable TV, Channel 981. Any person who wishes to make a public comment but is unable to or does not wish to appear in person may direct their comment via email to the City Clerk: Kaitlyn.Bernarde@wausauwi.gov or Interim Development Director: Randy.Fifrick@wausauwi.gov with "EDC Public Comment" in the subject line by the start of the meeting. All public comments received, either by email or in person, will be limited to items on the agenda only. Messages related to agenda items received prior to the start of the meeting will be provided to the Committee Chair.

This Notice was Posted at City Hall and Emailed to Local Media Outlets on MM/DD/YYYY @ HH:MM PM

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations to participate in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or email ADAServices@wausauwi.gov to discuss your accessibility needs. We ask that your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours beforehand, the City of Wausau will make a good faith effort to accommodate your request.

MINUTES

Economic Development Committee Meeting

Date / Time: Tuesday, December 3, 2024, at 5:30 P.M. | **Meeting called to order by** Lukens at 5:30 P.M.

In Attendance

Members Present: Carol Lukens, Gary Gisselman, Terry Kilian, Victoria Tierney
Member Excused: Chad Henke
Others Present: Randy Fifrick, Shannon Graff, Andy Lynch (Asst. City Planner), Mayor Doug Diny, Atty. Anne Jacobson

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

Agenda Item 1 – Public Comment

No community members presented for public comment.

Agenda Item 2 – Approval of Minutes from November 13, 2024, Meeting

*Kilian moved to approve, seconded by Gisselman. **Motion Carried 4-0.***

Agenda Item 3 – Discussion and Possible Action on North Riverfront Development Guide (Lynch)

*Gisselman motioned to approve, seconded by Tierny. **Motioned Carried 4-0.***

Agenda Item 4 – Discussion and Possible Action on Planning for Athletic Field Parking (Lynch)

No action required. Item was meant as an update only.

Agenda Item 5 – Discussion and Possible Action on Waiver of Right of First Refusal, Termination of Deed Restrictions and approval of new deed restrictions for 400 N. 72nd Avenue (Fifrick)

*Tierny motioned to approve, seconded Kilian. **Motion Carried 4-0.***

Agenda Item 6 – Discussion and Possible Action on Waiver of Right of First Refusal, Termination of Deed Restrictions and approval of new deed restrictions for 8500 Highland Drive (Fifrick)

*Tierny motioned to approve, seconded by Kilian. **Motion Carried 4-0.***

Agenda Item 7 – Update on Infill Development on Thomas Street (Fifrick)

Fifrick is hoping to have a final report on Phase I by the end of the year. Some lots may require a Phase II analysis but unsure which lots those will be.

Agenda Item 8 – CLOSED SESSION pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: relating to approval of purchasing properties taken by Marathon County due to foreclosure of tax liens.

*Tierny motioned to go into closed session. Roll call vote taken. **Motion Carried 4-0.***

Agenda Item 9 – Reconvene into Open Session to take action on Closed Session item.

No action needed on the Closed Session discussion. Meeting adjourned in Closed Session.

Agenda Item 10 – Adjourn

*Gisselman motioned to adjourn, seconded by Kilian. **Motion Carried 4-0.** Meeting Adjourned at 07:10 PM*

CITY OF WAUSAU, YouTube MEETING LINKS

ALL City of Wausau Meetings can be viewed at:

- <https://www.youtube.com/@CityofWausauMeetings>

*The ED meeting from **12/03/24** can be viewed at:*

- <https://www.youtube.com/live/ISiLC8FM6SM?si=T4bVOCqFnBDRnKqv>

To: Economic Development Committee
From: Randy Fifrick, Development Director
Date: January 7, 2025
Re: Foundry on 3rd Ph 1 Parking Agreement



City Staff have been negotiating a parking space lease agreement with Foundry on 3rd Ph 1, LLC for them to secure parking spaces in Lot 7 of Alexander Davis Plat which is also known as the Sears/East Mall/Ramp 4.

Since the closure of the mall, the ramp has dramatically been underutilized. At last check of the 975 parking spots in the ramp, we only have 159 permit holders. Regular users include those utilizing the Marathon Courthouse, HOM Furniture and the Children's Imaginarium. Foundry on 3rd Ph 1 LLC will be constructing a skywalk on the third floor that will connect their building to the ramp.

Key Terms:

1. 100 unreserved stalls
2. Foundry would pay for all 100 stalls on a monthly basis
3. Rate would be consistent with the City's standard rate less a 20% percent discount
4. Lease would start December 1, 2025 and last for 20 years or until the parking facility is terminated.

CITY OF WAUSAU
PARKING SPACE LEASE AGREEMENT

This parking space lease agreement (“**Lease**”) is made and entered into as of this ____ day of _____ 2025, by and between the CITY OF WAUSAU, WISCONSIN (“CITY”), a Wisconsin municipal corporation, as LESSOR, and FOUNDRY ON 3RD PH 1, LLC (“FOUNDRY”) whose address is 1818 Parmenter Street, Suite 400, P.O. Box 620037, Middleton, WI 53562, as LESSEE:

1. **LEASE.** Subject to the terms and conditions of this Lease, CITY leases to FOUNDRY parking spaces to use in common with other Lessees and the public, 100 unreserved permit parking spaces in a portion of Lot 7 of Alexander Davis Plat (“PARKING FACILITY”). FOUNDRY may use and occupy these unreserved permit parking spaces in the Parking Facility on the indicated dates at the indicated times for the parking rates stated below for the following express purposes and no other purpose: parking is for normal passenger vehicles only including pick up trucks and passenger size vans provided they meet any height restriction of the PARKING FACILITY. The CITY shall in no manner be obligated to provide any particular parking space. This Lease is not transferable and may not be assigned without prior consent of the Lessor not to be unreasonably withheld. Eligible unreserved permit parking spaces are identified in Exhibit A.
2. **TERMS/DAYS/HOURS.** FOUNDRY is authorized to park in the PARKING FACILITY:
 - ☐ Monday through Friday between the hours of 6:00 AM through 6:00 PM; or
 - ☒ Seven (7) days per week a week, twenty-four hours per day; or
 - ☐ ____ days per week _____, between the hours of ____ through ____.
3. **PAYMENTS.** The Lease rate shall be payable as follows:
 - ☐ In ____ equal annual lease installments of ____ due on _____; or
 - ☒ In 12 monthly Lease payment installments per year due on the 1st day of each month at a rate consistent with the City’s monthly per-stall parking permit fee charged to the public, multiplied by one hundred (100) parking stalls, less a discount of twenty percent (20%). The foregoing charges shall not increase by more than three percent (3%) per year.
4. **FINANCE CHARGES.** Fees/or rents not paid within the terms of this agreement are subject to a 1½% per month finance charge.
5. **DURATION.** The term of this lease shall begin on December 1, 2025 (“Effective Date”) and shall terminate at the earlier of: (a) twenty (20) years from the Effective Date; (b) the date the PARKING FACILITY ceases to be available to the CITY; or (c) the date the CITY makes the determination, in its sole and absolute discretion, to terminate parking operations at the PARKING FACILITY. Only pursuant to (c), will the CITY give FOUNDRY at least twenty-four (24) months’ prior written notice of a termination date earlier than twenty (20) years from the Effective Date.

The CITY agrees to comply with the terms of Paragraph 5 of that certain Skywalk Easement Agreement between CITY and FOUNDRY, dated as of July 22, 2024 and recorded with the Marathon County Register of Deeds on July 24, 2024 as Document Number 1902167, as may be amended from time to time.

6. **RULES.** By signature below, FOUNDRY expressly acknowledges receipt of the PARKING FACILITY rules ("Rules"). FOUNDRY expressly agrees to provide a copy of said Rules to agents, employees, tenants or guests who utilize the PARKING FACILITY. FOUNDRY is solely responsible to the CITY for any violation of the Rules by FOUNDRY'S users.
7. **SIGNAGE.** During the term of this Lease, FOUNDRY shall be permitted to post directional and/or promotional signage for its apartment building, inside the PARKING FACILITY'S vestibule and elevator.
8. **MAINTENANCE.** CITY shall be responsible for maintenance, cleaning, repainting and repairs of the PARKING FACILITY, including, but not limited to, the following:
 - a. **Sweeping:** Broom sweeping the PARKING FACILITY at least once per month.
 - b. **Graffiti/Vandalism:** Remove within 1 week.
 - c. **Snow Removal:** Remove within 24 hours of snow fall.
 - d. **Structural Inspection:** Perform at least once every 3 years.
9. **VEHICLES PARKED AT OWNER'S RISK.** FOUNDRY understands and expressly agrees that the CITY will not accept any vehicle in bailment or for safekeeping; nor shall the CITY be responsible for loss or damage to any vehicle or its contents by fire, vandalism, theft or any other cause, nor for loss, damage or injury by or to other customers or any other individual personal injury of any nature. FOUNDRY expressly acknowledges that the CITY shall have no duty to provide security, and expressly does not assume any obligation to provide for the security of the PARKING FACILITY or to protect individuals using the PARKING FACILITY, or vehicles or property in the PARKING FACILITY, from criminal activity. FOUNDRY is responsible for providing parking stickers/passes to its tenants.
10. **DAMAGED PROPERTY.** If FOUNDRY, or its guests, or agents, damages any personal property at the PARKING FACILITY, or damages any PARKING FACILITY equipment, in addition to any liability FOUNDRY may have for any claims, losses or costs arising out of such damage, the CITY may terminate this Lease if FOUNDRY does not pay for such damages incurred by the CITY within 30 days of notice given pursuant to paragraph 11.
11. **TERMINATION.** An event of default shall be deemed to occur should any of the following events happen:
 - a. failure to timely pay fee or invoice;
 - b. repeated failure of FOUNDRY, or of its guests or agents, to obey the rules of the CITY concerning security, safety, or preservation of the CITY Parking Facilities, during the term of the agreement; or
 - c. failure of FOUNDRY to comply with any other term or condition of this Lease, including any addenda or amendments hereto.

In the event of default, the CITY shall notify FOUNDRY in writing, and, if FOUNDRY fails to cure such default within 30 days of receipt of the CITY'S notice, the CITY may terminate this agreement immediately upon notice to FOUNDRY, without penalty or liability to the CITY.

12. **FORCE MAJEURE/OCCUPANCY DISRUPTION.** If the PARKING FACILITY or any portion thereof shall be destroyed or damaged by fire or other calamity, acts of God or other causes beyond the reasonable control of FOUNDRY or CITY, then this Lease shall terminate upon at least five (5) days' written notice, if practical, to the other party that an event of "Force Majeure" has occurred and prevented performance by the party experiencing the event of "Force Majeure." In the event of a termination by reason of "Force Majeure," the CITY shall not be liable or responsible to FOUNDRY for any damages caused thereby and FOUNDRY waives all claims against the CITY for damages sustained by reason of such termination, except that any unearned portion of payments shall be abated or if previously paid, refunded.
13. **PARKING FACILITY CLOSURE.** The CITY reserves the right to close the PARKING FACILITY for repairs and maintenance when necessary. When closing the PARKING FACILITY, the CITY shall seek to avoid any inconveniences to FOUNDRY. CITY will provide as much advance notice as is possible and will provide alternate parking during the closure period.
14. **RIGHT TO REMOVE.** The CITY reserves the right to remove or expel from the PARKING FACILITY any person engaging in or conducting him/herself in a manner disruptive, abusive or offensive to other patrons at or in the PARKING FACILITY. Neither the CITY, nor any of its employees shall be liable to FOUNDRY for any damages that may be sustained by FOUNDRY through the CITY'S exercise of such right.
15. **ASSIGNMENT.** FOUNDRY may not assign its rights, obligations or duties hereunder without first receiving written consent of the CITY of Wausau. Notwithstanding anything to the contrary in this Lease, FOUNDRY may assign up to 50 of the 100 parking spaces under this Lease to its affiliate for the phase 2 development but shall promptly notice CITY in writing of its assignment.
16. **NONWAIVER.** The CITY'S acceptance of rent or failure to complain of any action, non-action or default of FOUNDRY, whether singular or repetitive, shall not constitute a waiver of any of the CITY'S rights. If FOUNDRY'S payment of any sum due the CITY is accompanied by written conditions or is represented by FOUNDRY to be a settlement or satisfaction of any obligation, the CITY may accept and deposit such moneys without being bound by such conditions or representations unless the CITY expressly agrees in a separate written instrument. The CITY'S waiver of any right of the CITY, or any default of FOUNDRY shall not constitute a waiver of any other right or constitute waiver of any other default or subsequent default.
17. **ATTORNEY FEES.** If the CITY is required to file suit to collect any amount owed it under this Lease, CITY shall be entitled to collect reasonable attorney's fees for its prosecution of the suit.

- 18. ENTIRE AGREEMENT/AMENDMENTS.** This agreement constitutes the entire Lease between the parties and supersedes any and all previous written or oral agreements or representations between the parties. This Lease may only be amended in writing signed by both parties.
- 19. SEVERABILITY.** If any covenant, condition, provision, term or agreement of this Lease is, to any extent, held invalid or unenforceable, the remaining portion thereof and all other covenants, conditions, provisions, terms and agreements of this Lease will not be affected by such holding, and will remain valid and in force to the fullest extent permitted by law.
- 20. NOTICES.** Any notice under this Agreement shall be given by certified mail, overnight mail, or by personal delivery, and shall be effective upon receipt. Notice shall be sent to the address for the receiving party as designated herein: For FOUNDRY: As listed on page one of this Lease. For CITY: City Clerk, City of Wausau, 407 Grant Street, Wausau, WI 54403.

IN WITNESS WHEREOF, this Lease is effective as of the first date written above.

FOUNDRY: FOUNDRY ON 3RD PH 1, LLC

CITY

By: _____

By: _____

Name: Terrence R. Wall, President of

Name: Doug Diny

T. Wall Enterprises Manager, LLC, its Manager

Title: Mayor

Approved as to form: _____



Planning, Community and Economic Development

MEMO

TO: Economic Development Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: January 2, 2025

RE: 1019 W Bridge Street in-fill Request for Bids

Since this past spring, the City of Wausau has released several Request for Bids for the purchase and installation of modular homes on several City lots. Staff reached out to several modular home manufacturers and contractors who install modular homes. The first three requests went unanswered as no one submitted a bid.

After again talking with a couple of the contractors, they indicated that the request was too broad and suggested we only submit a request for just one lot and be very specific about what we are looking for. The RFB was adjusted and resubmitted on November 19, 2024, with a due date of December 16, 2024. This time we had a couple new contractors reach out to us to say they were interested so we forwarded the bid package onto them. However, only one bid was received.

Enclosed is the bid we received along with a copy of the proposed home design. As you will see, the cost of building a new home has increased consistently with what we saw in the reassessment last year. Unfortunately, purchasing a modular home and having it installed on a basement with a two-car garage is not a lot different than a stick build home. However, the timeframe to have the home completed is quicker. More importantly, the use of Community Development Block Grant (CDBG) funds can be used to acquire the modular home. Utilizing CDBG funds for construction purposes is not an allowable expense; however, acquiring a building is. HUD recently determined that purchasing a modular home falls under the acquisition regulations not new construction. This additional source of funds will allow the City to stretch the ARPA and TIF extension funds farther.

In analyzing the price, we looked at the last house Community Development had bid out. That was in 2017 of which we built a single-family home with a completed basement to get a four-bedroom, two-bathroom home with a two-car garage. The cost associated with that was \$214,000. Again, that was 4 years ago before construction costs skyrocketed. That house was sold for \$145,000. This was in order to make the house affordable for an income-qualified household. Talking with the same contractor regarding building that same home today, he said it would easily be about \$350,000. We have also spoke with a local home builder who stated that the cost for a small, starter house would be between \$300,000 - \$350,000. Therefore, the price we received is in line with a stick-build.

If we move forward with this bid, the following sources of funds would be utilized:

Purchase of the building	-	\$140,426	CDBG
Construction	-	\$ 79,942	WHEDA (program income)
Remaining construction (gap)	-	<u>\$128,104</u>	ARPA
TOTAL BID		\$348,472	

This is based on the quoted bid. Sales tax was added to the modular home price of which can be deducted as the City is not allowed to pay. This may have happened with other building components and could all assist in savings along the way.

In selling the home, several things have to happen. The new buyer will have to be income qualified and verified before we can accept an offer. The buyer has to be a first-time homebuyer and has at least \$5,000 of their own funds into purchasing the home. The approximate sales price would be \$140,000 - \$175,000. This is necessary to make the mortgage affordable for homebuyers who fall within the income guidelines. The City would then hold a second mortgage for the difference so the buyer could not turn around and sell the home and make a lot of money. We propose that this 2nd mortgage remain on the property of which nothing happens for the first 5 years. Then every year thereafter, \$13,000 is forgiven. By the year 20, the total amount is forgiven and the buyer receives the full equity. For example: if the homeowner sells the home within 10 years, only \$65,000 (\$13,000 x 5) will be forgiven and the City will receive the remaining amount of which will recycle into another home build or rehab to sell.

After the sale of this property, the net balance will be placed into an in-fill housing fund of which those proceeds will be utilized for another project. By utilizing these repaid funds, CDBG, HOME, ARPA, and previously approved TIF extension funds (approximately \$500,000), we are hoping to be able to build a total of 8 to 10 homes – depending on any increases in prices or decreases in the sales prices. Habitat for Humanity is still very interested in working with the City to assist with the increase of affordable, single-family homes.

If you have any questions, please feel free to call me directly at 715-261-6682 or e-mail me at tammy.stratz@ci.wausau.wi.us. Thank you.



Brian Luedtke and Associates
615 South Grand Ave
Rothschild WI 54474

December 16, 2024

- **Timeline of Proposed Project**
 - From the award of the project and release to Stratford Homes the typical timeline is 12 – 16 weeks. That timeframe includes the foundation being poured and preparation of the house being set. After the house is set 4-8 weeks is needed to complete the house and the construction of the garage. This timeline is for ideal construction months (May 1st – October 15th), building outside the ideal months may extend the duration of the project.
 - An official timeline will be provided within 30 days of approved bid.
- **Proof of Insurance**
 - Please see included proof of insurance. We currently have a quote to increase Umbrella Liability to two million dollars and include the City of Wausau, its elected and appointed officials, officers, employees, representatives, or volunteers as additional insured if bid is awarded.
- **Prior Wausau / SHLP Projects**
 - 808 Henrietta St, Wausau, WI 54401. 2,046 SqFt built in 2004
 - 804 S 22nd Place, Wausau, WI 54401. 1,568 SqFt built in 2014
 - 523 Evergreen Rd, Wausau, WI 54403. 2,876 SqFt built in 2015
 - 1401 W Wausau Ave, Wausau, WI 54401. 1,512 SqFt built in 2017
- **Proposed Sub-Contractors**
 - Royal Heating & Cooling, LLC
 - B&D Plumbing, INC
 - Croker Electric, LLC
 - Century Concrete Foundations, INC

BID SHEET

(please return this portion in the sealed bid along with necessary attachments)

1019 W. Bridge Street House Purchase Price Finished Product for Occupancy Permit

2-Bedroom with Basement: \$ 140,425.66 \$ 304,061.00

Two Car Garage: \$ 44,411.00

Goal is to have project start in the spring with foundation work with house completion and ready to sell by fall.

Approximate Delivery Date: As soon as March 2025

Completion Date: As soon as July 31, 2025

Bid Expires On: 90 days (date, number of days or months)

I have read and acknowledge Addendums A, B, and C and will comply with all the applicable, required federal regulations and insurance requirements.

Brian Luedtke & Associates Construction, LLC
Company Name

December 16, 2024
Date

Brian Luedtke
Company Representative (print)

615 S Grand Ave, Rothschild, WI 54474
Company Address

715-241-9042
Company Phone Number

Brian@BrianLuedtke.com
Company E-mail Address


Signature of Company Representative

Please have the following included in bid package:

BL Timeline of Proposed Project

BL Exterior Designs of Proposed Home

BL Proof of Insurance

BL Interior designs of Proposed Home

BL Copies of Contractor's License(s)

BL List of Proposed Sub-Contractors

BL Examples of Prior Projects

BL Signed Addendum

BL Miscellaneous Documents from Contractor

APPROVAL:

The City of Wausau hereby approved the attached bid for the construction of a single-family home located at 1019 W. Bridge Street. The Contractor has provided the necessary documentation to enter into a construction contract with the city.

Doug Diny, Mayor (signature)

Date

Kaitlyn Bernarde, City Clerk (signature)

Date

407 Grant Street, Wausau, WI 54403
Address

Tammy Stratz
City of Wausau Contact

tammy.stratz@wausauwi.gov
City Contact E-mail Address

Date:	10/28/24	Revised:	11/1/24	12/16/24		
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Quote #:	24-249	Serial #:	
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Builder should specify the estimated week and month the home should be ready for delivery. Every attempt will be made by Stratford to accommodate this request but will not be responsible for delivery delays. If a requested date is not specified the home will be manufactured at the earliest production available and will be invoiced per the normal discount and payment terms.

SIDING & DECORATOR ACCENTS

Siding Style & Size:	Fairfield Dbl. 4" Straight Lap Standard Color	\$	Std
Siding Color:	Not Selected	\$	
Infiltration Wrap:	Standard Infiltration wrap	\$	Std
Cover Siding w/Poly:		\$	
		\$	
		\$	
		\$	
Accts:		\$	
loc.		\$	
		\$	
Shutters:		\$	
loc.		\$	
		\$	
Window and Door Accent Trim:	4" x 5/4 LP Smart Side (Wood grain)	\$	
Accent Trim Color:		\$	
loc.	all windows & ext doors	\$	1,270.00
		\$	
		\$	
		\$	
		\$	

ROOF SYSTEM

Eave Type & Size::	Fixed eave w/22" overhang	\$ \$	135.00
Gable Overhang Size:	22"	\$ \$	160.00
Roof Pitch:	7/12	Truss Type:	Hinged
		\$	Std

Hip Roof:		loc.		\$	
Dormer #1:	size		Ft.	Pitch	
loc.				\$	
Dormer #2:	size		Ft.	Pitch	
loc.				\$	
Dbl. Dormer Accent		loc.		\$	
				\$	
12' Transverse Cath Dormer		loc.		\$	
Cathedral Ceiling	X	Lineal Ft. of Module	42	\$	
loc.	Living, dining, kitchen	\$	\$	672.00	

Parallel Chord Vault Ceiling		loc.		\$	
				\$	
Tray Ceiling:	Angle Recessed		Square Recessed		\$
Soffit Style		Lighted Style		3 Step Style	\$
loc.				\$	

Roof Sheathing:	1/2" OSB (15/32)	Ceiling Insulation:	R-50	\$	Std
Shingle Type:	Landmark	Color:	Not Selected	\$	Std
Soffit & Fascia:	Aluminum			\$	Std
Color:	Snowmist (Standard) [R]			\$	Std
Omit Overhang at Garage Attachment & Ship Materials Loose				\$	

WINDOWS

Brand:	Sierra Pacific 8000 Series Vinyl	\$	Std
Operation:	Single Hung	\$	Std
Exterior Color:	White	\$	
Wood Clad Interior Finish:		\$	
Vinyl Interior Finish:	Wood Jamb - Color: TBD	\$	Std
Vinyl Window Sill Type:		\$	
Laminate Sill color:		\$	
Glazing:	Low "E" w/argon & screen	\$	Std
Grill Type & Style:	SEE BELOW	\$	
loc.	vertical grills top sash all SH	\$ \$	325.00
Kitchen:	SH1-3636	\$	Std
Bath #1	SH1-2442 T	\$	INCL
Bath #2		\$	
Utility	SH1-3036	\$	INCL
Dining Room	(2) SH2-3660	\$	INCL
Living Room	SH2-3660, SH1-3660	\$	INCL
Bedroom #1	SH2-3660	\$	INCL
Bedroom #2	SH1-3660	\$	INCL
Bedroom #3		\$	

Window Build-outs:		Qty.		\$	
loc.				\$	
Aluminum on Build-out:		Color		\$	
Siding on Build-out:		Color		\$	
Bow / Bay window:				\$	
Install	Ship Loose		loc.	\$	
Solar tube:		Qty.		\$	
loc.				\$	
Solar tube:		Qty.		\$	
loc.				\$	

CUSTOM WINDOW SHAPES

Octagon:		Qty.		\$	
loc.				\$	
Circle Top:		Qty.		\$	
loc.				\$	
Eyebrow:		Qty.		\$	
loc.				\$	
Trapezoid:		Qty.		\$	
loc.				\$	
Custom Grills:		Qty.		\$	

EXTERIOR DOORS				Install	XX	Ship Loose		Std
Front Door:		3/0	XX	#	S-61			Std
Sidelites:	Single		Dbl.	#				
Transom over Front Door:				#				
Rear Door:	2/8		3/0	XX	#	S-61		Std
Optional Door:	2/8		3/0	#				
Add CULL Door	Front	X	Rear	XX	Opt.			\$ \$ 174.00
Deadbolt:	Front	X	Rear	XX	Opt.			\$ \$ 140.00
Door Handle Type and Hinge Color:	Front	Hancock Knob - Satin Nickel						\$ Std
	Rear	Hancock Knob - Satin Nickel						\$ Std
	Opt.:							\$
Alum. Clad Wrap:	Front	X	Rear	XX	Opt.			\$ \$ 300.00
Alum. Clad Wrap Sidelite:	Single		Dbl.					\$
Color:	#120 Classic White		Int. grill color:					\$
Paint / Stain	↓ EXT. COLOR ↓		↓ INT. COLOR ↓					\$
Front Door:								\$ \$ 300.00
Rear Door:								\$ \$ 300.00
Opt. Door:								\$
Sidelites:								\$
Raise Exterior Doors:				Recess Entry:				\$

NOTE: use narrowline clad on exterior doors

PATIO DOORS		Brand
Wood Clad Interior Finish:		
Vinyl Interior Finish:		
Grill Type & Style:		
Hardware:		Raise P Drs:
Patio Door Style:		Qty.
loc:		

Patio Door Style:		Qty.
loc:		

INTERIOR DOORS & TRIM			
Trim Type & Size:	Pkg #1 Oak (Color: TBD)		Std
Door Type & Style :	Flush Oak (Color: TBD)		Std
Hardware Type/Color:	Hancock Knob - Satin Nickel		Std
Closet Door Style:	Swinging		INCL
3/0 Interior Doors	Qty.	loc:	

Pocket Drs: Add to Plan	Qty.	Replace Existing	Qty.
loc:			

Cut & Tack Base Trim		Raise Interior Drs:	Standard		Std
----------------------	--	---------------------	----------	--	-----

Horizontal Mating Ceiling/Beam Finish:	Drywall		Std
Vertical Mating Wall Finish:	Drywall		Std
1/2 Wall Wood Cap	Railing:		

INTERIOR WALL FINISH		Smooth		\$ \$ 705.00
Egg Shell Paint Walls & Ceiling	X	Round OS Corners		\$ \$ 529.00

INTERIOR CEILING FINISH		Smooth		\$ \$ 470.00
Optional Wood Ceiling:				
Sq. Ft.		loc.		

BATH PLUMBING				
Fixture Color	B#1	White	B#3	
	B#2		B#4	
All Bath Faucets	B#1	Classic-Chrome	B#3	
	B#2		B#4	
Bath Accessories	B#1	Std Chrome	B#3	
	B#2		B#4	
Shower & Tub Doors	B#1		B#3	
	B#2		B#4	
Tub & Shower Caps	B#1		B#3	
	B#2		B#4	
Stools	B#1	Std. Stool	B#3	
	B#2		B#4	

Platform Tubs: Add Whirlpool Jets

Tub Tile Color:

Hook up plumbing drains under bath 1 area with one drop at outside wall	\$	250.00
---	----	--------

3" Radon Vent Pipe		loc.	
Kitchen/Util	Sink:	8" Dbl Equal Bowl (1 Hole) Stainless Steel	Std
	Faucet:	9113-AR-DST (Arctic Stainless)	\$ \$ 67.00
Prepare for Dishwasher:	Plumb & OMIT cabinet		
Laundry tub:			
Fresh Water Lines:	Pex water lines w/branch system		
Main Plumbing Drop loc.	under Bedroom 1 -		
Add Air Chambers		Ext. Faucet:	Qty.
loc.			

[illegible]

QUOTE #

24-249

SERIAL #

Purchase Order and Production Confirmation**ON-SITE MATERIAL LIST****FOUNDATION ITEMS**

QTY.	SIZE	SPECIFY HEIGHT	ITEM DESCRIPTION		COST EACH	TOTAL COST
	3"		Jack Post			\$ -
	4"		Jack Post			\$ -
		Stair Package:	Height: →	(Hght from Top of Concrete Floor to Top of Concrete Wall)		\$ -

ELECTRICAL ITEMS

QTY.	UNIT	ITEM DESCRIPTION		COST EACH	TOTAL COST
3	ea.	Exterior Light	Specify your Selection →	\$ 70.00	\$ 210.00
	ea.	Exterior In-Use Recept Box (w/ Cover)			\$ -
					\$ -

SIDING MATERIALS for Garage, Walkout and Kneewalls**VINYL LAP SIDING**

QTY.	UNIT	ITEM DESCRIPTION		COST EACH	TOTAL COST
12	sq.	Fairfield Dbl. 4" Straight Lap Standard Color	Color: <i>Not Selected</i>	\$ 132.40	\$ 1,588.80
14	ea.	12" "J" Channel	Color: <i>Not Selected</i>	\$ 7.55	\$ 105.70
8	ea.	12" Utility Trim	Color: <i>Not Selected</i>	\$ 7.60	\$ 60.80
8	ea.	10' Starter Strip		\$ 5.45	\$ 43.60
5	ea.	"J" Blocks	Color: <i>Not Selected</i>	\$ 14.55	\$ 72.75
	ea.	Jumbo "J" Blocks	Color: <i>Not Selected</i>		\$ -
	ea.	"J" Vents	Color: <i>Not Selected</i>		\$ -
4	ea.	10' Outside Corner (ONE PC.)	Color: <i>Not Selected</i>	\$ 34.15	\$ 136.60
	ea.	10' Inside Corner	Color: <i>Not Selected</i>		\$ -

MISC & ALTERNATE SIDING

QTY.	UNIT	ITEM DESCRIPTION	COST EACH	TOTAL COST
				\$ -
				\$ -
4	ea	4"x16' LP trim - white	\$ 31.50	\$ 126.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -

ROOFING MATERIALS

ALUMINUM SOFFIT & FASCIA

Color: Snowmist (Standard) [R]

MISC. & ALTERNATE SOFFITT/FASCIA MATERIALS

EXTERIOR DOORS includes Lockset (NOTE: Size, Primed or Clad, Clad Color, Swing & Jamb)

Door hinge & knob Color:

Hardware type: **Hancock Knob - Satin Nickel**

Add Notes in this Area:

PATIO DOORS includes Frame, Screen, Lockset, Extension Jamb (Note Operable Panel from Exterior)

Patio Door Brand:

Vinyl Int. Finish:

Handle:

Wood Clad Int. finish:

Color:

Add Notes in this Area:

QUOTE # **24-249**

SERIAL #

WINDOWS includes Screens and Extension JambsWindow Brand **Sierra Pacific 8000 Series Vinyl**Operation **Single Hung**Exterior Color: **White**Vinyl Int. Fin **Wood Jamb - Color: TBD**

Clad Int. finish:

Glazing: **Low "E" w/argon & screen**

QTY.	UNIT SIZE & DESCRIPTION	GRILLS	SHUTTERS	JAMB SIZE	COST EACH	TOTAL COST
						\$ -
2	SS1-4848			NONE	400	\$ 800.00
						\$ -
1	SH1-3054	SEE BELOW		NONE	380	\$ 380.00
						\$ -
						\$ -

Add Notes in this Area: vertical grills top sash for single hung

\$ -

\$ -

\$ -

INTERIOR DOORS & TRIM (includes Passage or Privacy Lockset)Specify Size, Swing & Jamb

Trim Type & Size:

Hardware Type:

Door Type & Style:

Door Hinges & Handle Color:

COST EACH

TOTAL COST

QTY.	ITEM DESCRIPTION	LOCK SET	JAMB SIZE	SWING		
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -
						\$ -

Add Notes in this Area:

\$ -

\$ -

\$ -

INTERIOR TRIM MATERIALS

	Lin. Ft.	Window & Door Casing	Pkg #1 Oak (Color: TBD)		\$ -
	Lin. Ft.	Base Trim	Flush Oak (Color: TBD)		\$ -
	Lin. Ft.	Base Shoe	Size: 7/16" x 3/4"		\$ -

MISC ITEMS

QTY	ITEM DESCRIPTION	SIZE	COLOR	COST EACH	TOTAL COST
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Stratford Homes Limited Partnership

TOTAL COST OF SHIP LOOSE ITEMS**\$7,187.25**

CITY OF WAUSAU

1019 W Bridge Street



Sheet Index

- G-000 Cover Page
- C-100 Site Plan
- S-100 Foundation
- A-101 Basement Floor Plan
- A-103 First Floor Plan
- A-200 Elevations
- A-201 Elevations
- A-300 Building Section
- A-301 Garage Section
- A-302 Stair Sections
- A-900 3D View
- E-100 Basement Electrical
- E-101 First Floor Electrical



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inspections@wausauwi.gov

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brian@brianluedtke.com

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Supplier

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CITY OF WAUSAU
1019 W Bridge Street
COVER PAGE

Project number 90-24-028
Date 12/16/2024
Drawn by BEN WALKUSH
Checked by BRIAN LUEDTKE

G-000

Scale

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Building Permit

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CITY OF WAUSAU

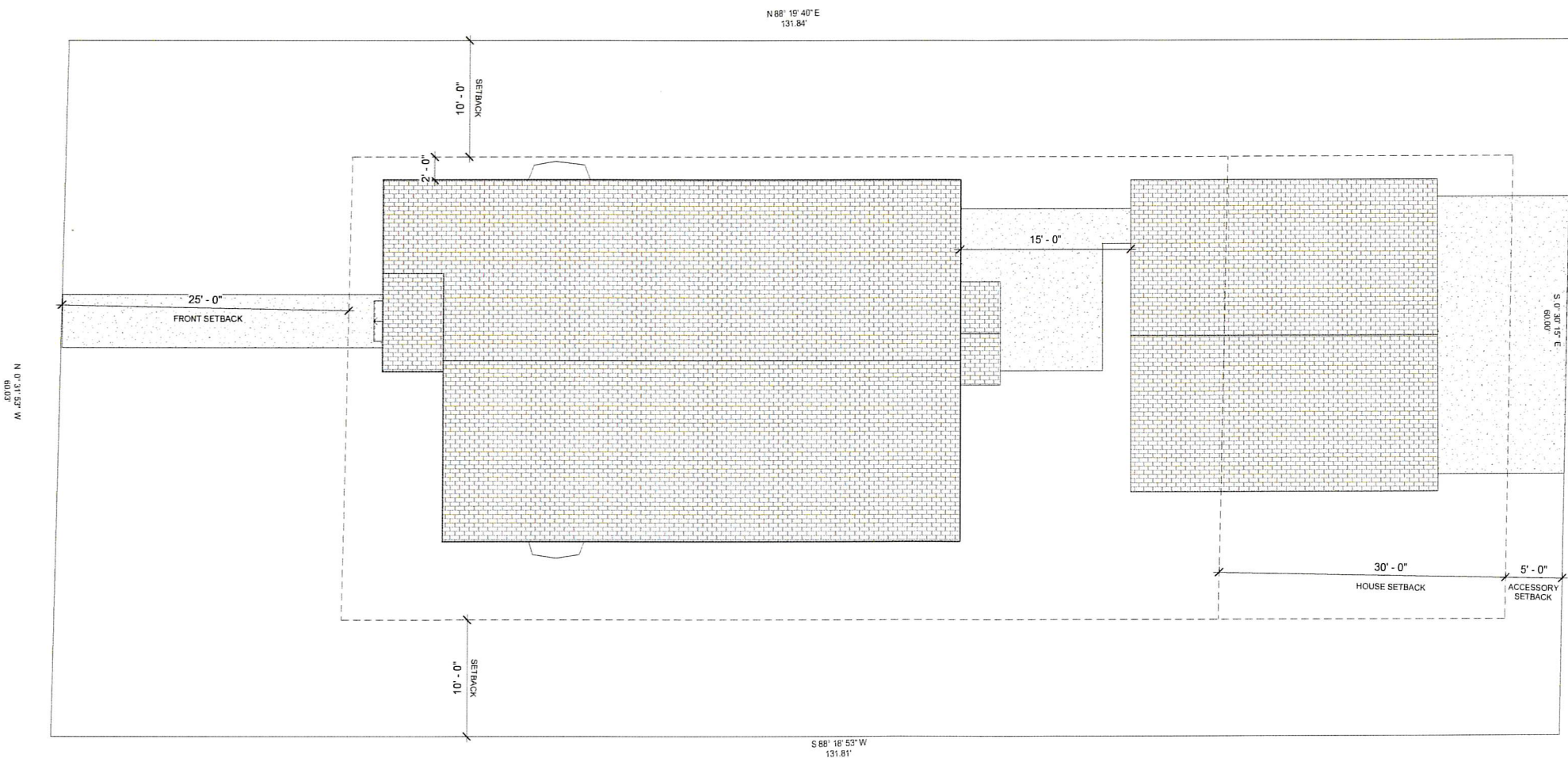
1019 W Bridge Street

SITE PLAN

Project number	90-24-02
Date	12/16/202
Drawn by	BEN WALKUS
Checked by	BRIAN LUEDTK

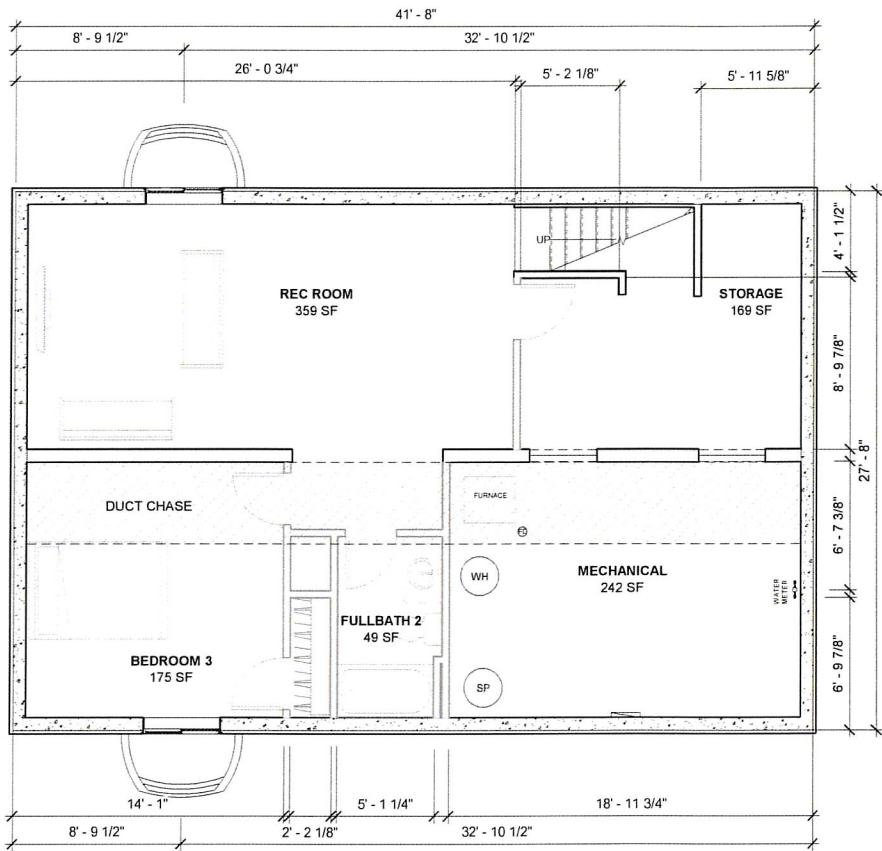
C-100

Scale $3/16" = 1'$



① SITE PLAN
3/16" = 1'-0"

2/16/2024 3:31:37 PM



1 BASEMENT
1/4" = 1'-0"

FRAMING NOTES & SPECIFICATIONS

WOOD FRAME FLOOR CONSTRUCTION NOTES:
WOOD FRAME FLOOR CONSTRUCTION TO CONFORM TO WISCONSIN UDC
S.P.S. 321 SUBCHAPTER VII, 321.18, 321.205, 321.22, 321.225
FLOOR BEAM/HEADER MATERIAL:
D.F.L. SEL. STRUC. (OR EQUIVALENT)
CONTINUOUS BUILT-UP BEAM
COLUMN/CAP/BEAM CONNECTOR AT SUPPORTS PER CODE
FLOOR JOIST MATERIAL:
D.F.L. SEL. STRUC. (OR EQUIVALENT)
SIMPSON STRONG TIE CONNECTORS WHERE REQUIRED
CONTINUOUS WOOD STRUCTURAL FLOOR SHEATHING
PANEL SHEATHING MATERIAL: 3/4"x4"x8' T&G O.S.B.
PANEL NAILING SCHEDULE: GLUED & SCREWED PER CODE
WOOD FRAME WALL CONSTRUCTION NOTES:
WALL CONSTRUCTION TO CONFORM TO WISCONSIN UDC
S.P.S. 321 SUBCHAPTER VII, 321.23, 321.24, 321.25
FIRST FLOOR EXTERIOR WALL MATERIAL:
2"x6 S.P.F. #2 - 16'x c. (U.N.O.)
SECOND FLOOR EXTERIOR WALL MATERIAL: 2"x6 S.P.F. #2 - 16'x c. (U.N.O.)
INTERIOR WALL MATERIAL: 2"x4 S.P.F. #2 - 16'x c. (U.N.O.)
WALL HEADER NOTES:
HEADERS TO CONFORM TO WISCONSIN UDC S.P.S. 321.25(3)
HEADER MATERIAL:
LEVEL TRUS JOIST LVL 1.9E OR EQUIVALENT
CONTINUOUS BUILT UP HEADER
HEADER SIZING, BEARING LENGTH, CONNECTIONS, SUPPORT
MATERIAL, ETC. TO BE ENGINEERED BY SUPPLIER/
MANUFACTURER OR ENGINEER
LATERAL WALL BRACING NOTES:
LATERAL WALL BRACING TO CONFORM TO WISCONSIN UDC
S.P.S. 321.25(8), 321.25(9)
LOCATION OF SHEAR PANELS PER CODE
SIZE OF SHEAR PANELS PER CODE
AMOUNT OF SHEAR PANELS PER CODE
PANEL NAILING SCHEDULE PER CODE
CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING METHOD
PANEL SHEATHING MATERIAL: 1/2"x4"x8' O.S.B.
TALL WALL ENGINEERING NOTES:
BEARING WALLS OVER 10'-0" IN HEIGHT ARE CONSIDERED TALL WALLS
TALL WALLS MUST BE ANALYZED/ENGINEERED TO MEET WISCONSIN UDC
TALL WALL ENGINEERING TO BE COMPLETED BY TRUSS MANUFACTURER
TALL WALLS TO HAVE APPROVED ENGINEERING DRAWING/STAMP
TALL WALLS TO BE CONSTRUCTED IN ACCORDANCE OF ABOVE
TALL WALL STUD MATERIAL:
LEVEL TRUS JOIST LVL 1.9E OR EQUIVALENT
TALL WALL SHEATHING MATERIAL:
CONTINUOUS WOOD STRUCTURAL PANEL
PANEL SHEATHING MATERIAL: 1/2"x4"x8' O.S.B.



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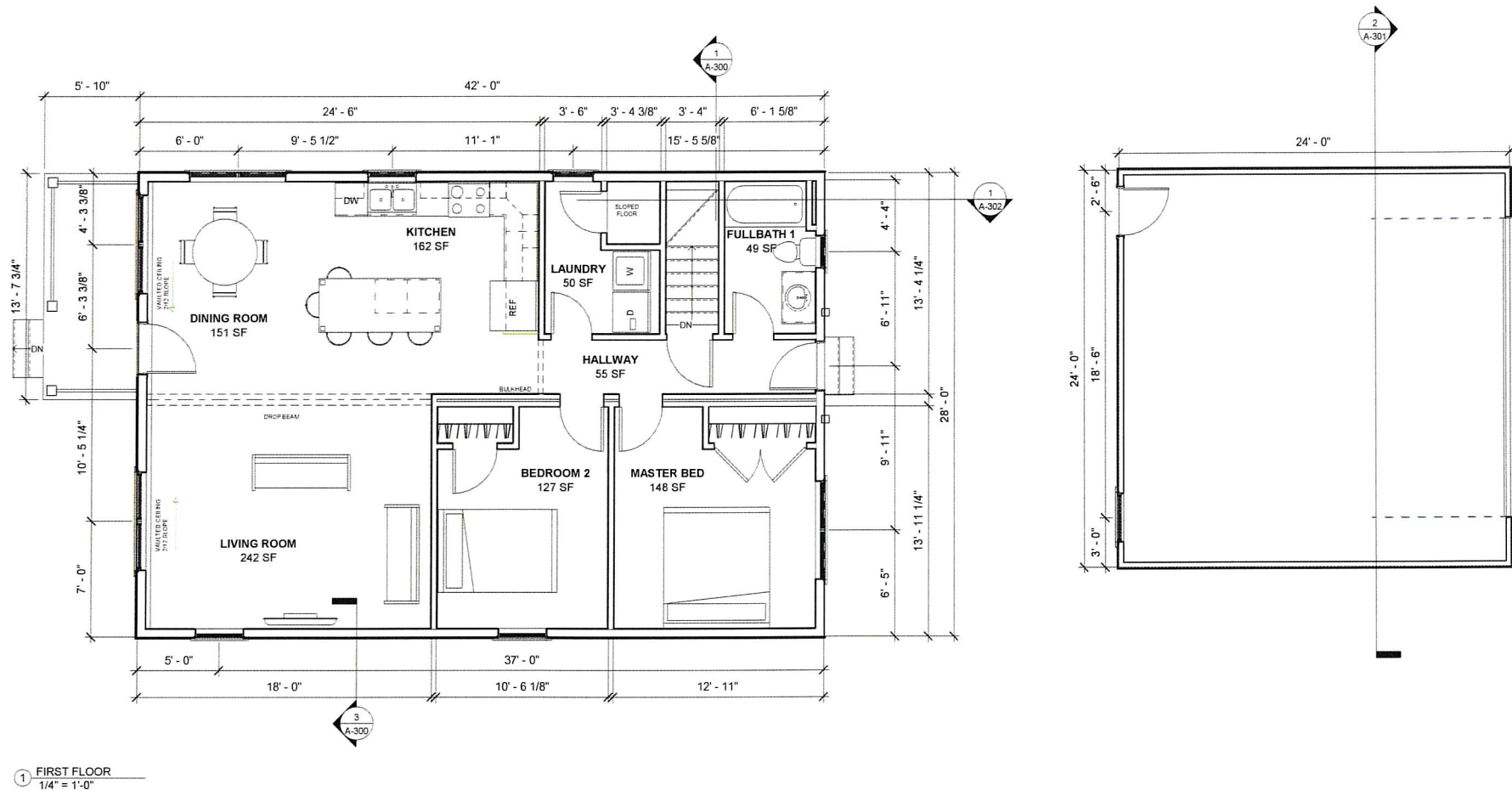
CITY OF WAUSAU
1019 W Bridge Street
BASEMENT PLAN

Project number 90-24-028
Date 12/16/2024
Drawn by BEN WALKUSH
Checked by BRIAN LUEDTKE

A-101

Scale 1/4" = 1'-0"

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Travis Lepinski
715-261-6780
inspections@wausauwi.gov

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CITY OF WAUSAU
1019 W Bridge Street
FIRST FLOOR PLAN

Project number 90-24-028
Date 12/16/2024
Drawn by BEN WALKUSH
Checked by BRIAN LUEDTKE

A-103
Scale 1/4" = 1'-0"

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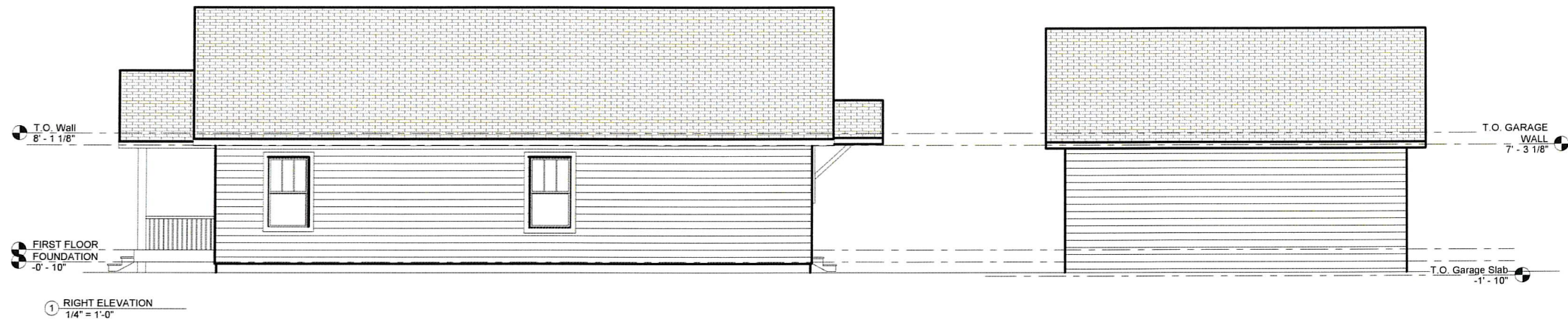
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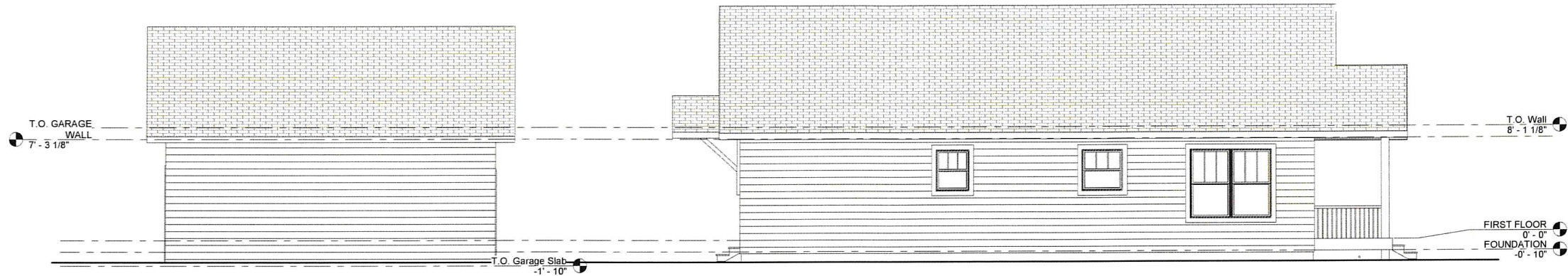
CITY OF WAUSAU 1019 W Bridge Street ELEVATIONS

Project number 90-24-028
Date 12/16/2024
Drawn by BEN WALKUSH
Checked by BRIAN LUEDTKE

A-201

Scale 1/4" = 1'-0"

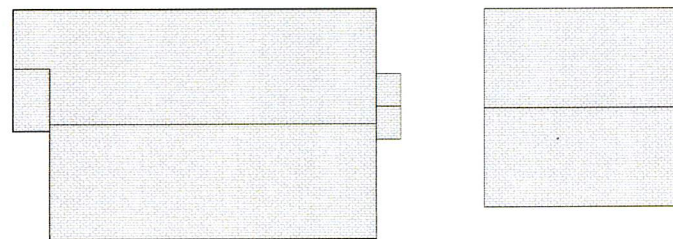




1 LEFT ELEVATION
1/4" = 1'-0"



2 BACK ELEVATION
1/4" = 1'-0"



3 ROOF PLAN
3/32" = 1'-0"



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CITY OF WAUSAU
1019 W Bridge Street
ELEVATIONS

Project number 90-24-028
Date 12/16/2024
Drawn by BEN WALKUSH
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A-200

Scale As indicated

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