



*** 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 of: **ECONOMIC DEVELOPMENT COMMITTEE**

Date/Time: **Tuesday, February 4, 2020 at 5:15 p.m.**

Location: **City Hall, Council Chambers**

Members: Tom Neal (C), Pat Peckham, Lisa Rasmussen, Gary Gisselman and Michael Martens

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

- 1 Approval of the Minutes from 12/17/2019 and 1/7/2020
- 2 Discussion and Possible Action on the Property Disposition Application Received for the Property at 1328 Torney Avenue
- 3 **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:
 - Discussion and Possible Action on the Property Disposition Application Received for the Property at 1328 Torney Avenue
- 4 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 5 Updates
 - Net new construction
 - Wausau Center Mall
 - Candidate development roundtable opportunity
 - 2020 Economic Development Strategy

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.**

This Notice was posted at City Hall and emailed to the Media on **1/24/2020**

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Other Distribution: Media, Alderpersons, Mayor, City Departments

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, December 17, 2019 at 5:15 p.m., Council Chambers

Members Present: Neal, Gisselman, Peckham, Rasmussen and Martens
Plan Commission Present: Mielke, Lindman, Bohlken and Zahrt

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

The Economic Development Committee meeting was called to order by Neal at 5:15 p.m.

Joint Meeting Items

#1 Presentation by Neighborhood Planners LLC of the South Riverfront and Towers Area Master Plans

Andrew Dane of Neighborhood Planners and Garret Perry of Design Studio Etc., presented an overview of the South Riverfront plan which emphasized active lifestyle development. The Towers Area overview was also presented and emphasized river engagement including green fingers with an additional discussion on parking requirements. The presentation will be added to the meeting packet.

#2 Discussion and Possible Action on the South Riverfront Master Plan

#3 Discussion and Possible Action on the Towers Area Master Plan

Rasmussen commented the concepts were inspiring and would like the presentation to be given to the full Council. Schock felt, if the Committee wanted, it would be appropriate to move the plans forward. Rasmussen wanted to have some time for the community to comment on the concepts and bring the plans back to the next Economic Development Committee meeting. Gisselman commented the plan did not show the Dudley cross walk and asked what the plan would be for that. Dane explained the concept shows a skyway but not necessarily as the development agreement spells out. Peckham asked about the financials. Dane pointed out the financials would be the next step. Parry added the plan is a good faith effort to push the public amenities to drive the interest in future development.

Committee agreed by consensus to bring the plans back to the next Economic Development Committee meeting. Rasmussen added she loves how the park drives the economic development and furthered there is a need to keep an eye on the parking.

Plan Commission adjourned at 6:10 p.m.

#4 Approval of the Minutes from 11/05/19

Motion by Martens to approve the minutes, second by Peckham. Motion passed 5-0.

#5 Discussion and Possible Action on the Sale of Approximately 1.93 Acres of Business Campus Property Adjacent to the Intersection of 84th Avenue and Enterprise Drive to Diversified Properties, LLC

Schock stated there has been continued dialog with Diversified on their expansion to the small adjacent parcel that has some wetland issues. Diversified has agreed to create 5 FTEs.

Motion by Rasmussen to approve the sale, second by Peckham. Motion passed 5-0.

#6 Discussion and Possible Action on the Proposals Received for the North Riverfront Redevelopment Area RFP

Schock explained there were a variety of proposers for the area that includes the Great Lakes Cheese properties. Staff would like to lay out a final plan that would include all the proposals.

Noel Felix, Straight Shot, introduced his team and presented his vision for 30 housing units primarily for empty

nesters. Units will have open concepts with attached garages. Developer is asking for the City to build the roads and put in the utilities and are still working on investors. Neal asked about the layout - each square is 2 units with 6 units for each structure. Rasmussen wanted to see an upgrade to the aesthetics including no vinyl and with curb appeal on both sides, more urban appeal. She furthered the project is exciting and a good start. Peckham asked for clarification that the trail will still be there which was affirmed.

Tait Strand and John Huntington, Founders, presented a proposal for the existing office space for a restaurant which would include a wall that documents Wausau's history. Strand expressed their desire to be a part of the environment. Rasmussen loved the concept and was interested to see the integrated proposals. Peckham requested a rendering of how the building would sit and where the parking would be. Strand added they have not started working on the financial aspects. Neal wanted to see Staff work with the developers on avenues for financing and was also interested in how all the users would organically flow together.

Schock mentioned the Karma proposal was also included in the packet and all the proposals fit well with the vision for this area. Staff will continue to work with the proposers to take them to the next level.

Committee agreed by consensus to move the proposals forward.

#7 Discussion and Possible Action on the Proposal Received for the Properties at 401 and 415 South First Avenue (Westside Battery)

Schock reported one proposal was received for the Westside Battery Property from Jamie Kroening who operates the Sixth Street Filling Station. Kroening expressed a desire to own a property but is looking to be very realistic about the investment. The vision will incorporate the dam and logging history and the restaurant will be open for breakfast, lunch and catering. The developers have had discussions with lenders, MCDEVCO and are looking at a Wisconsin Women-Owned Business grant. Neal added the Sixth Street Filling Station is an enjoyable place to go and that this vision could be recognized as a gateway location.

Rasmussen asked about aspirations for a longer day. Kroening answered it will be considered but right now the emphasis will be on the dining experience. Rasmussen expressed concern about creating an evening vibe. Financing requested is for reverse TID of ten percent. The building footprint would stay the same with new windows, roof, garage door and the removal of the east door. Green space would be added in the center, a sign, landscaping and a pet-friendly patio. Kroening closed with feedback has been mostly positive from current clientele.

#9 Discussion and Possible Action on Discussion and Possible Action on the Proposal Received for Phase 2 of the Riverlife Village Project

Schock explained Phase 1 has continued despite the cold weather. Mitch Viegut presented the Phase 2 condo proposal on the south lot with 20 condos and a small entertainment venue. The plan would be to pre-sell and start building right after the completion of Phase 1. The proposal included a 100-200 seat theater to facilitate bringing people down to the area. The architect, Jay Knetter, showed a 3D model and added the proposal also contains a community room. Rasmussen inquired if the amphitheater would be public. Viegut stated they would look to partner with the Parks and that there is also a small playground shown. Gisselman asked about the demand for this housing. Viegut reported amazing feedback on this price point and that realtor response has been overwhelming. Neal felt the east facing facade looked a little institutional which could be addressed. Schock relayed the group will continue to work with Ayres on the storm water features and the connection of Fulton Street. The public ask would be approximately \$485,000 and a collaboration on the public area which equated to about ten percent of the project.

#8 Discussion and Possible Action on the Disposition of the Property at 1300 Cleveland Avenue (Old Incubator)

Schock received two letters of interest in the property. Staff brought the topic forward to have dialog on what the Committee would like to do with the property. Neal asked about any recognized environmental concerns. Schock

said the Phase 1 report did not highlight any concerns but staff is aware of the community concerns in this area. First step could be to do an RFP and see what uses might be and do testing as appropriate. Rasmussen was not surprised in the interest and would like to re-do the Phase 1 analysis in parallel with an RFP that clearly states the expectations. Peckham agreed.

Motion by Rasmussen to direct staff to do a Phase 1 and to bring the RFP draft to the next meeting, second by Peckham. Motion passed 5-0.

#14 Updates

- Wausome/2020 Marketing - Liz Knight highlighted the goal of the marketing campaign of positioning the City as a place to live, work, play and retire. The analytics and social media presence was reviewed and the high school collaboration will continue. Schock added the Chamber is doing a storytelling campaign this year so perhaps the City could look to do something new. 2020 planning could be discussed in January.
- Landmark Building - The Community Development Authority (CDA) has approved a loan to Gorman as a 2021 project.
- Ponderosa Hotel - The CDA approved the issuance of an RFP for the property. Schock reported there has been interest.
- Wausau Center Mall - The closing has not been set yet - Staff is aware of ongoing due diligence between WOZ and Rialto.
- AARP/Livable Wausau - The third meeting was held last week, as a result, looking to host a community visioning group in January.
- 120 Scott Street/Merge Option – The Planning option is still in play, the group has met with stakeholder and there should be an update in January or February.
- Thomas Street Phase 2 - Schock suggested talking about an RFP for the remnants at a future meeting - there are a variety of large and small parcels.

#12 Discussion and Possible Action on the Issuance of an RFP for City-Owned Remnant Property Located Along Bridge and Thomas Streets (Map Attached)

Schock reported the City has made a concerted effort to get property on the rolls. All the parcels are considered to be undevelopable. Staff would like to release a stream-lined RFP similar to the Thomas Street remnants. Rasmussen explained previous remnants have gone before CISM.

Motion by Rasmussen to batch up the remnants and send to CISM, second by Peckham. Motion passed 5-0.

#13 Discussion and Possible Action on the Exchange of Property with the Eye Clinic of Wisconsin (Map Attached)

Schock explained Staff has been working with the Eye Clinic regarding this area for a long time. The City now has title of the former railroad property and is proposing an even land swap. The swap will allow the City to maintain the trail corridor and the Eye Clinic will use the property to expand their maintenance facility.

Motion by Peckham, to move forward with the swap, second by Martens. Gisselman reiterated the swap will allow for development. Motion passed 5-0.

#10 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:

#7 Discussion and Possible Action on the Proposal Received for the Properties at 401 and 415 South First Avenue (Westside Battery)

#9 Discussion and Possible Action on Discussion and Possible Action on the Proposal Received for Phase 2 of the Riverlife Village Project

ROLL CALL VOTE – Neal, Rasmussen, Gisselman, Peckham and Martens

Motion by Peckham to go into closed session, second by Martens. Motion passed 5-0.

Motion by Rasmussen to go back into open session, second by Peckham. Motion passed 5-0.

#11 Reconvene into Open Session, if necessary

#7 Committee directed staff to work to negotiate with the proposers for Westside Battery.

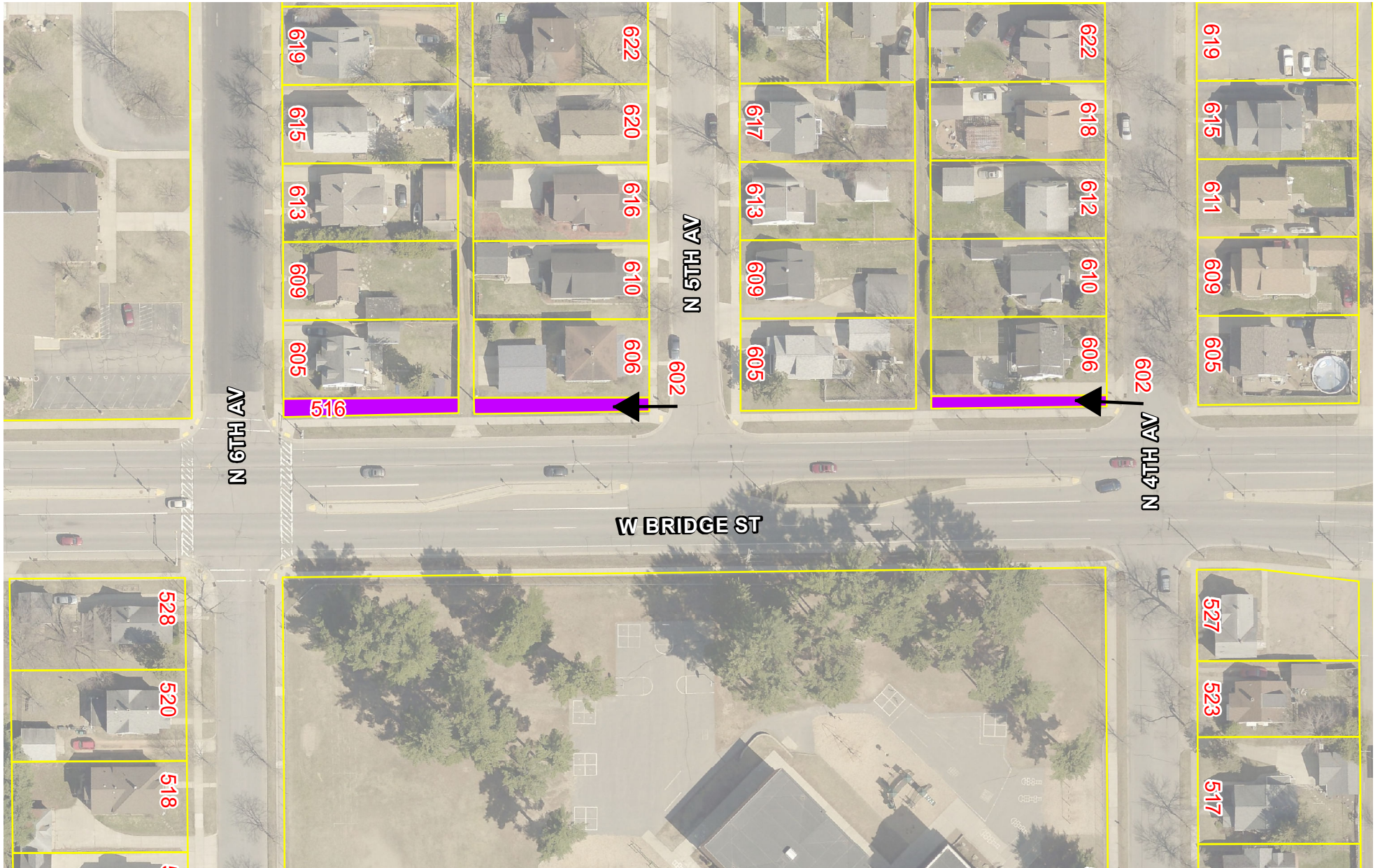
#9 Motion by Rasmussen to accept the proposal and direct staff to create a term sheet to be brought back to the Committee, second by Martens. Motion passed 5-0.

Special Instructions or Directives to Staff:

None

Motion by Peckham, second by Martens to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 8:25 p.m.



Department of Public Works
GIS Division
407 Grant St Wausau WI 54403
(715) 261-6740 gis@mail.ci.wausau.wi.us

Legend

- Parcels
- City Owned Parcels

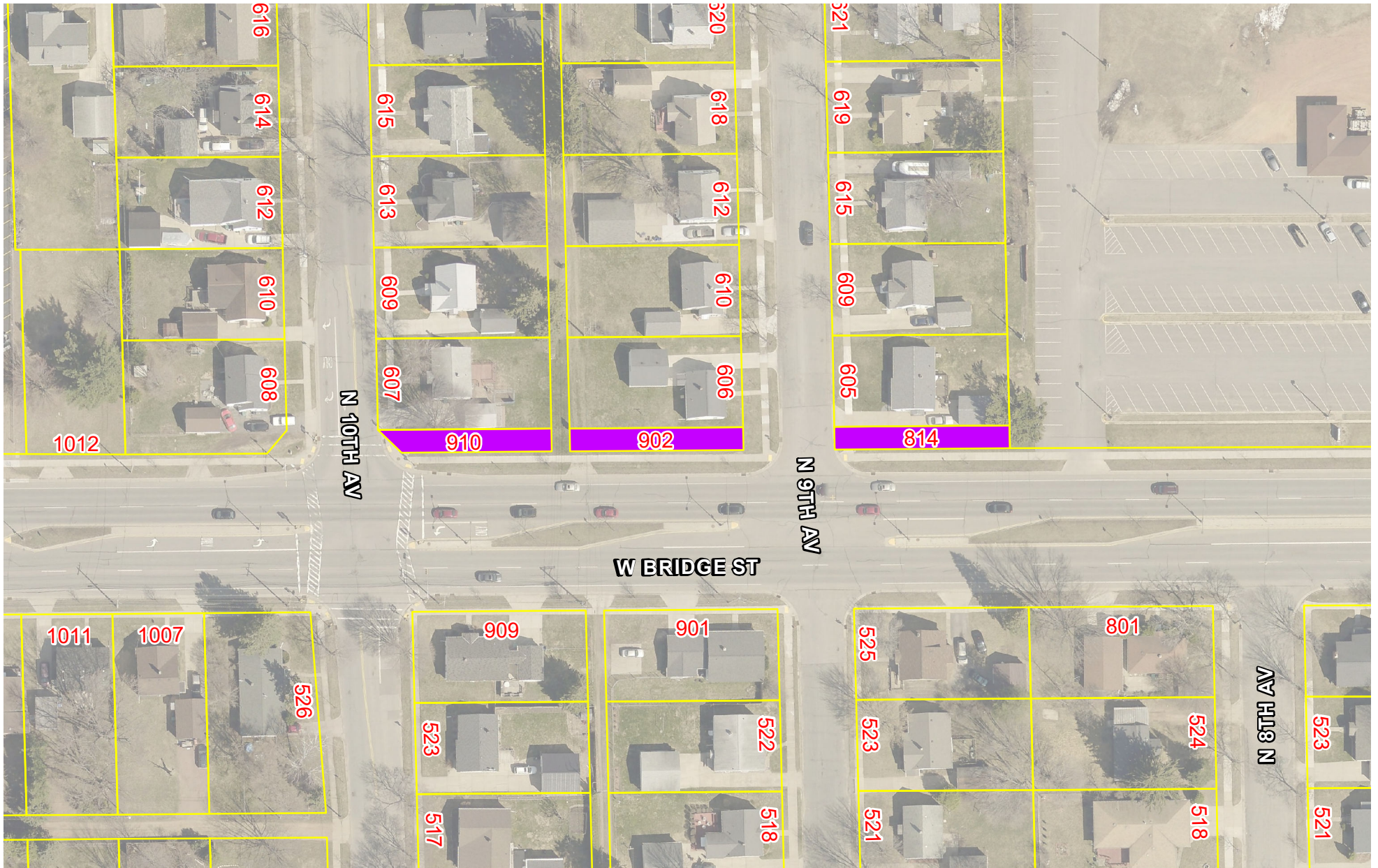
Remnant Parcels

City of Wausau
Marathon County, Wisconsin



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Feet

- NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.



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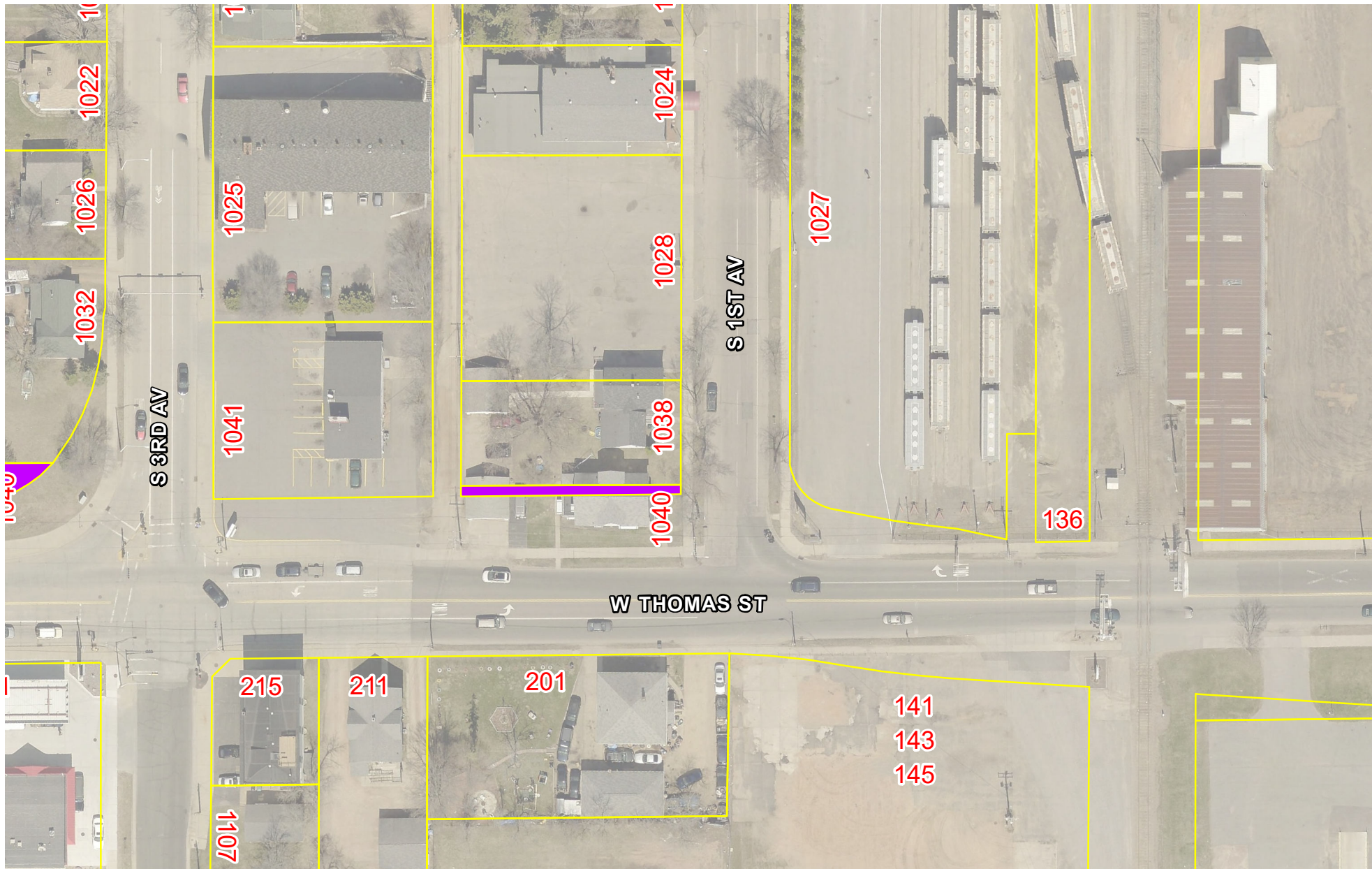
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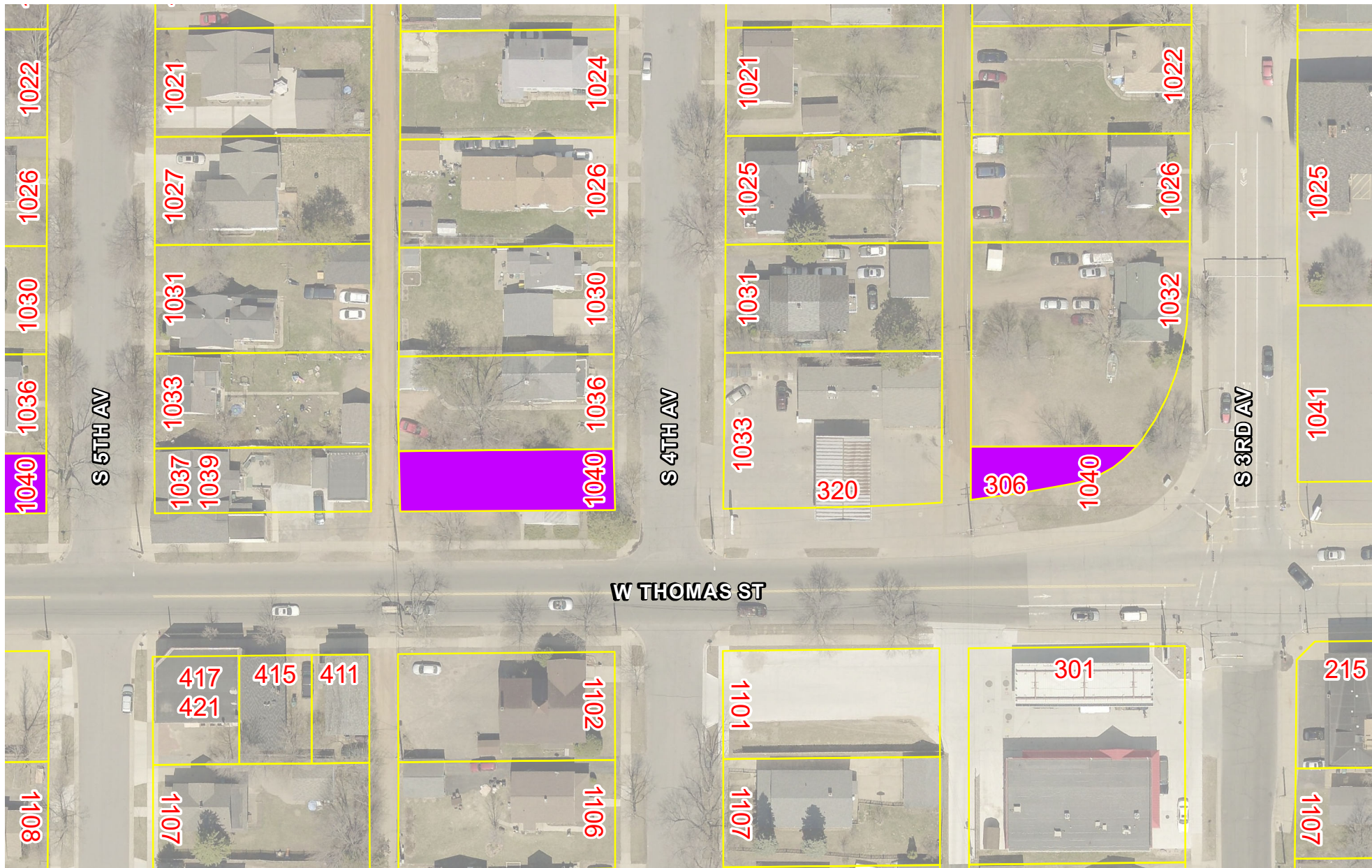
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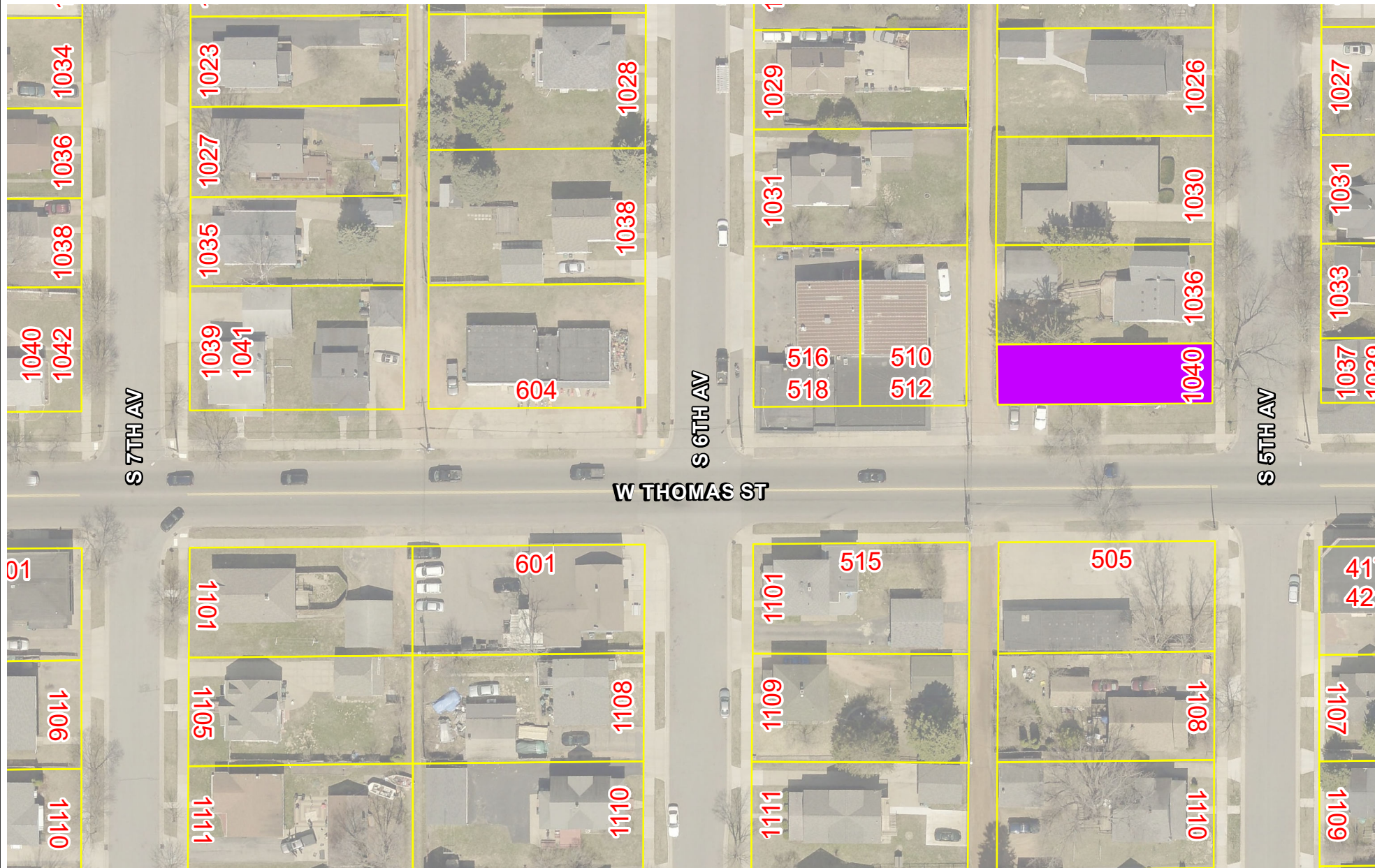
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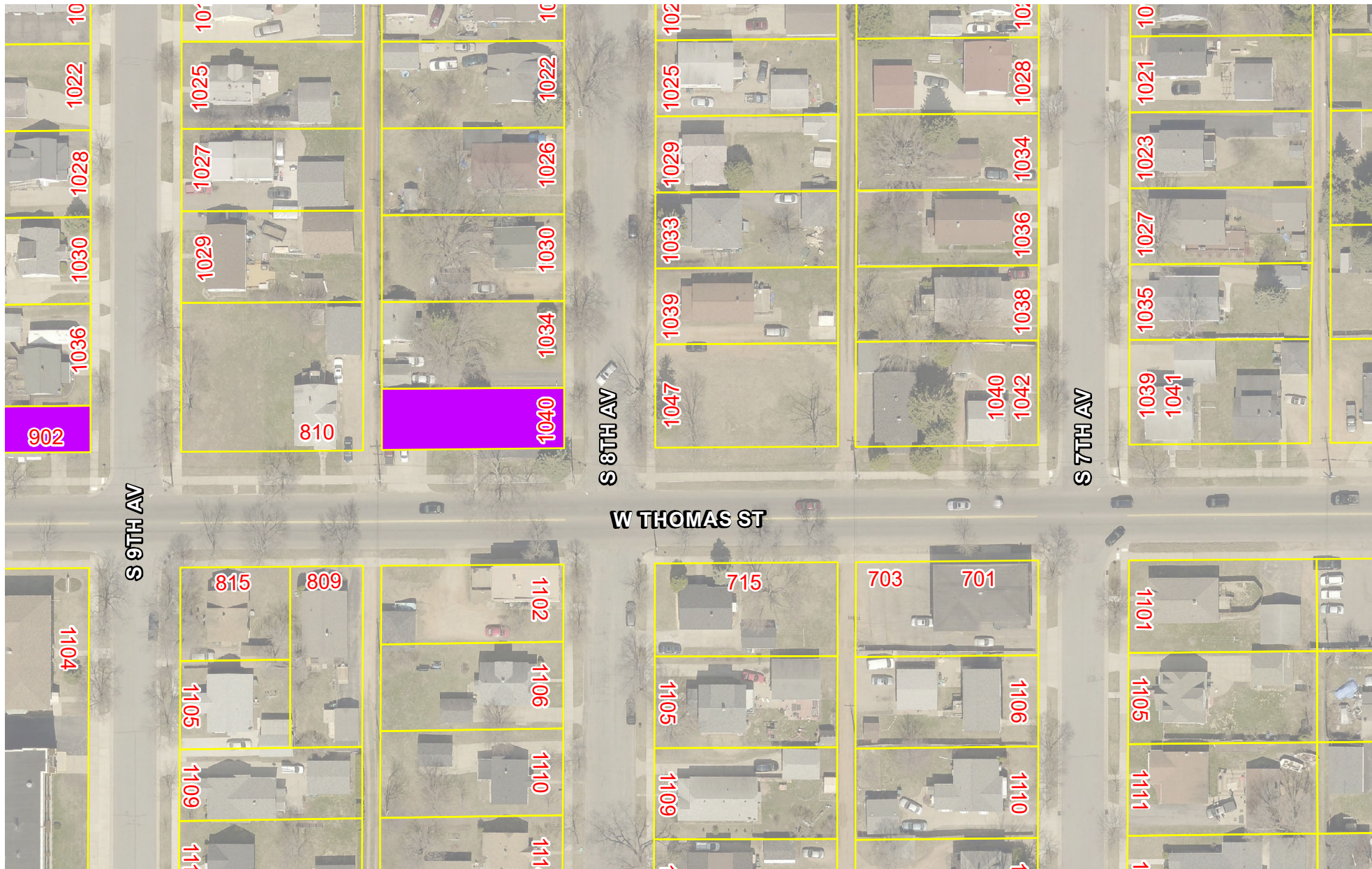
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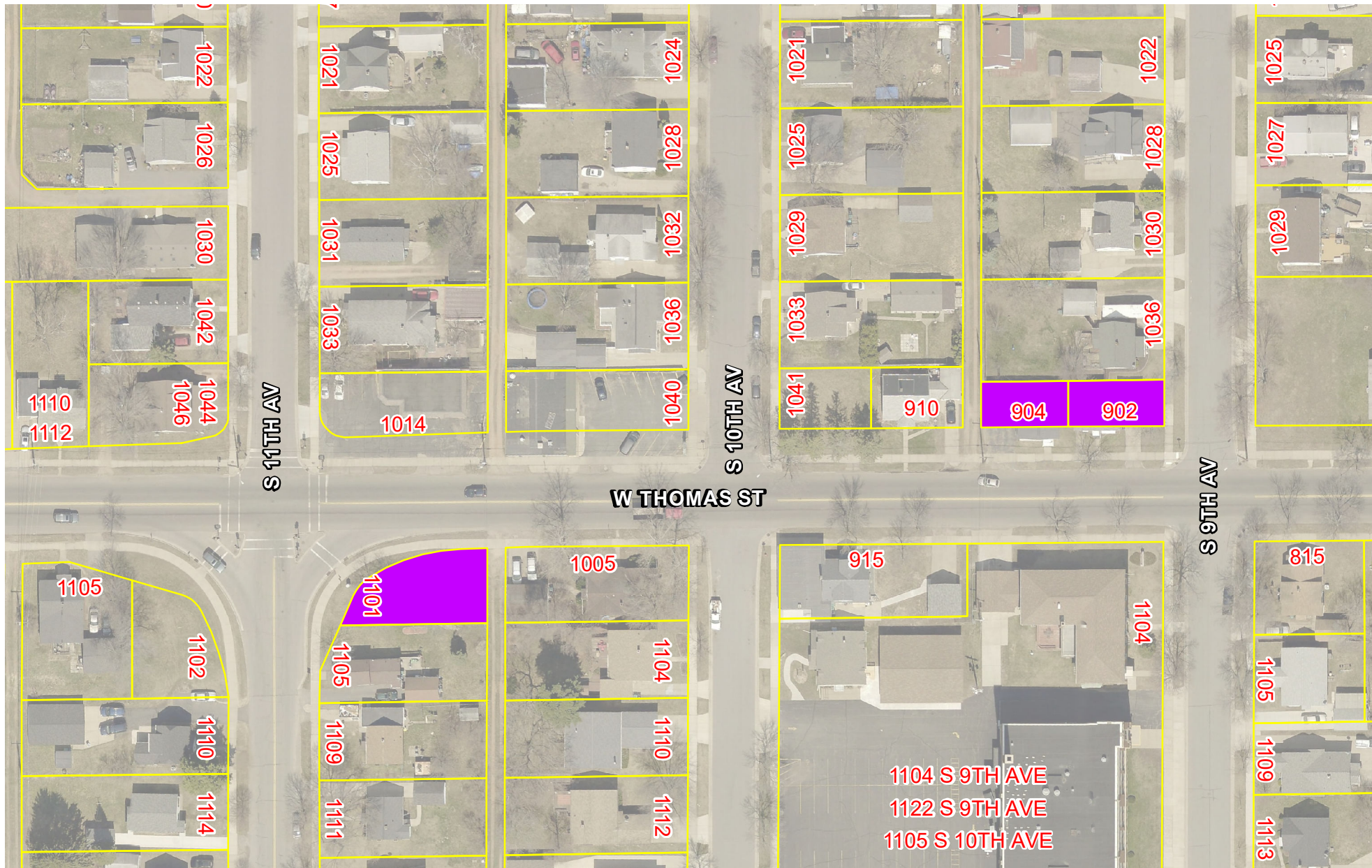
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ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, January 7, 2020 at 5:15 p.m., Council Chambers

Members Present: Neal, Gisselman, Peckham, Rasmussen and Martens

Others Present: Schock, Jacobson, Lenz, Marquardt, Mielke, Nutting and Van Krey

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

The Economic Development Committee meeting was called to order by Neal at 5:16 p.m.

1# Approval of the Minutes from 12/17/2019

Tabled until next meeting as minutes were not available to the committee until shortly before the meeting.

#2 Discussion and Possible Action on the issuance of an RFP for Thomas Street Phase 2 remnant parcels

Schock explained that Phase 2 of the Thomas Street project has been mostly finished and remnant parcels have been identified. Most of the parcels are sized that they could accommodate housing. Rasmussen commented on the hope that because the parcels are more uniformly shaped than those from Phase 1 development of these parcels should be easier. Schock asked for input on a due date for the proposals. Rasmussen suggested before the March Economic Development Meeting so they could be discussed at that time and still give developers enough time to start a project in the early spring. Gisselman would like the proposers to be made aware of the environmental concerns and history of the area. Peckham agreed asking for language to be added to the RFP indicating environmental concerns.

Tom Kilian commented that he agrees with Gisselman. He also is concerned about the feedback from the Thomas Street neighborhood and suggested that a community engagement session be scheduled before the issuance of an RFP. The development of similar parcels in Phase 1 have caused headaches for the neighborhood and he doesn't want to see that happen again with Phase 2. His suggestion for the parcels is to see if they could be used for the offsite pumping and treatment system that is needed according to an August letter from the DNR to the City.

Rasmussen responded that she would like to see the RFP released first to see what sort of interest comes back and then have engagement with the neighborhood when it is known what the proposals are. Neal agrees with Rasmussen. Gisselman encouraged the committee to tread carefully and be sensitive to the wishes of the neighborhood.

Motion by Rasmussen, second by Peckham to move forward with issuing the RFP with a due date of February 28, 2020.

Motion passed 5-0.

#3 Discussion and Possible Action on the issuance of an RFP for planning and engineering services for the implementation of the updated River's Edge Trail segments

Schock explained that in the 2020 budget the city contemplated advancing certain segments of the River's Edge Trail plan. The River's Edge Trail final plan will be presented next month to the Plan Commission and Council. This RFP would be for engineered plans for the identified key recommended segments which include connecting to Wausau's Southeast Side, the West side behind Marathon Box and to Gilbert Park. Rasmussen would like to move forward as soon as possible with the engineered plans so that a better understanding can be had of how much of an easement will be needed for the trail segments and what challenges might possibly arise.

Motion by Rasmussen, second by Martens to move forward.

Motion passed 5-0.

#4 Discussion and Possible Action on the extension of the Merge Development Planning Option for 120

Scott Street and associated parcels

Schock shared that conversations have been continuing with Merge and stakeholders of which Merge has requested a 120 day extension on the planning option for 120 Scott Street. Schock sees this as an appropriate request to allow them to finish up and put together a proposal. Neal asked if during their engagement with stakeholders if they have made sure to include all stakeholders of that area. He knows there is concern about the amount of parking which will need to be addressed. Rasmussen agreed that engaging stakeholders in a conversation in regards to parking is important. Gisselman would like to make sure that the need to construct a pedestrian bridge to the Dudley Tower is not forgotten during this process. Schock ensured that Merge has been engaging stakeholders in conversations including parking and that they are aware of the pedestrian bridge.

Motion by Peckham, second by Rasmussen to extend the planning option for 120 days.

Motion passed 5-0.

Discussion and Possible Action for the proposal received for L&S and Westside Battery properties- 415 South 1st Avenue

Schock indicated that the conversation has continued with the proposers and that they are amenable to amending their proposal to include a transfer of the property and working to secure financing without additional city support. Rasmussen is supportive of the amendment since it removes the city from the role as financier and could allow the project to move ahead more quickly.

Motion by Rasmussen, second by Martens to approve the proposal as stated.

Motion passed 5-0.

Discussion and Possible Action on the term sheet for Riverlife Villages Phase 2 proposed residential development

The proposal for Riverlife Villages Phase 2 was accepted at the last Economic Development Committee meeting. The developer has hopes to start on construction this year if the term sheet is approved and the City will work on extending Fulton Street. The project will consist of a residential multifamily building and a performance amphitheater facility to be developed with input from the Parks and Recreation Committee.

Rasmussen commented on the unique design on the building which allows all units to have a view of the river. She appreciates that the developer has taken what the City has asked for and included those items in the plan.

Lou Larson, 904 S 21st Place, shared concern from his district regarding the amount of TIF money that is being poured into the downtown area and not into neighborhoods, specifically his on the west side. He would like to see a 5 year moratorium on TIF spending and more of that money to be invested back into neighborhoods, police department and other city services.

Peckham raised question about the funding for the performance amphitheater facility as the term sheet states that the developer shall fund and/or fundraise for this portion of the plan. He was under the impression that the developer was going to fund the project and wanted clarification.

Schock clarified that nothing had changed and that language was used to provide flexibility if it was needed if the Parks and Recreation Committee had specific requirements or desires with the facility that weren't accounted for.

Rasmussen recognized that this plan includes a reverse TID which demands results first and payment once those results are met. The developer fronts the cost and receives payment once the requirements have been met. She clarified that TID money can only be used in the district it is intended for and cannot be used in another district or for operational expenses.

Judith Miller, 903 Kickbusch St, asked for clarification on the comment that TID money could not be used

in another district since it had been discussed in the past. Rasmussen clarified that money from a TID district could be used in that district and within half a mile of that district's boundaries.

Motion by Rasmussen, second by Martens to accept plan and move forward.

Motion passed 5-0.

#5 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:

Closed Session was not required and no action was taken.

#6 Reconvene into Open Session, if necessary

Closed Session was not required and no action was taken

#7 Updates on Current Projects

- North Riverfront Unifying Site Plan

Moving forward to work with all proposers to create a cohesive site plan. The plan is to put in a request to Finance for a sole source request to hire a firm to develop a site plan within the next few months.

- Wausau Center Mall

There are ongoing discussions and negotiations between the current owner and WOZ. No development agreement has been signed at this time.

- AARP/Livable Wausau

We will be hosting the Orton Family Foundation on January 27th in partnership with AARP. This foundation will work with the steering committee to plan the community engagement process which is the first step in AARP's process for Livable Communities.

- South Riverfront and Towers Area Plans

The plans were presented at the last meeting on December 17, 2019. It is important to note that these plans are independent from any proposal from Merge and the adoption of the S Riverfront and Towers Plan does not mean an adoption of a Merge proposal. The plans will be presented to the whole council in February.

- 1300 Cleveland/Former Incubator

The committee recommended redoing the Phase 1 environmental so the city has contracted to do that which will be a TIF expense in that district. The proposed timeline is that the testing will be done by the end of February so the results can be discussed at the March committee meeting.

- Thomas Street Phase 2

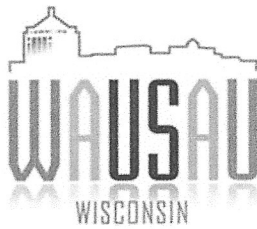
Construction is wrapping up and the RFP for remnant parcels will go out this week. Work is being done on designing a gateway feature from Riverside Park to Thomas street that would include a connecting trail with some sort of entrance feature at Thomas St.

Special Instructions or Directives to Staff:

None

Motion by Peckham, second by Martens to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 6:26 p.m.



Planning, Community and Economic Development

PROPERTY DISPOSITION PROGRAM for REDEVELOPMENT PURPOSES APPLICATION

Date submitted: 01/22/2020 Address requesting: 1328 TORNEY AVENUE

Applicant's name and address: HABITAT FOR HUMANITY OF WAUSAU, INC
1810 SCHOFIELD AVENUE, WESTON, WI 54476

Applicant's phone number: 715-848-5042

Offering purchase price: \$2000.00

Proposed use: SITE PURCHASE FOR 2020 HABITAT HOME. HABITAT PROGRAM
SERVES LOW-INCOME FAMILIES WITH A NON-PROFIT MORTGAGE.
HABITAT HOMES PROVIDE \$7.5 MILLION PROPERTY VALUES + \$200,000 PROPERTY TAXES.

Proposed timeline: FEB-MAR PURCHASE, APR-MAY SITE PREP, MAY-JULY SITE CONSTRUCTION

Financing/Owner CASH PURCHASE
Downpayment Info: _____

Applicant's signature JD Conrad EXECUTIVE DIRECTOR, HABITAT FOR HUMANITY
OF WAUSAU, INC

Please submit pertinent documentation; i.e., drawing of proposed building, financing commitments, contractor information, income information (if required), and any other documents that may assist to better explain your proposed project.

Date Introduced to Economic Development Committee _____

Economic Development recommendation _____

Date Introduced at Common Council _____

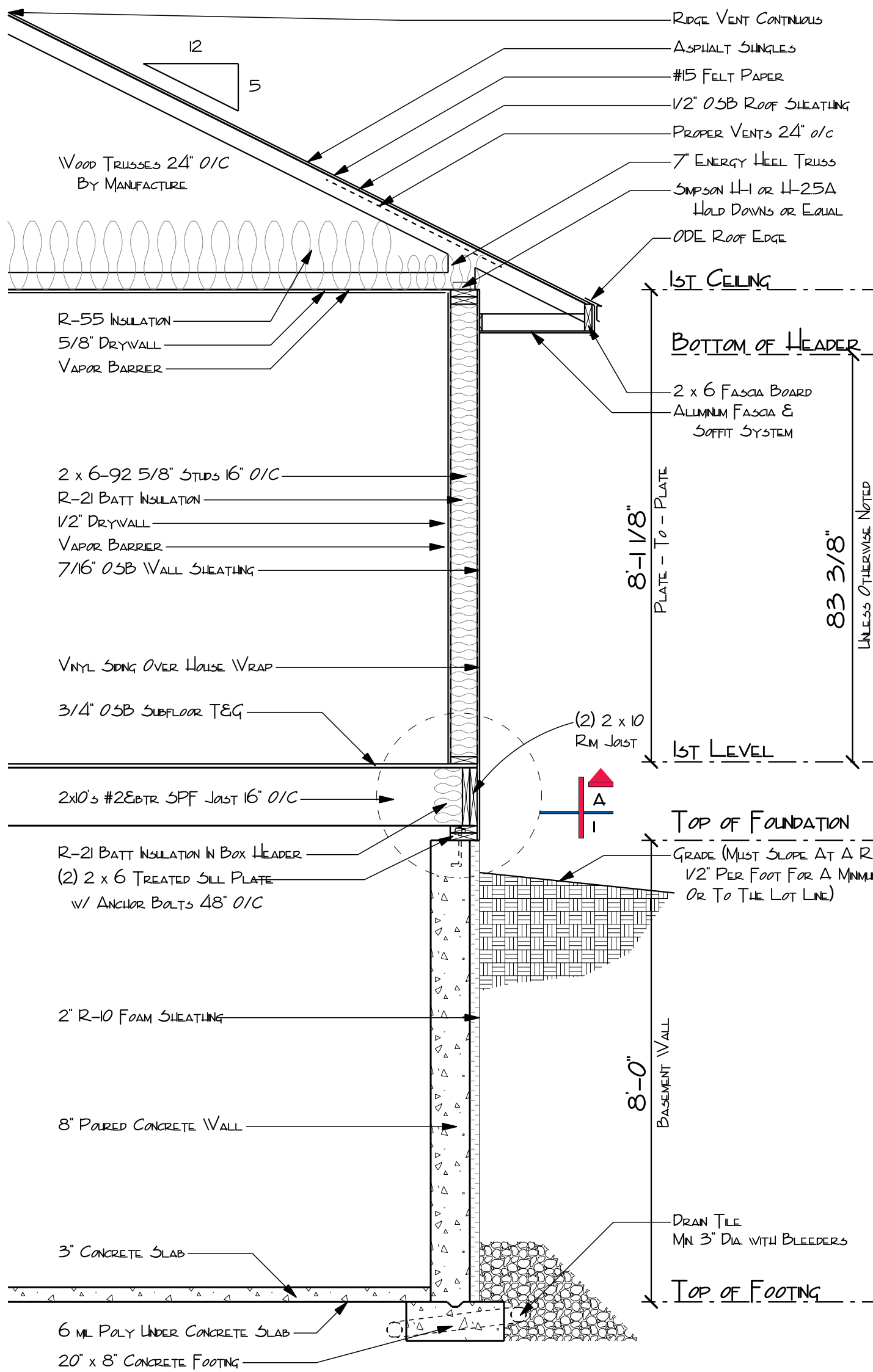
Common Council recommendation _____

Wausau City Hall
407 Grant Street
Wausau, WI 54403-4783

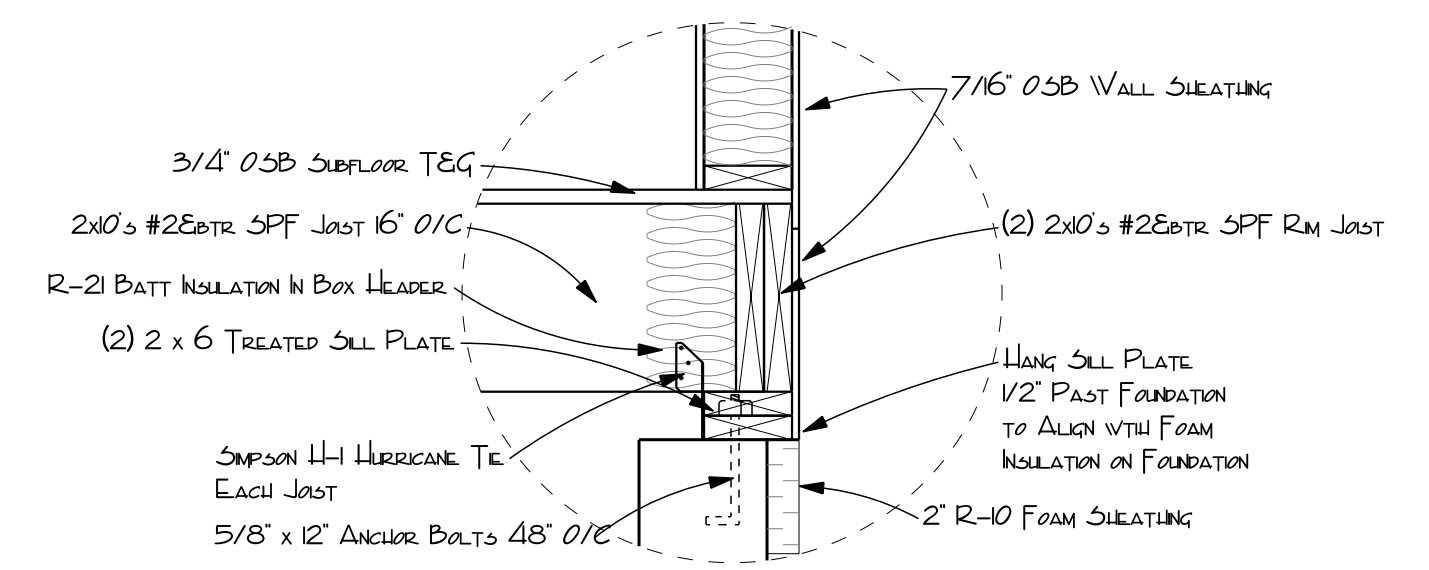
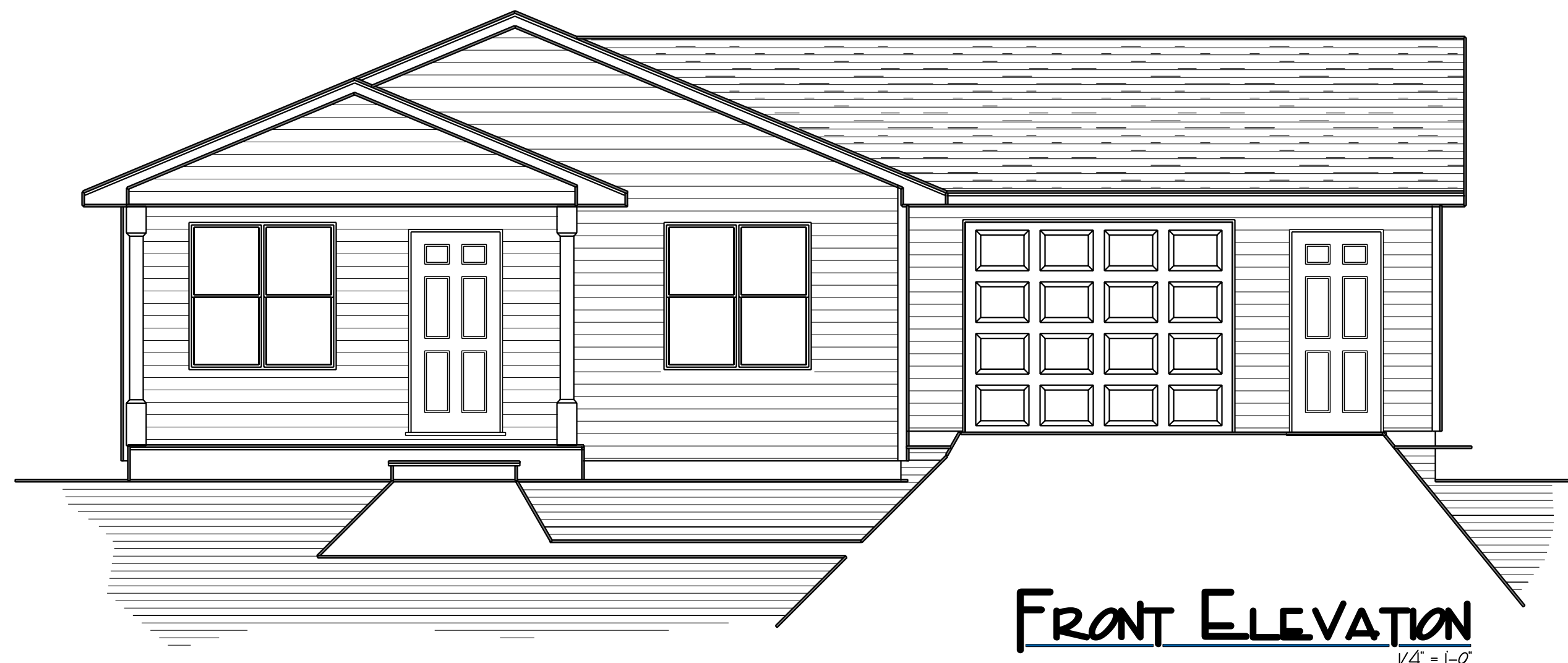
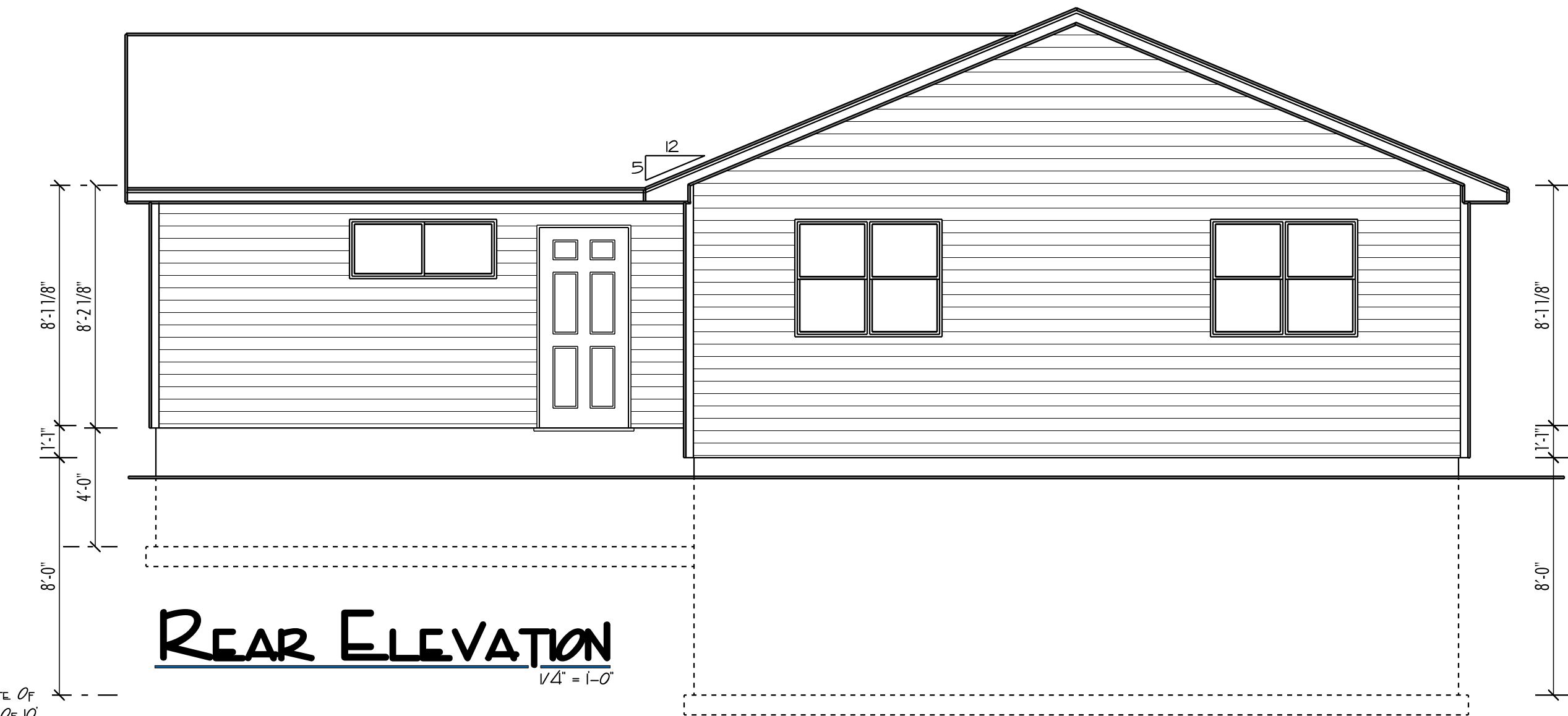
www.wausaudevelopment.com



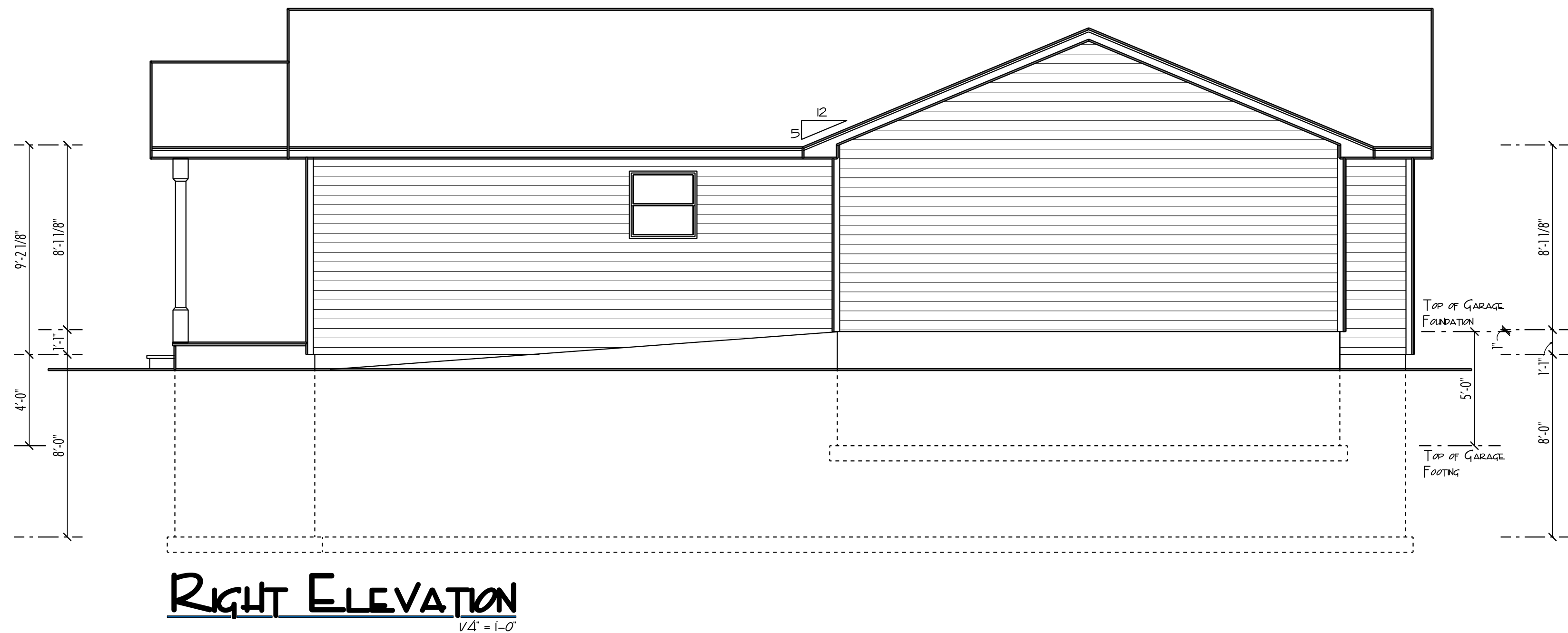
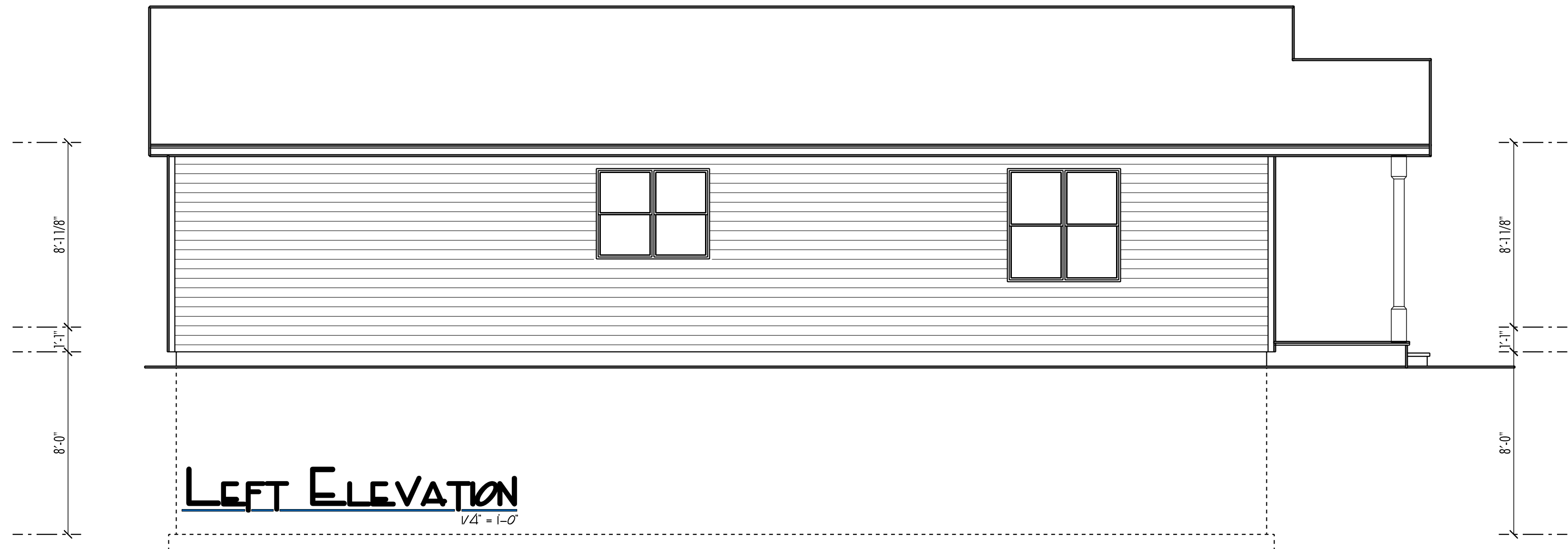
715.261.6680
715.261-6808 FAX



SECTION | **TYPICAL**
NTS



DETAIL | **A**
1" = 1'-0"



Owner/Builder:

HABITAT FOR HUMANITY

Job Name/Project:

NEW RESIDENCE 2019 - JOB 69 DC EVEREST

Date:
8/12/2019

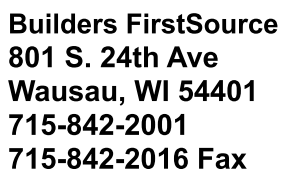
Drawn By:
RH Roerig

Checked By:
RH Roerig

Scale:
As Shown

Front Elevation

2
of 5
Sheets



All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of Builders First Source. These shall not be used for any other work, be disclosed to another person, or copied for any other use without written permission from Builders First Source. Written dimensions take precedence over scaled, contractor shall check all details and dimensions and shall be responsible for same.

Owner/Builder: **HABITAT FOR HUMANITY**

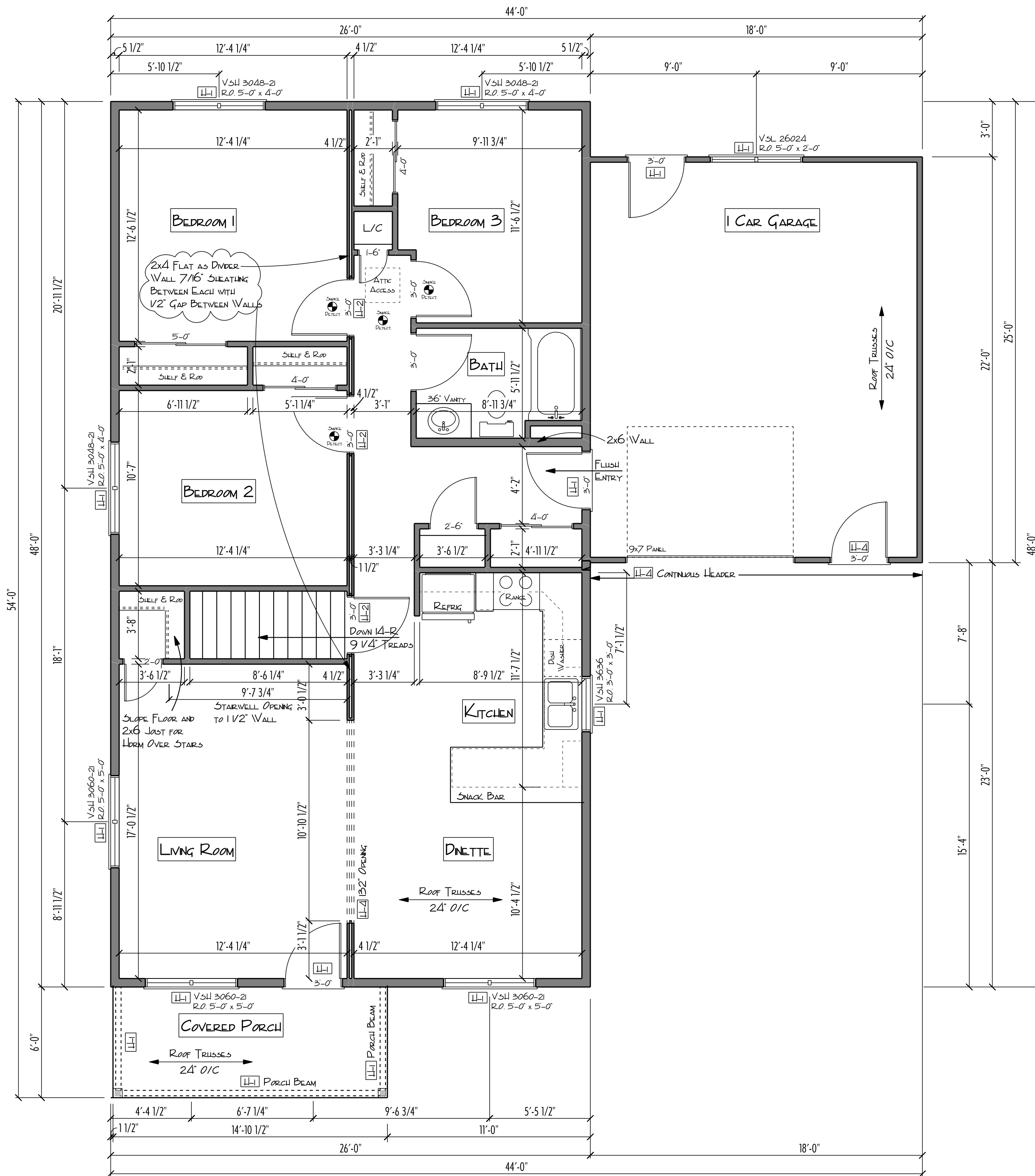
Job Name/Project: **NEW RESIDENCE 2019 - JOB 69 DC EVEREST**

3
of 5
Sheets



METHODS PER IRC FOR CONTINUOUS S.P. SHEATHING

$$V_8'' = [-0]$$



FLOOR PLAN

1/4" = 1'-0"

1248 Sq. Ft.

General Information

- 1) ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2) EXTERIOR HOUSE WALLS ARE 2X6 92 5/8" STUDS 16" O/C [TOTAL WALL HEIGHT 97 1/8" UNLESS NOTED]
- 3) INTERIOR HOUSE WALLS ARE 2X4 92 5/8" STUDS 16" O/C [TOTAL WALL HEIGHT 97 1/8" UNLESS NOTED]
- 4) GARAGE WALLS ARE 2X4 STUDS 16" O/C AS REQ'D
- 5) BUILDER TO LOCATE AND PROVIDE 2X6 PLUMBING WALL
- 6) BUILDER TO LOCATE AND PROVIDE ATTIC SCUTTLE MINIMUM 14" x 24"
- 7) BOTTOM OF WINDOW HEADERS SHOWN AT 83 3/8" UNLESS OTHERWISE NOTED
- 8) ALL CANTILEVERED FLOORS TO BE DESIGNED BY JOIST MFG. AND MUST BE VERIFIED BY BUILDER BEFORE FRAMING - SEE VISC. LDC COMM 2166 (6)

Header Schedule

LOC	SIZE & TYPE	END BEARING
1-1	(2) 2 X 10'S DF #2 EBT	(1) 2 X 6'S
1-2	(1) 2 X 10'S DF #2 EBT	(1) 2 X 4'S
1-3	(2) 9 1/2" X 1 3/4" LVL 20E	(2) 2 X 4'S
1-4	(1) 2" X 12" DF SCL STRCT	(1) 2 X 4'S

ALL INT. NON-LOAD BEARING HEADERS (2) 2 X 4 (TYP) W/ (1) TRIMMER

JELD-WEN SINGLE HUNG VINYL WINDOWS

Roof Design Loads

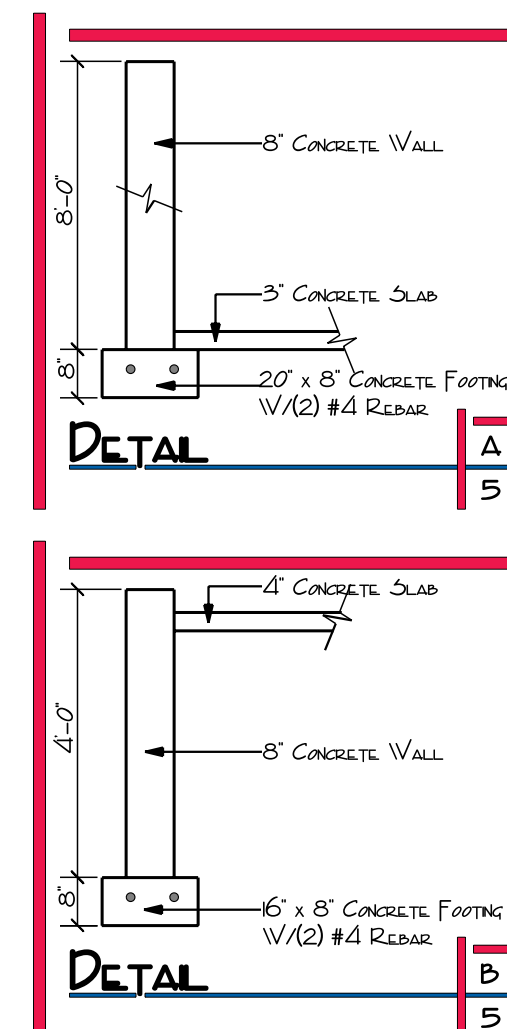
- 1) TCLL = 40#/ SF
- 2) TCCL = 7#/ SF
- 3) BCDL = 10#/ SF
- 4) 24" O/C SPACING (TYPICAL)
- 5) DURATION = 15% INCREASE
- 6) DEFLECTION = L/240 MINIMUM
- 7) ROOF PITCH PER ELEVATIONS

Floor Design Loads

- 1) TCCL = 40#/ SF
- 2) TCCL = 10#/ SF
- 3) BCDL = 5#/ SF
- 4) 16" O/C SPACING (TYPICAL)
- 5) DURATION = 100%
- 6) DEFLECTION = L/480 MINIMUM
- 7) ADD DL 10#/ SF FOR TILE

Wall Design Loads

- 1) WIND LOAD 20#/ SF
- 2) SUPPORT APPLIED VERT. LIVE & DEAD LOADS
- 3) MAX HEIGHT OF 2X6 STUDS 16" O/C 10'
- 4) WALLS OVER 10' BY STRUCTURAL DESIGN
- 5) WALL CORNER BRACING PER 2125(8) & (9)
- 6) DEFLECTION = L/120 SING - L/180 WINDOWS L/240 BRICK/STONE - L/360 STUCCO





PRESS RELEASE

FOR IMMEDIATE RELEASE
January 14, 2020

Contact: Mayor Robert Mielke, 715-261-6800

WAUSAU'S 2019 NEW CONSTRUCTION PERMIT VALUE TOPS \$116,000,000; NET NEW CONSTRUCTION UP RECORD 5%

WAUSAU, WI – The City's new construction permit values topped \$116,000,000 for 2019 which constitutes the 2nd highest year on record, only to 2017 which was \$139,000,000. Combined the last 3 years Wausau has experienced record new growth across commercial and industrial sectors, as well as all-time high years in new home starts at 48 for 2017, 43 for 2018, and 45 for 2019.

The Wisconsin Department of Revenue released values statewide for net new construction value with Wausau's 5% growth as one of the highest in the State: the State and Marathon County average is 2%, along with La Crosse, Eau Claire, Green Bay, Appleton, Fond du Lac, Oshkosh, and Milwaukee all at 2%; even fast-growing Madison is only at 3%.

"I'm proud to see another record year of new construction and development for our City. We have worked hard to move many projects forward and translate our planning efforts into meaningful growth," said Robert Mielke, Mayor.

All of the DOR's reports by County are here:

<https://www.revenue.wi.gov/Pages/EQU/2019-expeqv.aspx>

###



Planning, Community and Economic Development

The City of Wausau strives to be a dynamic, successful, diversified and sustainable community where citizens are actively engaged and businesses proud to invest. The City's economic development efforts must:

- Encourage **business expansion, retention and vertical integration**, especially in our competitive sectors such as manufacturing, information technology, insurance, healthcare, and construction materials
- Support **craft industry and a maker economy** which highlights our strengths in local food, value-added agricultural processing, consumer packaging, millwork, locally-owned specialty retail, outdoor recreation, the visual and performing arts, and entertainment
- Enhance **urban amenities with a focus on creating place-based experiences** and support local entrepreneurs seeking to provide experiences that are new and unique in the region
- Ensure more **diversified housing choices and affordable homeownership opportunities** including both more affordable and higher-end rental offerings, more infill development in existing neighborhoods, greater resources for the preservation of historic properties, and the promotion of walkability and complete streets
- Develop **quality public infrastructure** and municipal services which supports business expansion and improves quality of life indicators including education, health, recreation and citizenship
- **Collaborate with our peer regional municipalities**, corporate partners, and local nonprofits and foundations to develop and commit to a shared economic vision of our region
- Embrace economic and social diversity which **especially engages both local youth and aging populations**, promotes infrastructure and housing well suited to both populations, and opening new opportunities for local entrepreneurship
- Enhance our **physical and natural environments**, increase connections to public assets, build appreciation for efforts that engage the Wisconsin River and Downtown
- Foster a **knowledge-based economy** which values both professional and technical skill development along with personal intellectual growth