*** 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, March 3, 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 2/20/2020
2. Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Eight
3. Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Six
4. Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Seven
5. Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Twelve
6. Discussion and Possible Action on a proposal received from Aedifix Holdings (Blenker) for the proposed construction of townhomes on city-owned land at 2nd & 3rd Streets between Short and Bridge Sts; and along River Drive at Fulton St.
7. Discussion and Possible Action on proposals received for Thomas Street Phase 2 remnant parcels.
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:
   - Discussion and Possible Action on a proposal received from Aedifix Holdings (Blenker) for the proposed construction of townhomes on city-owned land at 2nd & 3rd Streets between Short and Bridge Sts; and along River Drive at Fulton St.
   - Discussion and Possible Action on proposals received for Thomas Street Phase 2 remnant parcels.
9. **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
10. Discussion on rescheduling April 7, 2020 meeting due to conflict with Election Day
    Discussion on scheduling a Joint Finance and ED meeting on March 10, 2020
    Discussion on scheduling March 19, 2020 meeting

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 2/27/2020

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:	Thursday, February 20, 2020 at 5:15 p.m., Council Chambers
Members Present:	Tom Neal (c), Gary Gisselman, Patrick Peckham, Lisa Rasmussen and Michael Martens
Others Present:	Chris Schock, Brad Lenz, Robert Mielke, and Michelle Van Krey

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

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

1# Approval of the Minutes from 2/4/2020

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

#2 Discussion and Possible Action on issuing an RFP for 1300 Cleveland Avenue (former incubator site)

Chris Schock explained that the City commissioned a new Phase 1 environmental review for 1300 Cleveland Ave which has been completed and included in the packet. The Phase 1 indicated that no additional testing is required and the site could be developed. The next step is to determine if an RFP should be released for developing the property.

Lisa Rasmussen welcomes the plan to release an RFP but has concern that if the proposals are residential in use that further testing should be done to ensure the site is safe for residential use. If the proposals are industrial in use then she is comfortable with the results from the Phase 1. Neal disagreed referring to the Phase 1 report that the site does not have environmental concerns so no further testing should be needed no matter what type of proposals are received. The Mayor spoke in agreement with Rasmussen. Tom Kilian, resident, spoke supporting further testing based on information available about the site and its former chemical use history. Pat Peckham suggested amending the RFP to include the option for the proposer to request further testing at the city's expense.

Discussion occurred to determine how long the RFP should be open. Rasmussen suggested three months, the Mayor suggested 30-40 days and Peckham countered with 60 days. The committee compromised on May 1st, 2020 as the due date for proposals.

Motion by Peckham, second by Martens to release the RFP as amended with a due date of May 1, 2020.

Motion passed 5-0.

#3 Discussion and Possible Action on issuing an RFP or proposal process for remaining North Riverfront Area parcels

Chris Schock explained the City has closed on a few other ancillary properties in the North Riverfront area and he recommends that an RFP be released to accept proposals on a rolling basis for these properties. This is something the City has done in the past for other areas and would work well in this case as the plans for the original large parcel continue to be worked through. Tom Neal want to ensure that once the plan for the current three proposals on the large parcel is complete that it is available to anyone who has interest in issuing an RFP for one of these ancillary properties. Lisa Rasmussen asked how a rolling RFP is released and Schock clarified that it would be released the same way as discrete RFPs with an ad in the paper and on the website.

Motion by Peckham, second by Rasmussen to release the rolling RFP as recommended by staff.

Motion passed 5-0.

#4 Discussion and Possible Action on issuing an RFP for Business Campus Expansion Area Signage

Brad Lenz shared plans for the proposed new signage in the Business Campus. The location of the new sign would be on the corner of Hwy O and Innovation Way to be visible from Hwy O. The rest of the Business Campus has signage so this would continue the signage into the newest part of the Business Campus. The RFP covers design, fabrication and installation.

Motion by Rasmussen, second by Martens to release the RFP.

Motion passed 5-0.

#5 Updates

Updates provided by Chris Schock.

- Net new construction

  Gary Gisselman had asked at the February 4, 2020 meeting about permit value in TIF districts. Chris Schock presented a TID chart and noted that in 2019 42% of the building permit value occurred in TIF Districts.

- Wausau Center Mall

  The WOZ group is deciding next steps on their plan. They have discussed taking the South Riverfront Plan, Towers Plan, Toole Plan and WEDC Plan and integrating them with their plans to form a "mall plan".

- Candidate development roundtable opportunity

  The City is still working on a possible economic development forum to provide the public with an educational opportunity related to development. This would include information about TIF districts. If a roundtable or forum is scheduled it will be open and available to the public.

- 2020 Economic Development Strategy

  Schock asked that the committee continue to keep the Economic Development Strategy in the back of their mind so after the election the new council and committee and get to work on what the priorities will be for the Strategy.

Special Instructions or Directives to Staff:

None

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

Adjournment Time: 6:32 p.m.

AEDIFIX
Holdings, LLC
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Having a proven track record within the city of Wausau of similar types of redevelopment projects, Aedifix Holdings is pleased to provide several proposed projects on currently vacant, city owned land. Redeveloping non-tax paying parcels within the city is key to long term success for the city of Wausau and ultimately reducing the tax burden to all taxpayers. The market is demanding more housing to meet the needs of a changing population.

The Thomas street redevelopment project was a great testament to a great public/private relationship, one that added tax revenue for the city in addition to improving the aesthetics on an important travel corridor within this city. These projects will follow that same theme, with modern buildings, with great amenities, in a location that is convenient for both travel within and out of the city limits.

Along with our related entities, we have the ability to construct these properties within the next 5 years in an effort to meet market demand for more housing options within Wausau's city limits.

Development Proposal:

1 – 12 unit building with a mix of 1 bedroom, 2 bedroom, & 3 bedroom units along 2nd Street

1 – 6 unit building with a mix of 1 bedroom, 2 bedroom, & 3 bedroom units along 2nd Street

2 – 4 unit buildings with a mix of 1 bedroom, 2 bedroom, & 3 bedroom units along 2nd Street

2 – 2 unit buildings with a mix of 2 bedroom & 3 bedroom units along 3rd Street

2 – 4 unit buildings with a mix of 2 bedroom & 3 bedroom units with garage under along N River Drive at Fulton Street in the Riverlife Development

Estimated total valuation of investment = $8,000,000

Requests from the developer:

- Land sold from city to developer for $1
- A 20% TIFF participation from the city
- A commitment to reconstruct 2nd street

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GENERAL NOTES:

WALLS:

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* INTERIOR WALLS = 8'-1 1/8" , 2X4 WALLS UNLESS OTHERWISE NOTED

CEILING:

* ALL CEILINGS ARE FLAT UNLESS OTHERWISE NOTED

ROOF:

* FOR ROOF PITCHES, HEEL HEIGHTS, AND OVERHANG LENGTHS, SEE ROOF PLAN

OPENINGS:

* WINDOWS = 6'-11 1/8" UNLESS SPECIFIED
* DOORS = 6'-11 1/8" UNLESS SPECIFIED

GENERAL INFO:

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PROJECT LOCATION:

State of Wisconsin
PORTAGE COUNTY

LOWER LEVEL SQ. FT.	N/A SQ. FT.
FIRST FLOOR SQ. FT.	6026 SQ. FT.
SECOND FLOOR SQ. FT.	3372 SQ. FT.
TOTAL PLAN SQ. FT.	9398 SQ. FT.
GARAGE SQ. FT.	1216 SQ. FT.
COVERED PORCH SQ. FT.	416 SQ. FT.

LOADING:

ROOF: 40 LBS. LIVE LOAD
10 LBS. BOTTOM CHORD DEAD LOAD
10 LBS. TOP CHORD DEAD LOAD
FLOOR: 40 LBS LIVE LOAD
12 LBS DEAD LOAD

DRAWING INDEX:

C-1	COVER PAGE	A-4.3	BRACING
A-1.0	ELEVATIONS	A-4.4	BRACING
A-1.1	ELEVATIONS	A-4.5	BRACING
A-2	FOUNDATION PLAN	A-4.6	BRACING
A-3.1	FIRST FLOOR PLAN	A-5.0	SITE PLAN
A-3.2	SECOND FLOOR PLAN	A-5.1	SITE PLAN
A-4.0	SECTIONS & DETAILS	A-6.0	G. ELEVATION
A-4.1	BRACING	A-6.1	G. FOUNDATION
A-4.2	BRACING	A-6.2	G. FIRST FLOOR
		A-6.3	G. DETAILS

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Although every attempt has been made to accurately represent the builders intententions. He/She is responsible for making sure these plans are built to all local Building Codes and that all dimensions, notes, sizes, and drawings are accurate.

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FINAL PLAN

SIGNATURE: _____

DATE: _____

COVER

Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663

AEDIFIX Holdings, LLC
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REVISION #6 MW	

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REVISION #8 MW	7-10-19
REVISION #9 MW	7-30-19
REVISION #10 MW	7-31-19
REVISION #11 MW	8-27-19
	9-3-19

Project: AmicheDiBirra
Site Address: WASHINGTON ST AMHERST, WI
Job # 19-317

Builder:
Address: 500 LORRY STREET AMHERST, WI 54406
Telephone: 715-824-5665
Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 7-8-19
Scale: 3/16"=1'-0"

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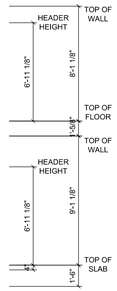

FRONT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: -FOR ROOF PITCHES
AND OVERHANG LENGTHS
SEE ROOF PLAN

-WINDOW GRILLES MAY NOT REFLECT
ACTUAL PRODUCT, SEE MANUFACTURER
SPECIFIC DOCUMENTATION FOR DETAILS

REAR ELEVATION

SCALE: 1/4"=1'-0"

FINAL PLAN

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ELEVATIONS

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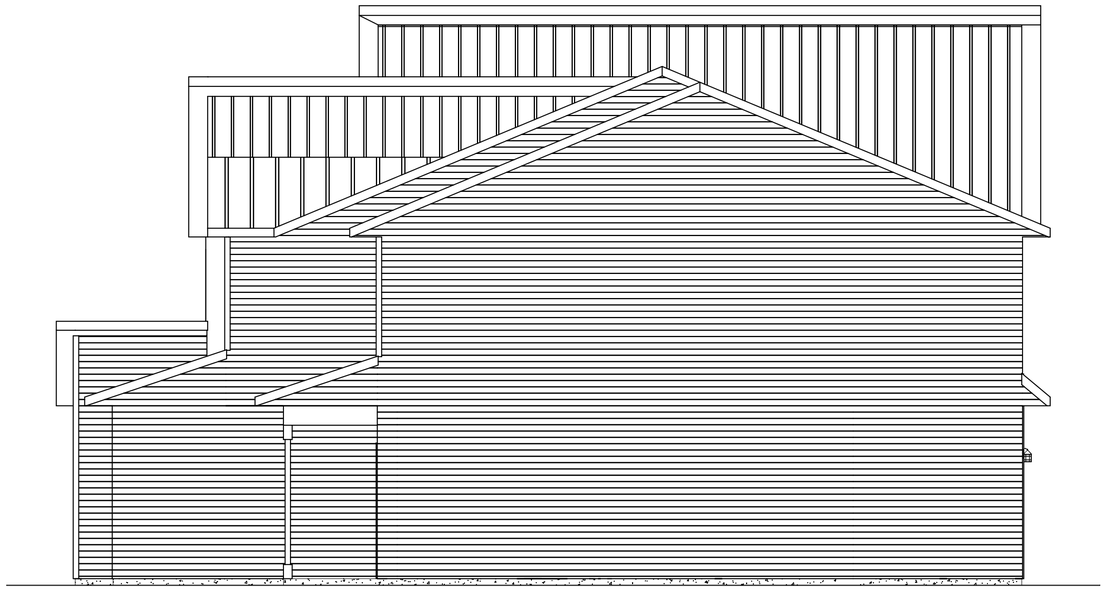

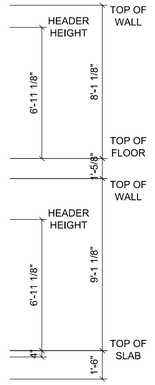

RIGHT ELEVATION

SCALE: 1/4"=1'-0"

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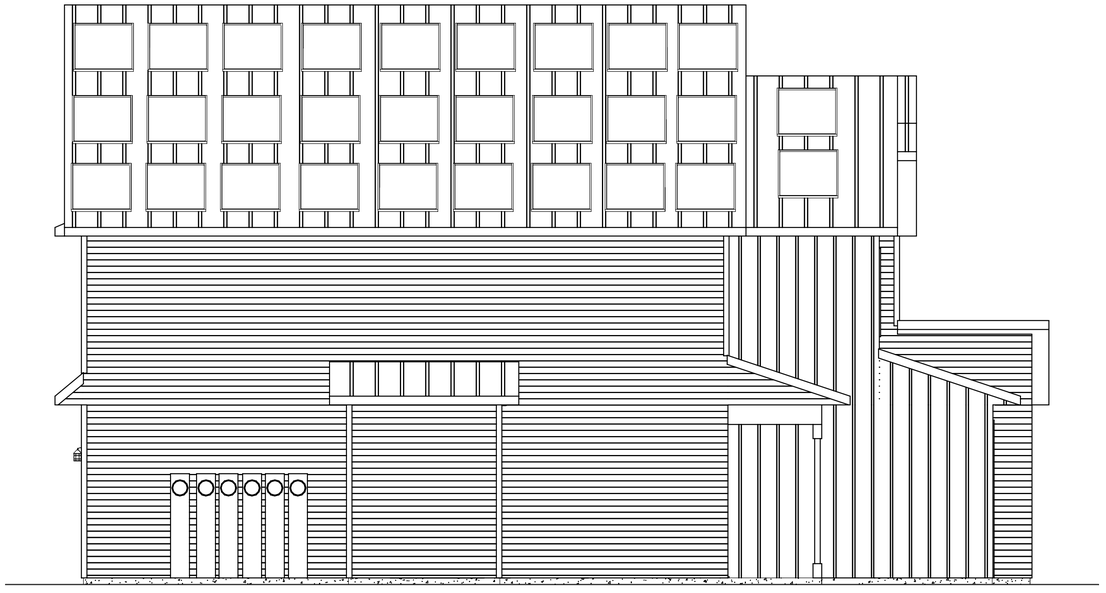

LEFT ELEVATION

SCALE: 1/4"=1'-0"

FINAL PLAN

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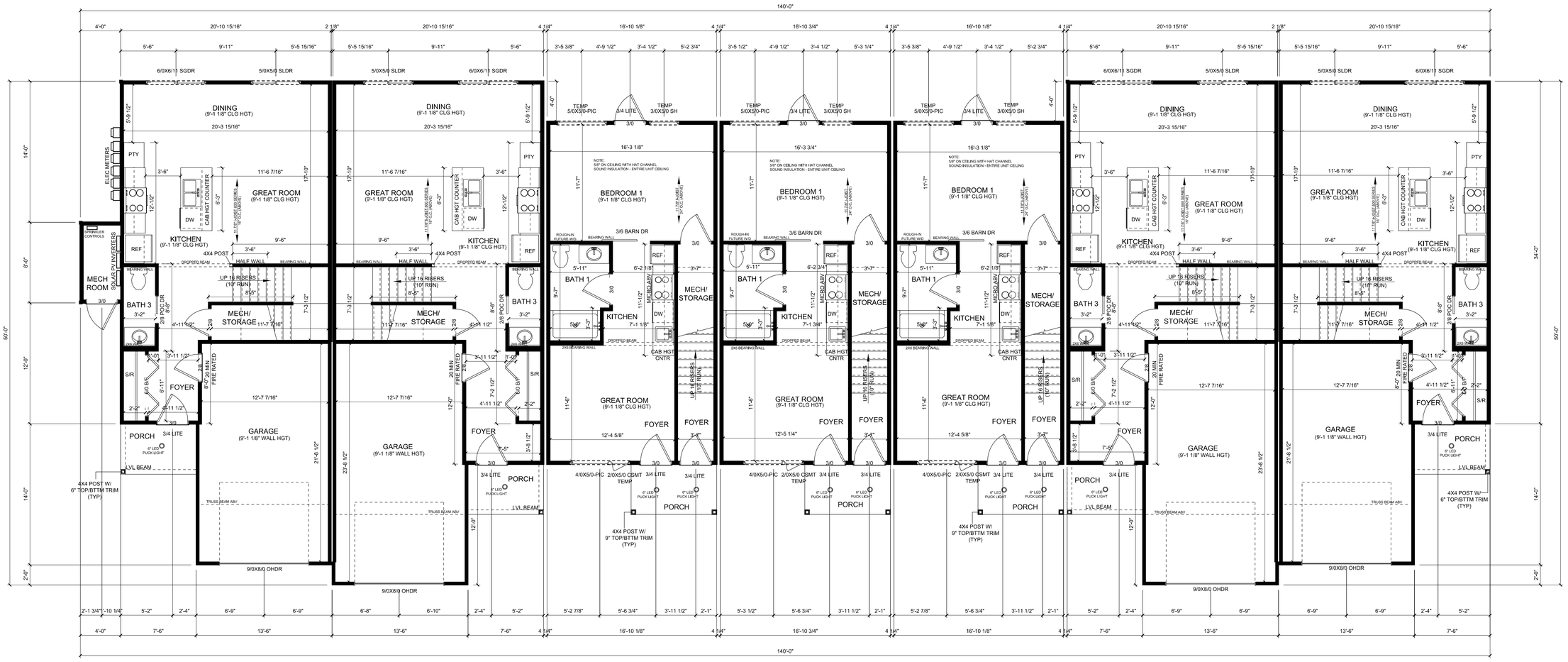

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
MAIN FLOOR SQ.FT.	613	651	583	583	583	583	583	583	651	613
SECOND FLOOR SQ.FT.	822	864	N/A	N/A	N/A	N/A	N/A	N/A	864	822
TOTAL SQ.FT.	1435	1515	583	583	583	583	583	583	1515	1435
GARAGE SQ.FT.	293	315	N/A	N/A	N/A	N/A	N/A	N/A	315	293
DECK/PORCH SQ.FT.	38	38	44	44	44	44	44	44	38	38

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FIRST FLOOR

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SECOND FLOOR

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7-9-19	REVISION #7 MW
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A
3.2

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PORTAGE COUNTY

LOWER LEVEL SQ. FT.	N/A SQ. FT.
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C-1	COVER PAGE	A-4.3	BRACING
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FINAL PLAN

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COVER

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C
1

FRONT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: -FOR ROOF PITCHES
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FINAL PLAN

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Drawn By: MW
Sales:
Scale: 3/16"=1'-0"
Date: 7-8-19

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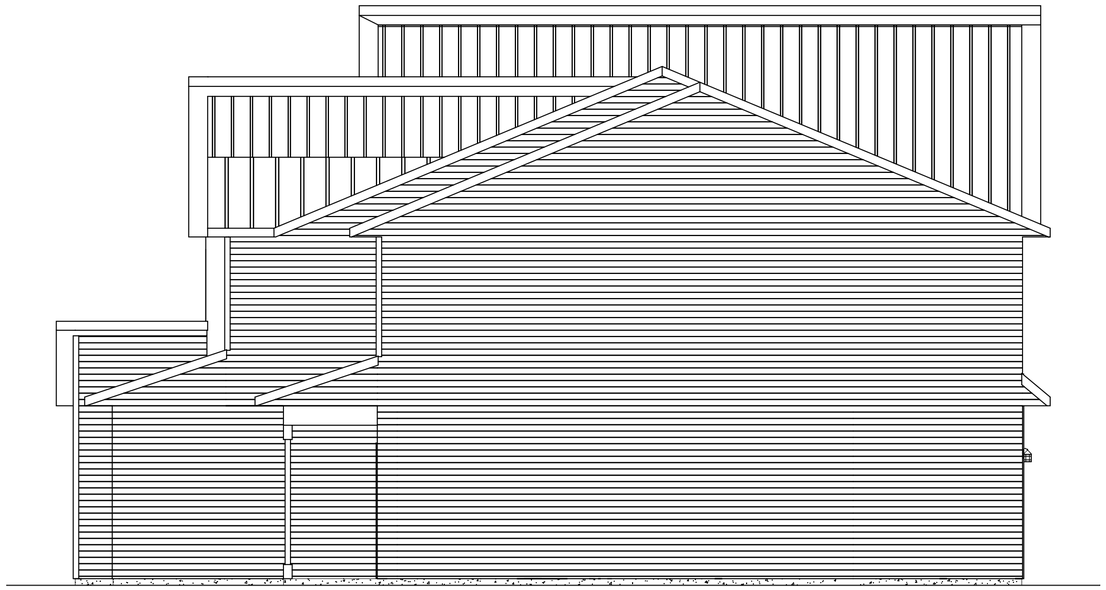
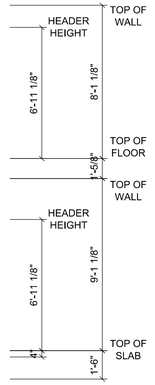


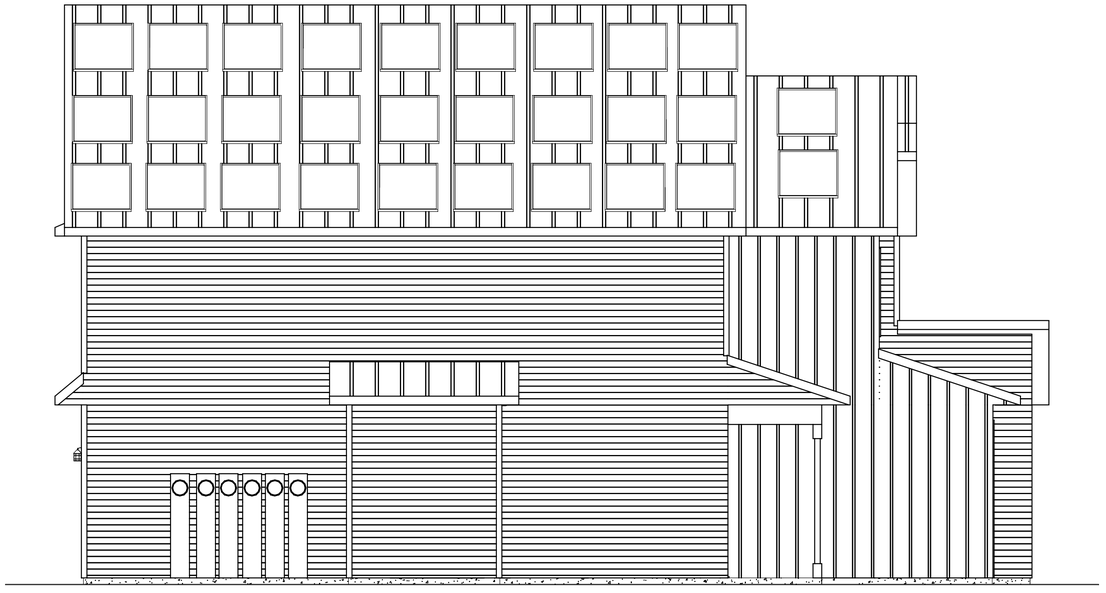


RIGHT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: -FOR ROOF PITCHES
AND OVERHANG LENGTHS
SEE ROOF PLAN

-WINDOW GRILLES MAY NOT REFLECT
ACTUAL PRODUCT, SEE MANUFACTURER
SPECIFIC DOCUMENTATION FOR DETAILS



LEFT ELEVATION

SCALE: 1/4"=1'-0"

FINAL PLAN

SIGNATURE: _____

DATE: _____

ELEVATIONS

AEDIFIX Holdings, LLC
Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
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8-27-19	REVISION #5 MW
9-3-19	REVISION #6 MW

Project: AmicheDiBirra
Site Address: WASHINGTON ST
AMHERST, WI
Job # 19-317

Builder:
Address: 500 LORRY STREET
AMHERST, WI
54406
Telephone: 715-824-5665
Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 7-8-19
Scale: 1/4" =1'-0"

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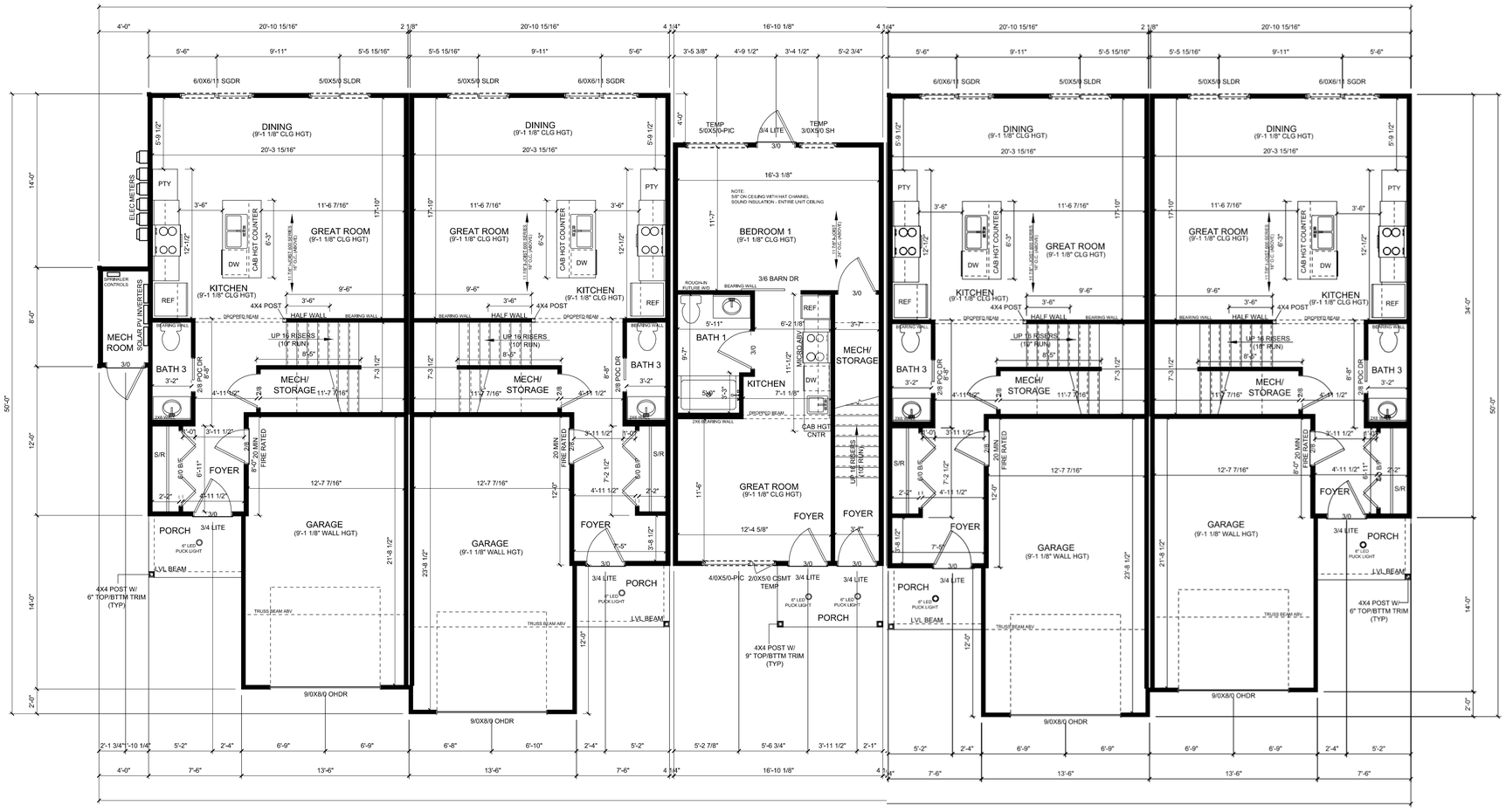

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
MAIN FLOOR SQ.FT.	613	651	583	583	583	583	583	583	651	613
SECOND FLOOR SQ.FT.	822	864	N/A	N/A	N/A	N/A	N/A	N/A	864	822
TOTAL SQ.FT.	1435	1515	583	583	583	583	583	583	1515	1435
GARAGE SQ.FT.	293	315	N/A	N/A	N/A	N/A	N/A	N/A	315	293
DECK/PORCH SQ.FT.	38	38	44	44	44	44	44	44	38	38

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FIRST FLOOR

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Project: AmicheDiBirra
Site Address: WASHINGTON ST AMHERST, WI
Job # 19-317

Builder:
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Telephone: 715-824-5665
Fax: 715-824-5663
Drawn By: MW
Sales:
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Scale: 3/16"=1'-0"

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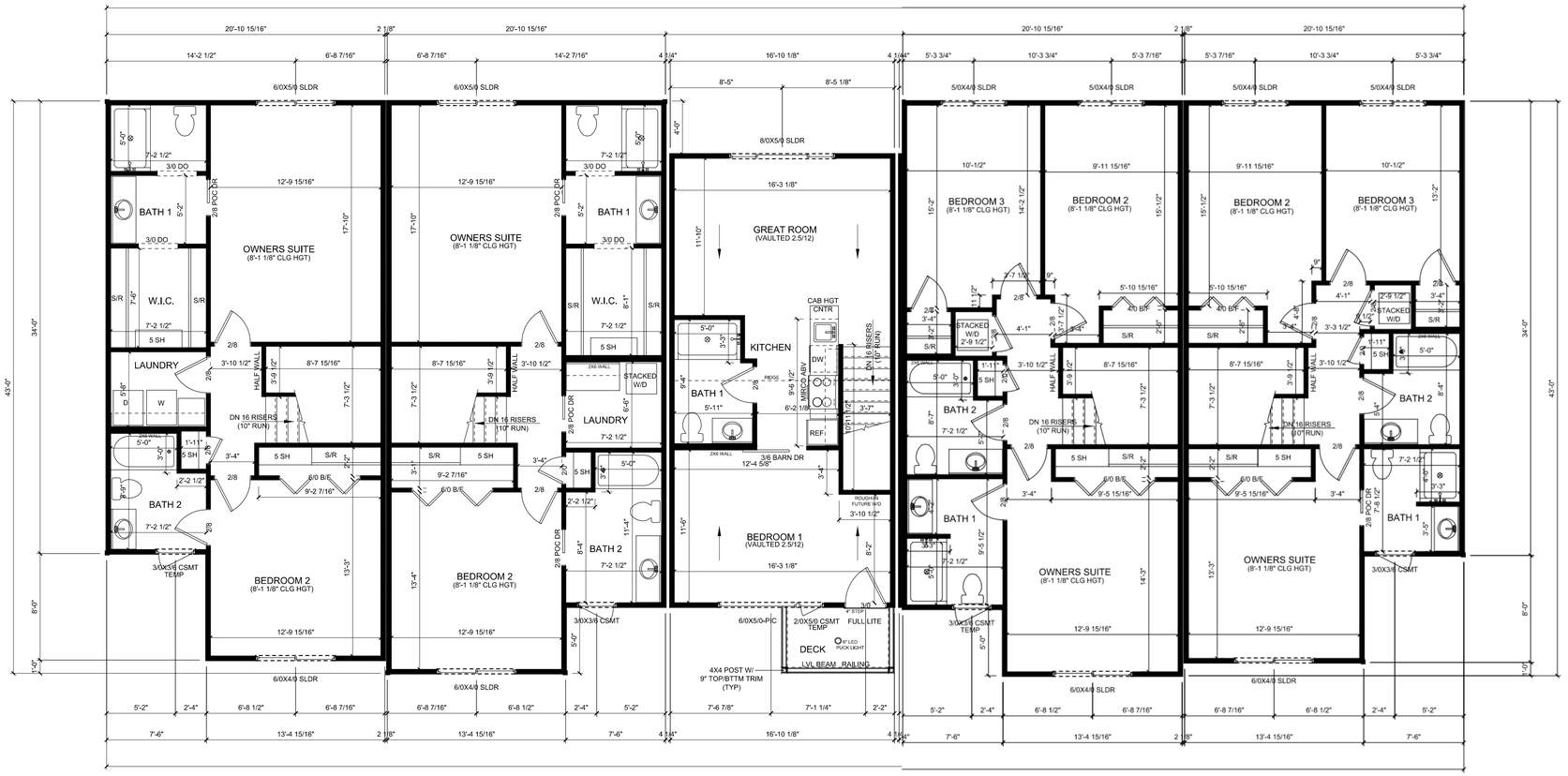

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SECOND FLOOR

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Sales:
Scale: 3/16"=1'-0"
Date: 7-8-19

A
3.2

GENERAL NOTES:

WALLS:

* EXTERIOR WALLS =8'-1 1/8", 2X6 WALLS UNLESS OTHERWISE NOTED
* INTERIOR WALLS = 8'-1 1/8" , 2X4 WALLS UNLESS OTHERWISE NOTED

CEILING:

* ALL CEILINGS ARE FLAT UNLESS OTHERWISE NOTED

ROOF:

* FOR ROOF PITCHES, HEEL HEIGHTS, AND OVERHANG LENGTHS, SEE ROOF PLAN

OPENINGS:

* WINDOWS = 6'-11 1/8" UNLESS SPECIFIED
* DOORS = 6'-11 1/8" UNLESS SPECIFIED

GENERAL INFO:

* EXTERIOR DIMENSIONS ARE TO THE WALL FRAMING
* INTERIOR DIMENSIONS ARE TO THE FRAMING
* FOUNDATION WALLS ARE FLUSH WITH FRAMING
* WINDOWS= ALLIANCE, VINYL WINDOWS, SEE PLANS FOR ROUGH OPENINGS

PROJECT LOCATION:

State of Wisconsin
PORTAGE COUNTY

LOWER LEVEL SQ. FT.	N/A SQ. FT.
FIRST FLOOR SQ. FT.	6026 SQ. FT.
SECOND FLOOR SQ. FT.	3372 SQ. FT.
TOTAL PLAN SQ. FT.	9398 SQ. FT.
GARAGE SQ. FT.	1216 SQ. FT.
COVERED PORCH SQ. FT.	416 SQ. FT.

LOADING:

ROOF: 40 LBS. LIVE LOAD
10 LBS. BOTTOM CHORD DEAD LOAD
10 LBS. TOP CHORD DEAD LOAD
FLOOR: 40 LBS LIVE LOAD
12 LBS DEAD LOAD

DRAWING INDEX:

C-1	COVER PAGE	A-4.3	BRACING
A-1.0	ELEVATIONS	A-4.4	BRACING
A-1.1	ELEVATIONS	A-4.5	BRACING
A-2	FOUNDATION PLAN	A-4.6	BRACING
A-3.1	FIRST FLOOR PLAN	A-5.0	SITE PLAN
A-3.2	SECOND FLOOR PLAN	A-5.1	SITE PLAN
A-4.0	SECTIONS & DETAILS	A-6.0	G. ELEVATION
A-4.1	BRACING	A-6.1	G. FOUNDATION
A-4.2	BRACING	A-6.2	G. FIRST FLOOR
		A-6.3	G. DETAILS

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Although every attempt has been made to accurately represent the builders intententions. He/She is responsible for making sure these plans are built to all local Building Codes and that all dimensions, notes, sizes, and drawings are accurate.

AEDIFIX
Holdings, LLC
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715-570-5665 www.aedifixbuilds.com

FINAL PLAN

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DATE: _____

COVER

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Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 7-8-19
Scale: 3/16"=1'-0"

C
1

FRONT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: -FOR ROOF PITCHES
AND OVERHANG LENGTHS
SEE ROOF PLAN

-WINDOW GRILLES MAY NOT REFLECT
ACTUAL PRODUCT, SEE MANUFACTURER
SPECIFIC DOCUMENTATION FOR DETAILS

REAR ELEVATION

SCALE: 1/4"=1'-0"

FINAL PLAN

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ELEVATIONS

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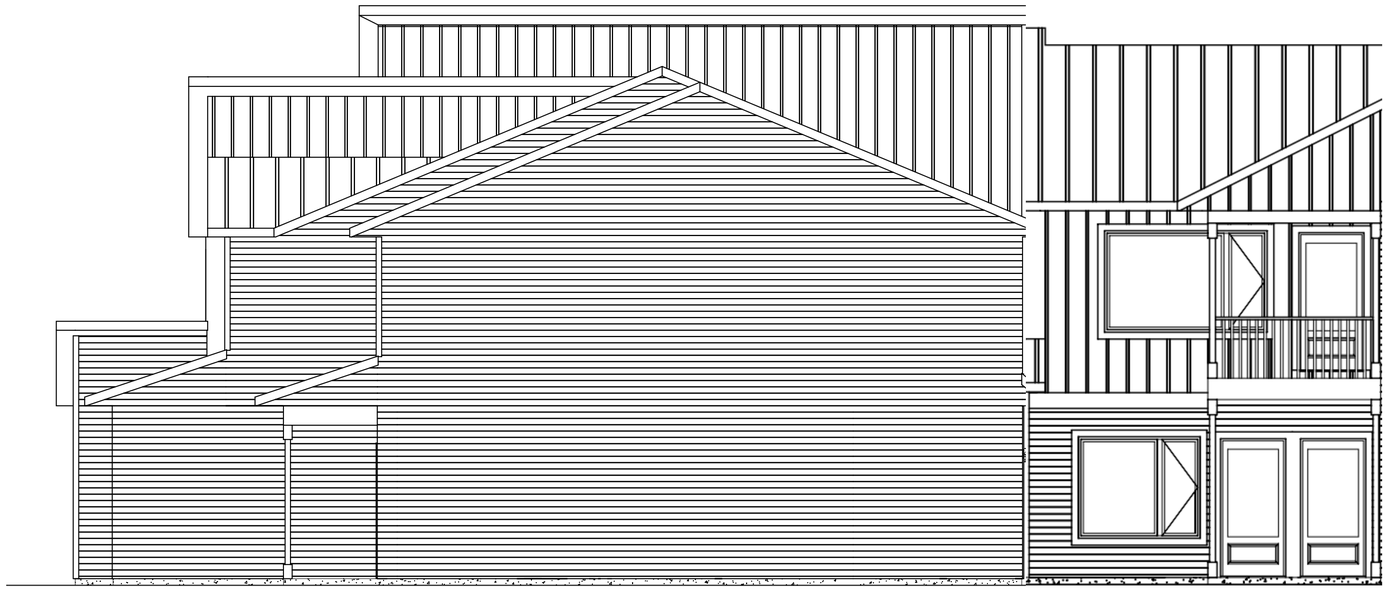
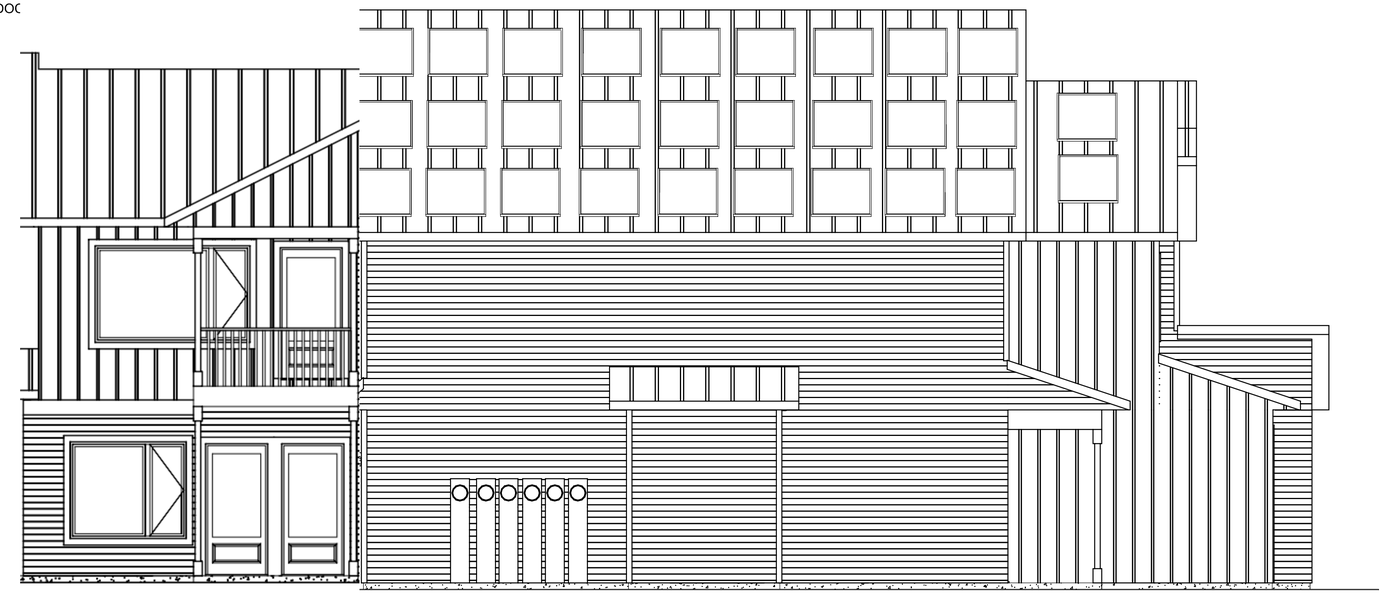


RIGHT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: -FOR ROOF PITCHES
AND OVERHANG LENGTHS
SEE ROOF PLAN

-WINDOW GRIL
ACTUAL PROD
SPECIFIC DOC



LEFT ELEVATION

SCALE: 1/4"=1'-0"

FINAL PLAN

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ELEVATIONS

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REVISION #5 MW	8-27-19
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Project: AmicheDiBirra
Site Address: WASHINGTON ST AMHERST, WI
Job # 19-317

Builder:
Address: 500 LORRY STREET AMHERST, WI 54406
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Sales:
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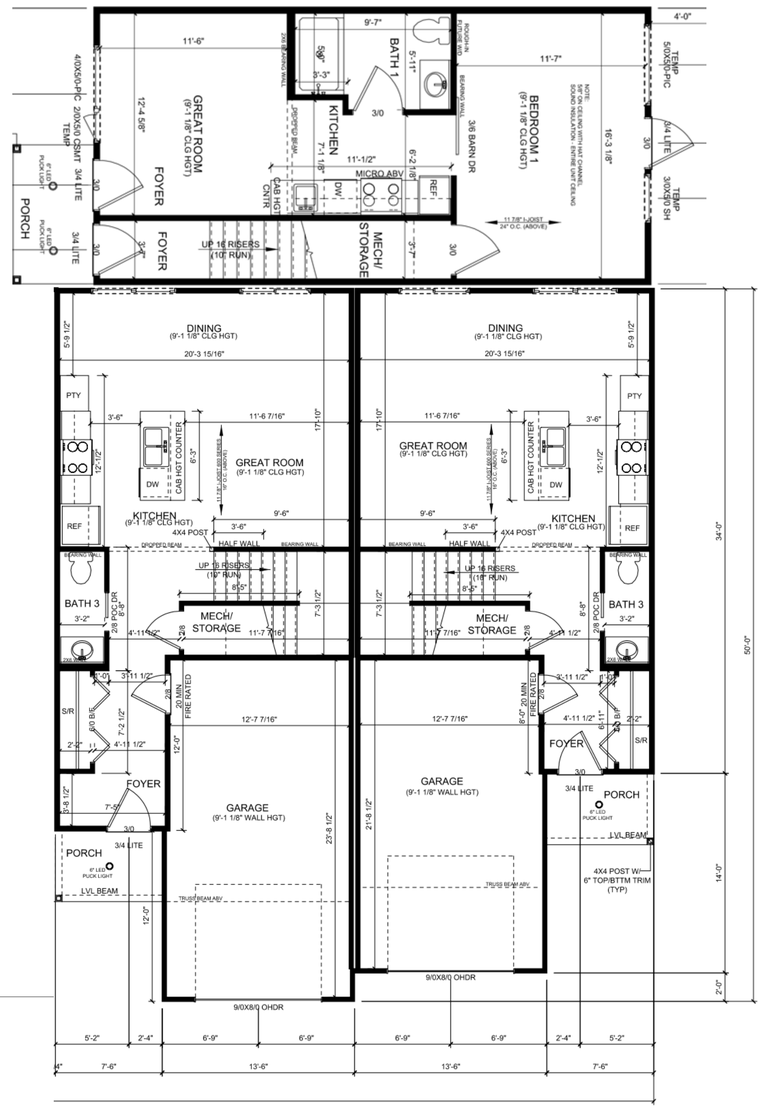

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
MAIN FLOOR SQ.FT.	613	651	583	583	583	583	583	583	651	613
SECOND FLOOR SQ.FT.	822	864	N/A	N/A	N/A	N/A	N/A	N/A	864	822
TOTAL SQ.FT.	1435	1515	583	583	583	583	583	583	1515	1435
GARAGE SQ.FT.	293	315	N/A	N/A	N/A	N/A	N/A	N/A	315	293
DECK/PORCH SQ.FT.	38	38	44	44	44	44	44	44	38	38

FINAL PLAN

SIGNATURE: _____

DATE: _____

FIRST FLOOR

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Project: AmicheDiBirra
Site Address: WASHINGTON ST AMHERST, WI
Job # 19-317

Builder:
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Telephone: 715-824-5665
Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 7-8-19
Scale: 3/16"=1'-0"

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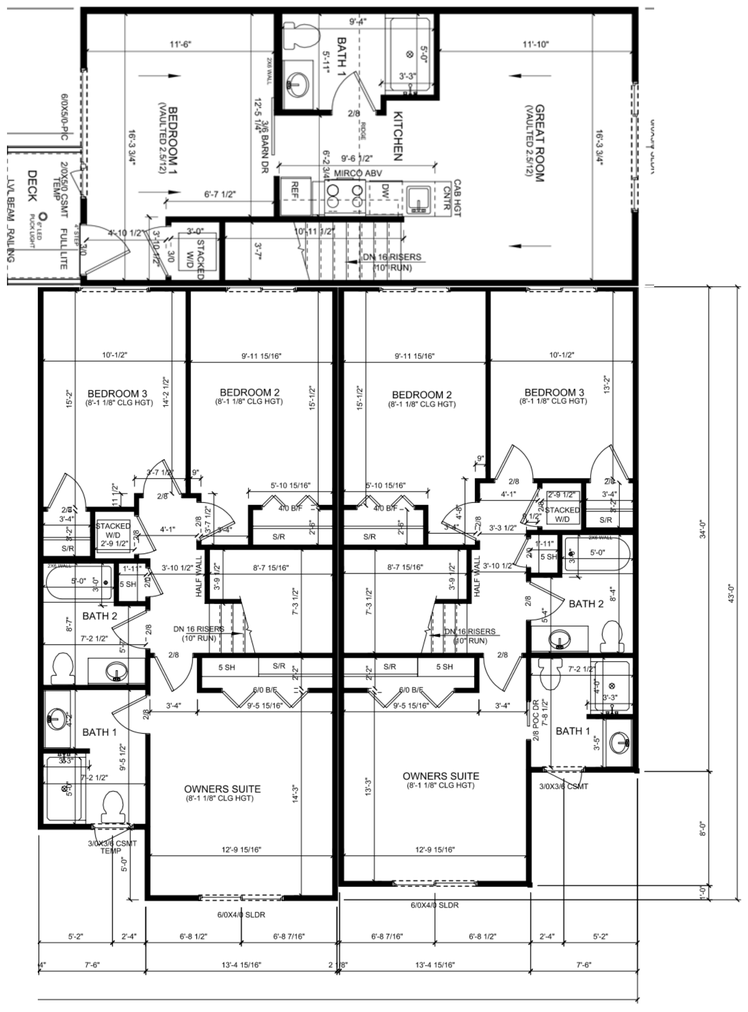

UNIT 10

FINAL PLAN

SIGNATURE: _____

DATE: _____

SECOND FLOOR

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Project: AmicheDiBirra
Site Address: WASHINGTON ST AMHERST, WI
Job # 19-317

Builder:
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Fax: 715-824-5663
Drawn By: MW
Sales:
Scale: 3/16"=1'-0"
Date: 7-8-19

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3.2

GENERAL NOTES:

WALLS:

* EXTERIOR WALLS =8'-1 1/8", 2X6 WALLS UNLESS OTHERWISE NOTED
* INTERIOR WALLS = 8'-1 1/8" , 2X4 WALLS UNLESS OTHERWISE NOTED

CEILING:

* ALL CEILINGS ARE FLAT UNLESS OTHERWISE NOTED

ROOF:

* FOR ROOF PITCHES, HEEL HEIGHTS, AND OVERHANG LENGTHS, SEE ROOF PLAN

OPENINGS:

* WINDOWS = 6'-11 1/8" UNLESS SPECIFIED
* DOORS = 6'-11 1/8" UNLESS SPECIFIED

GENERAL INFO:

* EXTERIOR DIMENSIONS ARE TO THE WALL FRAMING
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PROJECT LOCATION:

State of Wisconsin
PORTAGE COUNTY

LOWER LEVEL SQ. FT.	N/A SQ. FT.
FIRST FLOOR SQ. FT.	6026 SQ. FT.
SECOND FLOOR SQ. FT.	3372 SQ. FT.
TOTAL PLAN SQ. FT.	9398 SQ. FT.
GARAGE SQ. FT.	1216 SQ. FT.
COVERED PORCH SQ. FT.	416 SQ. FT.

LOADING:

ROOF: 40 LBS. LIVE LOAD
10 LBS. BOTTOM CHORD DEAD LOAD
10 LBS. TOP CHORD DEAD LOAD
FLOOR: 40 LBS LIVE LOAD
12 LBS DEAD LOAD

DRAWING INDEX:

C-1	COVER PAGE	A-4.3	BRACING
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Scale: 3/16"=1'-0"

C
1

FRONT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: -FOR ROOF PITCHES
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SCALE: 1/4"=1'-0"

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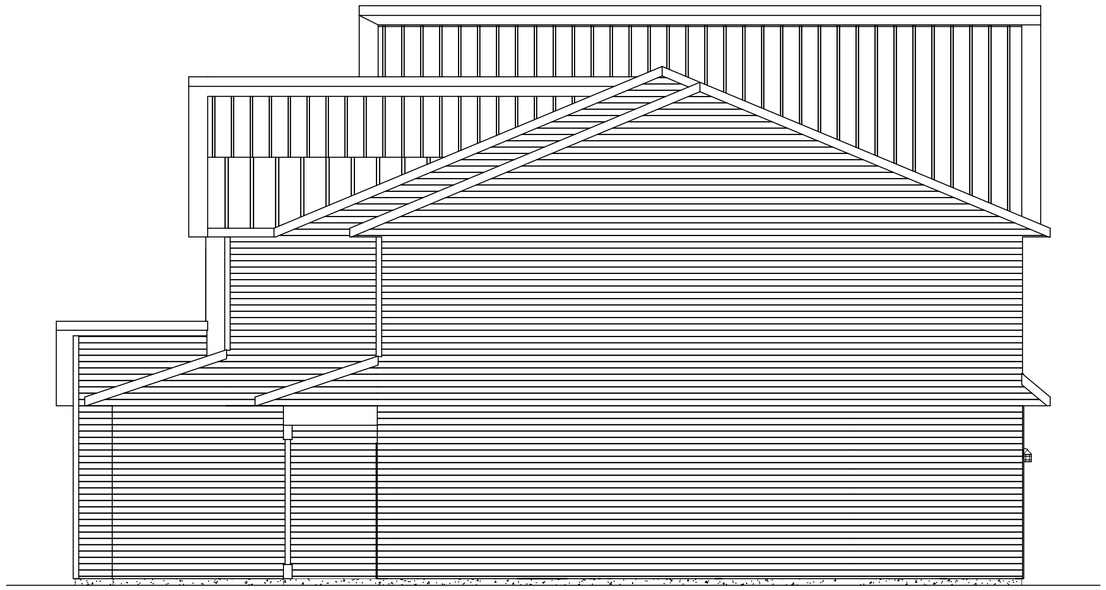
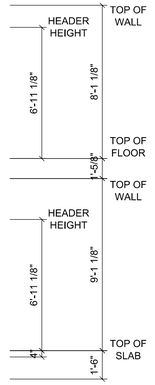


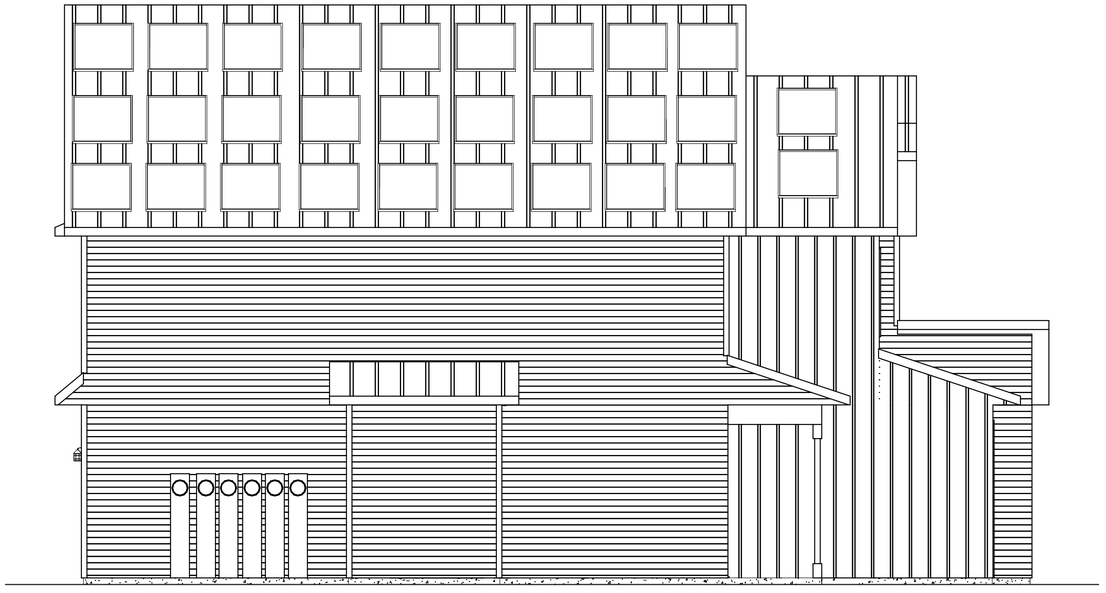


RIGHT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: -FOR ROOF PITCHES
AND OVERHANG LENGTHS
SEE ROOF PLAN

-WINDOW GRILLES MAY NOT REFLECT
ACTUAL PRODUCT, SEE MANUFACTURER
SPECIFIC DOCUMENTATION FOR DETAILS



LEFT ELEVATION

SCALE: 1/4"=1'-0"

FINAL PLAN

SIGNATURE: _____

DATE: _____

ELEVATIONS

AEDIFIX Holdings, LLC
Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Revision Date:	Description:
9-6-19	REVISION #7 MW
9-10-19	REVISION #8 MW
9-12-19	REVISION #9 MW
9-18-19	REVISION #10 MW
9-26-19	REVISION #11 MW

Revision Date:	Description:
7-9-19	REVISION #1 MW
7-10-19	REVISION #2 MW
7-30-19	REVISION #3 MW
7-31-19	REVISION #4 MW
8-27-19	REVISION #5 MW
9-3-19	REVISION #6 MW

Project: AmicheDiBirra
Site Address: WASHINGTON ST
AMHERST, WI
Job # 19-317

Builder:
Address: 500 LORRY STREET
AMHERST, WI
54406
Telephone: 715-824-5665
Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 7-8-19
Scale: 1/4" =1'-0"

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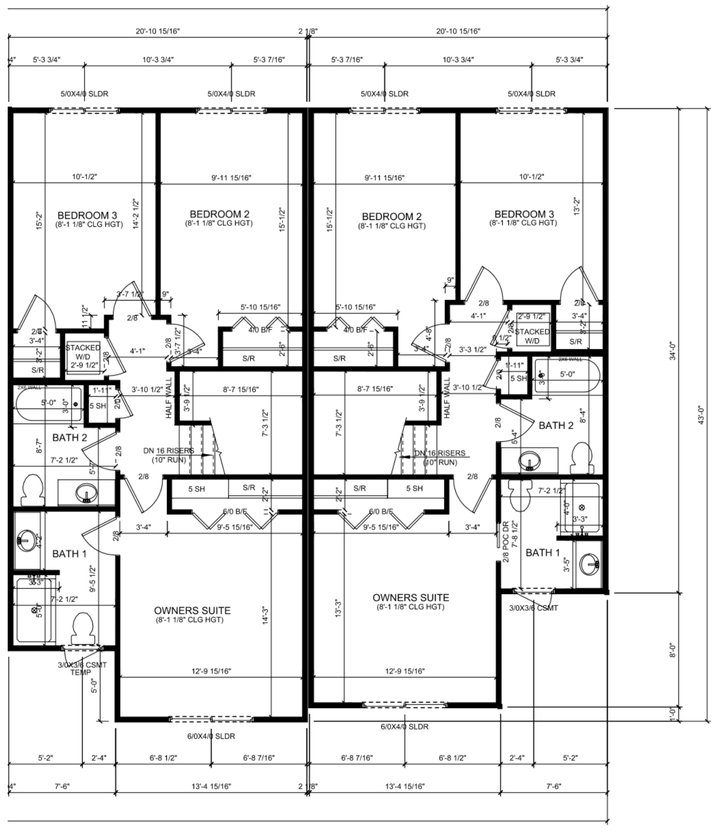
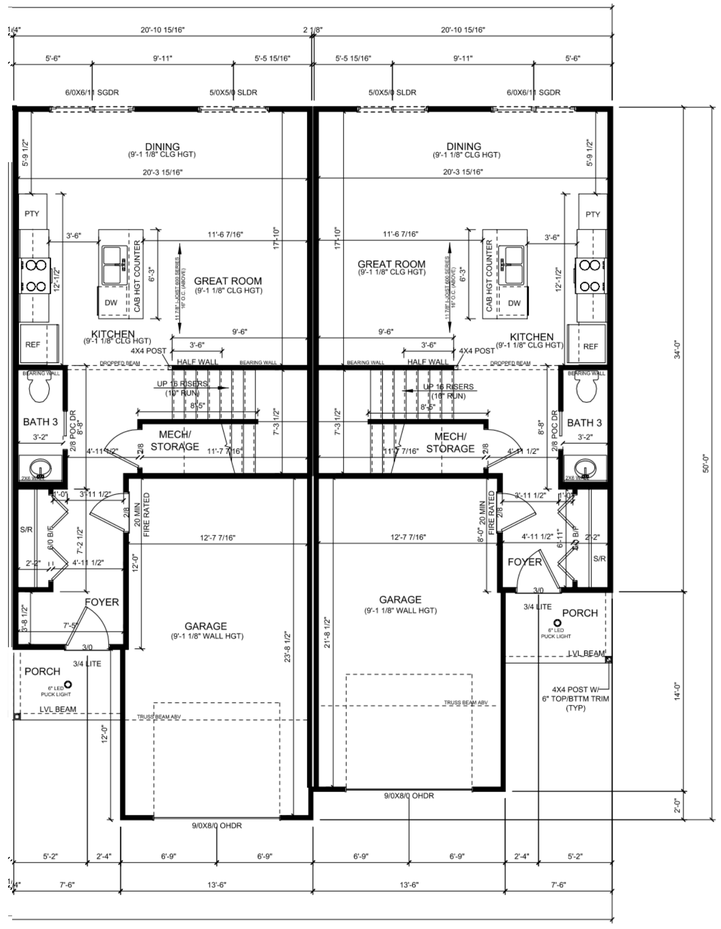
1.1





	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
MAIN FLOOR SQ.FT.	613	651	583	583	583	583	583	583	651	613
SECOND FLOOR SQ.FT.	822	864	N/A	N/A	N/A	N/A	N/A	N/A	864	822
TOTAL SQ.FT.	1435	1515	583	583	583	583	583	583	1515	1435
GARAGE SQ.FT.	293	315	N/A	N/A	N/A	N/A	N/A	N/A	315	293
DECK/PORCH SQ.FT.	38	38	44	44	44	44	44	44	38	38

FINAL PLAN

SIGNATURE: _____

DATE: _____

FIRST FLOOR

AEDIFIX Holdings, LLC
Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Description:	Revision Date:	Description:
REVISION #1 MW	9-6-19	REVISION #7 MW
REVISION #2 MW	9-10-19	REVISION #8 MW
REVISION #3 MW	9-12-19	REVISION #9 MW
REVISION #4 MW	9-18-19	REVISION #10 MW
REVISION #5 MW	9-26-19	REVISION #11 MW
REVISION #6 MW		

Description:	Revision Date:	Description:
REVISION #1 MW	7-9-19	REVISION #7 MW
REVISION #2 MW	7-10-19	REVISION #8 MW
REVISION #3 MW	7-30-19	REVISION #9 MW
REVISION #4 MW	7-31-19	REVISION #10 MW
REVISION #5 MW	8-27-19	REVISION #11 MW
REVISION #6 MW	9-3-19	

Project: AmicheDiBirra
Site Address: WASHINGTON ST
AMHERST, WI
Job # 19-317

Builder:
Address: 500 LORRY STREET
AMHERST, WI
54406
Telephone: 715-824-5665
Fax: 715-824-5663
Drawn By: MW
Scales:
Date: 7-8-19
Scale: 3/16"=1'-0"

A
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AEDIFIX
Holdings, LLC
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

N

PRELIMINARY
NOT FOR CONSTRUCTION

AEDIFIX Holdings, LLC
Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
P.O. Box 40 Amherst, WI 54406 www.aedifixbuilds.com
715-570-5665

Revision Date:	Description:
Project:	4 UNIT GARAGE UNDER
Site Address:	WI
Job #	19-540
Builder:	
Address:	500 LORRY ST AMHERST, WI 54406
Telephone:	715-824-5665
Fax:	715-824-5663
Drawn By:	MW
Sales:	
Scale:	3/16"=1'-0"
Date:	2-6-20

A
1.0

ABBREVIATIONS

D.O.=DRYWALL OPENING
C.O.=CASED OPENING
S/R=16" SHELF/ROD
5SH=5-16" DEEP SHELVES
VAN=VANITY

ELECTRICAL KEY

	2 STORY FOYER
	SMALL FOYER/STAIR
	DINING
	BREAKFAST
	KIT. ISLAND PENDANT
	KITCHEN/FOYER FLUSH
	HALLS/CLOSETS
	LAUNDRY/BEDROOMS
	SCONCE
	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
F	BATH FAN/LIGHT
	RECESSED CAN LIGHT

LITE & VENT SCHEDULE

ROOM NAME	CALCULATIONS	
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
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	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT

PRELIMINARY
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AEDIFIX Holdings, LLC
Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Revision Date:	Description:

Project: 4 UNIT GARAGE UNDER
Site Address: WI

Job # 19-540

Builder:
Address: 500 LORRY ST
AMHERST, WI
54406
Telephone: 715-824-5665
Fax: 715-824-5663
Drawn By: MW
Sales:
Scale: 1/4"=1'-0"
Date: 2-6-20

A
3.0

FRONT ELEVATION

SCALE: 1/4"=1'-0"

NOTE: -FOR ROOF PITCHES
AND OVERHANG LENGTHS
SEE ROOF PLAN

-WINDOW GRILLES MAY NOT REFLECT
ACTUAL PRODUCT, SEE MANUFACTURER
SPECIFIC DOCUMENTATION FOR DETAILS

REAR ELEVATION

SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

ELEVATIONS

Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663

AEDIFIX Holdings, LLC
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Revision Date: | Description:

Project: 4 UNIT GARAGE UNDER
Site Address: WI

Job # 19-540

Builder:
Address: 500 LORRY ST
AMHERST, WI
54406

Telephone: 715-824-5665 | Fax: 715-824-5663
Drawn By: MW | Sales:
Scale: 3/16"=1'-0" | Date: 2-6-20

A
1.0

ABBREVIATIONS

D.O.=DRYWALL OPENING
C.O.=CASED OPENING
S/R=16" SHELF/ROD
5SH=5-16" DEEP SHELVES
VAN=VANITY

ELECTRICAL KEY

	2 STORY FOYER
	SMALL FOYER/STAIR
	DINING
	BREAKFAST
	KIT. ISLAND PENDANT
	KITCHEN/FOYER FLUSH
	HALLS/CLOSETS
	LAUNDRY/BEDROOMS
	SCONCE
	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
F	BATH FAN/LIGHT
	RECESSED CAN LIGHT

LITE & VENT SCHEDULE

ROOM NAME	CALCULATIONS	
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
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	AREA:	SQFT
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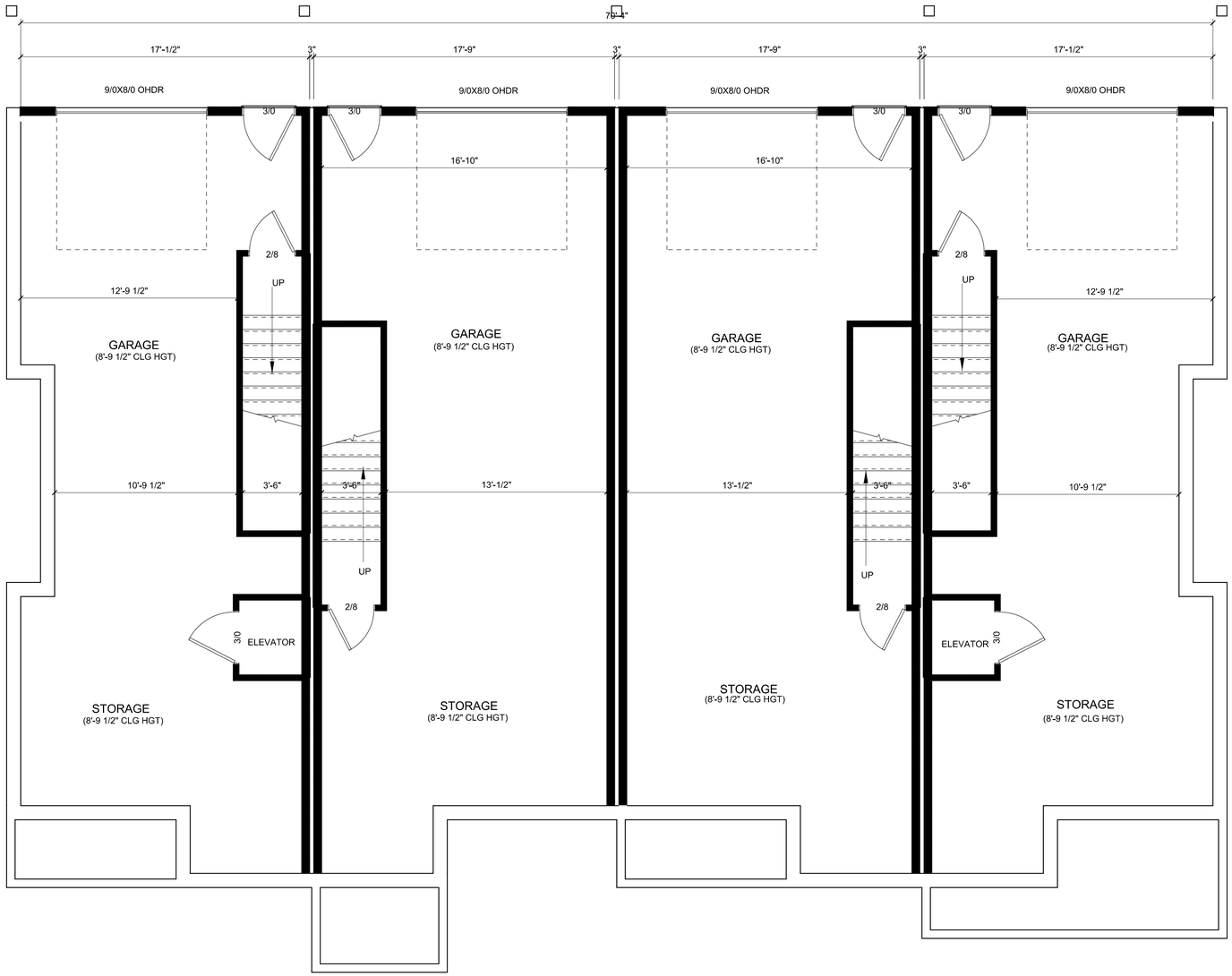
	VENT REQ'D:	SQFT



PRELIMINARY
NOT FOR CONSTRUCTION

LOWER LEVEL

Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663

AEDIFIX Holdings, LLC
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Revision Date:
Description:

Project: 4 UNIT GARAGE UNDER
Site Address: WI
Job # 19-540

Builder:
Address: 500 LORRY ST
AMHERST, WI
54406
Telephone: 715-824-5665
Fax: 715-824-5663
Drawn By: MW
Sales:
Scale: 1/4"=1'-0"
Date: 2-6-20

A
3.0

ABBREVIATIONS

D.O.=DRYWALL OPENING
C.O.=CASED OPENING
S/R=16" SHELF/ROD
5SH=5-16" DEEP SHELVES
VAN=VANITY

ELECTRICAL KEY

	2 STORY FOYER
	SMALL FOYER/STAIR
	DINING
	BREAKFAST
	KIT. ISLAND PENDANT
	KITCHEN/FOYER FLUSH
	HALLS/CLOSETS
	LAUNDRY/BEDROOMS
	SCONCE
	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
F	BATH FAN/LIGHT
	RECESSED CAN LIGHT

LITE & VENT SCHEDULE

ROOM NAME	CALCULATIONS	
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
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	AREA:	SQFT
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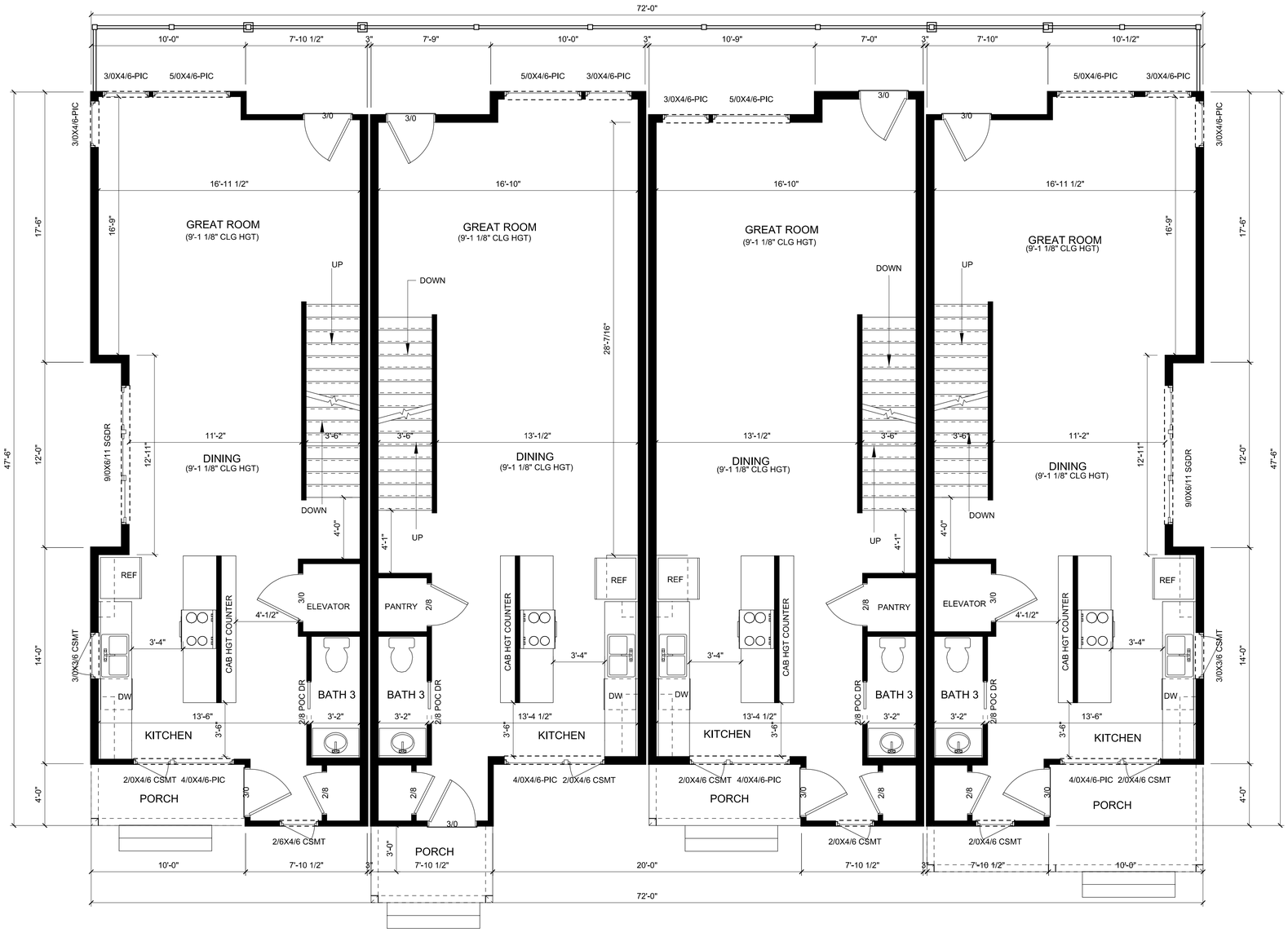
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT



PRELIMINARY
NOT FOR CONSTRUCTION

FIRST FLOOR

Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663

AEDIFIX Holdings, LLC
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Revision Date: Description:

Project: 4 UNIT GARAGE UNDER
Site Address: WI
Job # 19-540

Builder:
Address: 500 LORRY ST
AMHERST, WI
54406
Telephone: 715-824-5665
Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 2-6-20
Scale: 1/4"=1'-0"

A
3.1

ABBREVIATIONS

D.O.=DRYWALL OPENING
C.O.=CASED OPENING
S/R=16" SHELF/ROD
5SH=5-16" DEEP SHELVES
VAN=VANITY

ELECTRICAL KEY

	2 STORY FOYER
	SMALL FOYER/STAIR
	DINING
	BREAKFAST
	KIT. ISLAND PENDANT
	KITCHEN/FOYER FLUSH
	HALLS/CLOSETS
	LAUNDRY/BEDROOMS
	SCONCE
	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
F	BATH FAN/LIGHT
	RECESSED CAN LIGHT

LITE & VENT SCHEDULE

ROOM NAME	CALCULATIONS	
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
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	AREA:	SQFT
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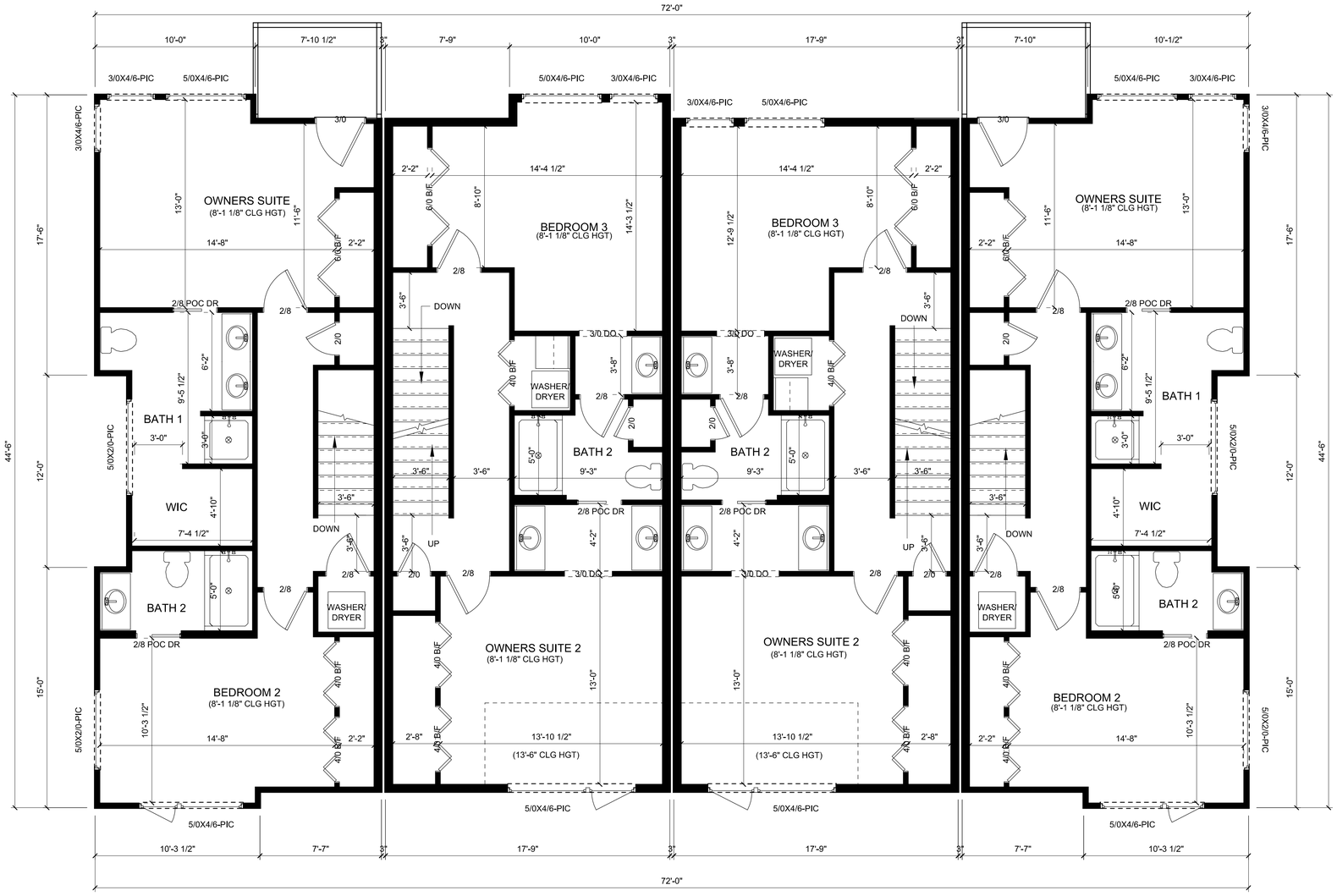
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT



PRELIMINARY
NOT FOR CONSTRUCTION

SECOND FLOOR

Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663

AEDIFIX Holdings, LLC
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Revision Date: | Description:

Project: 4 UNIT GARAGE UNDER
Site Address: WI

Job # 19-540

Builder:
Address: 500 LORRY ST
AMHERST, WI
54406

Telephone: 715-824-5665
Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 2-6-20
Scale: 1/4"=1'-0"

A
3.2

ABBREVIATIONS

D.O.=DRYWALL OPENING
C.O.=CASED OPENING
S/R=16" SHELF/ROD
5SH=5-16" DEEP SHELVES
VAN=VANITY

ELECTRICAL KEY

	2 STORY FOYER
	SMALL FOYER/STAIR
	DINING
	BREAKFAST
	KIT. ISLAND PENDANT
	KITCHEN/FOYER FLUSH
	HALLS/CLOSETS
	LAUNDRY/BEDROOMS
	SCONCE
	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
F	BATH FAN/LIGHT
	RECESSED CAN LIGHT

LITE & VENT SCHEDULE

ROOM NAME	CALCULATIONS	
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	VENT REQ'D:	SQFT
	AREA:	SQFT
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	VENT REQ'D:	SQFT
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	LITE REQ'D:	SQFT
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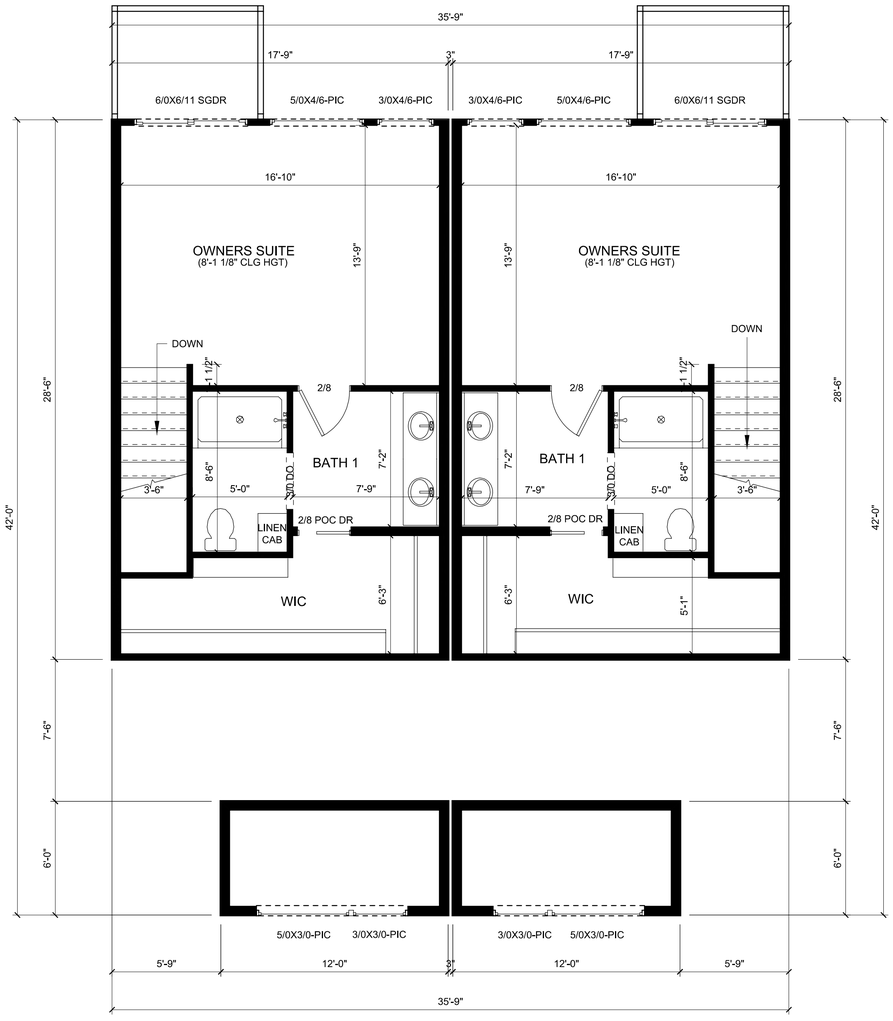
	VENT REQ'D:	SQFT



PRELIMINARY
NOT FOR CONSTRUCTION

THIRD FLOOR

AEDIFIX Holdings, LLC
Mailing Address - P.O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedifixbuilds.com

Revision Date:
Description:

Project: 4 UNIT GARAGE UNDER
Site Address: WI
Job # 19-540

Builder:
Address: 500 LORRY ST AMHERST, WI 54406
Telephone: 715-824-5665
Fax: 715-824-5663
Sales:
Drawn By: MW
Date: 2-6-20
Scale: 1/4"=1'-0"

A
3.3