



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: **Thursday, March 19 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 3/3/2020
- 2 Discussion and Possible Action on the acquisition of county-owned foreclosed property at 1407 N 2nd St.
- 3 Discussion and Possible Action on supporting the Low Income Housing Tax Credit application by Gorman Company for the renovation of the Landmark Apartments.
- 4 Discussion and Possible Action on the proposal received for 180 E Wausau Ave. (former Wausau Chemical truck warehouse)
- 5 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 Sts between Short and Bridge Sts; and along River Drive at Fulton St.
- 6 Discussion and Possible Action on a Commercial Rehabilitation Loan application and tax increment financing request for the renovation of the Plaza Hotel at 201 N 17th Ave.
- 7 Discussion and Possible Action on the proposal received for Riverlife Phase 3 Mixed Use Building at 1200 N River Dr. and associated parking in the Riverlife North Zone.
- 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 the acquisition of county-owned foreclosed property at 1407 N 2nd St.
 - Discussion and Possible Action on supporting the Low Income Housing Tax Credit application by Gorman Company for the renovation of the Landmark Apartments.
 - Discussion and Possible Action on the proposal received for 180 E Wausau Ave. (former Wausau Chemical truck warehouse)
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 - Discussion and Possible Action on a Commercial Rehabilitation Loan application and tax increment financing request for the renovation of the Plaza Hotel at 201 N 17th Ave.
 - Discussion and Possible Action on the proposal received for Riverlife Phase 3 Mixed Use Building at 1200 N River Dr. and associated parking in the Riverlife North Zone.
- 9 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 10 Updates
 - Fix It Up Wausau
 - North Riverfront site planning
 - Wausau Center Mall
 - Shopko
 - Next meeting date

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 3/13/2020

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, March 3, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham, Lisa Rasmussen and Michael Martens

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris Schock, Mary Thao 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 2/20/2020

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

#2 Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Eight

MaryAnne Groat, Finance Director, offered a presentation on the proposed TID amendments. The reason for these proposed amendments is because there are a few parcels that are partially in the district and partially out of the district which is not allowed. Some of these are small parcels that someone has purchased and plan to join into a larger parcel that would be partially out of the district.

In TID 8 it is being proposed to amend the boundary to include developer parcel combinations. It is also being proposed to add expenditures for a developer grant and street improvements for 18th Ave which is within the ½ mile boundary.

#3 Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Six

For this proposed amendment a developer would like to combine a narrow parcel south of 18th Avenue with the land where 18th Avenue currently sits and then shift the road to the north. The original small parcel is in TID 6 and it is being proposed to remove it from that district so the developer is able to combine the two parcels.

#4 Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Seven

A single owner owns a few parcels and would like to combine them for marketing purposes. One of the parcels is in the district so they are not able to combine them. It is being proposed to remove the parcel from the district so they are able to combine them.

A few other small pieces are proposed to be added to the district to complete full parcels.

Also in this district it is being proposed to add \$1.1 million of street improvements and \$100,000 of parking improvements within the ½ mile boundary and change an incorrectly identified street name to the correct street name.

#5 Discussion and possible action on the Project Plan and Boundary Amendment for Tax Increment District Number Twelve

Parcels are being proposed for removal to accommodate the combination of parcels for the YMCA/Aspirus development.

Much of this districts overlays with TID 3 so it is being proposed that other parcels be removed from TID 12 but kept in TID 3.

#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.

Schock shared that a proposal has been received for a multi-unit development for parcels the city currently owns in the neighborhood of 2nd and 3rd Street between Short and Bridge Street as well as at Fulton St and River Dr.

Faye Harder from Aedifix Holdings (Blenker) shared their desire to continue their development in that area which will bring different types of unit options. Harder gave an overview of the proposal in the packet highlighting the different materials and exterior aesthetics used in this proposal. Units will be a mix of 1-3 bedroom units.

The other proposal for Fulton St. and River Dr. was reviewed and Rasmussen inquired about rent costs for these units. Harder shared that rent would probably be in the range of \$1,000-1,600 depending on the unit type and size. Rasmussen also asked about enhancing the presence of stone on the exterior of the units to keep in line with the first and second phase of townhomes that Blenker did. Harder let the committee know that they are flexible and able to change pieces of the design if the city requires certain details.

Martens asked if any lower income options was something they had thought about providing and Harder shared that for these properties they were not prepared to go lower than the rental prices she gave earlier.

Peckham commented that he would feel more comfortable if these parcels would go out for an RFP or actually listing them for sale with an agent to make sure that we were getting the best option for these parcels.

Gisselman commented that he doesn't see how these proposed units fit with the style and size of the neighborhood. There is nothing that resembles these units there now and he would stand opposed to them as they are currently designed. As for the Fulton St proposals he is concerned that the style does not fit with the 3 historic homes that already sit on that block. Neal disagreed that historical homogeny was necessary in these neighborhoods.

#7 Discussion and Possible Action on proposals received for Thomas Street Phase 2 remnant parcels.

Schock shared that two proposals were received for the remnant parcels. The first proposal is from Aedifix Holdings (Blenker) for a few residential developments and one commercial development. The second proposal was from Elder Sanctuary, LLC to put parking lots on a few of the lots. The proposals overlap on some of the parcels.

Mary Thao, 506 Sherman Street, represents District 10 on the City Council. Thao shared feedback from residents of the Thomas Street area regarding the Phase 1 development completed by Blenker on Thomas St. The concerns from residents include the short driveway, small setbacks from the street and amount of space between sidewalk and driveway. Residents also had concerns about the construction process and the upkeep of the site and sidewalk during construction. Thao stated that another concern was the aesthetic of the units and that they don't fit in with the neighborhood. Thao encouraged the

committee to hear from residents on the Phase 2 proposals before moving forward. Rasmussen suggested that Aedfix Holdings could be invited to a neighborhood meeting to hear feedback themselves.

Peckham suggested that the committee take a look at the affordability of the units and perhaps require one of the clusters to be affordable housing.

Tom Kilian, 133 E Thomas St, echoes the concerns Thao shared from residents. He emphasized that these parcels are in a neighborhood and the residents of this area deserve to be involved in the process before a decision is made.

Rasmussen recognizes the concern about the short driveways in Phase 1 and brought up concern about the off alley parking proposed in Phase 2. Alleys are not maintained in the winter by the City and are not paved unless a successful petition from the property owners on that alley is approved. Rasmussen suggested involving the property owners on that alley in a discussion before a final decision is made regarding the off alley parking designs.

#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 Aedfix 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.

ROLL CALL VOTE – Neal, Rasmussen, Gisselman, Peckham and Martens
Others Present: Schock, Jacobson, Groat, Lenz, Van Krey and Mielke

Motion by Rasmussen to go into closed session, second by Peckham at 6:29pm. Motion passed 5-0.

#9 Reconvene into Open Session, if necessary

Motion by Peckham to go back into open session, second by Martens at 7:01pm. Motion passed 5-0.

No action taken, staff directed to continue negotiations with developer.

#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

The recommendation from staff would be to have a joint Finance and ED meeting on March 10th to discussion TID edits, hold an ED meeting on March 19th and move the April 7, 2020 meeting up a week to March 31, 2020 to avoid the conflict with Election Day. Rasmussen suggested that if there was not enough material to hold a third meeting then it could be cancelled.

The committee agreed to the suggestions from staff.

Special Instructions or Directives to Staff:

None

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

Adjournment Time: 7:06 p.m.

Office of the Mayor
Robert B. Mielke



TEL: (715) 261-6800
FAX: (715) 261-6808

October 17, 2019

Ms. Kim Trueblood
Marathon County Clerk
Marathon County Courthouse
500 Forest Street
Wausau WI 54403

Sent via email to: kim.trueblood@co.marathon.wi.us

Re: Sale of Tax Delinquent Land
1407 N. 2nd Street

Dear Ms. Trueblood:

The City of Wausau, in which the real property that is the subject of a tax delinquency is located, received on October 4, 2019, your Official Notice of Sale of Tax Delinquent Land.

I understand that pursuant to Marathon County General Code of Ordinances, Section 3.20(4)(b), the former owner shall be given preference to repurchase the property up until 60 days from the date of approval by the Finance and Property Committee of the acquisition of the property by tax deed. In the event the tax deeded property is not repurchased by the owner, you are empowered to sell the land at a public sale by advertising the sale and the appraised value (as determined by the Finance and Property Committee), using a Class 3 notice. (Section (6)(a)), and the county may accept the bid most advantageous to the county.

Notice of the sale must be mailed to the municipal clerk at least six weeks prior to the publication of the first legal notice. (7) According to subsection (8), any municipality, upon prior authorization and approval by its governing body and the County Board, may sign an agreement on terms of the sale of tax delinquent land. That subsection goes on to describe the terms under which the county may agree to sell tax delinquent property at a private sale to a municipality.

I am told that once the City indicated an "interest" in the property, the County would respond with the proposed terms of sale.

Wis. Stats. s. 75.69(4) states that no tax delinquent property may be sold by a county unless notice of such sale is mailed to the municipal clerk at least 3 weeks prior to the time of sale.

In any event, as you request, please consider this letter a response with your requested 30-day timeframe from receipt of the Official Notice, of the City's interest in the parcel described as 1407 N. 2nd Street, subject of course, to authorization and approval of the City Council, once the terms of the sale are disclosed and can be shared with them.

Sincerely,

Robert B. Mielke
Mayor, City of Wausau

APPRAISAL REPORT
OF



1407 N 2ND ST
WAUSAU , WI 54403

PREPARED FOR

MARATHON COUNTY
WAUSAU
WI,

AS OF

11/4/2019

PREPARED BY

meyer appraisal service
4503 AUGUSTINE AVE
WESTON, WI 54476

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05/29/2019

MARATHON COUNTY
WAUSAU
WI,

RE: N/A
1407 N 2ND ST
WAUSAU , WI 54403
File No. MARATHON COUNTY
Case No.

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

1407 N 2ND ST, WAUSAU , WI 54403

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 11/4/2019 is:

\$ 10,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature:  _____

Gordon A Meyer

SUMMARY OF SALIENT FEATURESFile No. MARATHON COUNTY
Case No.

SUBJECT INFORMATION	
Subject Address	1407 N 2ND ST
Legal Description	SEE ADDENDUM
City	WAUSAU
County	Marathon
State	WI
Zip Code	54403
Census Tract	8
Map Reference	59
SALES PRICE	
Sale Price	\$
Date of Sale	N/A
CLIENT	
Borrower	N/A
Lender/Client	MARATHON COUNTY
DESCRIPTION OF IMPROVEMENT	
Size (Square Feet)	1,838
Price per Square Foot	\$ 0.00
Location	URBAN
Age	119
Condition	Fair
Total Rooms	8
Bedrooms	4
Baths	2.00
APPRAISER	
Appraiser	Gordon A Meyer
Date of Appraised Value	11/4/2019
VALUE	
Final Opinion of Value \$	10,000

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY
Case No.

Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address	WAUSAU, WI,			



**FRONT OF
SUBJECT PROPERTY**
1407 N 2ND ST
WAUSAU , WI 54403



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY
Case No.

Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address	WAUSAU, WI,			



SOUTH SIDE



NORTH SIDE



BACK ENTRY

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY
Case No.

Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address	WAUSAU, WI,			



ROOF



WINDOWS



WINDOWS

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY
Case No.

Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address	WAUSAU, WI,			



KITCHEN



KITCHEN CEILING



INTERIOR

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY
Case No.

Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address	WAUSAU, WI,			



INTERIOR FLOORS



LOWER BATH



BEDROOM

meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY
Case No.

Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address	WAUSAU, WI,			



WALLS



BEDROOM



LIVING ROOM

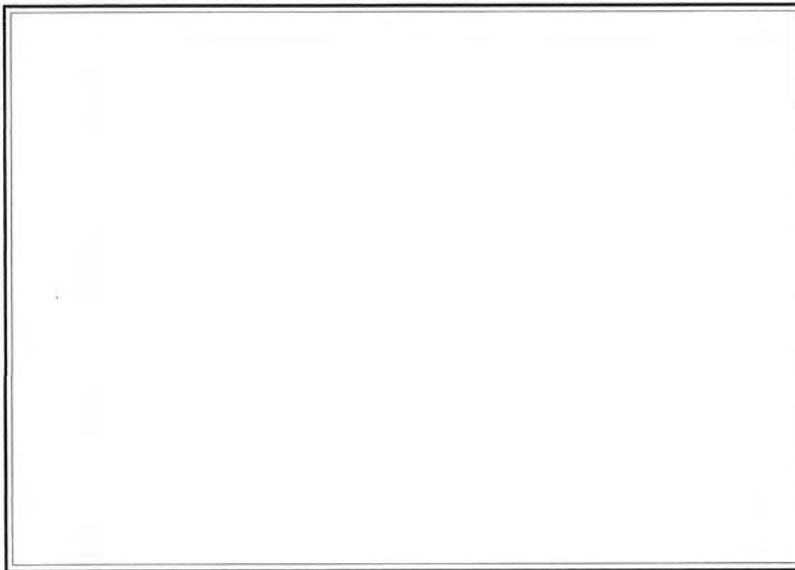
meyer appraisal service
SUBJECT PHOTO ADDENDUM

File No. MARATHON COUNTY
Case No.

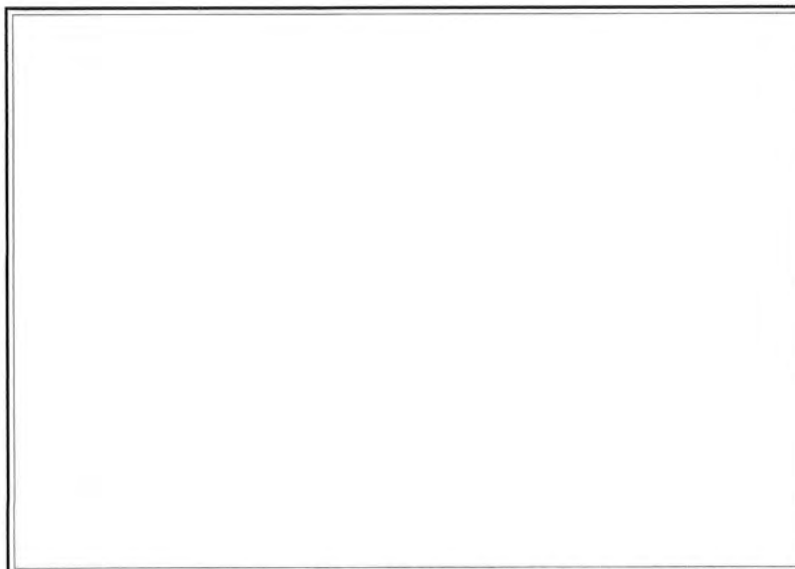
Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY	Address	WAUSAU, WI,				



BEDROOM WALL MOLD



WALLS MAIN LEVEL



Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY	Address	WAUSAU, WI,				



COMPARABLE SALE # 1
709-711 HENRIETAA ST
WAUSAU, WI 54403



COMPARABLE SALE # 2
1332 N 2ND ST
WAUSAU, WI 54403



COMPARABLE SALE # 3
1304 N5TH ST
WAUSAU, WI 54403

Residential Appraisal Report

The purpose of this appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																																																																																																																																														
Property Address 1407 N 2ND ST					City WAUSAU			State WI		Zip Code 54403																																																																																																																																																																																																																				
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Neighborhood Name WAUSAU					Map Reference 59			Census Tract 8																																																																																																																																																																																																																						
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Intended Use TO HELP DETERMINE A MARKETING PRICE FOR MARATHON COUNTY																																																																																																																																																																																																																														
Client MARATHON COUNTY					Address WAUSAU, WI,																																																																																																																																																																																																																									
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No																																																																																																																																																																																																																														
Report data source(s) used, offerings price(s), and date(s).																																																																																																																																																																																																																														
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Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)																																																																																																																																																																																																																														
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the purchaser? ☐ Yes ☐ No																																																																																																																																																																																																																														
If Yes, report the total dollar amount and describe the items to be paid.																																																																																																																																																																																																																														
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Neighborhood Description THE SUBJECT IS LOCATED IN A FULLY DEVELOPED RESIDENTIAL AREA IN WAUSAU. THE AREA IS COMPATIBLE, HAS AVERAGE MARKET APPEAL AND OFFERS AVERAGE ACCESS TO ALL NECESSITIES. THE IMMEDIATE AREA INCLUDES SINGLE FAMILY RANCH, RAMBLER AND MULTI LEVEL HOMES, AS WELL AS SOME DUPLEX PROPERTIES. THERE IS SOME COMMERCIAL PROPERTY IN GRAND AVENUE																																																																																																																																																																																																																														
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Residential Appraisal Report

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ to \$									
There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 33,000 to \$ 45,000									
FEATURE	SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3		
Address	1407 N 2ND ST WAUSAU, WI 54403		709-711 HENRIETAA ST WAUSAU, WI 54403		1332 N 2ND ST WAUSAU, WI 54403		1304 N5TH ST WAUSAU, WI 54403		
Proximity to Subject			1.16 miles SE		0.03 miles SW		0.14 miles E		
Sale Price	\$		\$ 42,500		\$ 42,000		\$ 35,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		\$ 27.28 sq. ft.		\$ 26.79 sq. ft.		\$ 16.83 sq. ft.		
Data Source(s)			MLS# 21807952		MLS# 21808524		MLS# 1801607		
Verification Source(s)			MARATHON CO LAND REC		MARATHON CO LAND REC		MARATHON COUNTY LAND REC		
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment		
Sale or Financing	CONV FIN				CONV FIN				
Concessions	CASH				NONE:0				
Date of Sale/Time	N/A		2/13/2019		4/19/2019		11/16/2018		
Location	URBAN		URBAN		URBAN		URBAN		
Leasehold/Fee Simple	Fee Simple		FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		
Site	6840 sf		6098 S.F		7405SF		4792 SF		
View	AVERAGE		AVERAGE		AVERAGE		AVERAGE		
Design (Style)	DUPLEX		DUPLEX		DUPLEX		2 STORY		
Quality of Construction	FRAME		FRAME		FRAME		FRAME/AVE		
Actual Age	119		119		119		89		
Condition	Fair		LOW AVERAGE		LOW AVERAGE		LOW AVERAGE		
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count	8	4	2.00	7	4	2.0	7	3	2.0
Gross Living Area	1,838	sq. ft.		1,558	sq. ft.		1,568	sq. ft.	
Basement & Finished	Partial/648 sf		PARTIAL		FULL		PARTIAL		
Rooms Below Grade	NONE		UNFINISHED		UNFINISHED		UNFINISHED		
Functional Utility	Average		AVERAGE		AVERAGE		AVERAGE		
Heating/Cooling	UNKNOWN		GAS		GAS		GAS/NONE		
Energy Efficient Items	UNKNOWN		UNKNOWN		UNKNOWN		UNKNOWN		
Garage/Carport	None		2 CAR		1 CAR DET		1 CAR		
Porch/Patio/Deck	Porch		PORCH		PORCH		PORCH		
Net Adjustment (Total)			+ X -		+ X -		+ X -		
Adjusted Sale Price of Comparables			Net Adj: -75%		Net Adj: -71%		Net Adj: -97%		
			Gross Adj: 85%		Gross Adj: 81%		Gross Adj: 97%		
			\$ 10,740		\$ 12,160		\$ 1,064		
I ☒ did not did not research the sale or transfer history of the subject property and comparable sales. If not, explain									
My research ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.									
Data source(s) COUNTY DATA									
My research ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.									
Data source(s) COUNTY DATA									
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).									
ITEM	SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3		
Date of Prior Sale/Transfer	10/4/2019				11/4/2019		11/04/2019		
Price of Prior Sale/Transfer	TAX DEED		11/4/2019		11/4/2019		11/04/2019		
Data Source(s)	MARATHON CO LAND REC		MARATHON CO LAND REC		MARATHON CO LAND REC		MARATHON CO LAND REC		
Effective Date of Data Source(s)									
Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT HAS TRANSFERRED IN PAST 3 YEARS, AND IT DOES NOT APPEAR THAT ANY OF THE COMPARABLE SALES HAVE RESOLD IN A 12 MONTH PERIOD OF TIME PRIOR TO THE LAST SALE DATE INDICATED									
Summary of Sales Comparison Approach THE SALES ARE ALL LOW QUALITY LESS THAN AVERAGE CONDITION DUPLEX UNITS. THE SIZE OF THE CONDITION ADJUSTMENT FOR THE SUBJECTS INDICATES THAT THE PROPERTY IS ECONOMICALLY OBSOLETE AND THE ONLY VALUE IS THE RESIDUAL VALUE OF THE SITE.									
Indicated Value by Sales Comparison Approach \$ 10,000									
Indicated Value by: Sales Comparison Approach \$ 10,000 Cost Approach (if developed) \$ 23,000 Income Approach (if developed) \$ 0									
THE SALES COMPARISON APPROACH WAS USED TO PROVIDE THE VALUE ESTIMATE BECAUSE IT REFLECTS CURRENT MARKET ACTIVITY, THE COST APPROACH WAS INCLUDED BUT NOT GIVEN ANY WEIGHT, AND THE INCOME APPROACH WAS NOT INCLUDED.									
This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. THE VALUE IS GIVEN AS IS									
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is									
\$ 10,000, as of 11/4/2019									

LEGAL DESCRIPTION	A WARREN JRS 2ND ADD LOT 12 BLOCK 10 CITY OF WAUSAU, MARATHON COUNTY WISCONSIN									
	LOT SIZE PER COUNTY .60X114									
	THE REPORT WAS COMPLETED TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT WITH OWNERSHIP IN FEE SIMPLE TO BE USED BY MARATHON COUNTY CLERKS OFFICE AND ASSIGNS TO HELP ESTIMATE A MARKET PRICE, THEY ARE THE INTENDED USERS									
	THE SUBJECTS SITE WOULD HAVE A HIGHEST AND BEST USE AS IF VACANT AS A RESIDENTIAL SITE									
ADDITIONAL COMMENTS	THE SCOPE OF WORK INCLUDED MY PERSONAL INSPECTION OF THE SUBJECT PROPERTY, REVIEW OF GOVERNMENT DATA ON THE SUBJECT, REVIEW OF POTENTIAL COMPARABLE SALES AND LISTINGS IN THE CENTRAL WISCONSIN MLS SERVICE AS WELL AS A REVIEW OF VACANT SITE SALES FOR USE IN THE SITE SECTION OF THE COST APPROACH.									
	THE DEFINITION OF MARKET VALUE IS INCLUDED AND TAKEN FROM FIRREA									
	EXPOSURE TIME IS ESTIMATED AT 120 DAYS WITH MARKET TIME OF 90-200 DAYS									
	THE REPORT WAS ORDERED BY MARATHON COUNTY CLERKS OFFICE									
	I HAVE NOT COMPLETED A REPORT ON THIS PROPERTY IN THE PAST 36 MONTHS GIVEN THE CONDITION OF THE SUBJECT, IT IS CONSIDERED ECONOMICALLY OBSOLETE AND THE HIGHEST AND BEST USE OF THE PROPERTY IS AS VACANT LAND. INFORMATION FROM OFFICE FILES INDICATED THAT MARKET VALUE OF SIMILAR LAND IS ABOUT \$1.40 PER SQ. FT WHICH WOULD SUPPORT THE SUBJECTS LAND VALUE AT \$10,000 ROUNDED. THIS ASSUMES THE BUILDING IS REMOVED AND LAND IS LEVELED. THIS IS CONSIDERED A BLIGHTED AREA IN THE CITY AND THE CITY HAS PURCHASED SEVERAL HOMES AND REMOVED THEM AND SOLD THEM OF FOR OTHER USES OR STILL HAS THE LAND FOR SALE.									
COST APPROACH	COST APPROACH TO VALUE (if applicable)									
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)									
	ESTIMATED		REPRODUCTION OR		REPLACEMENT COST NEW		OPINION OF SITE VALUE		=\$ 20,500	
	Source of cost data						Dwelling 1,838 Sq. Ft. @ \$		=\$ 0	
	Quality rating from cost service Effective date of cost data						Bsmt. 648 Sq. Ft. @ \$		=\$ 0	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)						Porch/entry			
	THE COST APPROACH WAS NOT INCLUDED GIVEN THE AGE AND CONDITION OF THE SUBJECT.						Garage/Carport Sq. Ft. @ \$		=\$	
							Total Estimate of Cost-new		=\$ 0	
							Less Physical Functional External			
							Depreciation 0		=\$ (0)	
							Depreciated Cost of Improvements		=\$ 0	
							"As-is" Value of Site Improvements		=\$ 2,500	
	Estimated Remaining Economic Life (HUD and VA only) 20 Years						Indicated Value By Cost Approach		=\$ 23,000	
	INCOME	INCOME APPROACH TO VALUE (if applicable)								
Estimated Monthly Market Rent \$ 0 X Gross Multiplier 0.00 =\$ 0 Indicated Value by Income Approach										
Summary of Income Approach (including support for market rent and GRM)										
PUD INFORMATION	PROJECT INFORMATION FOR PUDs (if applicable)									
	Is the developer/builder in control of the Homeowner's Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached									
	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.									
	Legal Name of Project									
	Total number of phases		Total number of units		Total number of units sold					
	Total number of units rented		Total number of units for sale		Data source(s)					
	Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.									
	Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source.									
	Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.									
Are the common elements leased to or by the Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.										
Describe common elements and recreational facilities.										

meyer appraisal service
COMMENT ADDENDUM

File No. MARATHON COUNTY
Case No.

Borrower N/A

Property Address 1407 N 2ND ST

City WAUSAU County Marathon State WI Zip Code 54403

Lender/Client MARATHON COUNTY Address WAUSAU, WI,

CONDITION

AS INDICATED THE MAIN LEVEL WOULD NEED TO BE ALL REFINISHED, THE ROOF WOULD NEED TO BE REFINISHED, WINDOWS ALL REPLACED. THE CONDITION OF THE UTILITY SERVICES IS UNKNOWN THE FOUNDATION LOOKS ONLY FAIR. I COULD NOT INSPECT THE BASEMENT OR THE UPPER LEVEL HOWEVER PAST INSPECTION DATA FROM THE ASSESSORS LAST INSPECTION IN 2007 INDICATED AT THAT TIME IT WAS POOR. THE WINDOWS UP STAIRS ARE FULL OF STUFF SO THE EXTRAORDINARY ASSUMPTION IS MADE THAT THE CONDITION OF THE UPPER LEVEL IS SIMILAR TO THAT OF THE LOWER LEVEL.

THE HIGHEST AND BEST USE IS AS A VACANT SITE

Uniform Residential Appraisal Report

Case No.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

Case No.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

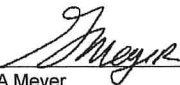
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Gordon A Meyer
 Company Name meyer appraisal service
 Company Address 4503 AUGUSTINE AVE
WESTON, WI 54476
 Telephone Number 715 359 2445
 Email Address GMEYERAPPRAISAL@GMAIL.COM
 Date of Signature and Report 05/29/2019
 Effective Date of Appraisal 11/4/2019
 State Certification # 1040-10
 or State License # _____
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2019

ADDRESS OF PROPERTY APPRAISED

1407 N 2ND ST
WAUSAU, WI 54403

APPRAISED VALUE OF SUBJECT PROPERTY \$ 10,000
 LENDER/CLIENT

Name NO AMC
 Company Name MARATHON COUNTY
 Company Address WAUSAU
WI,
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Borrower N/A

Property Address 1407 N 2ND ST

City WAUSAU County Marathon State WI Zip Code 54403

Lender/Client MARATHON COUNTY Address WAUSAU, WI,

Marathon County

Owner (s):
MARATHON COUNTY

Location:
SW1/4 NW1/4, Sect. 25, T29N, R7E

Mailing Address:
MARATHON COUNTY
500 FOREST ST
WAUSAU, WI 54403

School District:
6223 - WAUSAU

Request Mailing Address Change

Tax Parcel ID Number: Tax District: Status:
291-2907-252-0335 291-CITY OF WAUSAU Active

Alternate Tax Parcel Number: Acres:
59-7535-010-012-00-00 0.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

A WARREN JRS 2ND ADD LOT 12 BLK 10

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

1407 N 2ND ST WAUSAU, WI 54403

Tax Year: 2019

[Click here for detailed assessment data. \(square footage, year built, building type, etc\)](#)

Real Estate Assessments

Code Description Acres Land Value Improvement Value Total Value

1	Residential	0.16	\$12,600	\$34,300	\$46,900
---	-------------	------	----------	----------	----------

Total:		0.16	\$12,600	\$34,300	\$46,900
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Estimated Fair Market Value:

-

Average Assessment Ratio:

-

** MFL and PFC values are not included in the total.*

Borrower N/A

Property Address 1407 N 2ND ST

City WAUSAU

County

Marathon

State

WI

Zip Code

54403

Lender/Client MARATHON COUNTY

Address WAUSAU, WI,

NO. 1040 - 10

EXPIRES 12/14/2019

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that
GORDON A MEYER

was granted a certificate to practice as a
**CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

in the State of Wisconsin in accordance with Wisconsin Law

on the 7th day of January in the year 2000.

The authority granted herein must be renewed each biennium by the granting authority.

*In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.*



Laura E. Gutierrez
Secretary

This certificate was printed on the 11th day of December in the year 2017

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. MARATHON COUNTY
Case No.

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. MARATHON COUNTY
Case No.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. MARATHON COUNTY

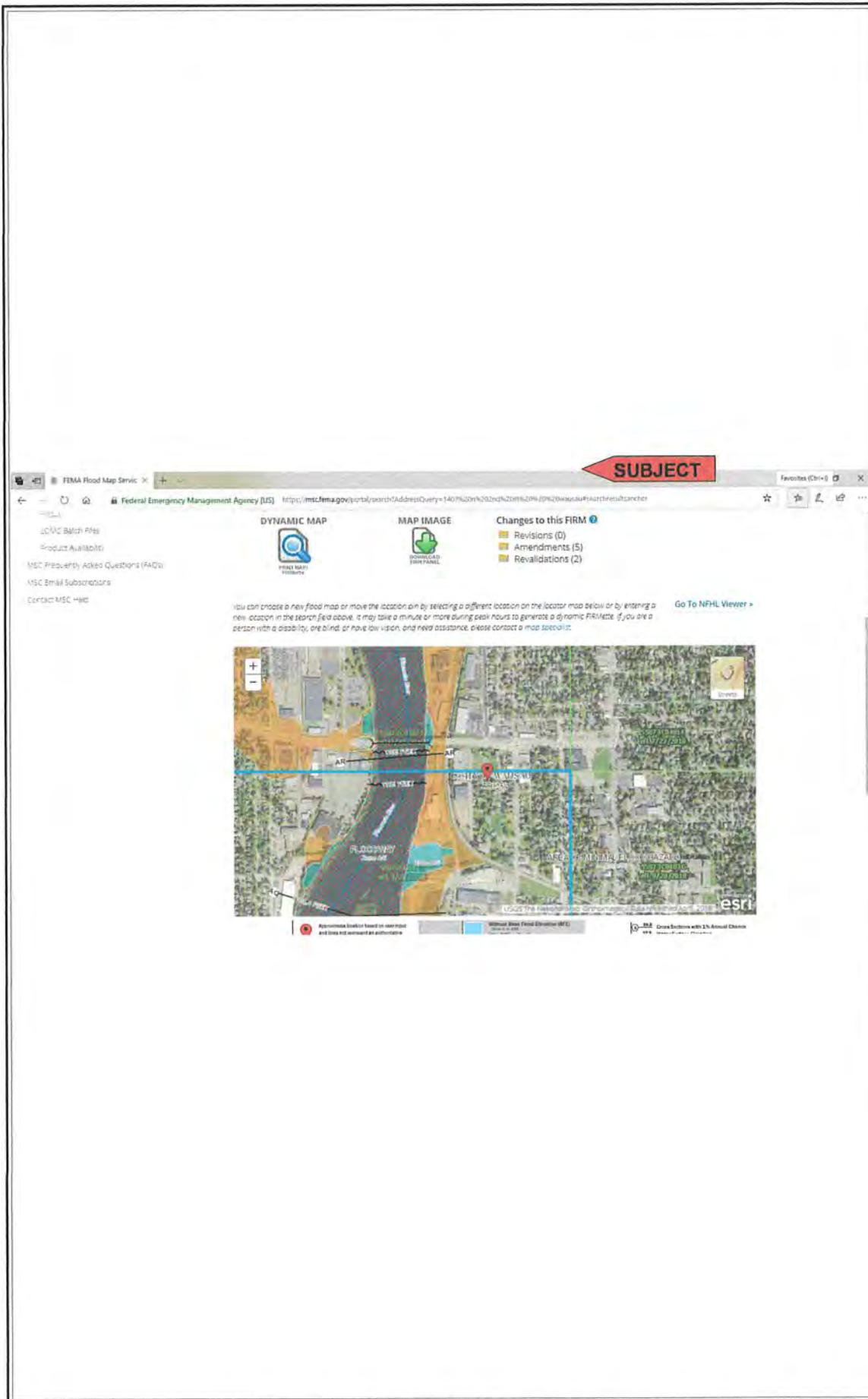
Case No.

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstri	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower N/A
Property Address 1407 N 2ND ST
City WAUSAU County Marathon State WI Zip Code 54403
Lender/Client MARATHON COUNTY Address WAUSAU, WI,



Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address WAUSAU, WI,				



meyer appraisal service
SKETCH ADDENDUM

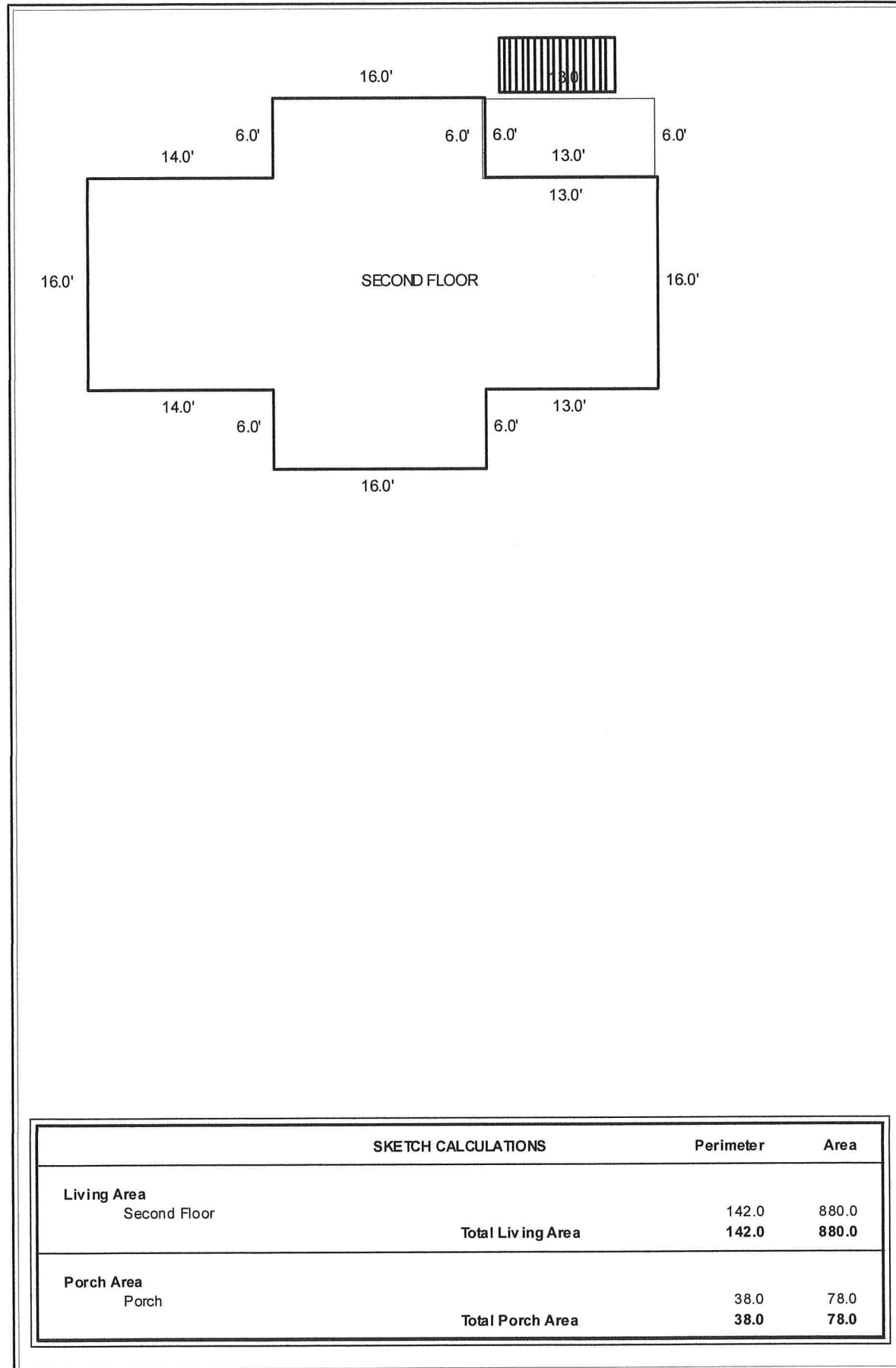
File No. MARATHON COUNTY
Case No.

Borrower N/A

Property Address 1407 N 2ND ST

City WAUSAU County Marathon State WI Zip Code 54403

Lender/Client MARATHON COUNTY Address WAUSAU, WI,



meyer appraisal service
SKETCH ADDENDUM

File No. MARATHON COUNTY
Case No.

Borrower N/A

Property Address 1407 N 2ND ST

City WAUSAU

County

Marathon

State

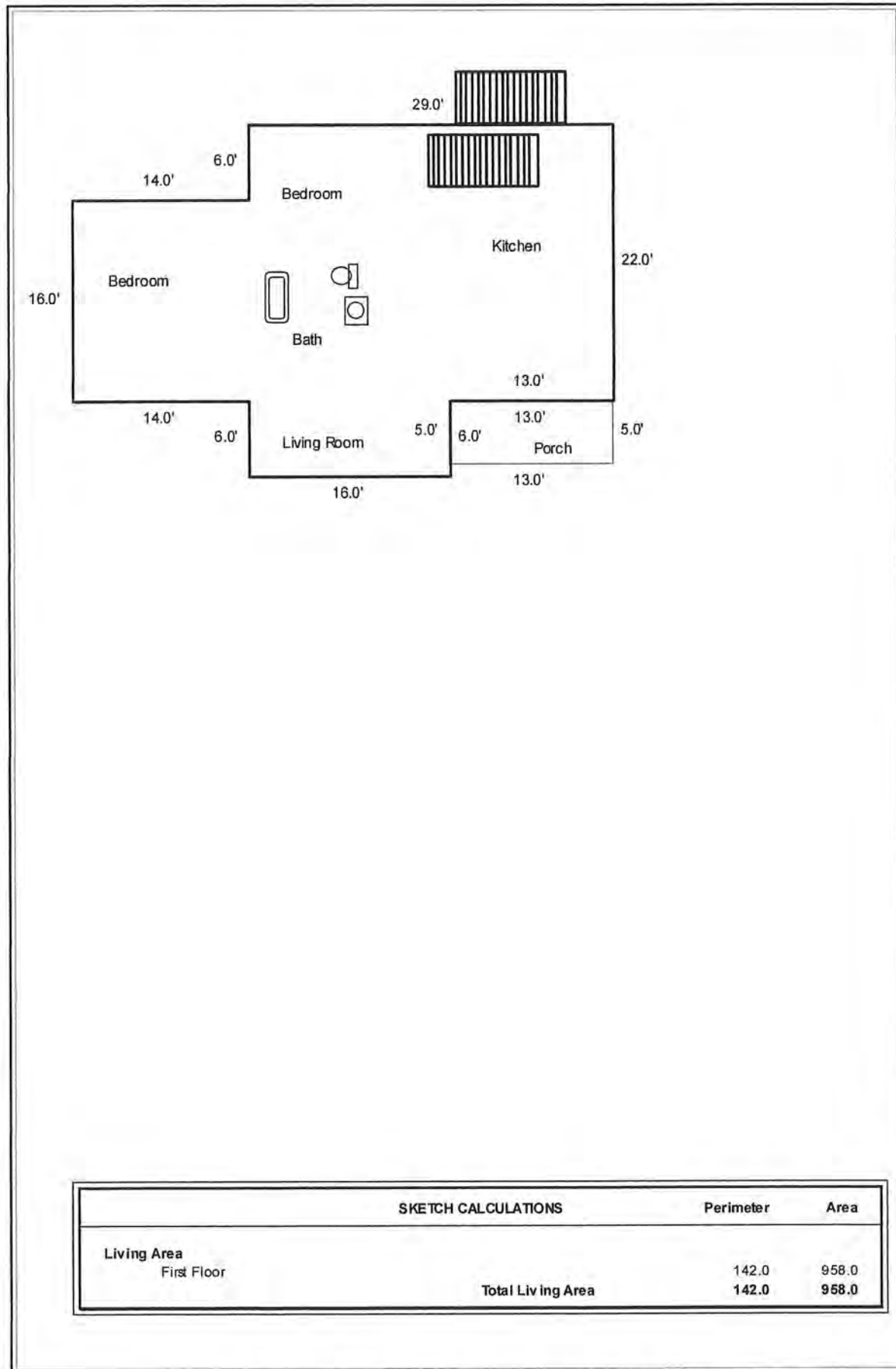
WI

Zip Code

54403

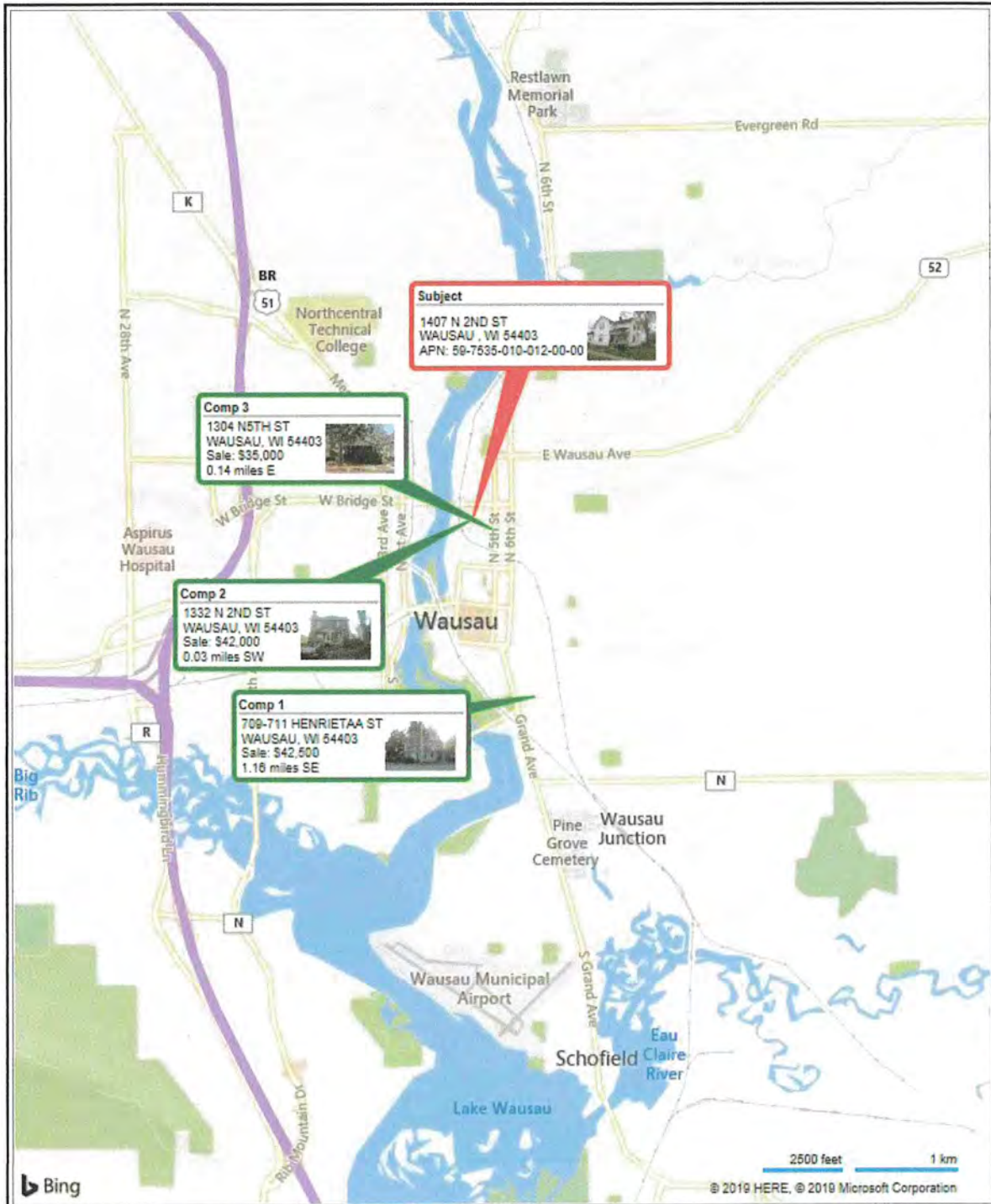
Lender/Client MARATHON COUNTY

Address WAUSAU, WI,



Borrower	N/A						
Property Address	1407 N 2ND ST						
City	WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client	MARATHON COUNTY		Address WAUSAU, WI,				

SUBJECT	COMP 1	COMP 2	COMP 3
---------	--------	--------	--------



COMP 4	COMP 5	COMP 6
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**WISCONSIN HOUSING and
ECONOMIC DEVELOPMENT
AUTHORITY >WWW.WHEDA.COM**

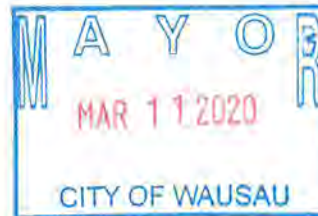
TOGETHER WE BUILD WISCONSIN®

201 West Washington Avenue
Suite 700 | PO Box 1728
Madison, Wisconsin 53701-1728

T 608.266.7884 | 800.334.6873
F 608.267.1099

March 6, 2020

Mayor Robert Meilke
407 Grant Street
Wausau, WI 54403



Re: Historic Wausau Apartments

Dear Mayor Meilke:

Gorman & Company LLC has submitted an application for Federal and State Housing Tax Credits to WHEDA for the development listed above. WHEDA is the entity in Wisconsin responsible for this federal/state program.

We are now seeking any additional comments you may have regarding the proposed development.

A detailed list of all current applications, sorted by County, is attached. Contact information for Gorman & Company LLC as well as the WHEDA Commercial Loan Officer assigned to the application is included on the attached list.

We welcome any questions or comments you may have regarding the credit award process.

Sincerely,

Matt Childress
WHEDA Commercial Lending Product Manager



WHEDA

Tony Evers, Governor | Joaquín J. Altora, CEO
A public body corporate and politic created under Chapter 234, Wisconsin Statutes

CITY OF WAUSAU
COMMUNITY DEVELOPMENT DEPARTMENT



COMMERCIAL REHABILITATION PROGRAM APPLICATION

Please provide information on your proposed project. Your signature below indicates you or your firm's intent to apply for commercial rehabilitation program funding and that you have received a copy of the program guidelines. **Please return to Community Development with your check in the amount of \$50.00 for the application fee.**

Applicant name Dan Weber

Mailing Address 3824 N. 14th St, Wausau, WI

Phone # 715-846-589 SS#/FEIN# 387-02-9098

Name(s) Listed on Deed Dan Weber, ~~and~~ Lyn Kearn

Project Location 180 E. Wausau Ave

Property Mortgage Holder(s): Dan Weber, Lyn Kearn

Current Mortgage Amount: _____

Loan Amount Requesting ~~\$200,000~~ \$350,000

Scope of Work to be Undertaken: (attach contractor estimates and rendering of project)

Building renovation including but not limited to
electrical, plumbing, Fire suppression, HVAC, Flooring
interior + exterior finishing, concrete patio, incubator
Kitchen

Estimated Timeframe for Project Completion 2021

I certify that the information in this application is correct and accurate to the best of my knowledge.

[Signature]
Applicant

3/12/2020
Date

To be completed by staff:

Historic Landmarks Commission Review

Economic Development Committee Review

Signature _____ Date _____
☐ (Check box if reviewed)
☐ (Check box if recommendations)

Signature _____ Date _____
☐ (Check box if reviewed)
☐ (Check box if recommendations)

Wausau Barrel House and Cannery Proposal.

The party of Dan and Kimm Weber along with Lyn Kearns would like formally request to purchase the current Wausau Chemical container washing building at 180 E Wausau Ave, Wausau, WI, 54403. Dan Weber is the project leader and be contacted at 3834 N. 14th St. Wausau, WI, 54403. Phone number 715-846-5189. Email dan@timekeeperdistillery.com

Dan and Kimm Weber of Timekeeper Distillery and Lyn Kearns of Mosinee Brewing Company want to purchase the soon to be empty Wausau Chemical container cleaning property at 180 E. Wausau Ave, Wausau, WI, in an attempt to create the Wausau Barrel House and Cannery. We believe there is an opportunity to fill the growing needs and demands for our current businesses while providing a unique opportunity for the Wausau community. This location could soon house a co-packing cannery, Wausau Winery, Incubator kitchen, 300 person indoor/outdoor event venue, and food truck stalls with out door seating. We believe that this location has the opportunity to help educate and incubate many small businesses that are growing or looking to start in an area with high foot traffic being located just off of the Wausau River front. Our research shows that there is a need for these services and amenities is this community along with a need for event space that can affordably host, weddings, meetings, concerts, expos, indoor markets, ect. We have spoken with a few existing businesses that have written letters of recommendations and intent to use the facility attached to this document.

We would like to purchase the land at 180 E. Wausau Ave, for \$40,000 as the land is assessed at \$37,500. After speaking with developers the current building would be difficult for any one business to occupy as the square footage and overhead would be difficult to afford. Any residential purpose would most likely need the building demolished to start with a fresh foundation and they would most likely ask that the city incurs this cost before they begin. WBHC would like the opportunity to repurpose the building to give many different businesses and individuals an affordable opportunity to incubate their ideas in a variety of ways. We have started to have conversations with Mcdevco and their continued education programs in entrepreneurship and business development. We believe a strong partnership with Mcdevco will help ensure long term sustainability for the Cannery, incubator kitchen, and food truck stalls by using their existing and continued business clients.

The project is estimated to cost 1.5 million with a vast majority of that being build out costs. We are forgoing any request for a tif grant as those are usually reserved for new business development, however we would like to ask for assistance in the form of a \$350,000 commercial renovation loan that would be strictly applied to utilities and infrastructure cost; such as electrical, plumbing, fire suppression and HVAC. These are a huge cost of the total build out and are a necessity for the success of this collaborative project. This help will expedite the process to get the building back on tax role with an increased value from the renovation.



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

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

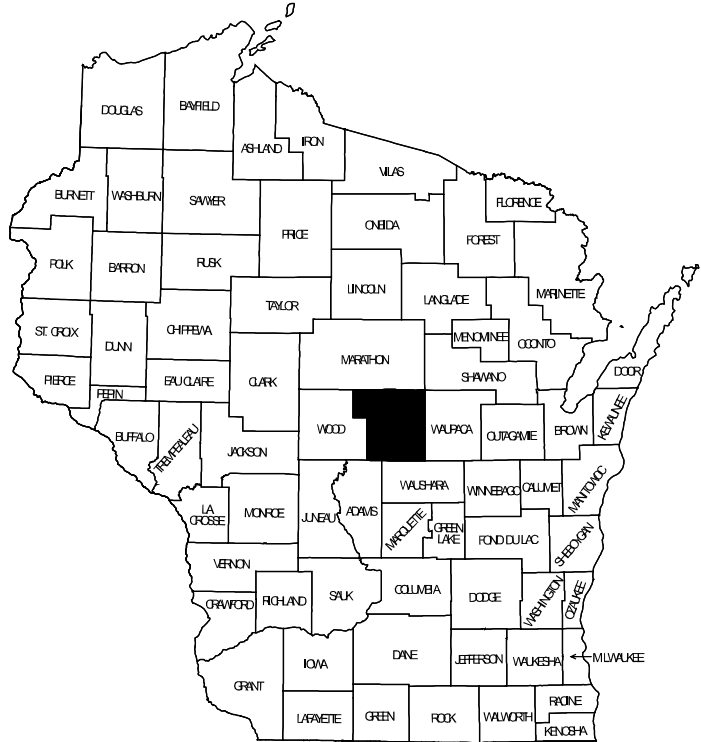
OPENINGS:

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

GENERAL INFO:

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- * 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:

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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 intentions. 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

P.O. Box 40 Amherst, WI 54406

715-570-5665 www.aedifixbuilds.com



FINAL PLAN

SIGNATURE: _____

DATE: _____

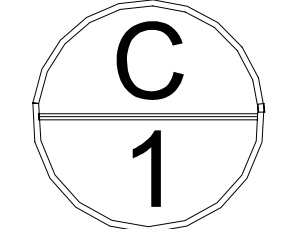
COVER

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

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



	Builder:	Project:		Revision Date:		Description:	
	Address:	Site Address:		Revision Date:		Description:	
	500 LORRY STREET AMHERST, WI 54406	WASHINGTON ST AMHERST, WI		7-9-19		REVISION #1 MW	
	Telephone:	Fax:	7-30-19		REVISION #3 MW		
	715-824-5665	715-824-5663	7-31-19		REVISION #4 MW		
	Drawn By:	Sales:	8-27-19		REVISION #5 MW		
	MW		9-3-19		REVISION #6 MW		
Scale:	3/16"=1'-0"	Date:	7-8-19	Job #	19-317		



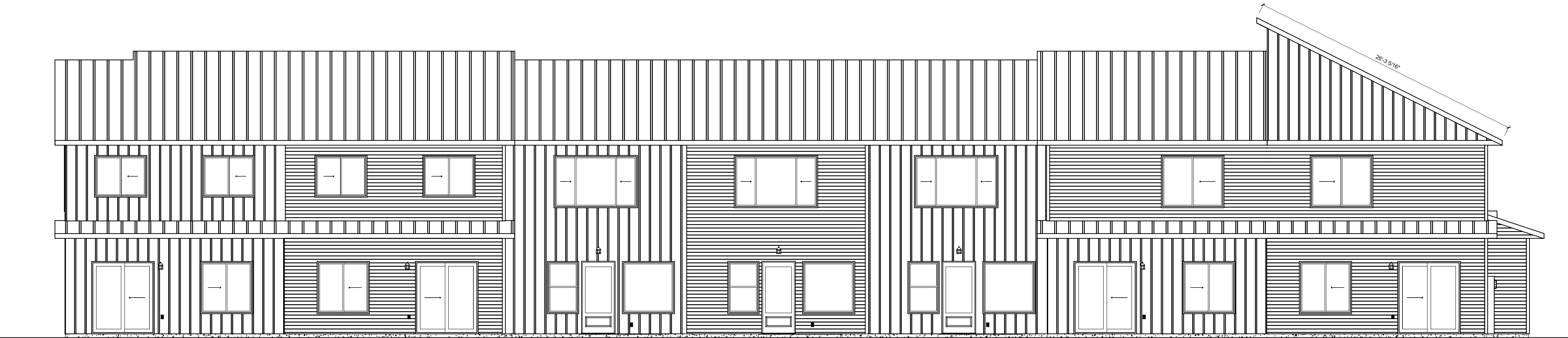
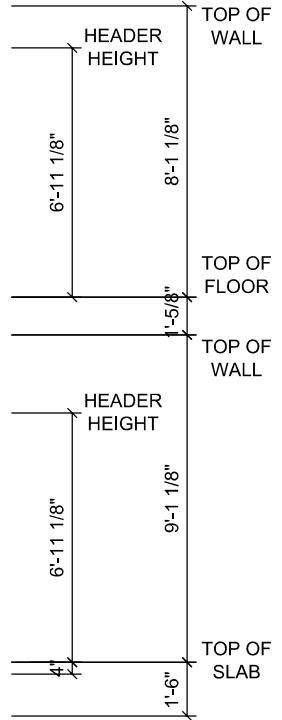


FRONT ELEVATION

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

SIGNATURE: _____
DATE: _____

ELEVATIONS

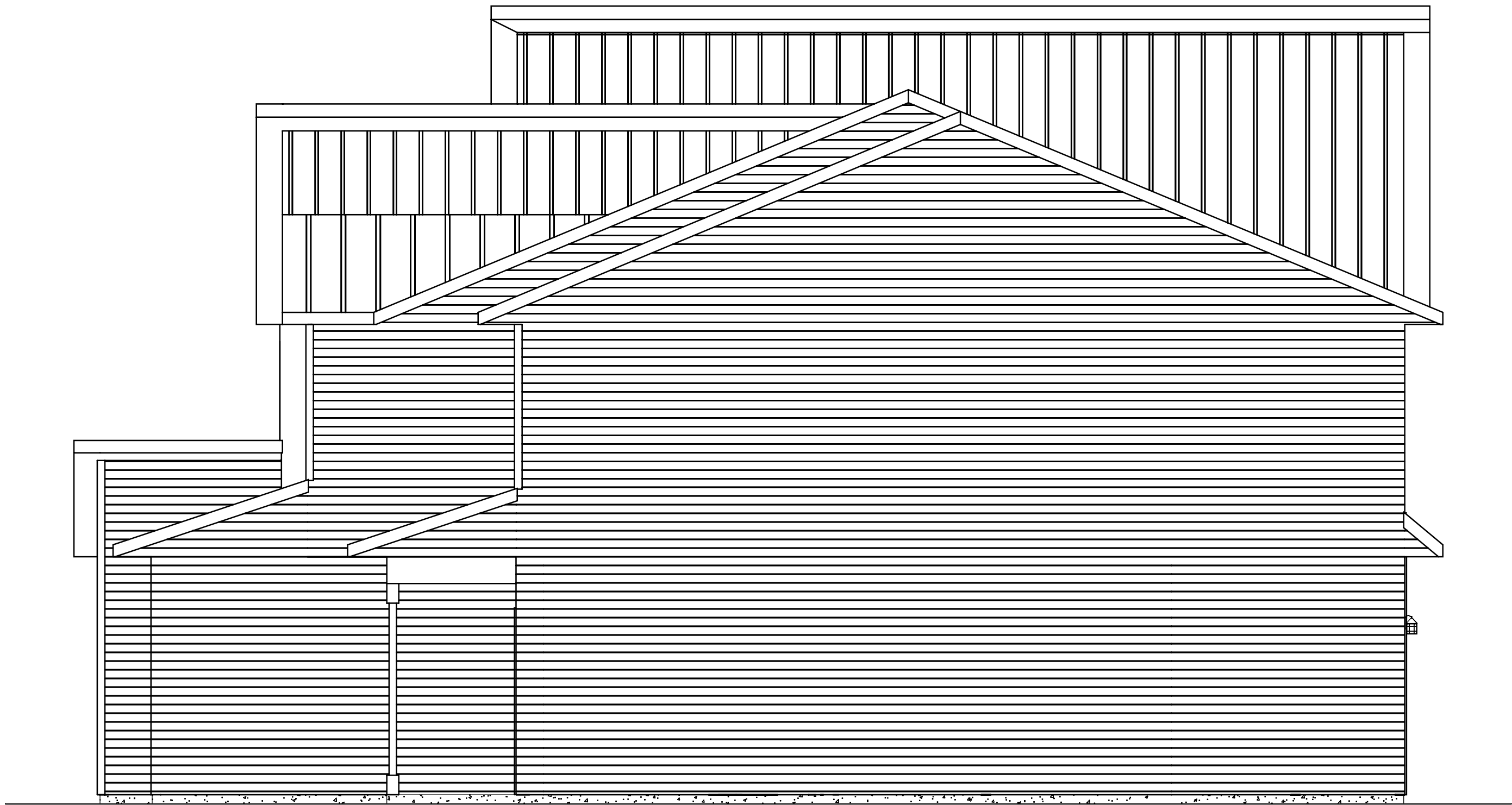
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Amherst, WI 54406
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Phone (715)824-5665
Fax (715)824-5663



Revision Date:	Description:	Revision Date:	Description:
7-9-19	REVISION #1 MW	9-6-19	REVISION #7 MW
7-10-19	REVISION #2 MW	9-10-19	REVISION #8 MW
7-30-19	REVISION #3 MW	9-12-19	REVISION #9 MW
7-31-19	REVISION #4 MW	9-18-19	REVISION #10 MW
8-27-19	REVISION #5 MW	9-26-19	REVISION #11 MW
9-3-19	REVISION #6 MW		

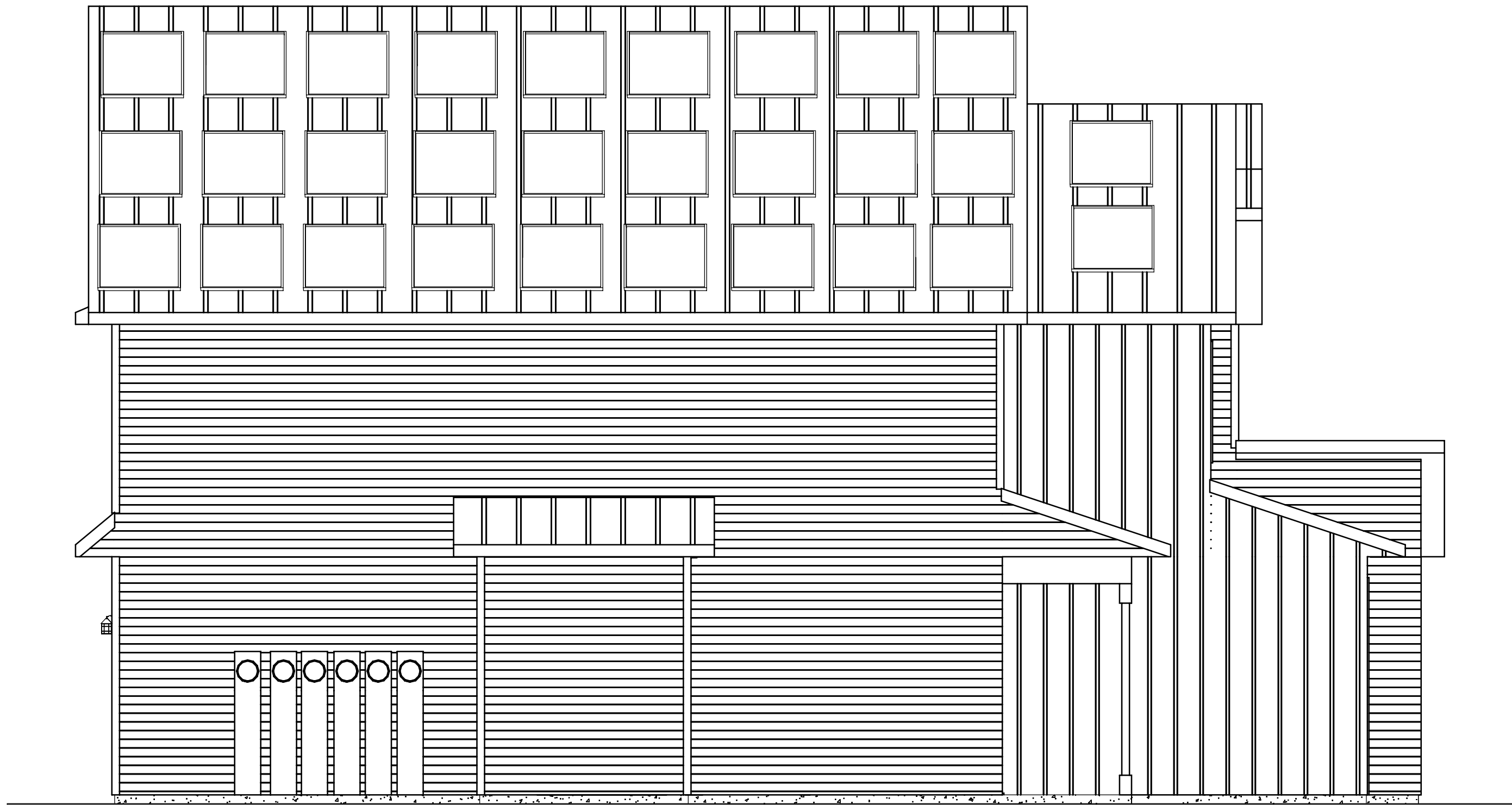
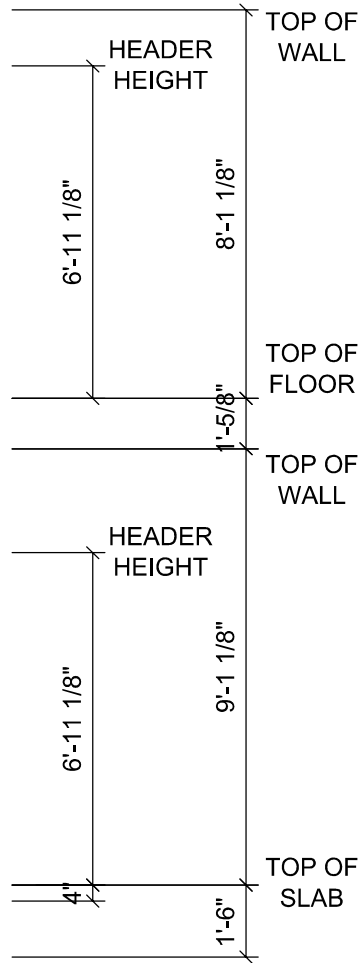
Project:	AmicheDibarra	Job #	19-317
Site Address:	WASHINGTON ST AMHERST, WI		

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

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

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FINAL PLAN

SIGNATURE: _____

DATE: _____

ELEVATIONS

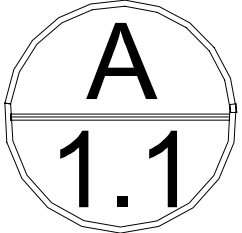
Mailing Address - P O Box 40
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Phone (715)824-5665
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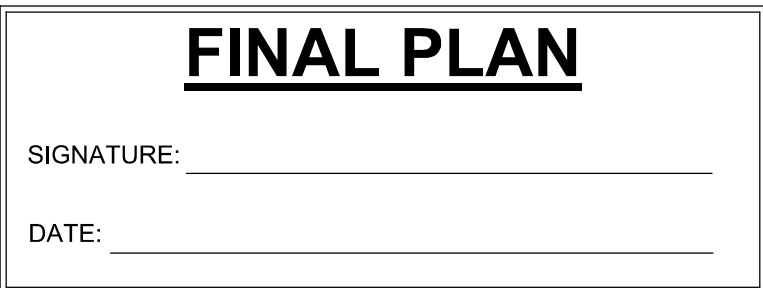


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9-18-19	REVISION #10 MW
9-26-19	REVISION #11 MW

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7-30-19	REVISION #3 MW
7-31-19	REVISION #4 MW
8-27-19	REVISION #5 MW
9-3-19	REVISION #6 MW

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





	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

Builder:	Project:		Revision Date:		Revision Date:		Description:	
Address:	Site Address:		Revision #1 MW		Revision #2 MW		Revision #3 MW	
500 LORRY STREET	WASHINGTON ST		7-9-19		7-10-19		9-6-19	
AMHERST, WI	AMHERST, WI		7-10-19		7-30-19		9-10-19	
54406			7-31-19		7-31-19		9-12-19	
Telephone:	Fax:		Revision #4 MW		Revision #5 MW		Revision #6 MW	
715-824-5665	715-824-5663		8-27-19		8-27-19		9-18-19	
Drawn By:	Sales:		Revision #6 MW		Revision #7 MW		Revision #8 MW	
MW			9-3-19		9-3-19		9-26-19	
Scale:	Date:		Job #		Revision #9 MW		Revision #10 MW	
3/16"=1'-0"	7-8-19		19-317		Revision #11 MW		Revision #12 MW	



FINAL PLAN

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DATE: _____

SECOND FLOOR

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



Revision		Description	
REVISION #1 MW	9-6-19	REVISION #7 MW	9-6-19
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REVISION #5 MW	9-26-19	REVISION #11 MW	9-26-19

Project: AmicheDiBirra
Site Address: WASHINGTON ST
AMHERST, WI

Builder: 500 LORRY STREET
AMHERST, WI
54406

Telephone: 715-824-5665
Fax: 715-824-5665

Drawn By: MW
Sales: MW

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Scale: 3/16"=1'-0"

Job #: 19-317

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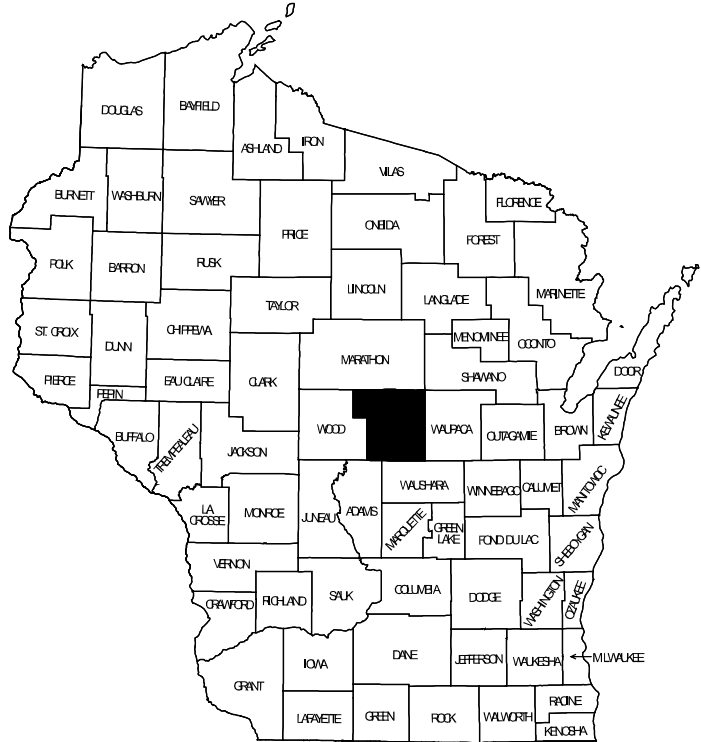
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		A-6.3	G. DETAILS

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AEDIFIX
Holdings, LLC

P.O. Box 40 Amherst, WI 54406

715-570-5665 www.aedifixbuilds.com



FINAL PLAN

SIGNATURE: _____

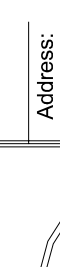
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COVER

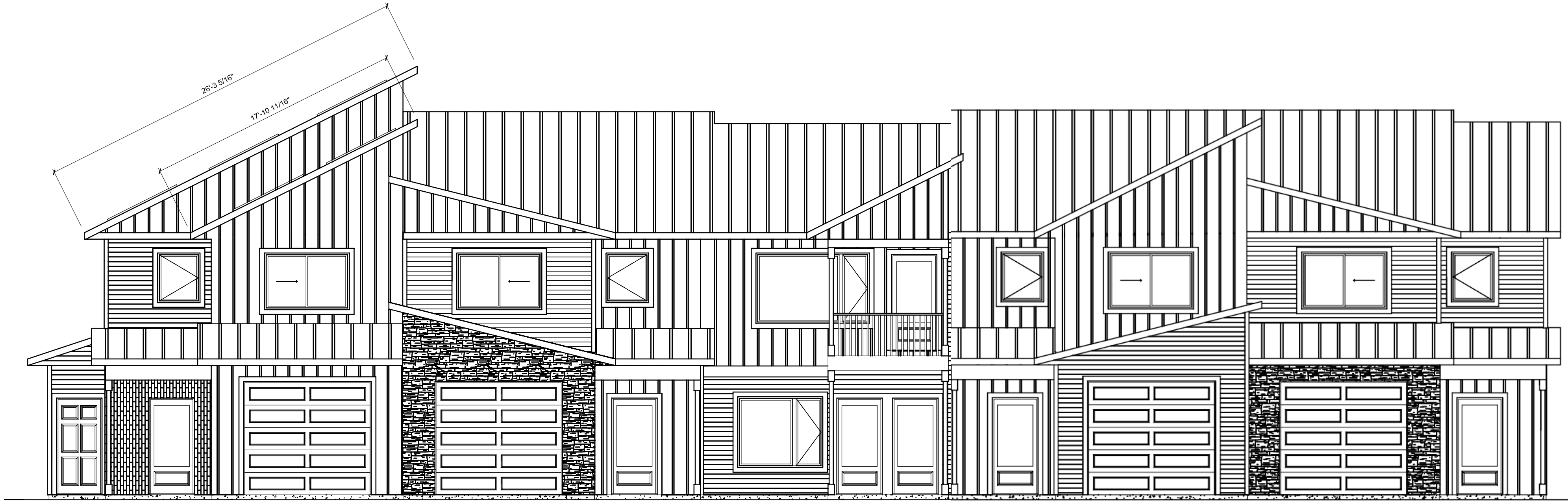
Mailing Address - P O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
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715-570-5665 www.aedifixbuilds.com



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	Address:	Site Address:		Revision Date:		Description:	
	500 LORRY STREET	WASHINGTON ST		7-9-19		REVISION #1 MW	
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	54406			7-30-19		REVISION #3 MW	
	Telephone:	Fax:	7-31-19		REVISION #4 MW		
	715-824-5665	715-824-5663	8-27-19		REVISION #5 MW		
	Drawn By:	Sales:	19-317		REVISION #6 MW		
	MW						
	Scale:	Date:					
3/16"=1'-0"	7-8-19						

C
1



FRONT ELEVATION

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

NOTE: FOR ROOF PITCHES
AND OVERHANG LENGTHS
SEE ROOF PLAN

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REAR ELEVATION

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

FINAL PLAN

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DATE: _____

ELEVATIONS

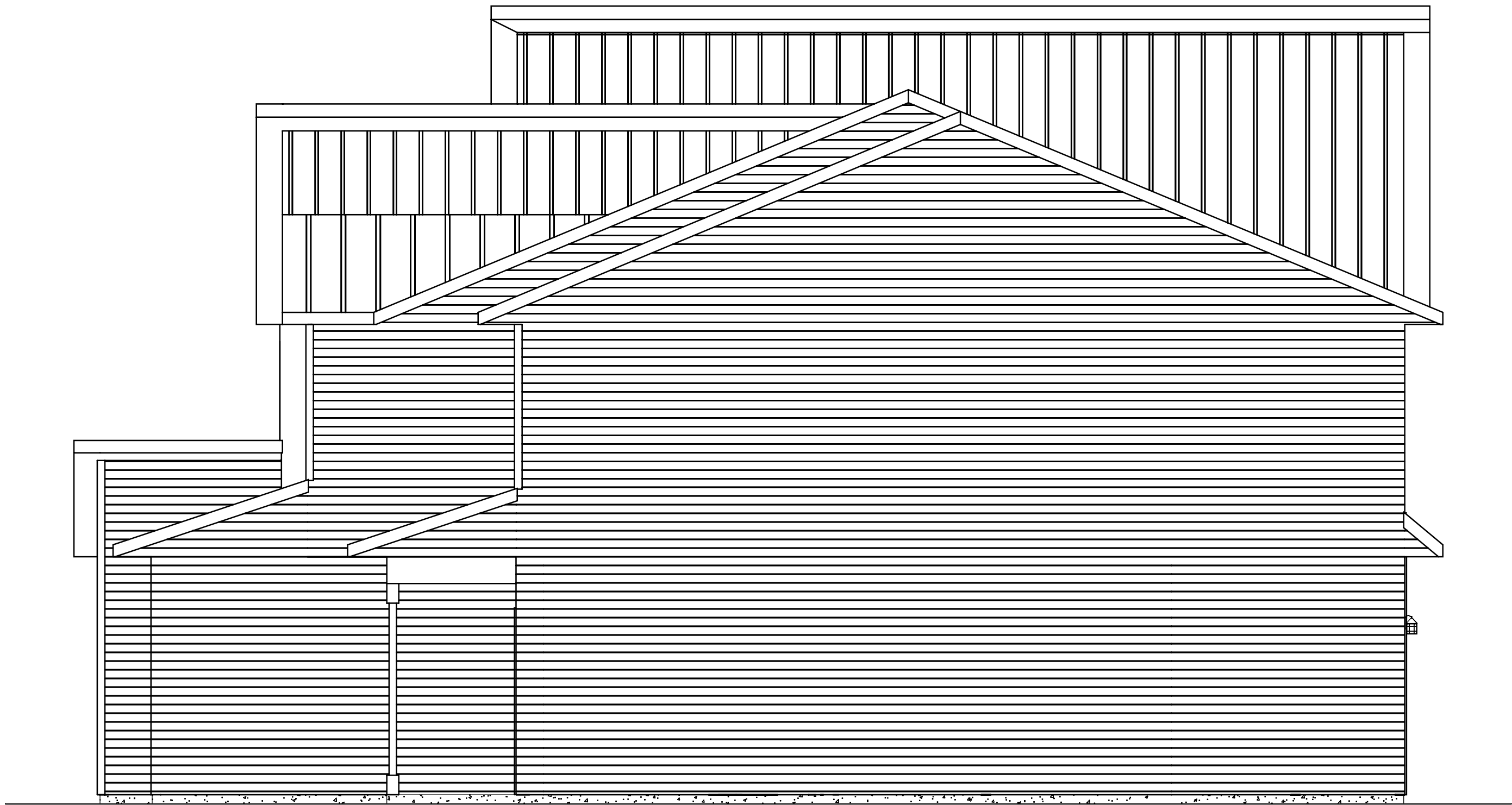
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Holdings, LLC
P.O. Box 40 Amherst, WI 54406
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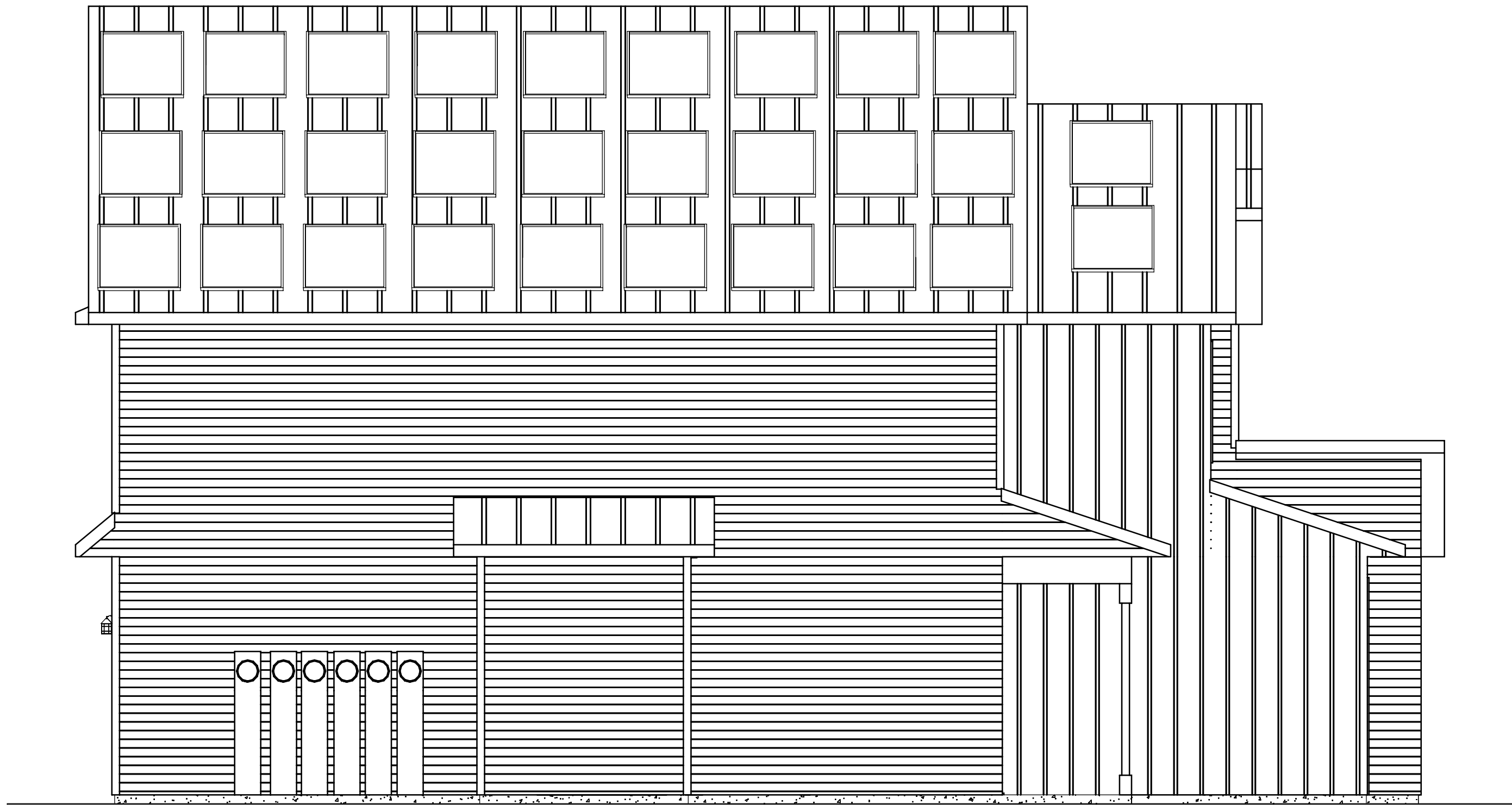
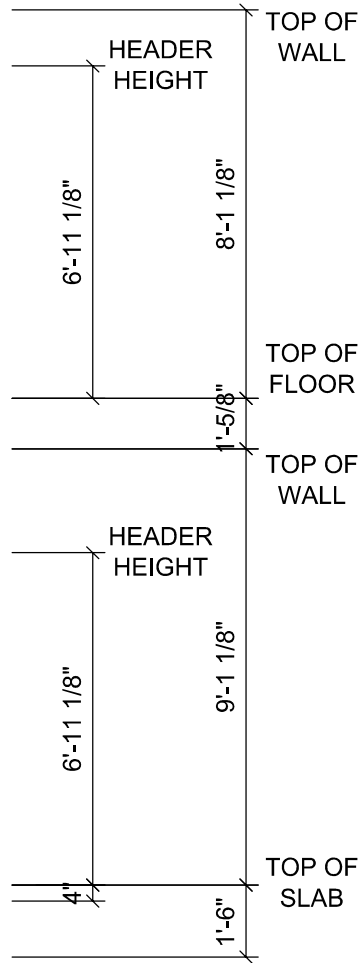
Revision Date:	Description:	Revision #				
		Description:				
		Revision #				
		Description:				
		Revision #				
		Description:				
7-9-19	REVISION #1 MW	REVISION #7 MW				
7-10-19	REVISION #2 MW	REVISION #8 MW				
7-30-19	REVISION #3 MW	REVISION #9 MW				
7-31-19	REVISION #4 MW	REVISION #10 MW				
8-27-19	REVISION #5 MW	REVISION #11 MW				
9-3-19	REVISION #6 MW					
Project:		AmicheDibarra		Job #		
Site Address:		WASHINGTON ST AMHERST, WI		19-317		
Address:		500 LORRY STREET AMHERST, WI 54406		7-8-19		
Telephone:		715-824-5665		3/16"=1'-0"		
Drawn By:		MW				
Scale:						

A
1.0



RIGHT ELEVATION

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



LEFT 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

FINAL PLAN

SIGNATURE: _____

DATE: _____

ELEVATIONS

AEDIFIX
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Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663

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Revision Date:	Description:	Revision Date:	Description:	Project:	Builder:
9-6-19	REVISION #7 MW	7-9-19	REVISION #1 MW	WASHINGTON ST AMHERST, WI 54406	AmicheDiBirra
9-10-19	REVISION #8 MW	7-10-19	REVISION #2 MW		
9-12-19	REVISION #9 MW	7-30-19	REVISION #3 MW		
9-18-19	REVISION #10 MW	7-31-19	REVISION #4 MW		
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		9-3-19	REVISION #6 MW	Job # 19-317	

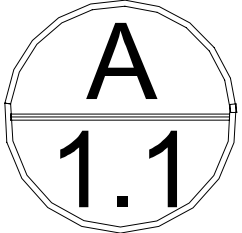
Address: 500 LORRY STREET
AMHERST, WI
54406

Telephone: 715-824-5665
Fax: 715-824-5663

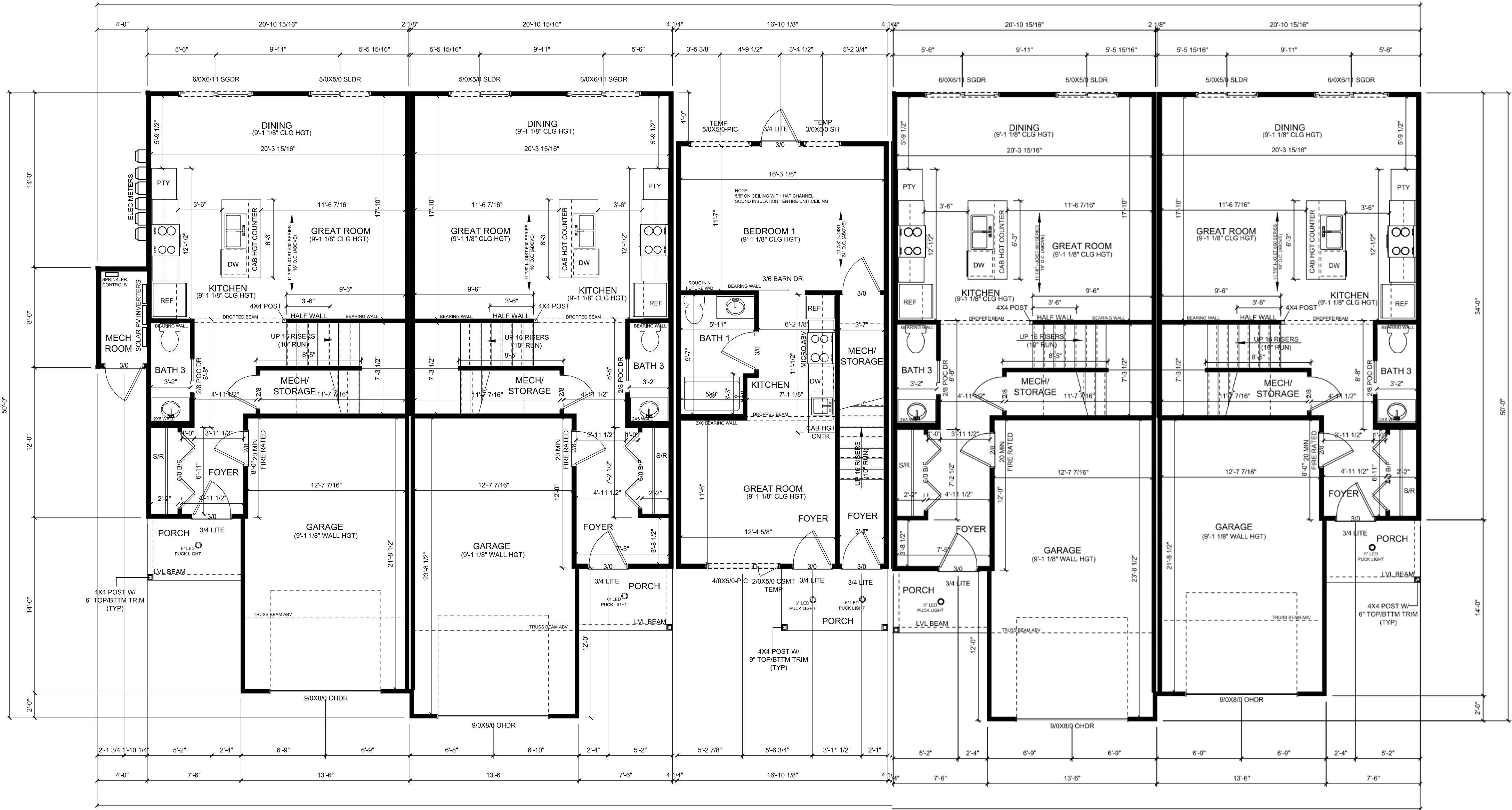
Drawn By: MW
Sales:

Date: 7-8-19

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



	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

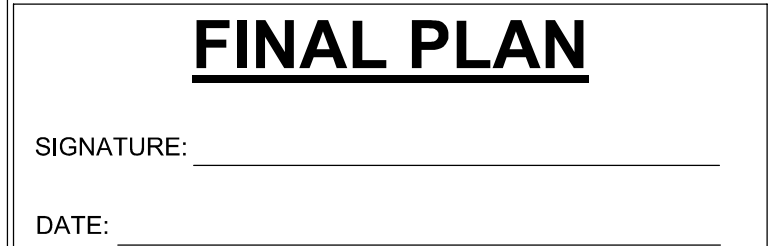


FINAL PLAN

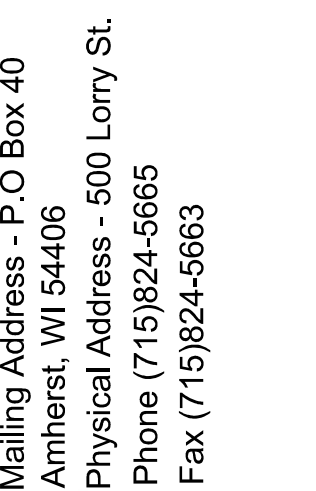
SIGNATURE: _____

DATE: _____

FIRST FLOOR



SECOND FLOOR



Builer:	Project:	Revision date:	Description:	Revision date:	Description:
Address: 500 LORRY STREET AMHERST, WI 54406	WASHINGTON ST AMHERST, WI	7-9-19	REVISION #1 MW	9-6-19	REVISION #7 MW
		7-10-19	REVISION #2 MW	9-10-19	REVISION #8 MW
Telephone: 715-824-5665		7-30-19	REVISION #3 MW	9-12-19	REVISION #9 MW
Drawn By: MW	Fax: 715-824-5663	7-31-19	REVISION #4 MW	9-18-19	REVISION #10 MW
Scale: 3/16"=1'-0"	Sales:	8-27-19	REVISION #5 MW	9-26-19	REVISION #11 MW
	Date: 7-8-19	9-3-19	REVISION #6 MW		
	Job #	19-317			

A circular logo with a horizontal line. Above the line is the letter 'A' and below the line is the number '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

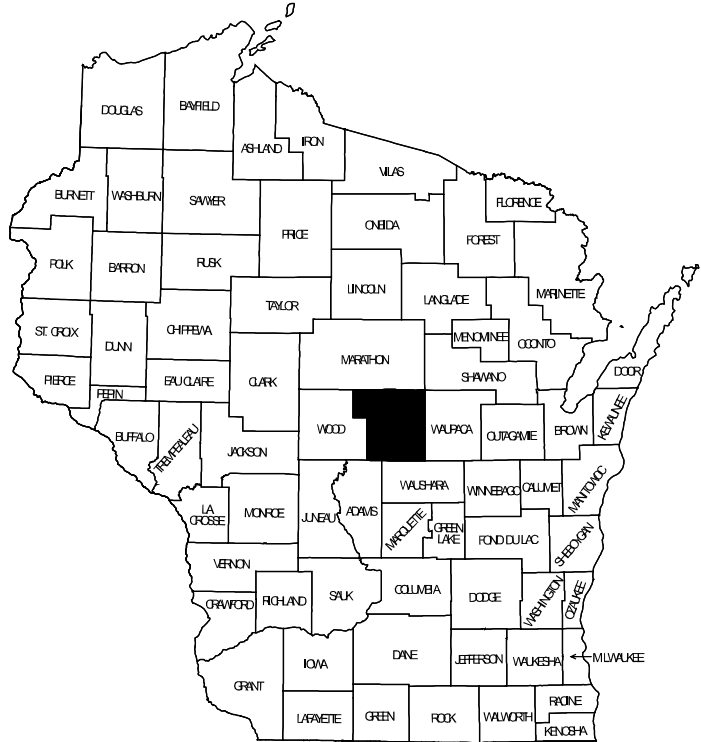
OPENINGS:

- * 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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FINAL PLAN

SIGNATURE: _____

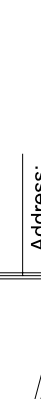
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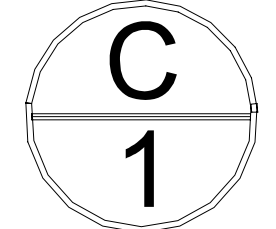
COVER

Mailing Address - P O Box 40
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Phone (715)824-5665
Fax (715)824-5663

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	Builder:	Project:		Revision Date:		Description:	
	Address:	Site Address:		Revision Date:		Description:	
	500 LORRY STREET AMHERST, WI 54406	WASHINGTON ST AMHERST, WI		7-9-19		REVISION #1 MW	
	Telephone:	Fax:	7-30-19		REVISION #3 MW		
	715-824-5665	715-824-5663	7-31-19		REVISION #4 MW		
	Drawn By:	Sales:	8-27-19		REVISION #5 MW		
Scale:	Date:	Job #	Revision Date:		Description:		
3/16"=1'-0"	7-8-19	19-317	9-3-19		REVISION #6 MW		
				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	





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

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



FRONT ELEVATION

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

REAR ELEVATION

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

FINAL PLAN

SIGNATURE: _____

DATE: _____

ELEVATIONS

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Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663

AEDIFIX
Holdings, LLC

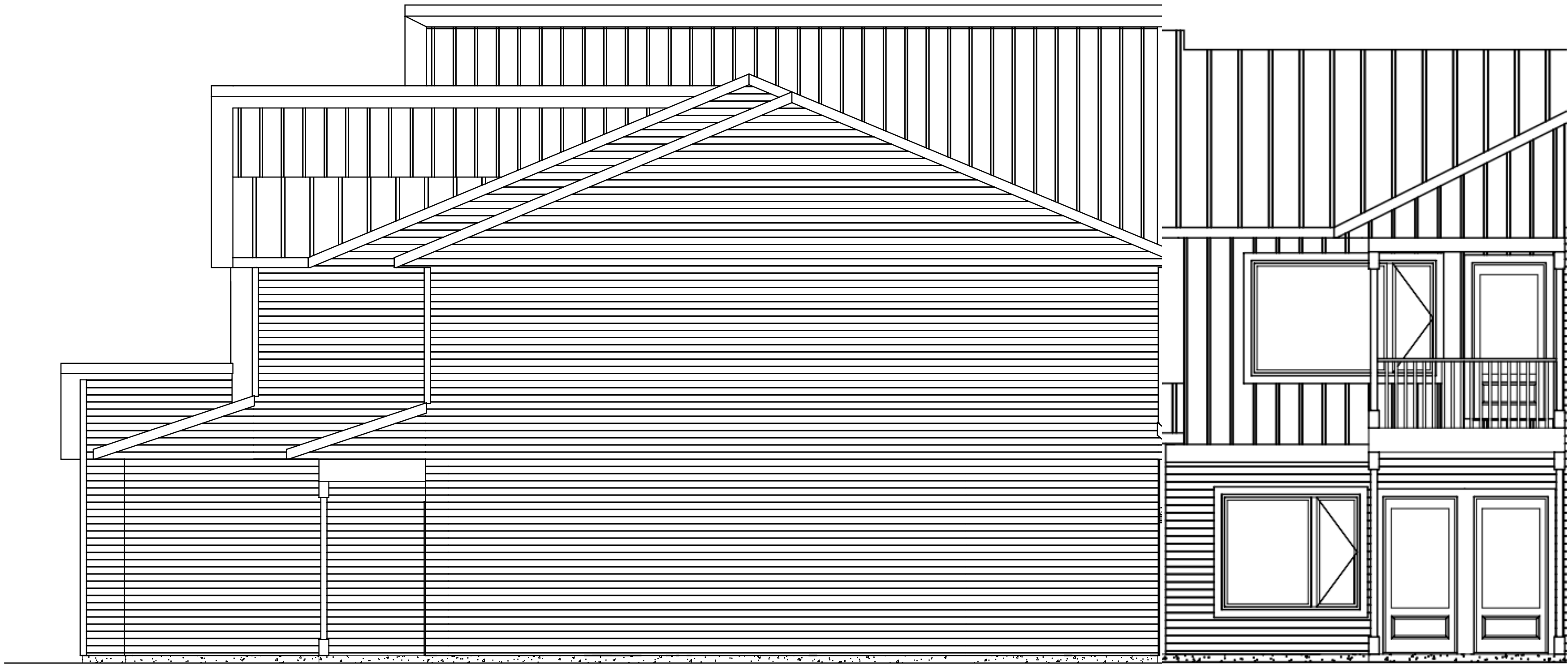


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Revision Date:	Description:	Revision Date:	Description:
7-9-19	REVISION #1 MW	9-6-19	REVISION #7 MW
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7-31-19	REVISION #4 MW	9-18-19	REVISION #10 MW
8-27-19	REVISION #5 MW	9-26-19	REVISION #11 MW
9-3-19	REVISION #6 MW		

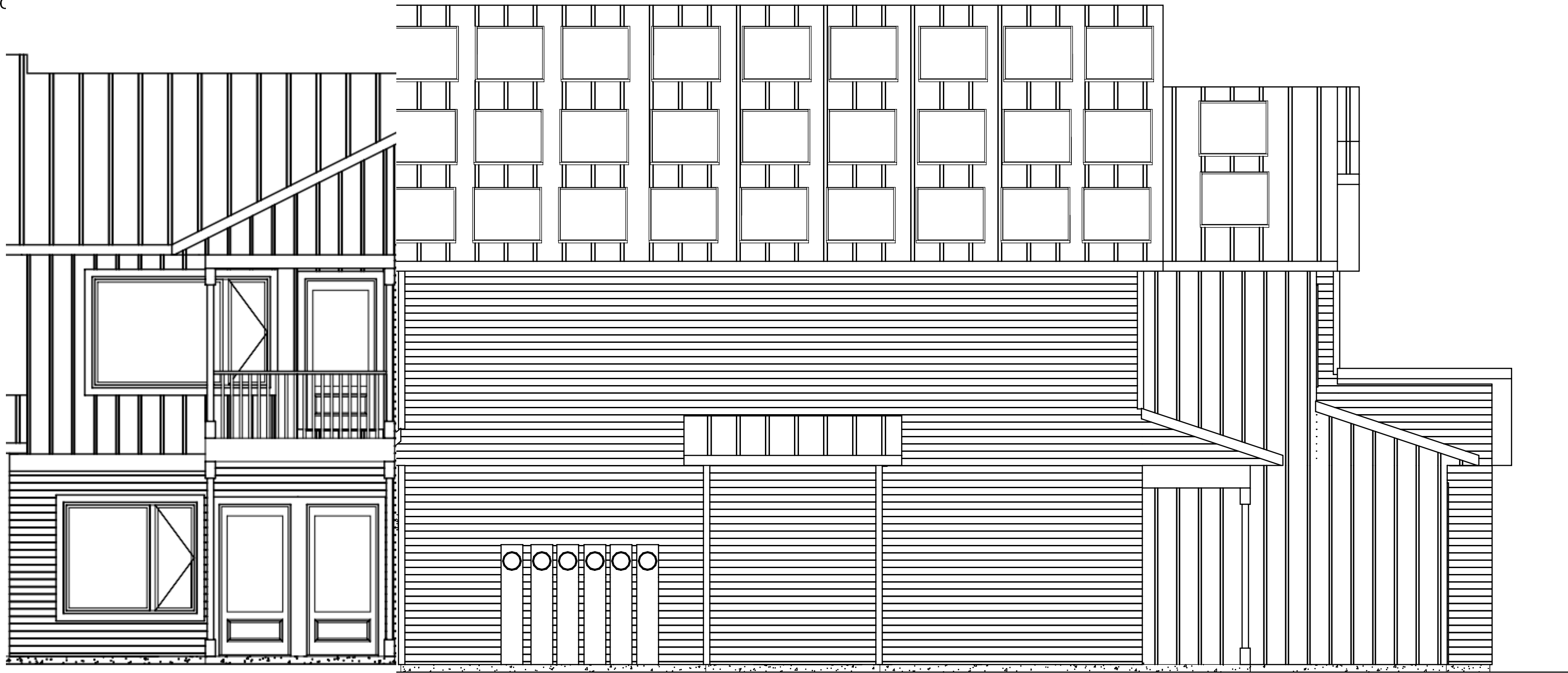
Builder:	Project:	AmicheDiBirra	Job #	19-317
Address:	Site Address:	WASHINGTON ST AMHERST, WI		
500 LORRY STREET AMHERST, WI 54406				
Telephone: 715-824-5665	Fax: 715-824-5663			
Drawn By: MW	Sales:			
Scale: 3/16"=1'-0"	Date: 7-8-19			

A
1.0



RIGHT ELEVATION

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



LEFT ELEVATION

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

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

-WINDOW GRIL
ACTUAL PROJ
SPECIFIC DOC

FINAL PLAN

SIGNATURE: _____

DATE: _____

ELEVATIONS



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Phone (715)824-5665

Fax (715)824-5663

P.O. Box 40 Amherst, WI 54406

715-570-5665

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Revision Date:	Description:	Revision Date:	Description:
7-9-19	REVISION #1 MW	9-6-19	REVISION #7 MW
7-10-19	REVISION #2 MW	9-10-19	REVISION #8 MW
7-30-19	REVISION #3 MW	9-12-19	REVISION #9 MW
7-31-19	REVISION #4 MW	9-18-19	REVISION #10 MW
8-27-19	REVISION #5 MW	9-26-19	REVISION #11 MW
9-3-19	REVISION #6 MW		

Project:

AmicheDiBirra

Site Address:

WASHINGTON ST
AMHERST, WI

Builder:

500 LORRY STREET
AMHERST, WI
54406

Telephone:

715-824-5665

Fax:

715-824-5663

Drawn By:

MW

Sales:

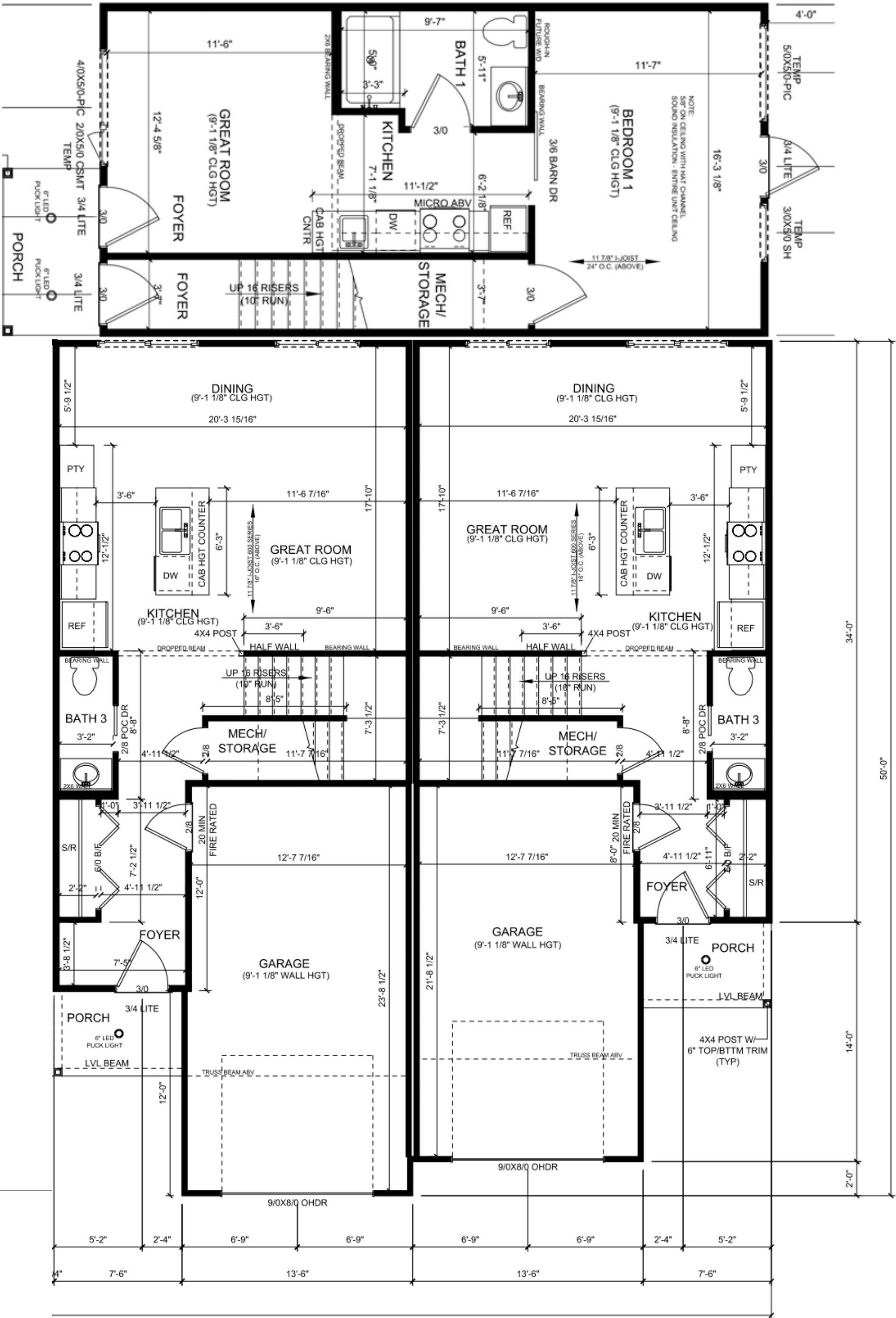
Date:

7-8-19

Job #

19-317

	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

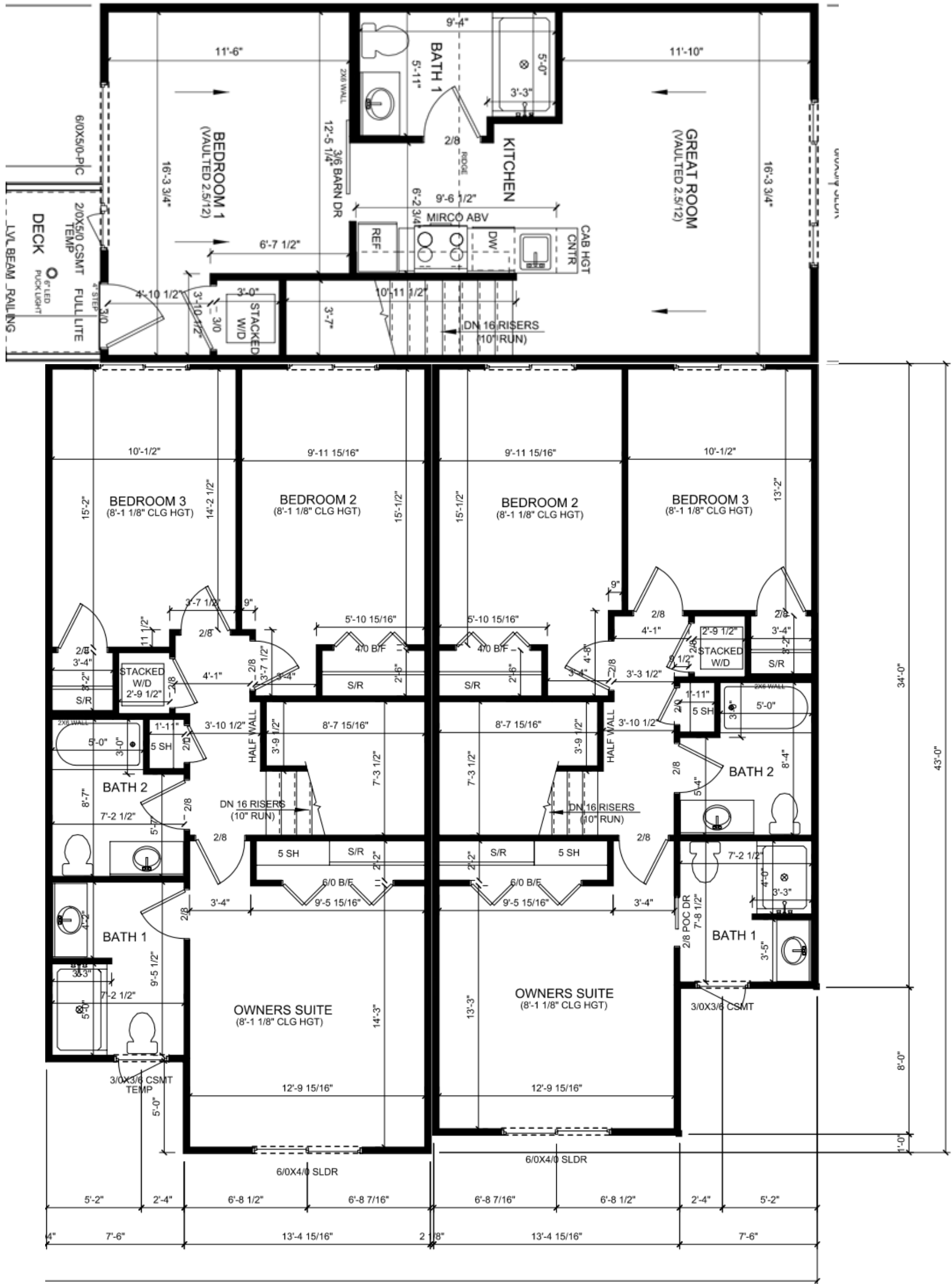
Builder:	Project:		Revision Date:		Description:		Revision Date:		Description:	
Address:	500 LORRY STREET AMHERST, WI 54406		WASHINGTON ST AMHERST, WI		7-9-19 7-10-19 7-30-19 7-31-19 8-27-19 9-3-19		REVISION #1 MW REVISION #2 MW REVISION #3 MW REVISION #4 MW REVISION #5 MW REVISION #6 MW		REVISION #7 MW REVISION #8 MW REVISION #9 MW REVISION #10 MW REVISION #11 MW	
Telephone:	715-824-5665		Fax:		715-824-5663					
Drawn By:	MW		Sales:							
Scale:	3/16"=1'-0"		Date:		7-8-19		Job #		19-317	

FINAL PLAN

SIGNATURE: _____

DATE: _____

SECOND FLOOR



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715-970-5665 www.aedifxbuilds.com

Builder: Address: 500 LORRY STREET AMHERST, WI 54406 Telephone: 715-824-5665 Drawn By: MW Scale: 3/16"=1'-0"	Project: Site Address: WASHINGTON ST AMHERST, WI	AmicheDiBirra	Revision Date:	Description:	Revision Date:	Description:
			7-9-19	REVISION #1 MW	9-6-19	REVISION #7 MW
			7-10-19	REVISION #2 MW	9-10-19	REVISION #8 MW
			7-30-19	REVISION #3 MW	9-12-19	REVISION #9 MW
			7-31-19	REVISION #4 MW	9-18-19	REVISION #10 MW
			8-27-19	REVISION #5 MW	9-26-19	REVISION #11 MW
			Job # 19-317			9-3-19

GENERAL NOTES:

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ROOF:

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

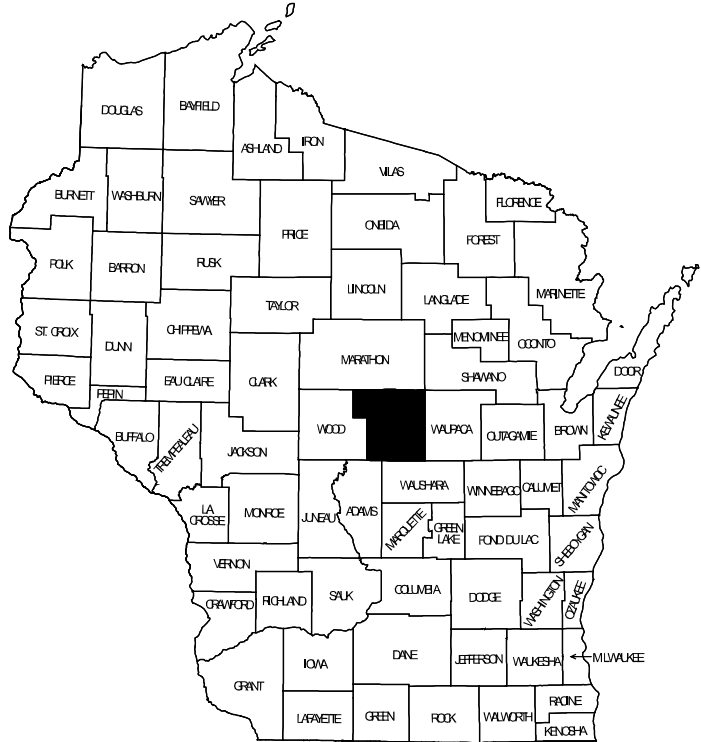
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- * WINDOWS= ALLIANCE, VINYL WINDOWS, SEE PLANS FOR ROUGH OPENINGS

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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715-570-5665 www.aedifixbuilds.com



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

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715-570-5665 www.aedifixbuilds.com



	Builder:	Project:		Revision Date:		Description:		
	Address:	Site Address:		Revision Date:		Revision Date:		
	500 LORRY STREET AMHERST, WI 54406		WASHINGTON ST AMHERST, WI		REVISION #1 MW		REVISION #7 MW	
	Telephone:	Fax:			7-9-19		REVISION #8 MW	
	715-824-5665	715-824-5663			7-10-19		REVISION #9 MW	
	Drawn By:	Sales:			7-30-19		REVISION #10 MW	
	MW				7-31-19		REVISION #11 MW	
	Scale:	Date:	Job #		8-27-19		REVISION #5 MW	
	3/16"=1'-0"	7-8-19	19-317		REVISION #6 MW			

C
1



REAR 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



FRONT ELEVATION

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

FINAL PLAN

SIGNATURE: _____

DATE: _____

ELEVATIONS

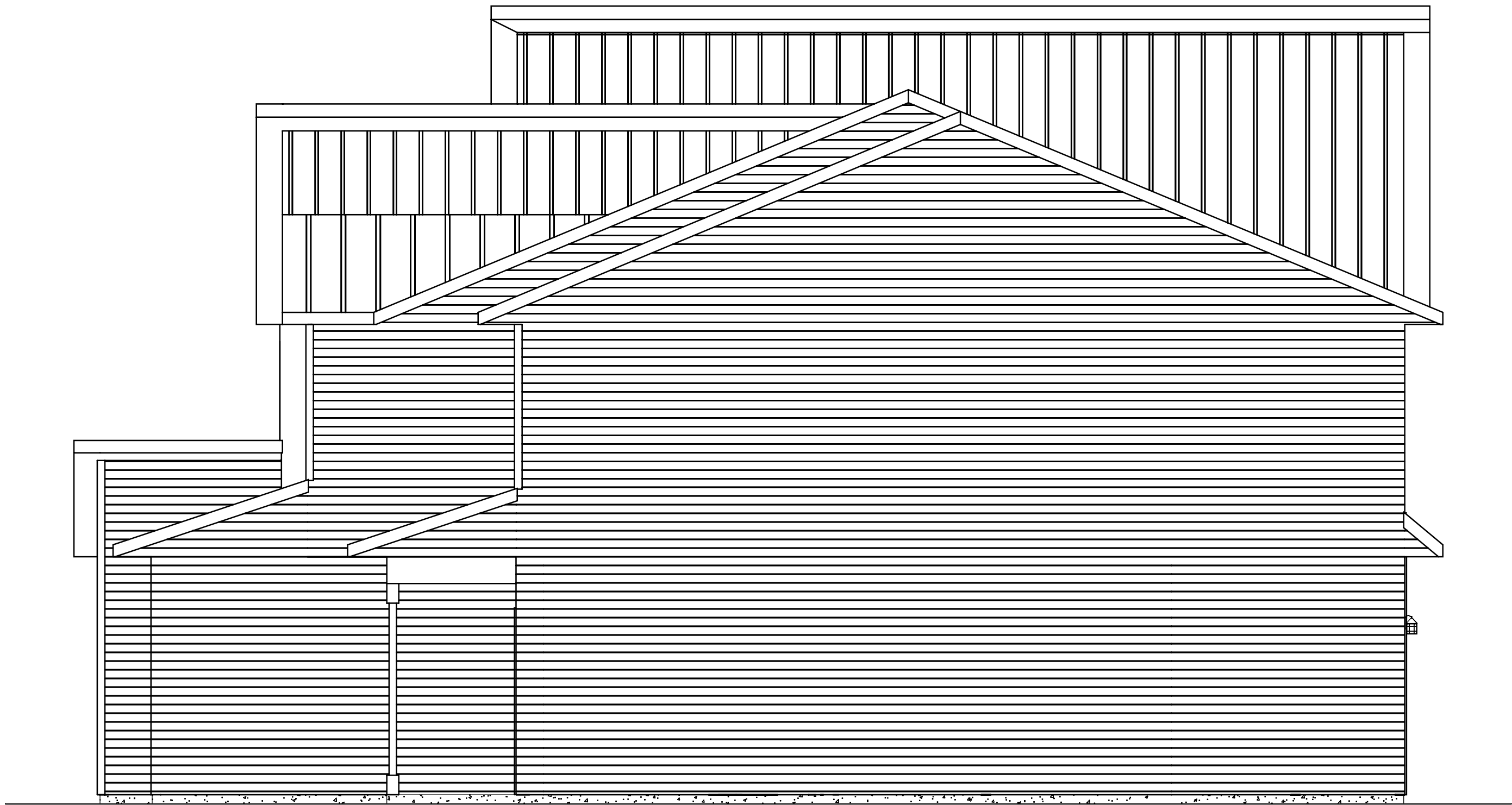
Mailing Address - P.O Box 40
Amherst WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
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Revision Date:	Description:	Revision Date:	Description:
7-9-19	REVISION #1 MW	9-6-19	REVISION #7 MW
7-10-19	REVISION #2 MW	9-10-19	REVISION #8 MW
7-30-19	REVISION #3 MW	9-12-19	REVISION #9 MW
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8-27-19	REVISION #5 MW	9-26-19	REVISION #11 MW
9-3-19	REVISION #6 MW		

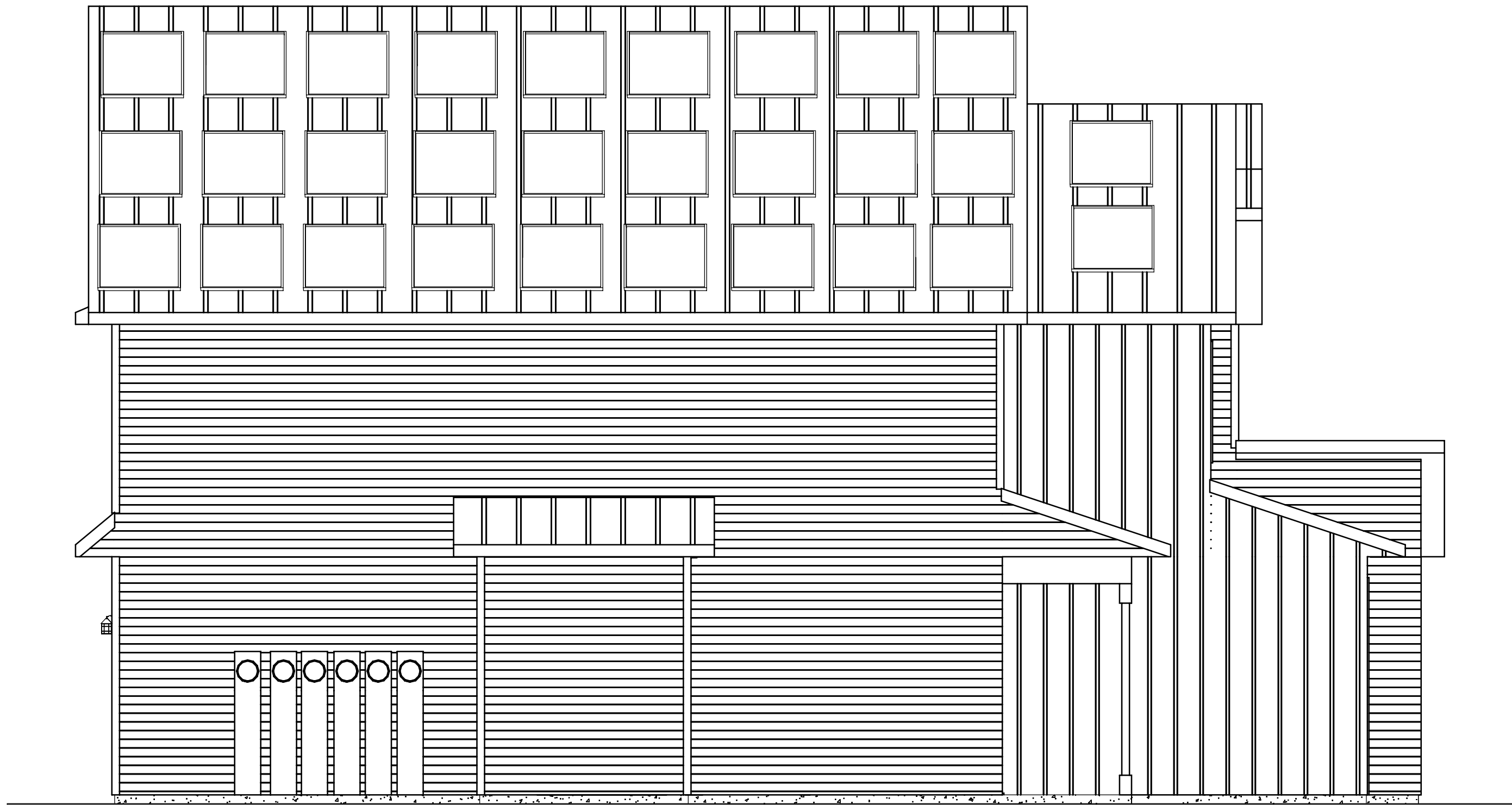
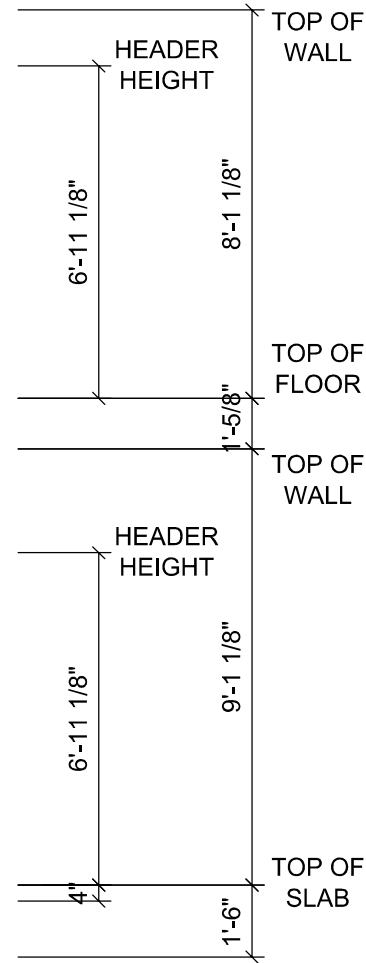
Project:	AmicheDiBirra
Site Address:	WASHINGTON ST AMHERST, WI

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

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

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SPECIFIC DOCUMENTATION FOR DETAILS

FINAL PLAN

SIGNATURE: _____

DATE: _____

ELEVATIONS

AEDIFIX
Holdings, LLC

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Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663

P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedfixbuilds.com

Revision Date:	Description:	Revision Date:	Description:	Project:	Builder:
9-6-19	REVISION #7 MW	7-9-19	REVISION #1 MW	WASHINGTON ST AMHERST, WI 54406	AmicheDiBirra
9-10-19	REVISION #8 MW	7-10-19	REVISION #2 MW		
9-12-19	REVISION #9 MW	7-30-19	REVISION #3 MW		
9-18-19	REVISION #10 MW	7-31-19	REVISION #4 MW		
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		9-3-19	REVISION #6 MW	Job # 19-317	

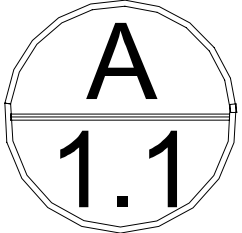
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Telephone: 715-824-5665
Fax: 715-824-5663

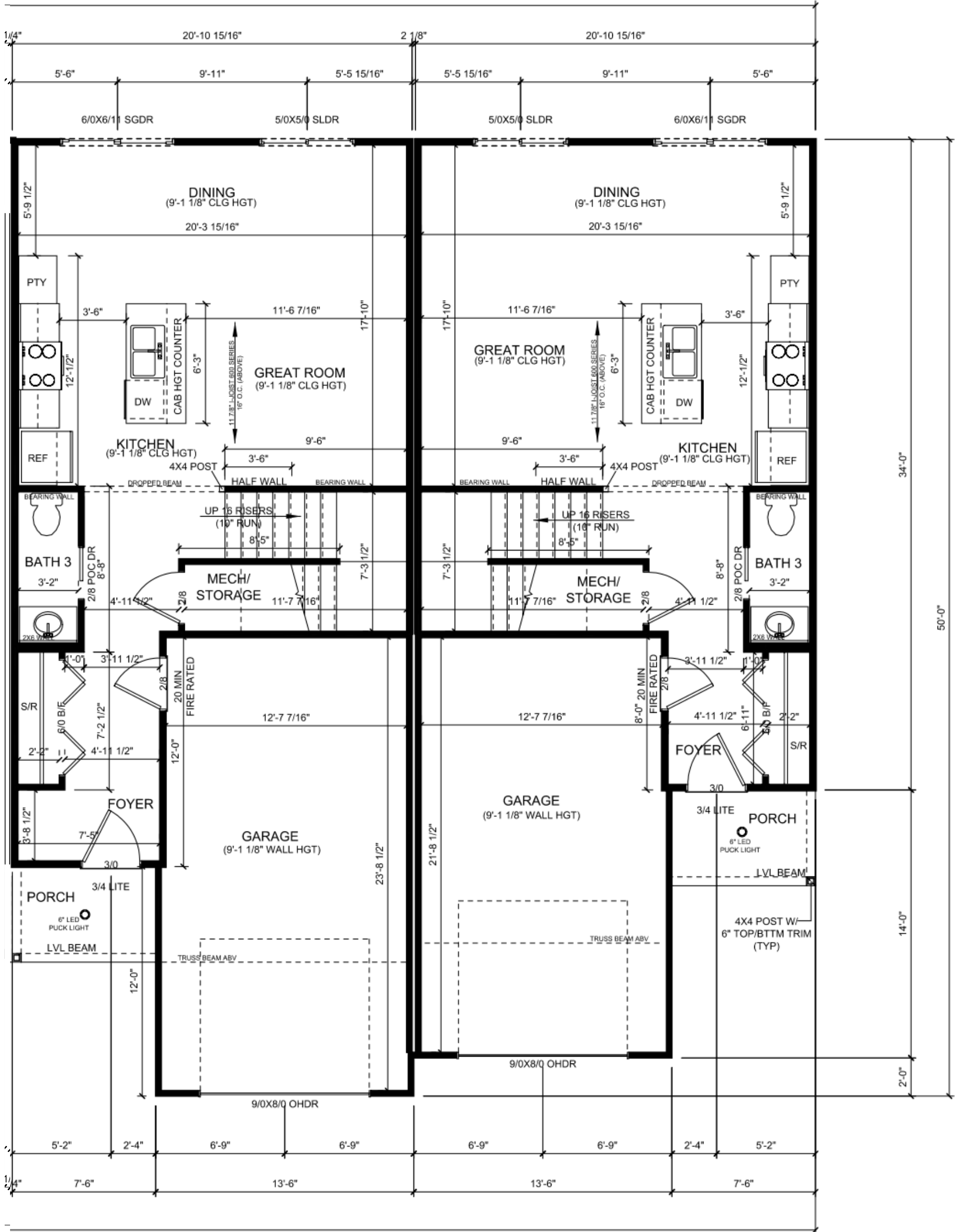
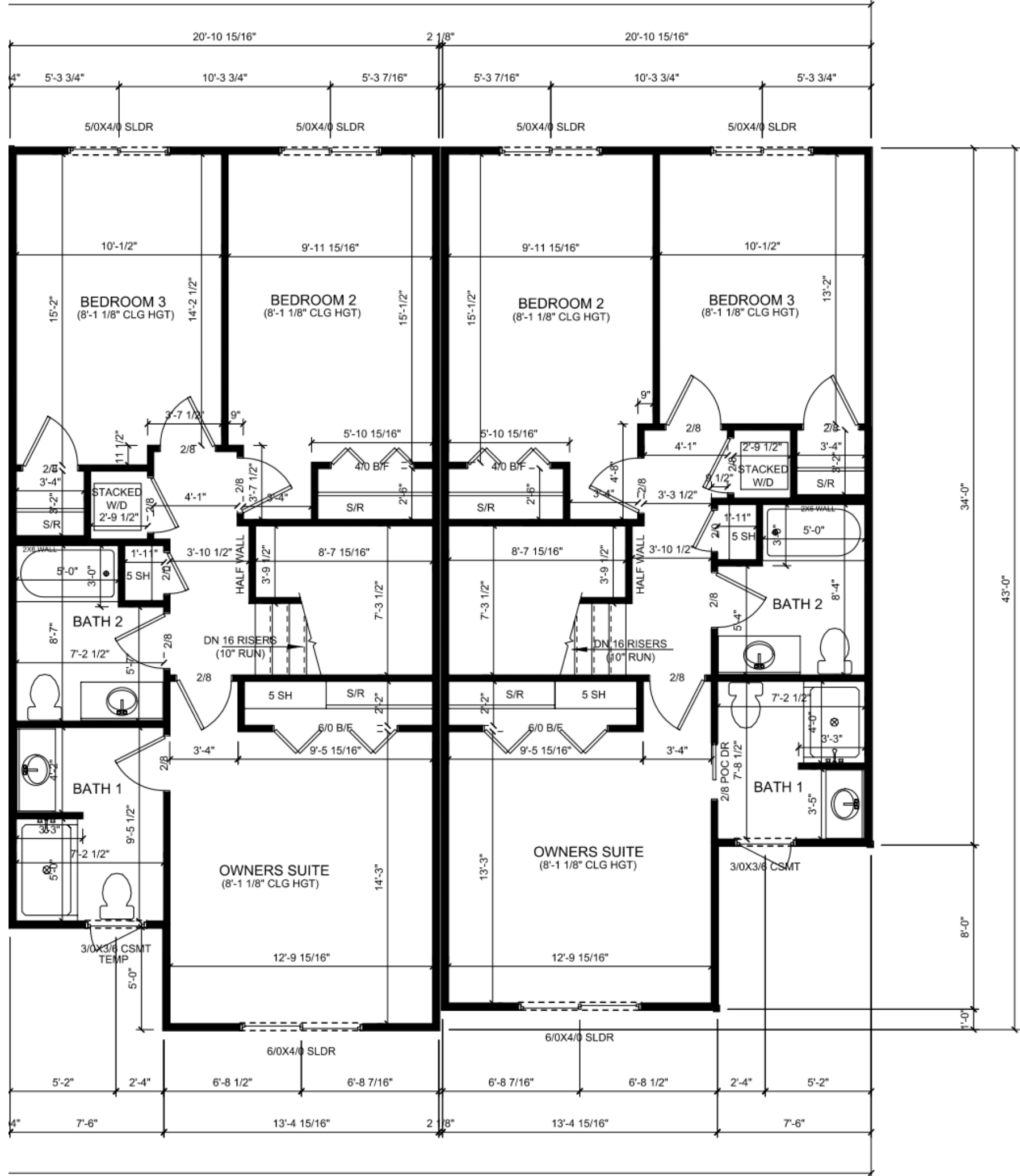
Drawn By: MW
Sales:

Date: 7-8-19

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



	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

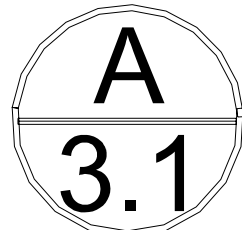
Mailing Address - P.O Box 40
Amherst WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663



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

Builder:	AmicheDiBirra	Job #	19-317
Address:	500 LORRY STREET AMHERST, WI 54406		
Telephone:	715-824-5665	Date:	7-8-19
Drawn By:	MW	Scale:	3/16"=1'-0"





AEDIFIX
Holdings, LLC

P.O. Box 40 Amherst, WI 54406

715-570-5665 www.aedifixbuilds.com



PRELIMINARY
NOT FOR CONSTRUCTION

Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663



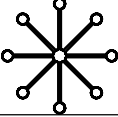
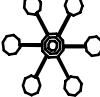
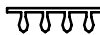
Order:	500 LORRY ST AMHERST, WI 54406		Project: 4 UNIT GARAGE UNDER		Revision Date:
Address:			Site Address: WI		
Telephone:	715-824-5665	Fax:	715-824-5663		
Drawn By:	MW	Sales:			
Scale:	3/16"=1'-0"	Date:	2-6-20	Job #	19-540



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
	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
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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



PRELIMINARY
NOT FOR CONSTRUCTION

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Physical Address - 500 Lorry St.
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Fax (715)824-5663

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



	Builder:	500 LORRY ST AMHERST, WI 54406			Project: 4 UNIT GARAGE UNDER			Revision Date:		Description:	
	Address:	AMHERST, WI 54406									
	Telephone:	715-824-5685	Fax:	715-824-5663	Site Address: WI						
	Drawn By:	MW	Sales:								
	Scale:	1/4"=1'-0"			Date: 2-6-20			Job #		19-540	



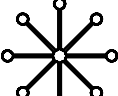
PRELIMINARY
NOT FOR CONSTRUCTION

ELEVATIONS

ABBREVIATIONS

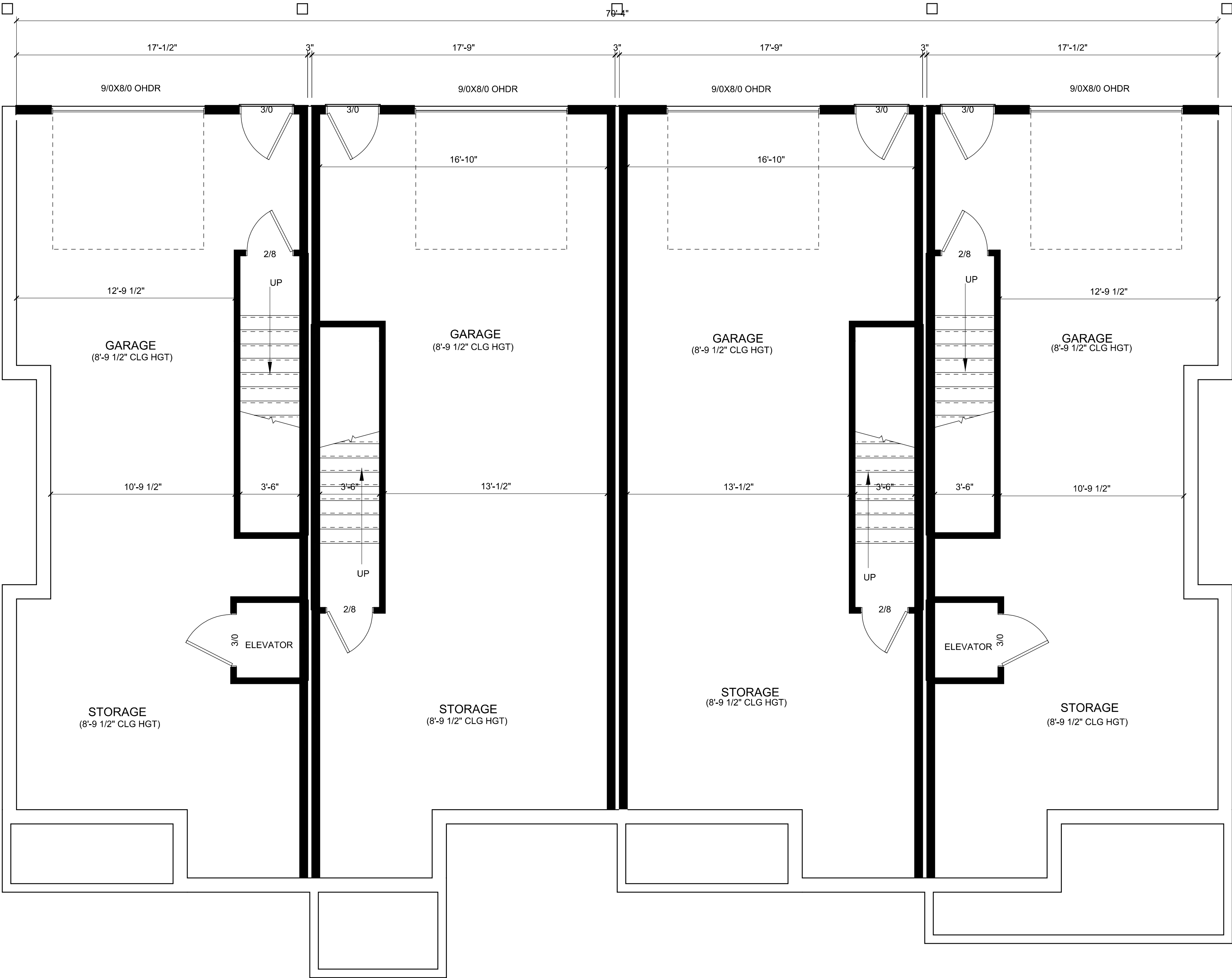
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	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
	BATH FAN/LIGHT
	RECESSED CAN LIGHT

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
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	VENT REQ'D:	SQFT
	AREA:	SQFT
	LITE REQ'D:	SQFT
	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.aedifxbuilds.com

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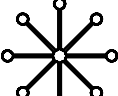
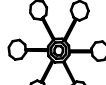
Address:	500 LORRY ST AMHERST, WI 54406		Telephone:	715-824-5665	Fax:	715-824-5663
			Drawn By:	MW	Sales:	
			Scale:	1/4"=1'-0"	Date:	2-6-20

A
3.0

ABBREVIATIONS

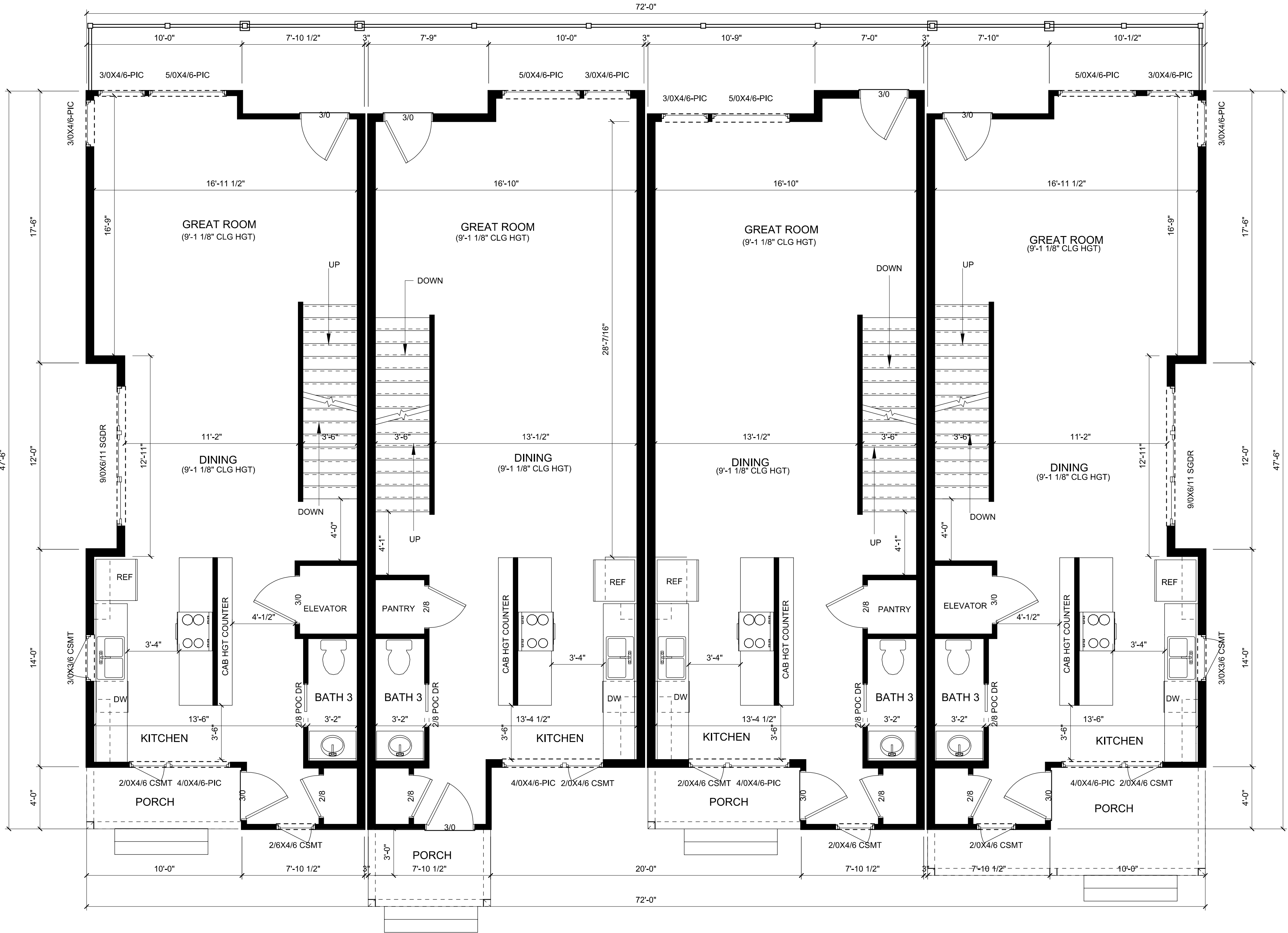
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	SMALL FOYER/STAIR
	DINING
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	KIT. ISLAND PENDANT
	KITCHEN/FOYER FLUSH
	HALLS/CLOSETS
	LAUNDRY/BEDROOMS
	SCONCE
	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
	BATH FAN/LIGHT
	RECESSED CAN LIGHT

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
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	AREA: SQFT
	LITE REQ'D: SQFT
	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

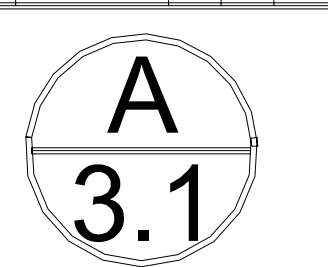


AEDIFIX
Holdings, LLC

P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedfixbuilds.com

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

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

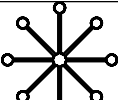
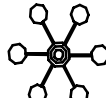


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ABBREVIATIONS

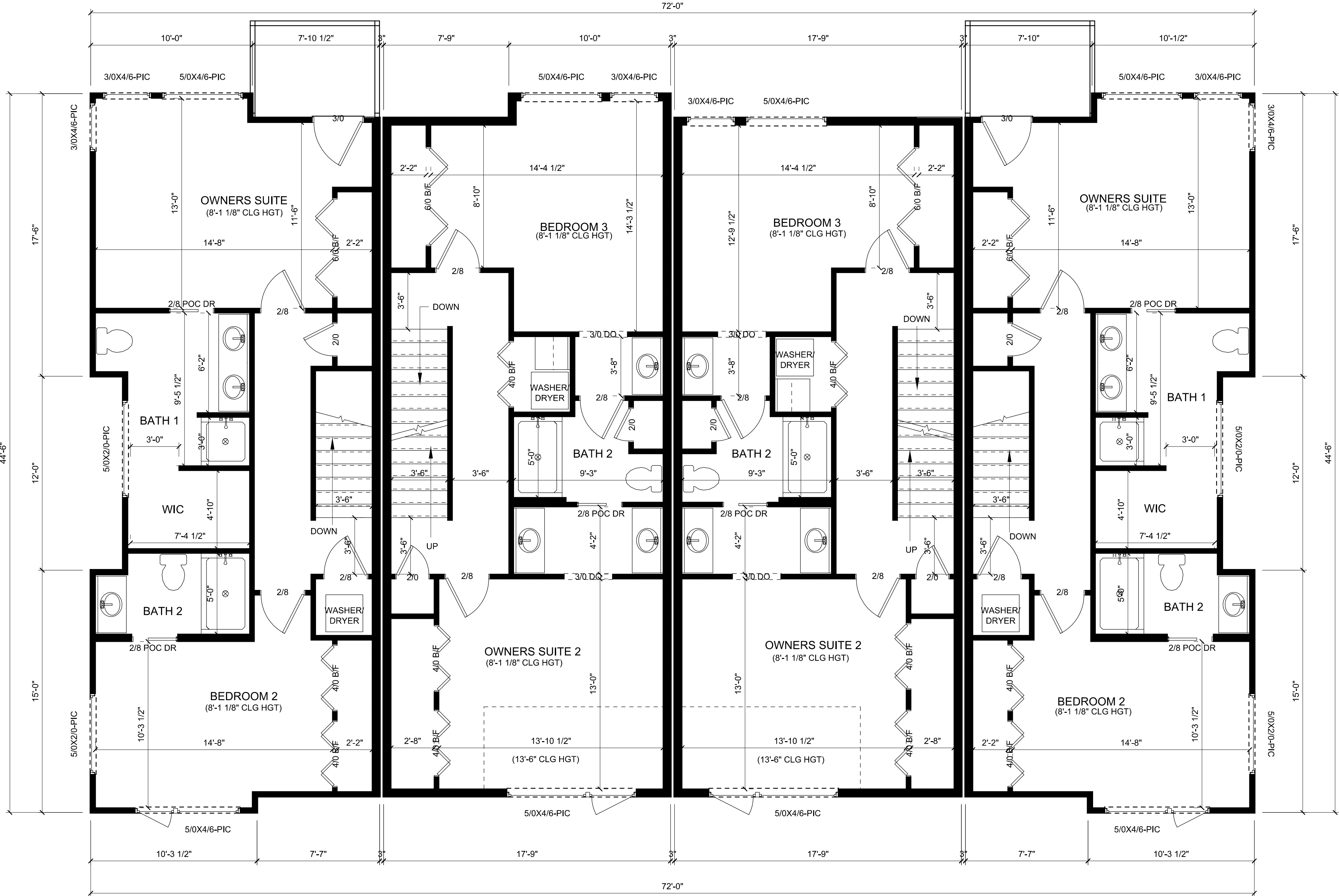
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	SCONCE
	VANITY 3 LIGHT
	VANITY 4 LIGHT
	GARAGE/FRONT
	REAR
	BATH FAN/LIGHT
	RECESSED CAN LIGHT

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
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	VENT REQ'D: SQFT
	AREA: SQFT
	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

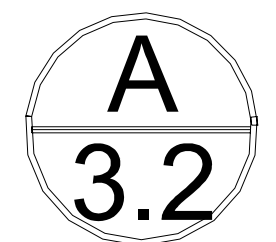
AEDIFIX
Holdings, LLC
P.O. Box 40 Amherst, WI 54406
715-570-5665 www.aedfixbuilds.com



Description:	
Revision Date:	
Revision Date:	
Revision Date:	
Revision Date:	

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

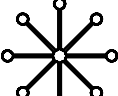
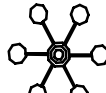
Builder:	500 LORRY ST AMHERST, WI 54406
Address:	
Telephone:	715-824-5665
Fax:	715-824-5663
Drawn By:	MW
Sales:	
Scale:	1/4"=1'-0"
Date:	2-6-20



ABBREVIATIONS

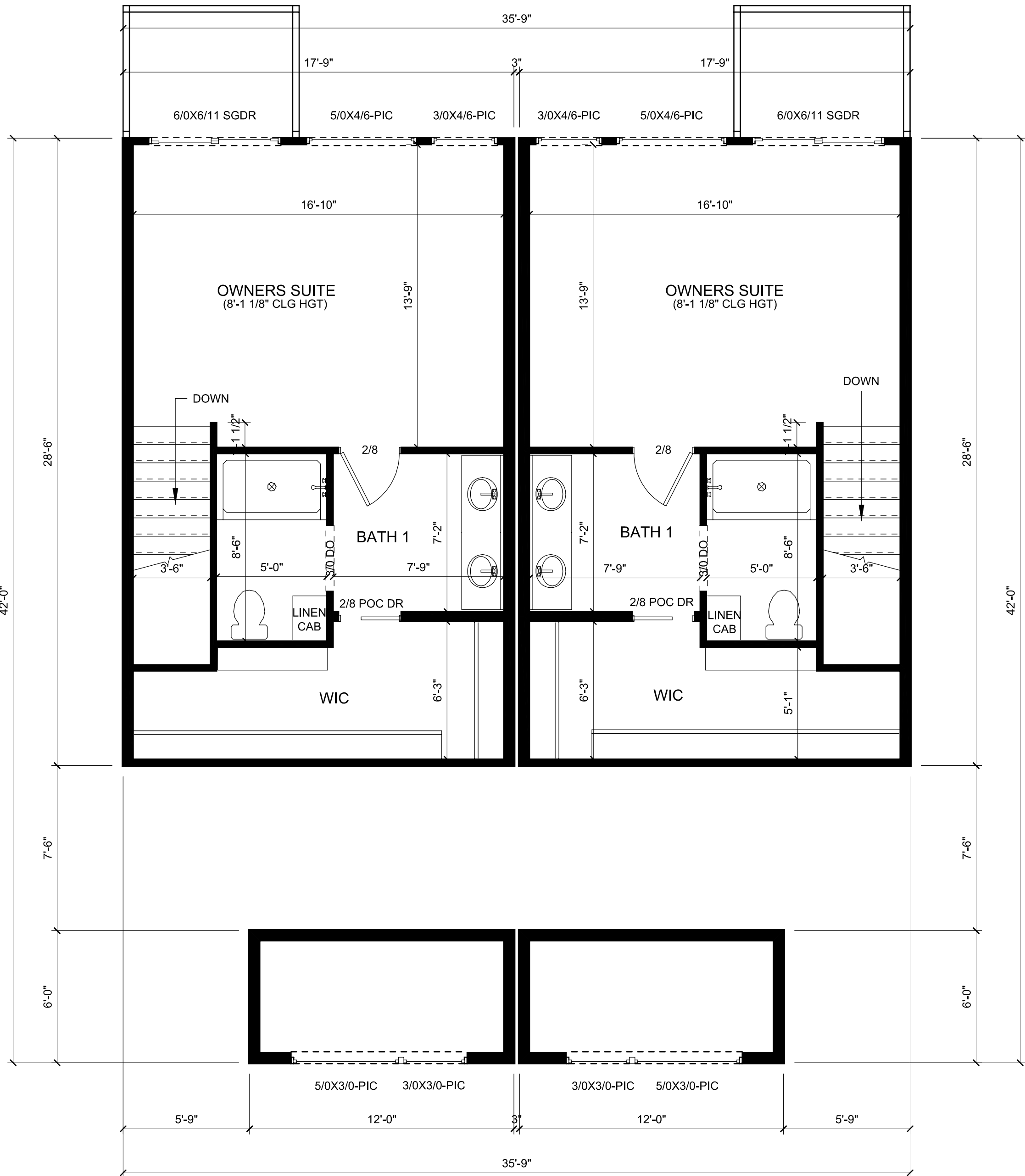
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	GARAGE/FRONT
	REAR
	BATH FAN/LIGHT
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LITE & VENT SCHEDULE

ROOM NAME	CALCULATIONS	
	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



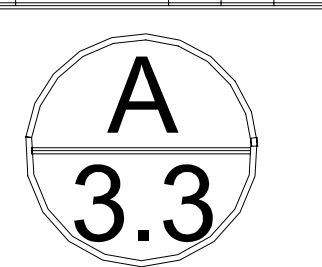
PRELIMINARY
NOT FOR CONSTRUCTION
THIRD FLOOR

Mailing Address - P O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
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Project:	4 UNIT GARAGE UNDER
Site Address:	WI
Job #	19-540

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





CITY OF WAUSAU
COMMUNITY DEVELOPMENT DEPARTMENT

COMMERCIAL REHABILITATION PROGRAM APPLICATION

Please provide information on your proposed project. Your signature below indicates you or your firm's intent to apply for commercial rehabilitation program funding and that you have received a copy of the program guidelines. **Please return to Community Development with your check in the amount of \$50.00 for the application fee.**

Applicant name JAY JEET GOVARDHAN

Mailing Address 4418 Echo Valley Dr, Eau Claire, WI 54401

Phone # 405-334-2439 SS#/FEIN# 82-5432669

Name(s) Listed on Deed Nidus Holding Company LLC

Project Location 201 N 17th Ave Wausau WI 54401

Property Mortgage Holder(s): To be Incredible Bank Wausau WI

Current Mortgage Amount: 2,408,000

Loan Amount Requesting 190,000

Scope of Work to be Undertaken: (attach contractor estimates and rendering of project)

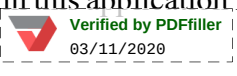
64 bathrooms complete renovation, common area renovation, HVAC/PTAC

replacement, labor, bath fixtures, lighting, wall coverings, floor

coverings, exterior and interior paint, electrical and security syst

Estimated Timeframe for Project Completion Oct 2020

I certify that the information in this application is correct and accurate to the best of my knowledge.

Jay Jeet Govardhan  3/11/2020
Applicant Date

To be completed by staff:

Historic Landmarks Commission Review

Economic Development Committee Review

Signature _____ Date _____
☐ (Check box if reviewed)
☐ (Check box if recommendations)

Signature _____ Date _____
☐ (Check box if reviewed)
☐ (Check box if recommendations)



Tax Incremental Financing Policy & Application



City of Wausau, Wisconsin

407 Grant Street

Wausau, WI 54403

www.wausaudevelopment.com

(715) 261-6680



Economic Development Agreement Policy

Purpose

Tax Incremental Financing (TIF) is a governmental finance tool used to provide funds to construct public infrastructure, promote development opportunities and expand future tax base. TIF assistance is only used when the proposed development would not occur “but for” City assistance. The proposed development should be consistent with and reinforce all City plans; and lead to the creation of jobs, the attraction, retention and expansion of strategic businesses and/or the redevelopment of underutilized properties to eliminate blight.

Goals and Objectives

Goal #1 - Economic Development: create jobs through the attraction, retention, and expansion of strategic businesses, support local workforce development and training, improve infrastructure for commercial and industrial expansion opportunities, increase the local tax base.

Goal #2 - City Revitalization: remove blight, encourage new construction on existing city lots, promote historic preservation and adaptive/imaginative re-use of underutilized properties, increase affordable housing, allow higher standards of building design and construction quality.

The proposed development should:

- Improve identified blighted and strategic areas
- Meet the City [Urban Design Standards](#)
- Support the [Comprehensive Plan](#) and relevant neighborhood plans
- Utilize loans over grants
- Serve as gap financing – not be possible “but for” City assistance
- Primarily used for public infrastructure and publicly accessible areas
- Create jobs, commerce and economic activity
- Include substantial private investment of the applicant
- Receive support from neighborhood and stakeholder organizations

Application Process

Developers who seek TIF assistance must meet with Community Development staff and other City staff as appropriate. If staff determines funds may be available, a developer will be asked to submit a [TIF Application](#). A TIF application shall include the following:

- Application describing the nature of the business, proposed plans, and requested assistance
- Project description, purpose of loan and expected benefits. Include cost estimates for building improvements and other capital expenditures, as well as the ratio of total project cost versus the amount of equity invested by owner
- Three-year cash flow projections
- Profit and loss statement for the past three years (if applicable)
- Fees – a non-refundable fee of \$1,000 is required for processing of the initial application. An additional fee of \$500 will be charged for each development agreement amendment required.

The City is not obligated to make a TIF assistance recommendation or conclude negotiations in the event that information has not been presented to its satisfaction or the proposed project lacks feasibility. Meeting policy guidelines or other criteria listed herein does not guarantee the provision of TIF financial assistance nor does the approval or denial of one project set precedent for approval or denial of another project.

Staff verifies the TIF application and distributes the file for review to relevant City departments. The draft development agreement term sheet will be sent to the Economic Development and/or Finance Committee for review. City Council approval is required for all TIF Applications that result in a Development Agreement.



The process for approving funds within a current TID (or within a 1/2 mile radius of an existing TID) may take up to 60 days for final approval. Developers may request TIF funds outside of a Tax Incremental District, but the City of Wausau requires an additional 60 days minimum to allow for an amendment to TID boundaries.



Application for City Assistance

The City of Wausau is a proud partner in assisting investment and business development. Our Development Team welcomes consultation with prospective applicants in advance of this formal application process.

Applicant Information

Legal Name: Nidus Holding Company LLC

d/b/a: Plaza Hotel

Mailing Address: 201 N 17th Ave Wausau WI 54401

Primary Contact #: 405-334-2439

Cell #: 405-334-2439

Email: jayjeet@gmail.com

Attorney: Lindsay Erickson

Will a new entity be created for ownership? No ☒ Yes ☐ Name: _____

Principals of existing or proposed corporation/partnership/LLC

Jay Jeet Govardhan

Tax Identification #: 82-5432669

Project/Property Summary

Overall Project Summary: Complete renovation of Tower building and support areas. Project includes engineering and architecture costs,

exterior wall erection, parking islands, bringing property to current building code, replace of all floor coverings, wall coverings, interior

and exterior repair, bathroom redo, common areas and building, roof renovation, lighting and electrical replacement, new window treat

Parcel Address(es): 201 N 17th Ave Wausau WI 54401

Proposed Parcel/Land Area: Approximately 2 acres Acres

Proposed Building Area: Around 42,000 sq ft Square feet

Current Use: Hotel, bar, restaurant, banquet, meeting rooms

Hotel, bar, restaurant, banquet, meeting rooms

Current Assessed Value: \$ 1,850,000

Current Property Taxes: \$ 49,775.68

Describe any zoning changes that will be needed: TBD

Identify any other approvals, permits or licenses: _____

Demolition, building, plumbing, mechanical, electrical, fire hydrant, storm water permits

Describe briefly what the project will do for the property and/or neighborhood: _____

Remove blight (Repair/removal of deterioration), improving tax value, improving neighborhood property values

Remove blight (Repair/removal of deterioration), improving tax value, improving neighborhood property values

Full and part-time jobs to be created by the proposed project including average estimated salary: _____

If existing business, number of current full and part-time employees: 12 full time

Timetable: TIF Approval - April 2020, Bank Loan - May 2020, Construction begin - June 2020, Demolition Begin - July 2020, Completion - Oct 2020

TIF Approval - April 2020, Bank Loan - May 2020, Construction begin - June 2020, Demolition Begin - July 2020, Completion - Oct 2020

TIF Approval - April 2020, Bank Loan - May 2020, Construction begin - June 2020, Demolition Begin - July 2020, Completion - Oct 2020

Development Team

Developer: Owner - Jay Jeet Govardhan

Architect: Angus Young

Contractor: Anthony Construction, 12 Gauge Construction LLC

Other Members: Local contractors for plumbing, electrical, and landscaping

Project Budget/Financial Information

Describe why the project cannot occur "but for" City participation: Participation of city in reverse TIF for 1-2 years

of property tax exemption is important to make the project to complete on time and with all the improvements necessary

Identify the sources and uses of funds for the project

	Amount (\$)	Source
Land Acquisition or Facility Purchase		
Demolition		
Environmental Remediation		
Site Clearance and Prep	16,336	Owner equity
Utilities		
Construction of New Building		
Renovation of Existing Structure	755,398	Bank Loan
Machinery & Equipment	348,736	Bank Loan / City Rehab Loan
Architectural & Engineering Fees	28,300	Bank Loan
Legal & Professional Fees	65,000	Owner equity
Project Management	14,000	Owner equity
Appraisal	3,000	Owner equity
Title/Recording/Transfer	3,000	Owner equity
Permits	7,000	Owner equity
Real Estate Taxes		
Contingency	120,000	Bank Loan
Licenses	11,330	Owner equity
Other (please specify)		
Working Capital	50,000	
Total Project Costs	1,422,100	

Identify the sources/expected sources of financing

Source	Amount (\$)	Terms: Years/Interest	Contact
Equity	103,000		Jay Jeet Govardhan
Loans	1,079,000	25 years 5.56% 5 years fixed and 10 year	Incredible bank, CWED
Grants			
City Participation			
Loan	190,000	7 year 1.5%	
Grant	50,000	1 year	City reverse TIF
Other			
Total Financing	1,422,100		

Additional Considerations

Please answer the following:

1. Will you sign a community workforce agreement with the local Building Trades Council? **Yes** ☒ **No** ☐
2. Will you agree to source all sub-contractors and building material suppliers from within a 100 mile radius of Wausau? **Yes** ☒ **No** ☐
3. Will you agree to not protest to the Board of Review, except in cases of material inaccuracies, your real estate assessment for the subject properties? **Yes** ☒ **No** ☐
4. Will you complete the design assistance process of the Wisconsin Focus on Energy Program, which offers incentives and consultations on energy efficiency? **Yes** ☒ **No** ☐
5. Will you consider using Property Assessed Clean Energy (PACE) funding which can provide financing support for construction which meets energy efficiency or alternative energy standards? **Yes** ☒ **No** ☐
6. Will you provide corporate tax filing verification information for job creation reporting purposes, if requested? **Yes** ☒ **No** ☐

Filing Requirements

You must provide all of the following items with your signed application for it to be considered complete:

1. Fee: A nonrefundable application fee of \$1000 made payable to the City of Wausau Community Development Department.
2. Site Maps: Provide a map that shows the location of the site and a map that focuses on the project and its immediate surroundings.
3. Project Renderings: Provide preliminary drawings, plans or renderings for the proposed project.
4. Projections: Provide three (3) years of cash flow projections for the project.
5. Statements: Profit and loss statements for the past three (3) years (if applicable) – this may be shared in a closed session if necessary and requested.

If the project requires planning and/or zoning approvals, you must make these applications concurrent with this request.

Declarations

The City requests answers to the following for any applicant, investor, developer, officer or affiliate of an entity or LLC with an ownership or share of 20 percent or greater in the proposed project:

Involved in a previous or pending lawsuit or legal proceeding?

Yes ☐ **No** ☒

Involved in a previous or pending bankruptcy or insolvency proceeding?

Yes ☐ **No** ☒

Charged with a crime, paid or otherwise complied with civil penalties, or been the subject of a criminal or civil investigation?

Yes ☐ **No** ☒

Have any outstanding tax liens currently or previously?

Yes ☐ **No** ☒

Have any projects with a construction delay of six months or greater?

Yes ☐ **No** ☒

Please attach a detailed explanation of any YES responses.

Agreement:

I, by signing this application, agree to the following:

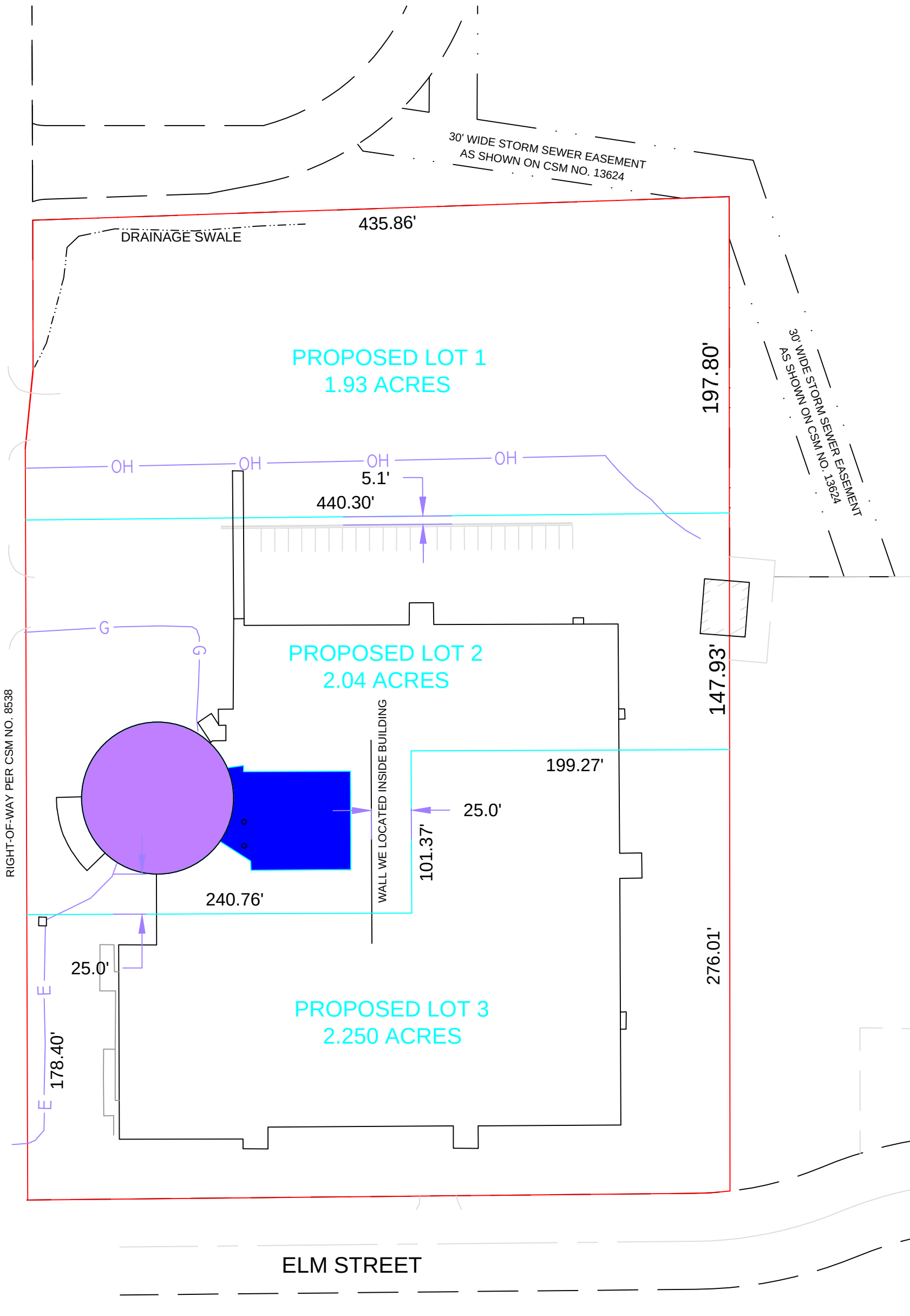
1. I have read, and will abide by all the policies, standards and reporting requirements of the City for Tax Incremental Financing (TIF).
2. The information submitted is correct and adequately represented.
3. I understand the City reserves the right to deny approval, regardless of preliminary approval or the degree of construction completed before application for final approval.
4. I authorize the City to check references, run a credit report, verify criminal and financial backgrounds and obtain other relevant information on the applicant and parties.
5. I agree to provide additional information as may be requested by the City after filing of this application.

Applicant Name (Printed): Jay Jeet Govardhan Date: 3/11/2020

Signature: Jay Jeet Govardhan



17TH AVENUE



ELM STREET

Best Western of Wausau

2020

VISION MISSION VALUES



To be recognizable by service and product quality standard



To delight our guests every time by creating engaging experiences. To inspire and motivate employees. To achieve excellent financial results.



Professionalism, Excellence, Innovation, Teamwork

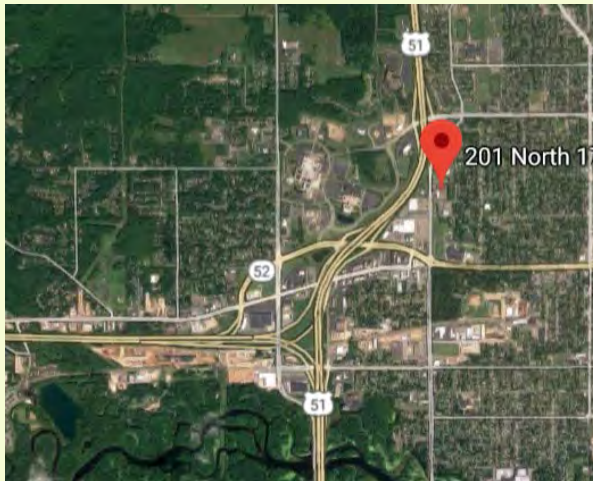
ABOUT THE SITE

- Location: 201 N 17th Ave Wausau, WI (Plus Coordinates X87W+Q6)
- Size: 6.23 acre (4.3 acre main lot + 1.92 acre additional parking lot)
- Two distinct hotel complexes currently run under an independent brand
 - Tower - 4 stories, 60 rooms including 5 two room suites and 3 one room suites
 - Pool rooms – 140 rooms facing pool or parking.
 - In-house full-service bar and grill



LOCATION

- Location: 201 N 17th Ave Wausau, WI (Coordinates X87W+Q6)
- Size: 6.23 acre (4.23 acre main lot)
- City: Wausau Metro Area (pop: 135k)
- Proximity to
 - Aspirus Medical Center
 - Marshfield Clinic
 - Liberty Insurance
 - EastBay Fiskars
 - NTC Technical College
 - WPS Health Insurance
 - eCommerce headquarters of Foot Locker, Inc
 - Apogee Wausau Group



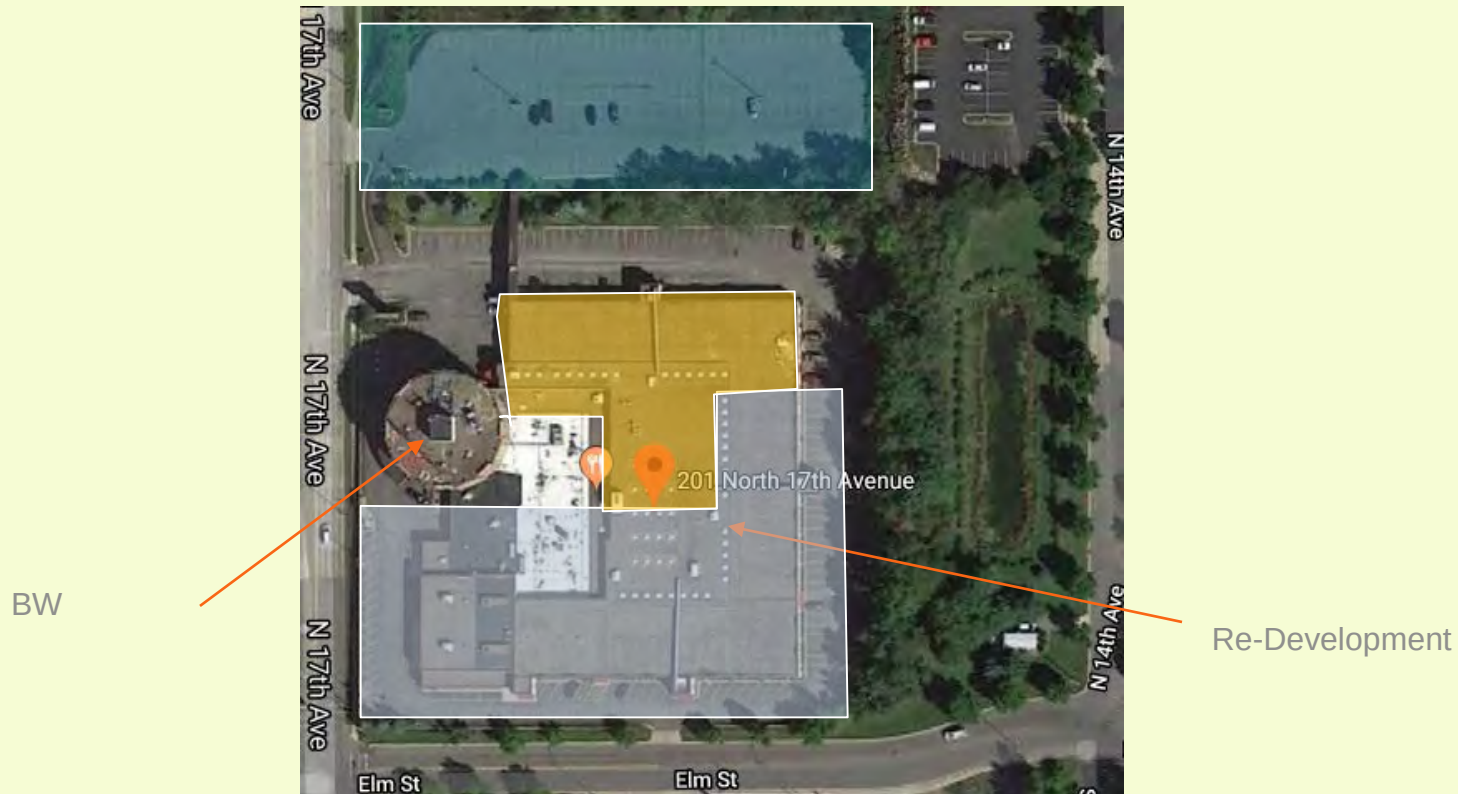
ABOUT MANAGEMENT TEAM

Management Profiles:

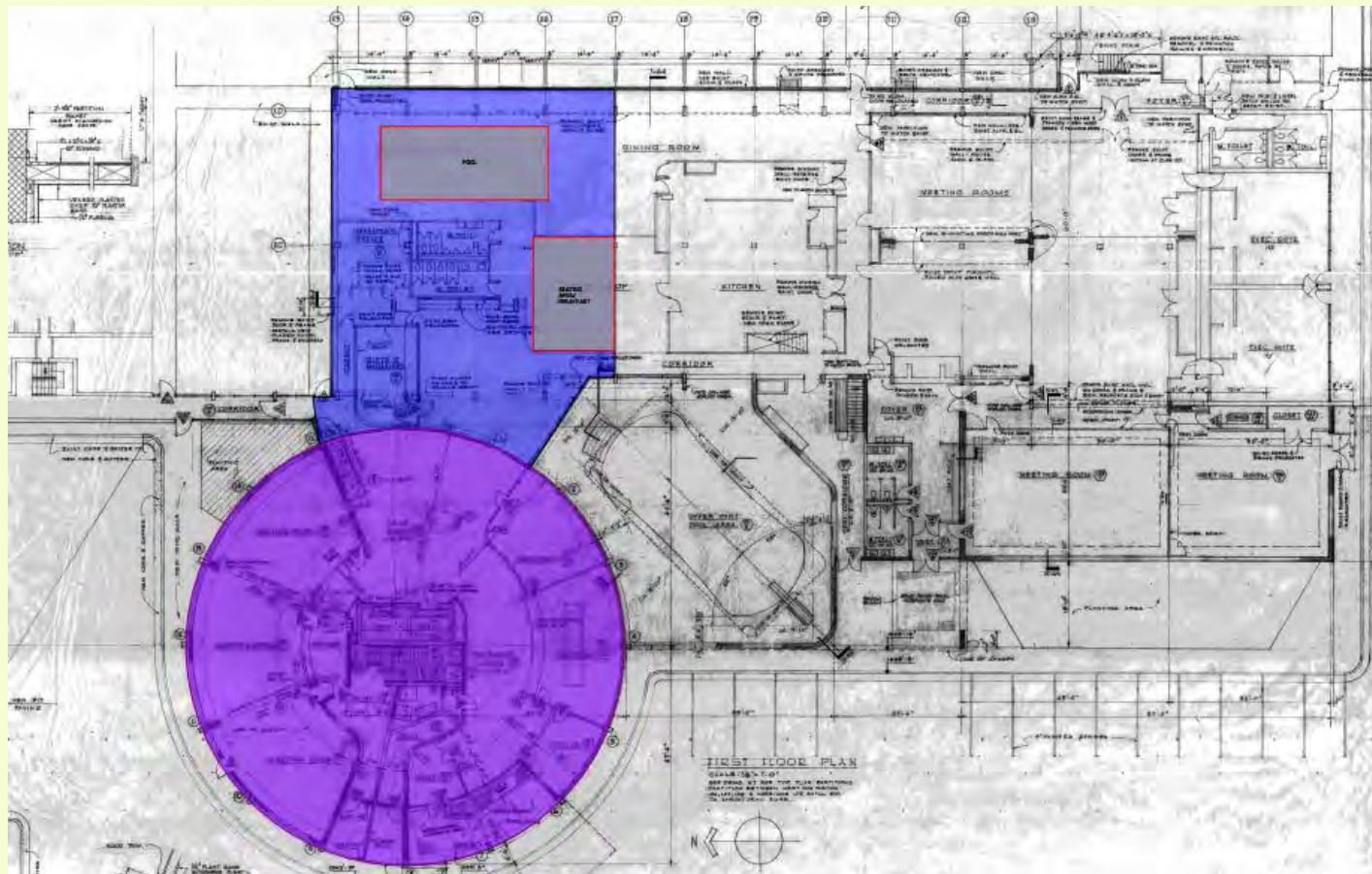
- Jay Govardhan
 - Qualification MBA, MSIE, Certified Hospitality Manager – Operations, 10 years experience in Hospitality
 - Title: Full time owner operator
- Renae Tidd
 - Qualification: Certified Hospitality Administrator, CFSM, 34+ years in hospitality as GM, restaurant and bar manager and operations manager in Wausau area
 - Title: Full Time GM

VISION

- Split property in 3 parcels
- Partner buyout North lot – 1.92 ace
- Upgrade Tower side lot with Best Western – 2 acre
- South lot for redevelopment – approx. 2 acre



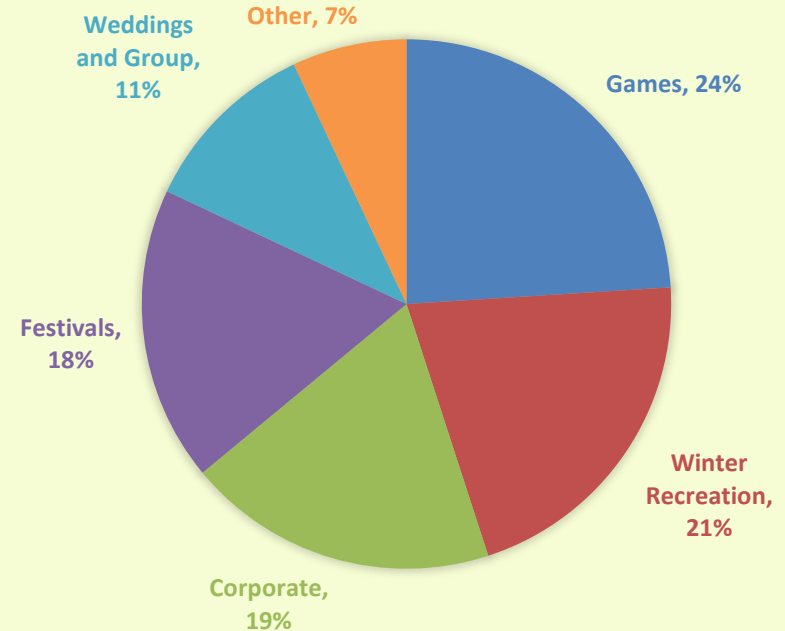
HOTEL PLAN



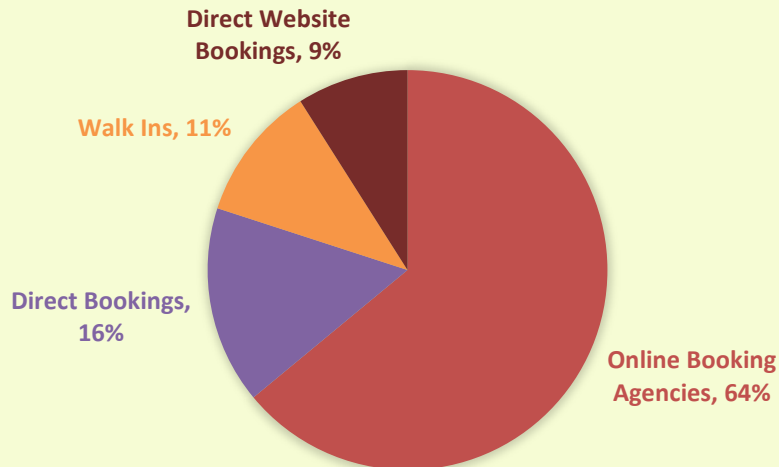
REVENUE STREAMS AND SOURCE DATA

- Revenue Streams

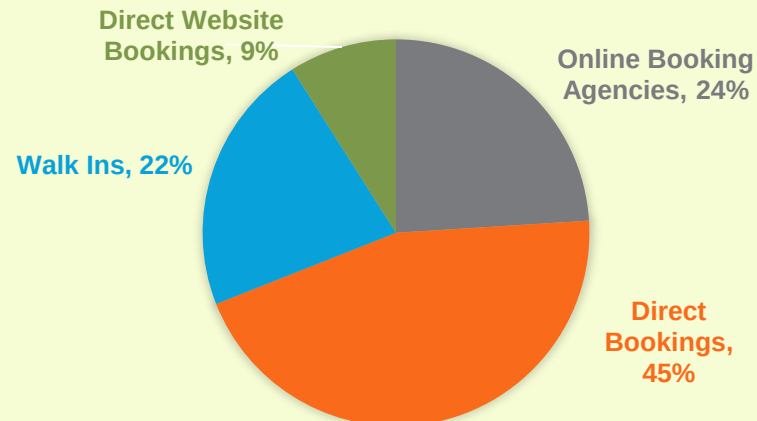
- Badger State Games (24%)
- Winter recreation (21%)
- Corporate Travelers (19%)
- Festivals (18%)
- Weddings and other group (11%)
- Other individual travelers (7%)



CURRENT REVENUE SOURCES



FUTURE REVENUE SOURCES



PROPOSAL

- Conversion to mid-scale brand Best Western using existing structure located on 2 acre land on 17th Ave
- 60 room limited service hotel, 4 floor
- Unique Selling Point: Family and business-oriented focus



ROOM DETAILS

Type	Current	New
Tower Double Queen	25	35
Tower King Fitness	0	4
Tower King Pullout	18	4
Tower King Standard	3	11
Tower Queen ADA	1	
Tower King ADA	1	2
Tower King Whirlpool	5	
Tower King Whirlpool Pullout	3	
Tower Suite King (2 room)	2	4
Tower Suite Queen (2 room)	2	
Grand Total	60	60

- Focus on Badger State Games, Tourism, Business Travel and Value Creation by keeping families and friends together
- Brand new FF&E, OS&E and modern experience
- Complete redo of two 2-room suites

INVESTMENT HIGHLIGHTS



- Investment in robust infrastructure
 - Welcoming lobby, modern furniture, RFID guest entry and tracking, Express check in check outs, complete bathroom rebuilding, climate control air conditioning, targeting staff and energy efficiency
 - Providing affordable stay with mid upscale experience

HIGH LEVEL PROJECT TIMELINE



Class A Customizable Office Space

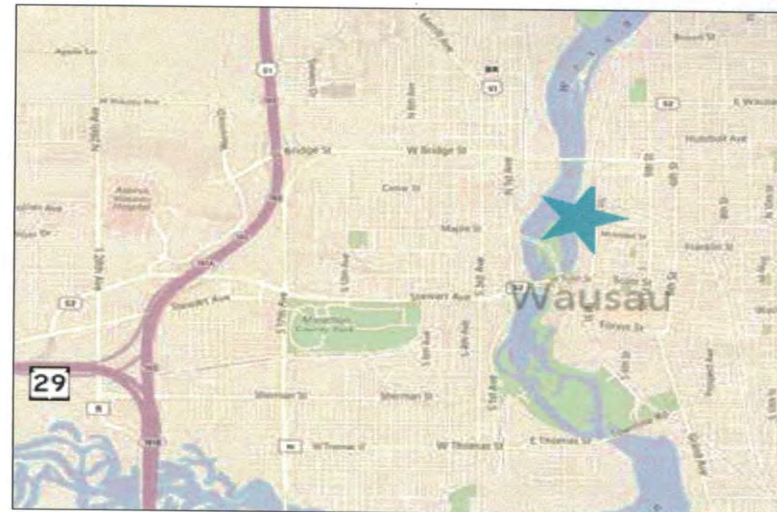
Riverlife Commerce Building, Wausau, WI



Office Property Overview

Envision your business as part of Wausau's pioneering, innovative and prestigious riverfront commerce community, where clients arrive via walking path, boat or vehicle. Riverlife Class A mixed-use buildings include ground floor retail (restaurant, salon/spa, and coffee shop) with upper floor offices that include private balconies, secured after-hours access, shared employee snack lounge, underground parking, and an exterior deck plaza with outdoor seating. Street entrance signage will be enhanced with signage placed along the walking path. Building is Smoke-Free! Reserve your one-of-a-kind office opportunity today!

Office Lease Rate:	\$16–18 SF
Square Feet Available: (2nd & 3rd Floor)	Approx. 12,000 SF per floor (divisible)
Building Size:	Approx. 45,000 SF
Building Class:	Class A
Lease Term:	5–10 Years
Parking:	Surface and reserved underground garage
Reserved Parking:	1 Space included in rent, additional spaces \$45 per month
Landlord Build-Out Contribution	Improved white box suite; added contributions will depend upon lease terms.
Tenant Build-Out Contribution	Interior partition walls, cabinets, plumbing, data & all finishes above building standard. Specifics depend upon lease terms.



Riverlife Phase 3 Mixed Use Term Sheet

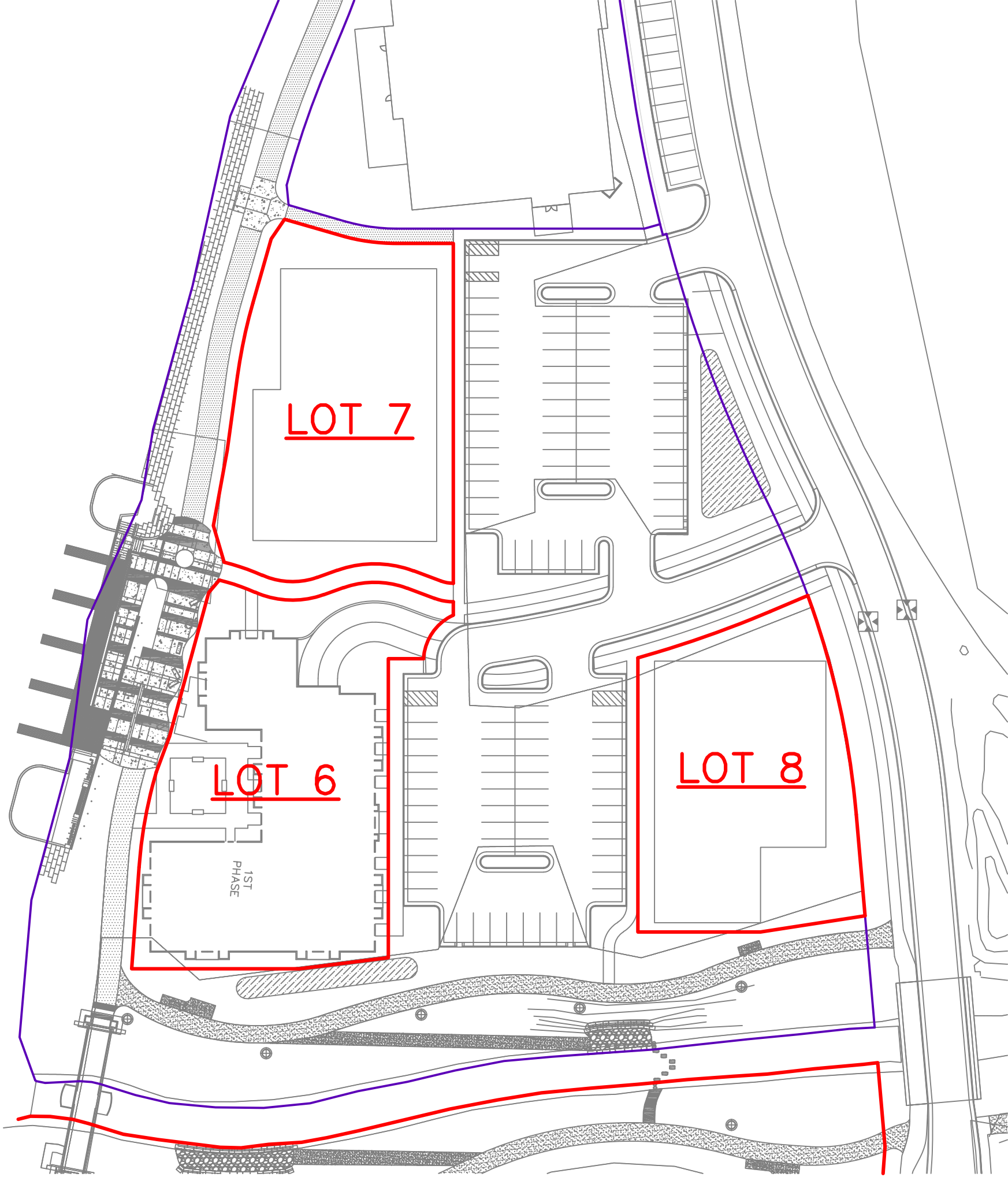
The Developer shall have the option to construct/cause the construction of a 3 story mixed use (office and retail) building (approx. 45,000 sq.ft.) with a minimum of \$5mil in construction value, subject to final zoning approval at Lot 6 of the Riverlife Riverfront North Zone.

The Developer shall commence construction when the leasing of the proposed building reaches 65% or no later than June 1, 2022 and shall complete construction of the project no later than December 31, 2024 or the option shall be void.

The City shall construct an expansion of the existing parking area (Outlot 4 in the North Zone) to encompass the area of Lot 8 as additional parking for use of the proposed project.

The City shall provide 70% of available increment associated with the project annually until a maximum incentive total of 9% of construction costs or \$899,000 is reached.

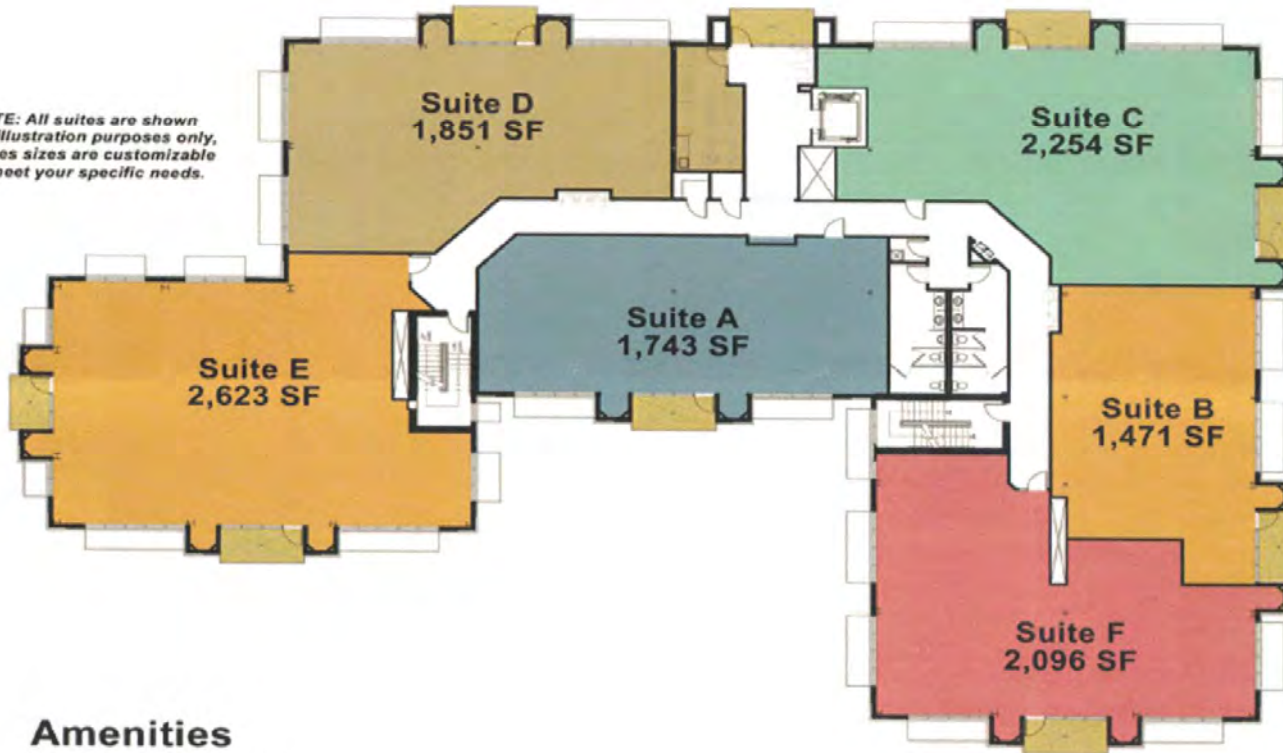
The City shall transfer the parcel (Lot 6) for \$1 to the developer.



Building Amenities

2nd Floor Layout

NOTE: All suites are shown for illustration purposes only, suites sizes are customizable to meet your specific needs.



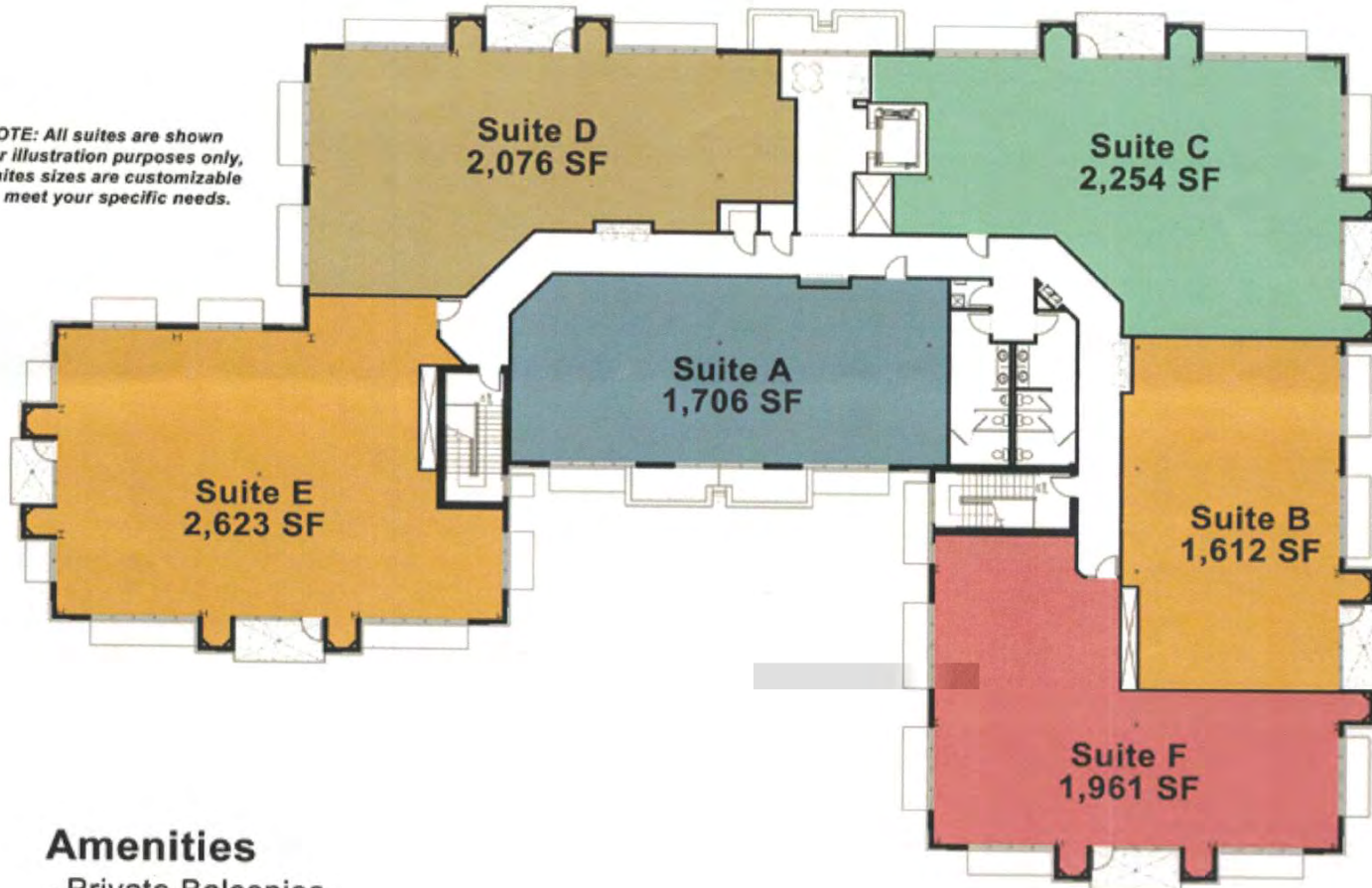
Amenities

- Private Balconies
- Amazing Views of the Wisconsin River & Beyond
- State-of-the-Art Employee Refreshment Lounge
- Attractive Common Lobby with Soft Seating
- Direct Access to Exterior Plaza Seating
- Steps Away from Riverside Walking Trail & Other Downtown Amenities
- Secured Access After Normal Business Hours

Building Amenities

3rd Floor Layout

NOTE: All suites are shown for illustration purposes only, suites sizes are customizable to meet your specific needs.

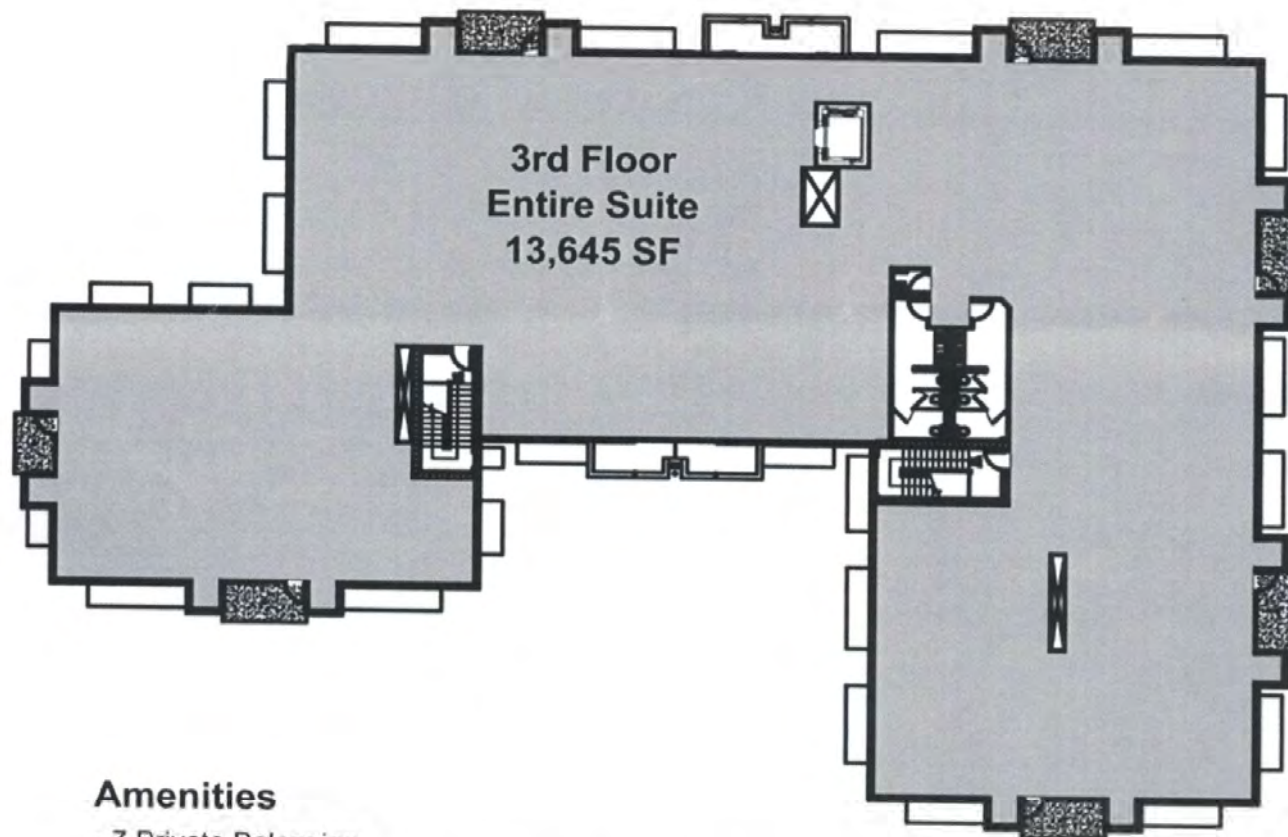


Amenities

- Private Balconies
- Amazing Views of the Wisconsin River & Beyond
- State-of-the-Art Employee Refreshment Lounge
- Attractive Common Lobby with Soft Seating
- Direct Access to Exterior Plaza Seating
- Steps Away from Riverside Walking Trail & Other Downtown Amenities
- Secured Access After Normal Business Hours

Building Amenities

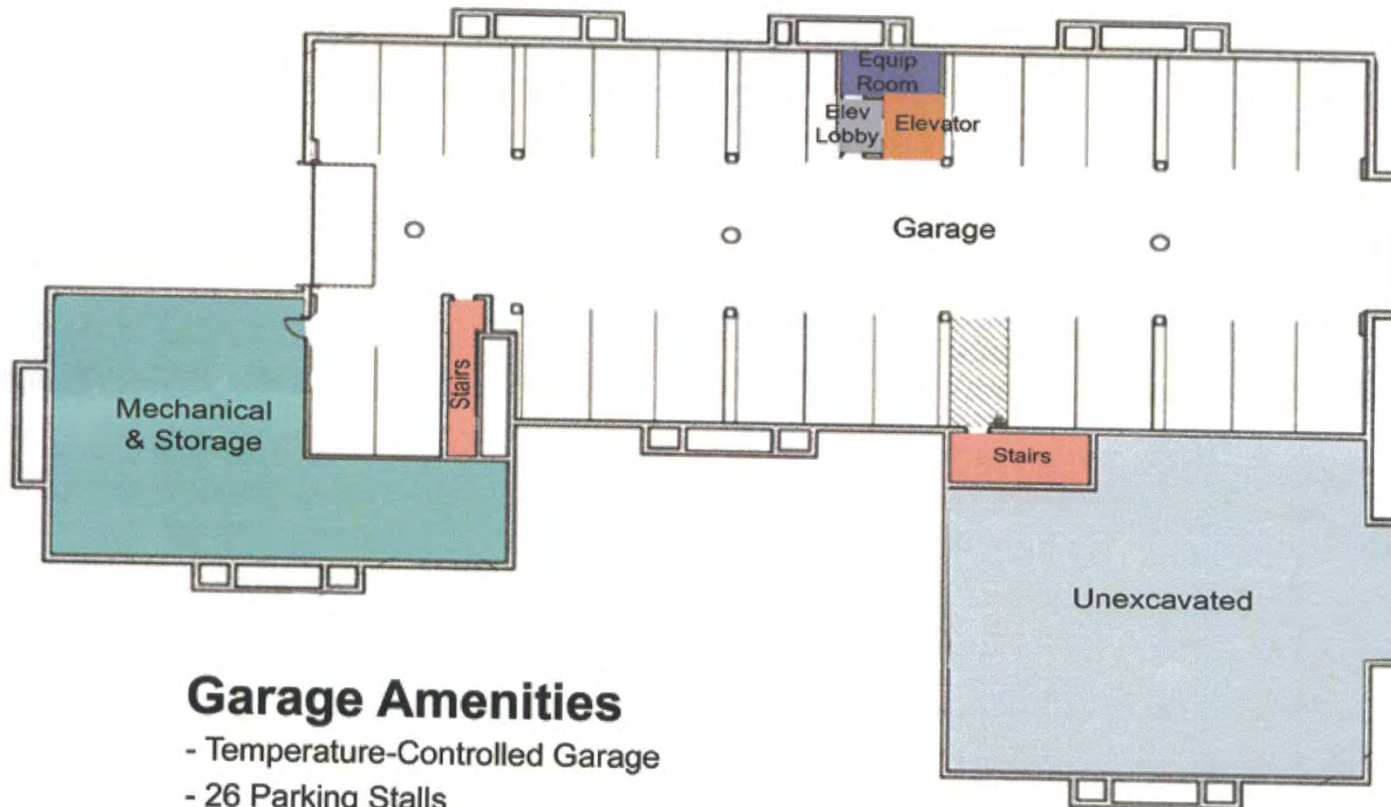
3rd Floor - Single Occupant Option



Amenities

- 7 Private Balconies
- State-of-the-art Employee Refreshment Lounge (Located on 2nd Floor)
- Access to Exterior Plaza & Seating
- Private Restrooms
- Steps Away from Riverside Walking Trail & Downtown Amenities
- 6 Reserved Underground Parking Spaces Included in Rent

Building Amenities



Garage Amenities

- Temperature-Controlled Garage
- 26 Parking Stalls
- Minimum One Space Included in Rent
- Additional Spaces \$45 per month



Planning, Community and Economic Development

MEMO

TO: Economic Development Committee members

FROM: Michelle Van Krey, Community Development

DATE: March 13, 2020

RE: Fix It Up Wausau-Transformation Loan Program

The Fix It Up Wausau program is a transformation loan intended to assist homeowners with major transformation projects to their home or rehabilitate multi-unit buildings into fewer units or single family homes. If approved, applicants receive up to a \$75,000 loan at 1% interest based on need.

To date, the Community Development Department has approved two applications for the Fix It Up transformation loan program.

The first property is located at 902 Stewart Ave and received approval for \$71,400. This project will consist of the installation of new windows, gutters, siding, soffit/fascia, doors and roof as well as a bathroom remodel. The windows were installed in February and the rest of the work will start this spring.

The second property is located at 926 Lincoln Ave and received approval for \$75,000. This project will consist of turning a two story duplex back into a 5 bedroom, 2 bathroom single family home. Demo work started in March for this project.

SPACE FOR LEASE

WAUSAU CROSSROADS CENTER

200 - 220 17th & 18th Ave. Wausau, WI

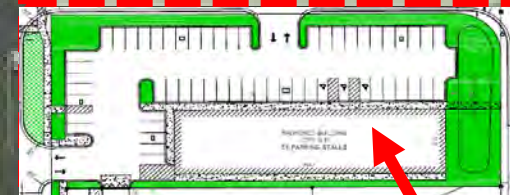
10K Suite* \$ 14.00 psf NNN
20K Suite* \$ 12.00 psf NNN
50K Suite* \$ 8.50 psf NNN

83,400 sq.ft. Building
Reconfiguring into Multi-Tenant Space.

Planning
Multi-Tenant
Building
with
Endcap
Drive-Thru

City Bus Stop

New Entrance Street Spring 2020



Wausau's & Metro Area's Best Access & Highest Traffic Count.
Located in a very successful corridor. The Entire Centers
Buildings and Grounds privately owned and Operated for decades.

MATTRESS FIRM

ASHLEY
FURNITURE
HomeStore

FURNITURE
ApplianceMart



noodles
company

Papa Murphy's
PIZZA

DigiCOPY

Panera
BREAD

Walgreens



11,200 Sq.ft. Starting at \$ 22.00 psf NNN

New Multi-Tenant in Pre Construction Leasing

COMMERCIAL Real Estate
Represented by **Bill Scholfield**
Scholfield Group, LLC
(715) 574-7007
bill@scholfieldgroup.com

CARW
COMMERCIAL ASSOCIATION OF REALTORS