



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

## OFFICIAL NOTICE AND AGENDA

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

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

### **AGENDA ITEMS FOR CONSIDERATION**

*(All items listed may be acted upon)*

- 1) Public Comment (Up to 3 minutes per person at Chair's discretion)
- 2) Approval of Minutes from July 1, 2025 and July 22, 2025 Meetings
- 3) Discussion and possible action on approving Quit Claim Deed – Wisconsin Central Ltd. – 15 Fulton St./920 N. 1 St. (Lynch)
- 4) Discussion and possible action on Development Proposal and Sale of City Owned Property at 1609 E Bos Creek Dr (Stratz)
- 5) Discussion and possible action on Development Proposals for 1019 Bridge St (Stratz)
- 6) Discussion and possible action on Revision of the Property Disposition Policy (Lynch)
- 7) Updates
  - A. Westside Commons
  - B. 700 Grand Apartments
  - C. Thomas Street Residential Infill & WAM Grant
- 8) Adjournment

#### **Carol Lukens, Chairperson**

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

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

**This Notice was Posted at City Hall and Emailed to Local Media Outlets on 07/31/2025 @ 3:00 PM**

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

# MINUTES

## Economic Development Committee Meeting

*Date / Time:* Tuesday, July 1, 2025, at 5:30 P.M. | *Meeting called to order by* Lukens at 5:30 P.M.

### In Attendance

**Members Present:** Carol Lukens, Chad Henke, Gary Gisselman, Terry Kilian, Victoria Tierney

**Staff Present:** Randy Fifrick, Andy Lynch, Shannon Graff, Atty. Jacobson

**Others Present:** Nick Patterson – T-Wall

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

### Agenda Item 1 – Public Comment

No community members presented for public comment.

### Agenda Item 2 – Approval of Minutes from May 6 and June 3, 2025 Meetings

*Gisselman moved to approve, seconded by Henke. Motion Carried 5-0.*

### Agenda Item 3 – Update on Foundry on 3rd progress (Fifrick)

Reviewed progress: residential units nearly finished; few remaining “punch list” items. Lynch shared a walkthrough video from of progress to date. Highlighted delays tied to supply chain disruptions and tariff-related issues: bricks and countertops held up in port. These material delays have ripple effects across trades.

Patterson reported fitness studio tenant secured for first-floor retail space; interest also expressed by a hair salon and other retailers. Noted strong leasing activity for residential units; a mobile leasing office is expected on-site later this summer.

### Agenda Item 4 – Discussion and possible action on approval of the 2nd amendment to the Development Agreement with Foundry on 3rd Ph 1, LLC (Lynch)

T Wall requested an 8.5-week extension, moving the completion date from **November 1** to **December 31**. Lynch emphasized this shift allows flexibility while still enabling tax assessment within the next valuation cycle.

Concerns were raised about potential precedence and accountability but also acknowledged the construction progress so far and the external constraints. Kilian noted she will support this extension but any further extensions she will not support.

Tierny expressed concern that it would be completed by December 31 noting a lot of work remaining and only six months to accomplish it.

Gisselman stated he has consistently voted against this project and will continue to do so by not supporting the extension.

*Henke motioned to approve, seconded by Kilian. Motion Carried 3-2 with Gisselman and Tierny dissenting*

### Agenda Item 6 – Discussion and possible action on Consent to Transfer, Waiver of Right of First Refusal, Termination of Recorded Deed Restrictions and Recording Set of Revised Deed Restrictions for 840 S. 66th Avenue (Lynch)

Lynch presented a request to approve the transfer of ownership for 840 S. 66th Avenue, waive the City’s Right of First Refusal, terminate existing deed restrictions, and record updated restrictions. Lynch noted this waiver is consistent with similar past transactions and ensures development flexibility.

*Tierny motioned to approve, seconded by Kilian. Motion Carried 5-0.*

### Agenda Item 7 – Discussion and possible action on approval and release of the Request for Interest for N 2nd St Development (Lynch)

Lynch presented the draft Request for Interest (RFI) for the redevelopment of City-owned property on N. 2nd Street. The RFI seeks development proposals that align with the City’s strategic goals, neighborhood character, and funding requirements, including Community Development Block Grant (CDBG) guidelines. Lynch noted that due to the use of CDBG funds in acquiring a portion of the site, a number of residential units would need to meet affordability standards.

Alder Tierney inquired about an estimated timeline for groundbreaking and expressed concern regarding the number of simultaneous development projects occurring across the City. Lynch responded that the timeline would depend on developer response, with preliminary estimates targeting late 2026 or beyond. Alder Henke disagreed with that timeline, projecting a 4-year window before groundbreaking. Chair Fifrick expressed hope for groundbreaking by fall of 2026 and completion in 2027.

Alder Kilian questioned what is meant by “market rate rent” and stated she would like to see specific pricing proposals submitted as part of the RFI responses. Lynch confirmed that proposals should clearly identify expected price points for both affordable and market-rate units.

Alder Gisselman stated he would be looking for a project that complements and fits into the character of the surrounding neighborhood.

Alder Lukens noted that she appreciated the inclusion of public feedback in the RFI draft materials and will be looking for proposals to include community suggestions.

*Henke motioned to approve release of RFI, seconded by Tierny **Motion Carried 5-0.***

---

### **Agenda Item 8 – Adjournment**

---

*Henke motioned to adjourn, seconded by Tierny. **Motion Carried 5-0.***

**Meeting Adjourned at 18:13 PM**

### **CITY OF WAUSAU, YouTube MEETING LINKS**

*ALL City of Wausau Meetings can be viewed at:*

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

*The ED meeting from 07/01/25 can be viewed at:*

- <https://www.youtube.com/live/nuo2PrRQnpw?si=zwpC23XlaN2gijmN>

## **FINANCE COMMITTEE**

Date and Time: Tuesday, July 22, 2025, at 5:15 p.m., Council Chambers

Finance Committee Members Present: Michael Martens (C), Gary Gisselman (VC) (left at 5:43 p.m.), Becky McElhaney, Chad Henke, Vicki Tierney

Economic Development Committee Members: Carol Lukens (C), Chad Henke (VC), Gary Gisselman (left at 5:43 p.m.), Terry Kilian, Vicki Tierney

Others Present: MaryAnne Groat, Andrew Lynch, Tammy Stratz

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:17 p.m.

### **Discussion and possible action regarding 2025 Budget modification for Lead Service Line Transfer for 2024 Project.**

Motion by Henke, seconded by Gisselman, to approve the budget modification. Motion carried 5-0.

### **Discussion and possible action regarding 2025 General Obligation Promissory Note for Capital Improvements.**

*Gisselman was excused for the remainder of the meeting.*

Henke stated that option two would save around \$200,000 in interest but does not lower the levy this year. Henke stated support for option two.

Martens stated support for option two as it keeps rates at an even level for stability along with the small savings.

Motion by Henke, seconded by Tierney, to go forward with obligation promissory notes for capital improvements using option two. Motion carried 4-0.

### **Discussion and possible action regarding 2025 Budget modification for parking lot construction.**

Motion by Henke, seconded by Tierney, to approve the budget modification for the two parking lots. Motion carried 4-0.

### **Discussion and possible action regarding authorizing the acceptance of Housing Counseling Capacity Building grant through Wisconsin Housing and Economic Development Authority (WHEDA).**

Motion by Henke, seconded by Tierney, to accept the housing counseling capacity building grant. Motion carried 4-0.

### **Discussion and possible action regarding authorizing the continuous acceptance of the Wisconsin Lead Safe Homes Program (LSHP) funds through the State of Wisconsin, Department of Health Services.**

Motion by Tierney, seconded by McElhaney, to approve. Motion carried 4-0.

## **JOINT AGENDA ITEM FOR CONSIDERATION WITH THE ECONOMIC DEVELOPMENT COMMITTEE**

Noting the presence of a quorum Chairperson Lukens called the meeting to order at 5:54 p.m.

### **Discussion and possible action for purchasing property at 201 N 1st Avenue and 901 & 1021 Cherry Street in the City of Wausau.**

### **CLOSED SESSION pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, in regards to purposes of purchasing property at 201 N 1st Avenue and 901 & 1021 Cherry Street in the City of Wausau.**

Motion by Henke, seconded by Tierney, to convene the Finance Committee in Closed Session.

Roll Call Vote - Yes: McElhaney, Henke, Tierney, Martens; No: None. Motion carried 4-0.

Motion by Henke seconded by Tierney, to convene the Economic Development Committee in Closed Session.

Roll Call Vote – Yes: Tierney, Henke, Kilian, Lukens; No: None. Motion carried 4-0.

***CONVENED into Closed Session.***

***RECONVENE into Open Session, if necessary, to take action on Closed Session items.***

Motion by Henke, seconded by Tierney, to move forward on the purchase of property at 201 N. 1<sup>st</sup> Avenue for the Economic Development Committee. Motion carried 3-1, with Kilian opposed. Motion by Henke, seconded by Tierney, to move forward on the purchase of property at 201 N. 1<sup>st</sup> Avenue for the Finance Committee. Motion carried 4-0.

**Adjourn**

Motion by Tierney, seconded by Henke, to adjourn the meeting of the Finance Committee. Motion carried. Motion by Kilian, seconded by Henke, to adjourn the meeting of the Economic Development Committee. Motion carried. Meeting adjourned at 6:26 p.m.

For full meeting video on YouTube: [https://www.youtube.com/watch?v=mp\\_tlow2gh4](https://www.youtube.com/watch?v=mp_tlow2gh4) and <https://www.youtube.com/watch?v=SYvRfyc7yKs>

DRAFT



## MEMO

**TO:** Economic Development Committee

**FROM:** Andrew Lynch, Economic Development Manager  
Randy Fifrick, Development Director

**DATE:** July 22, 2025

**RE:** Quit Claim Deed – Wisconsin Central Ltd. – 15 Fulton St./920 N. 1 St.

---

As part of the due diligence process for the proposed Wangard multifamily development at 15 Fulton Street / 920 N. 1st Street, an easement restriction was identified in the property deed. This easement stems from a former railroad track previously owned by Wisconsin Central Ltd. (also known as CN). While the track has since been removed, the easement remains in place.

Due to design changes in Wangard's site plan, the presence of the easement required further action. Staff collaborated with Anne Jacobson who was able to successfully initiate contact with CN. CN has indicated its willingness to proceed with an easement release. Anne prepared a draft release document, which has been submitted to CN for review and signature. Wangard has also reviewed and approved the draft.





QUITCLAIM DEED

Document Number

Document Title

1287462  
WI CENTRAL/CITY OF WAUSAU  
REGISTER'S OFFICE  
MARATHON COUNTY, WI  
SEP 03 2002 4:09 PM

AFTER RECORDING RETURN TO:

OFFICE OF THE CITY ATTORNEY  
CITY HALL  
407 GRANT STREET

WAUSAU WI 54403

*Michael J. Sydow*  
REGISTER

Recording Area

THIS INSTRUMENT WAS PREPARED BY:

Wisconsin Central Ltd.  
Real Estate Department  
6250 North River Road  
Rosemont, Illinois 60018  
847-318-4600 - *disconnected*

TRANSFER

*\$112.50*  
FEE

Name and Return Address *TI-112.50 p/c*  
OFFICE OF THE CITY ATTORNEY  
CITY HALL - 407 GRANT STREET  
WAUSAU, WI 54403  
(\$19 CHARGE TO CITY OF WAUSAU)

5662074

Parcel Identification Number (PIN)

QUITCLAIM DEED AND RELEASE

THIS INDENTURE, Witnesseth that the Grantor, WISCONSIN CENTRAL LTD., a corporation duly organized and existing under and by virtue of the laws of the State of Illinois, whose mailing address is 6250 North River Road, Rosemont, Illinois 60018, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby GRANT, CONVEY AND QUIT CLAIM to the Grantee, the CITY OF WAUSAU, WISCONSIN, a municipal corporation, whose mailing address is 407 Grant Street, Wausau, Wisconsin 54403, all of Grantor's right, title, and interest, subject to all existing interests, in and to the following described lands and property situated in the County of Marathon and the State of Wisconsin to wit:

A parcel of land located in the Northeast Quarter of the Southeast Quarter (also known as Government Lot 6) of Section 26 and in the Northwest Quarter of the Southwest Quarter of Section 25, all in Township 29 North, Range 7 East, in the City of Wausau, Marathon County, Wisconsin and being part of Blocks "D" and "E" of McIndoe and Shutters Addition and part of Block "F" of Stewart, Manson

- 291-2907-264-0190 ✓ #5660
- 291-2907-253-0199 ✓ *at 5 BLDG* 1
- 291-2907-253-0190 ✓ *at 1, at 8*
- 291-2907-253-0191 ✓ *at 2 BLDG*
- 291-2907-253-0192 ✓ 3 "
- 291-2907-253-0160 ✓ *5, 6, 7, 8*
- 291-2907-253-0188 ✓ #7040
- 291-2907-253-0189 ✓

and Parcher's Addition, described as follows:

All of the existing railroad right of way running in a Northeasterly direction from the intersection with a Northwesterly track (Chicago and North Western Railway) on the West side of Stewart Island (East of Bridge D37D), crossing a channel of the Wisconsin River to its Easterly bank and intersecting with a main railroad track (Chicago and North Western Railway) running Northerly to Merrill, said intersection lying North of the intersection of Second Street and Fulton Street.

The hereinabove described property is shown in hatch marks on Exhibit "A" Plat, dated June 11, 2002, attached hereto and made a part hereof.

Grantor reserves for itself, its successors, grantees and assigns an easement for the continued use, operation, replacement, and maintenance of all existing driveways, roads, conduits, sewers, waterlines, gas lines, pipelines, electric power lines, fiber optic lines, wirelines, pole lines and all other utilities, including but not limited to all railroad facilities located on, over, under or across the Property herein conveyed together with all reasonable right of access thereto whether or not of record and by whomever owned.

Grantee agrees, should Grantor determine in its sole opinion that Grantor requires subject premises for its rail operation within ten (10) years from the date hereof, then Grantor shall have the right, upon giving notice to Grantee, its grantees, successors or assigns of Grantor's intent to repurchase an easement across the subject premises for the same consideration paid by Grantee (i) less all expenses incurred by Grantor in connection with this deed, including all recording costs, filing fees, commissions and attorneys' fees; however, such costs and fees shall not exceed Ten Thousand Dollars (\$10,000.00), and (ii) without further compensation for any improvements located thereon. Upon service of notice of repurchase upon Grantee, its grantees, successors or assigns, and the tender of the said consideration to Grantee, its grantees, successors or assigns by Grantor, Grantee, its grantees, successors or assigns shall reconvey an easement across the subject premises to the Grantor, its successors or assigns. This provision set forth herein shall be incorporated into the deed of conveyance and shall be binding upon Grantee, its successors, grantees and assigns and shall run with the land.

Grantor reserves for itself, its successors, grantees and assigns the railroad track and appurtenances excluding ballast, located within the premises together with an easement for same and access thereto for a period of 365 days from the date hereof. At anytime prior to Grantor's removal of the track and appurtenances, Grantee may, upon 3 business days notice to Grantor's Chief Engineer (1625 Depot Street, P.O. Box 348, Stevens Point, Wisconsin 54481, phone 715-345-2500) remove the track and appurtenances and stack them for pick up by Grantor at a mutually agreed location.

BY ACCEPTANCE OF THIS DEED, Grantee acknowledges that a material consideration for this deed, without which it would not be made, is the agreement by the Grantee, for itself, its successors, grantees and assigns, to indemnify and hold Grantor harmless from and against any and all claims, demands, damages, profits or causes of action, including attorney fees, as a result of the quiet and peaceful possession of subject property or title thereto including but not limited to claims of the heirs of prior grantor(s) or any party having or claiming title to subject property. This covenant shall be binding upon Grantee, its successors, assigns and grantees and shall run with the land.

IN WITNESS WHEREOF, WISCONSIN CENTRAL LTD., the Grantor, has caused these presents to be signed by Rick McFadyen, its Director Real Estate, Wisconsin Central Ltd. and its corporate seal to be hereunto affixed, they being thereunto duly authorized this 31st day of July, 2002.

WISCONSIN CENTRAL LTD.

By: 

\_\_\_\_\_  
Rick McFadyen  
Director Real Estate







Planning, Community and Economic Development

## MEMO

TO: Economic Development Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: July 30, 2025

RE: 1609 E Bos Creek Dr Offer to Purchase

On June 6, 2025 an ad was placed in the Wausau Daily Herald and on the City's website advertising the infill lots the City had for sale. This ad stated that we were accepting bids but holding them for 30 days to provide the opportunity for additional offers. After that, offers would be vetted as they came in. That initial 30 days passed in early July.

During that time frame, city staff received an offer from Habitat for Humanity for the purchase of 1609 E Bos Creek Dr (see attached offer). This offer is very similar to previous offers we received from them with the home to be built by a partnering high school, placed on the lot in spring of 2026 and then sold to an approved Habitat new homebuyer by that fall. Their request for a survey to be completed by the City and a closing date of March 1, 2026, is consistent with their other offers.

Staff recommends the approval of this sale as Habitat has been an excellent partner in providing affordable homebuying opportunities to those who can't afford to purchase a home conventionally.

If you have any questions, please feel free to call me directly at 715-261-6682 or email me at [tammy.stratz@wausauwi.gov](mailto:tammy.stratz@wausauwi.gov). Thank you.



Planning, Community and Economic Development

## PROPERTY DISPOSITION PROGRAM for REDEVELOPMENT PURPOSES APPLICATION

Date submitted: 06/20/2025 Address requesting: 1609 Bos Creek Drive, Wausau, WI 54401

Applicant's name and address: Habitat for Humanity of Wausau  
1810 Schofield Ave, Weston, WI 54476

Applicant's phone number: (715) 343-4212

Offering purchase price: \$1,000

Proposed use: Construction of affordable housing to be completed by October 2026.  
See Attached for additional details.

Proposed timeline: Purchase date: March 1, 2026. Completion: October 2026.

Financing/Owner Cash  
Downpayment Info: \_\_\_\_\_

Applicant's signature *Amy Smith / Executive Director*

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

Date Introduced to Economic Development Committee \_\_\_\_\_

Economic Development recommendation \_\_\_\_\_

Date Introduced at Common Council \_\_\_\_\_

Common Council recommendation \_\_\_\_\_







FOUR CORNERS  
DESIGN STUDIO

4 Corners  
Design Studio  
230867 N. 152nd Ave  
Marathon, WI 54448  
715-370-7846

Residential  
Design Services

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of 4 Corners Design Studio. These shall not be used for any other work, be disclosed to another person, or copied for any other use without written permission from 4 Corners Design Studio. Written dimensions take precedence over scaled; contractor shall check all details and dimensions and shall be responsible for same.

Owner/Builder:  
**HABITAT FOR HUMANITY**

Job Name/Project:  
**NEW RESIDENCE FOR JOB #77 (MERRILL)  
BOS CREEK WAUSAU WI 54401**

Date:  
**5/16/2025**

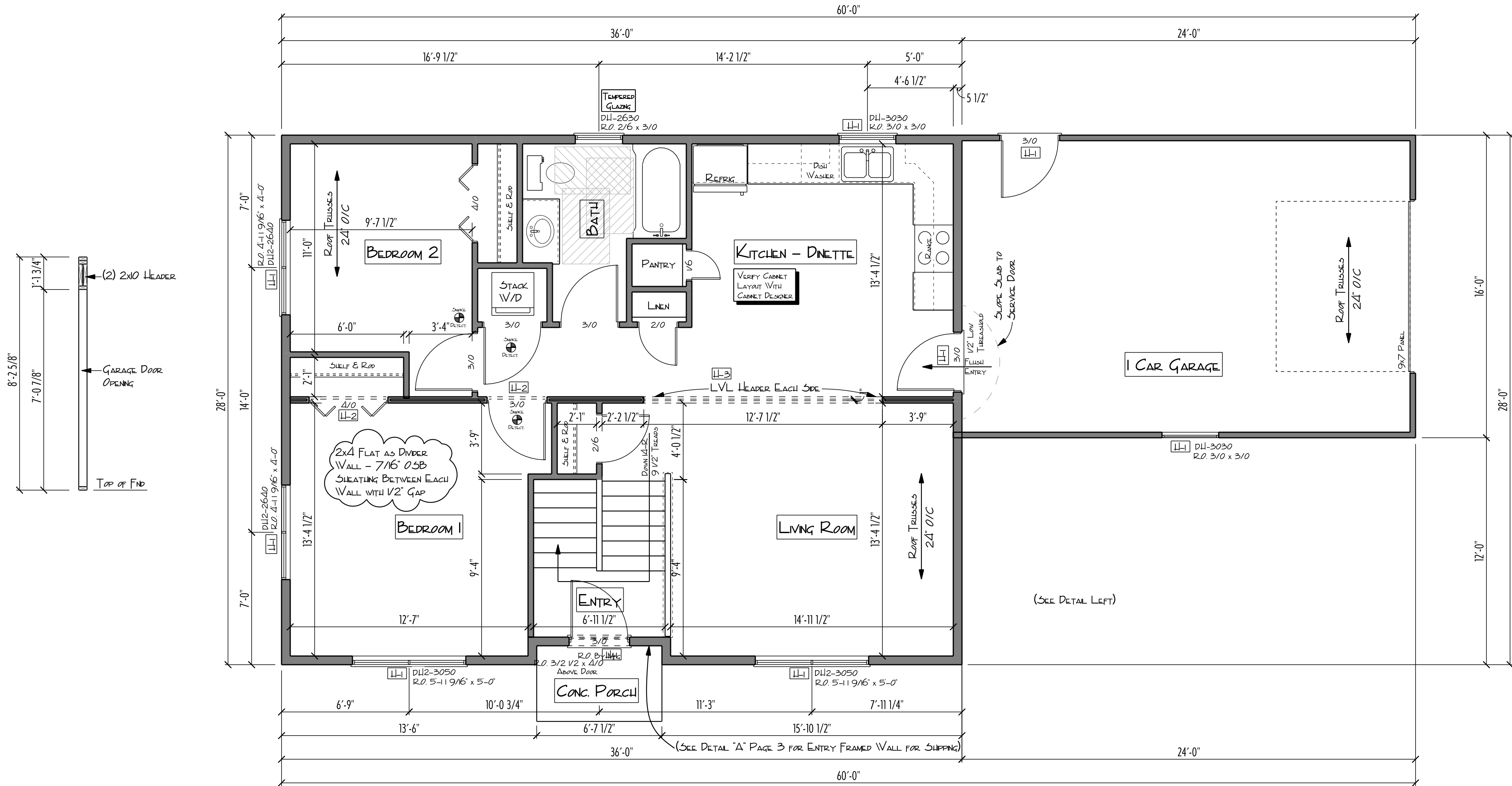
Drawn By:  
**RH Roerig**

Checked By:  
**RH Roerig**

Scale:  
**As Shown**

Floor Plan

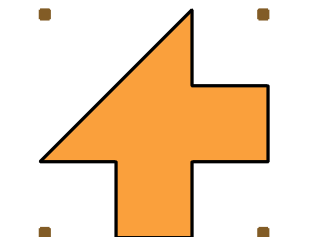
5  
of 6  
Sheets



# FLOOR PLAN

1/4" = 1'-0"

1001 Sq. Ft.

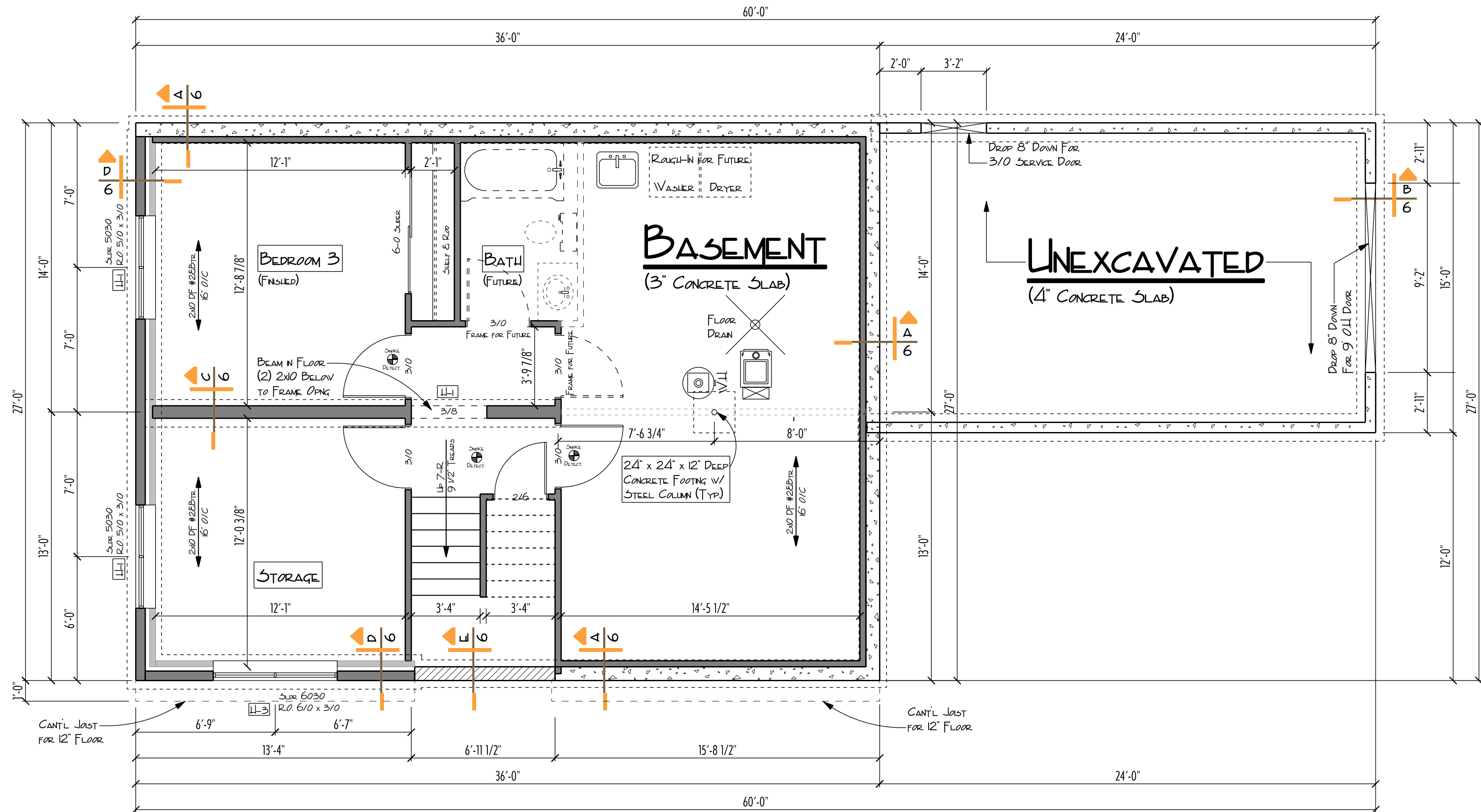


FOUR CORNERS  
DESIGN STUDIO

4 Corners  
Design Studio  
230867 N. 152nd Ave  
Marathon, WI 54448  
715-370-7846

Residential  
Design Services

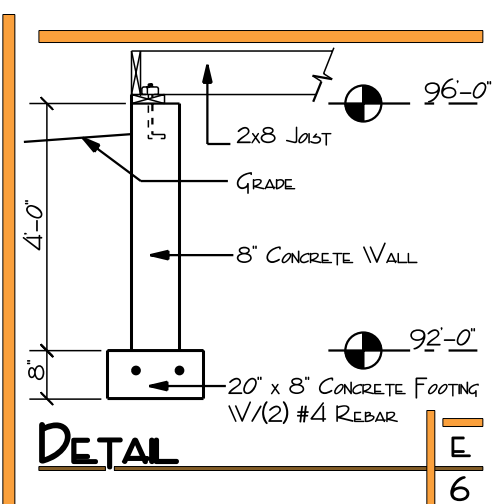
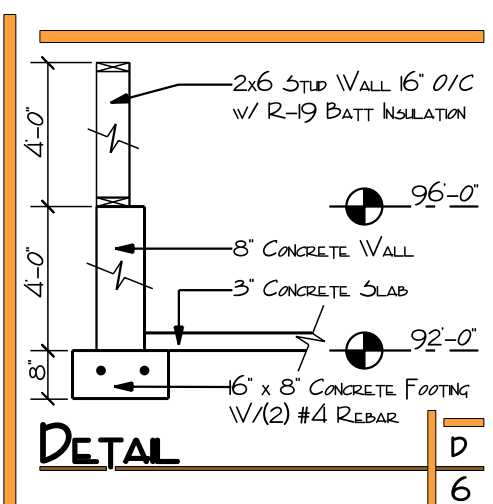
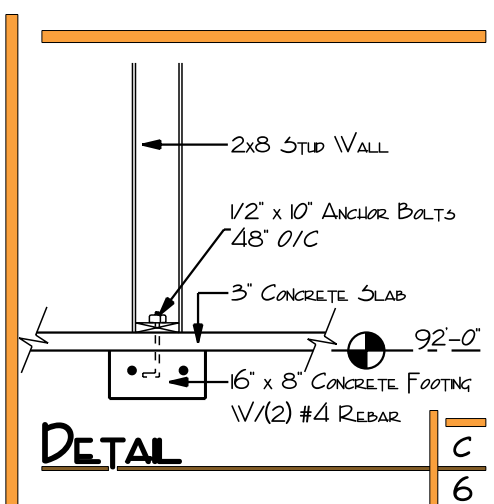
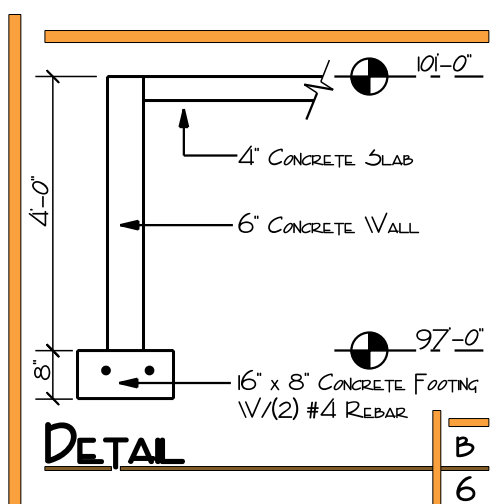
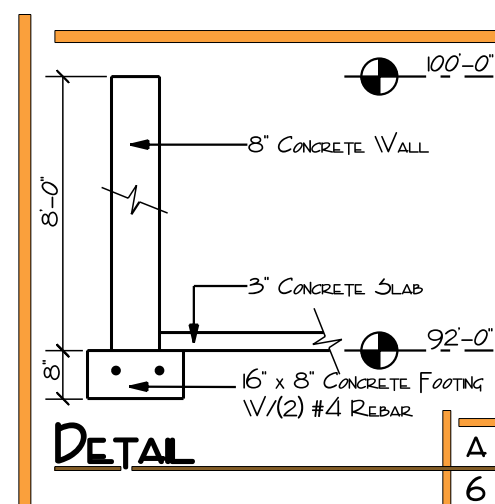
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of 4 Corners Design Studio. These shall not be used for any other work, be disclosed to another person, or copied for any other use without written permission from 4 Corners Design Studio. Written dimensions take precedence over scaled; contractor shall check all details and dimensions and shall be responsible for same.



# FOUNDATION PLAN

1/4" = 1'-0"

495 Sq. Ft.



Owner/Builder:

HABITAT FOR HUMANITY

Job Name/Project:

NEW RESIDENCE FOR JOB #77 (MERRILL)  
BOS CREEK WAUSAU WI 54401

Date:  
5/16/2025

Drawn By:  
RH Roerig

Checked By:  
RH Roerig

Scale:  
As Shown

Foundation Plan

6  
of 6  
Sheets

### **Additional Application information for Offer:**

Habitat for Humanity desires to place Habitat's Home 78 on 1609 Bos Creek Drive in Wausau, WI. Habitat Wausau begins the planning for homes 18 to 24 months in advance of the family's taking occupancy of the homes. Home #78 will be a minimum of a 3-bedroom 1 bathroom with a single car attached garage. Home would be similar in design to the homes Habitat recently partnered with the City of Wausau on for Homes #72 & 73 located on N 2<sup>nd</sup> Street. Habitat will be partnering with the Merrill Area Senior High trade classes, to build this home. Construction for this will start in September 2025 at the Merrill Highschool. If this lot purchase is approved, Habitat Wausau will cover the expense to move the home and craned onto the foundation. Not only will this home provide housing to a low-income family living below the area median income, but it will also facilitate the further education of residential construction and trades in the community and increase the city and counties tax base. The family for this home has already been approved by Habitat Wausau's Board of Directors.

Key dates for these home builds

- Family Selected: June 2025
- Home design approved: August 2025
- Off site construction starts: September 2025
- Closing on city lot: March 2026
- Site prep and foundation work begin: March/April 2026
- Home placement on site: May 2026
- Onsite construction and home completion May – September 2026
- Home occupancy: October 2026

Additional Conditions for offer on 1609 Bos Creek Drive, Wausau WI

1. CSM at Sellers Expense to be delivered to Buyer by 1/1/2026.
2. Closing on March 01, 2026.



City of Wausau

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

## Featuring:

Single-family residential infill parcel in well established residential neighborhood. Desirable corner lot with nearby parks and schools.



## 1609 E. Bos Creek Drive (City owned)



### Property Profile:

8,276.4 square feet (.19 acres)

SR-5 zoning (single-family residential)

17 feet - minimum front yard setback\*

15 feet - minimum street side setback\*

25 feet - minimum rear yard setback\*

55% maximum surface area ratio (no pavement or building)

800 square foot minimum dwelling unit size/200 square foot garage minimum

City utilities

\*minimum distance from the lot line to the home

**Desired Use:**

Single-family residential

Occupant must meet HUD income guidelines



**Contact Information:**

Tammy Stratz, Community Development Manager

Randy Fifrlick, Development Director

[wausaudevelopment@wausauwi.gov](mailto:wausaudevelopment@wausauwi.gov)

715-261-6680



Planning, Community and Economic Development

## MEMO

TO: Economic Development Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: July 30, 2025

RE: 1019 W Bridge Street Infill Request for Bids

As you will recall, a Request for Qualifications was released in April 2025 to solicit qualified modular/manufactured housing construction contractors who would be interested in bidding on and working with the City for the purchase of either a manufactured or modular homes on infill lots the City of Wausau owns. Through that RFQ, three contractors submitted their qualifications – Quality Homes, Brian Luedtke Construction and Solutions for Affordable Homes. Through May’s Economic Development Committee and City Council we received authorization to work with all three.

We then reached out to all three contractors requesting proposals for 1019 W Bridge Street and what could be built on that lot for approximately \$250,000 (copy of letter included). We received one proposal (included) from Solutions for Affordable Homes with two potential options for the site. One option is a two bedroom, two bath, and attached garage. The other is a three bedroom, two bath, attached garage. Both have an estimated cost of approximately \$240,000.

Staff requests approval to work with Solutions for Affordable Housing for the three bedroom option. Not only is there an additional bedroom with this proposal, we believe the design would fit nicely on the lot. We are also requesting the ability to work with the contractor to enhance the proposal with a budget not-to-exceed \$264,000, which provides a 10% contingency of the bid. This allows for additional insulation and/or other minor adjustments as we work to finalize the build. Obviously, we will keep the price as low as possible without jeopardizing the quality of the home.

If we move forward with this bid, the following sources of funds would be utilized. Please remember these are approximate and the funding amounts and sources may be tweaked:

Purchase of the building	-	\$100,000	CDBG
Construction	-	<u>\$164,000</u>	WHEDA/HOME (program income)
TOTAL BID		\$264,000	

When it comes time to sell the home, several steps must be completed before an offer can be accepted. This includes verifying that the potential buyer is income-eligible, is a first-time homebuyer, and has at least \$5,000 of their own funds available to contribute toward the purchase

The approximate sale price would be \$140,000 - \$175,000. This is necessary to make the mortgage affordable for homebuyers who fall within the income guidelines. The City would hold a 2<sup>nd</sup> mortgage for the difference between the cost to build and purchase price to prevent a buyer from immediately reselling the home and making a large profit. We propose that the 2<sup>nd</sup> mortgage remains on the property for 5 years at which time no action is taken by the City. Starting in year six and every year thereafter, 1/15<sup>th</sup> of that amount would be forgiven. By year 20, the total amount is forgiven and the buyer receives the full equity. For example: if the homeowner sells the home within 10 years, only \$65,000 (\$13,000 x 5) will be forgiven and the City will receive the remaining amount which would be recycled into another home build or rehab to sell (\$13,000 is an estimate of what that percentage will equal.)

If you have any questions, please feel free to call me directly at 715-261-6682 or email me at [tammy.stratz@wausauwi.gov](mailto:tammy.stratz@wausauwi.gov). Thank you.



May 19, 2025

Solutions for Affordable Housing

Attn: Tim Lima

RE: Request for Qualifications by the City of Wausau

Dear Tim:

Thank you for your response to the City's recent Request for Qualifications for modular/manufactured home construction for infill lots. Congratulations! Your organization, along with two others: Luedtke Construction and Quality Homes have been approved to move forward onto our next step.

The City of Wausau owns a property at 1019 W. Bridge Street. Attached is a GIS map showing the lot location and a survey map to show boundaries of the lot. This lot is narrow and access may be difficult due to being on a busy thoroughfare. Based on the site and the surrounding housing, please provide a recommendation of type of housing, building size, garage size and location, and drive approach based on the current curb cut. The lot does have alleyway access; however, access to garage is preferred via Bridge Street. The budget for the project is approximately \$250,000. We believe we will have to go the manufactured route; however, you are the expert and would like to see what building you would recommend. Please provide a picture of what building you recommend with number of bedrooms and bathrooms, type of foundation, approximate price point, approximate build schedule for delivery, and approximate completion time frame. From there we will determine which building, price, and completion date works best for the City. Please remember that if we don't choose your design this time around, the City has several infill lots that we are planning on working with all of you at some point. Please provide this information to us by 4:00 pm, Friday, June 6, 2025.

Thank you again for your assistance. We have attached a "bid" sheet so all questions are answered. Please reach out if you have any questions. You can reach me at 715-261-6682 or by email at [tammy.stratz@wausauwi.gov](mailto:tammy.stratz@wausauwi.gov).

Sincerely,

*Tammy Stratz*

Tammy Stratz  
Community Development Manager

Attachments



1019 W Bridge Street, Wausau

Number of bedrooms: \_\_\_\_\_

Number of bathrooms: \_\_\_\_\_

#car garage: \_\_\_\_\_

Type of foundation: \_\_\_\_\_

Approximate price point: \_\_\_\_\_  
(This is not a hard bid.)

# weeks for construction of building: \_\_\_\_\_

Based on your availability, when could house be  
Completed: \_\_\_\_\_

(Copy of building design and floor plan needs to be attached.)

Submitted by: \_\_\_\_\_  
(Contact Person)

Company Name: \_\_\_\_\_

Contact Info: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If interested, please return to me by 4:00 pm, Friday, June 6, 2025.

Fax # 715-261-4192

E-mail: [tammy.stratz@wausauwi.gov](mailto:tammy.stratz@wausauwi.gov)



6/3/2025

Solutions for Affordable Homes  
Tim Lima  
602 Manor Ct  
Altoona, WI 54720  
solutionsforaffordablehomes@gmail.com

Tammy,

Thank you for the opportunity to submit proposals for the project at 1019 W Bridge Street. I am submitting 2 separate plans for this property. Both plans will need a setback variance requested to 4 or 5 feet. Both plans are Modular homes on a crawl space which will allow for traditional financing. Both plans have a covered porch and an attached garage. Plan 1, the garage will be built on site where plan 2 the home will arrive with the garage attached. Both plans will include the home, garage, foundation, all utilities connected, permits and cement driveway. I would request the city remove the stumps that are currently on the site to accommodate the site work for the new home. Again, thank you for the opportunity.

See attached pages.

Sincerely,

Tim Lima

Proposed Plan 1 of 2

1019 W Bridge Street, Wausau

Number of bedrooms: 3

Number of bathrooms: 2

#car garage: Attached oversized 1 car approx. 16x24

Type of foundation: 4' Crawlspace

Approximate price point: \$239,900.00  
(This is not a hard bid.)

# weeks for construction of building: 8-12

Based on your availability, when could house be  
Completed: Mid September or sooner

(Copy of building design and floor plan needs to be attached.)

Submitted by: Tim Lima  
(Contact Person)

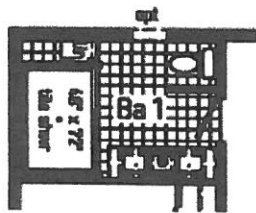
Company Name: Solutions for Affordable Homes

Contact Info: Cell- 715-579-4508  
solutionsforaffordablehomes@gmail.com

If interested, please return to me by 4:00 pm, Friday, June 6, 2025.

Fax # 715-261-4192

E-mail: tammy.stratz@wausauwi.gov



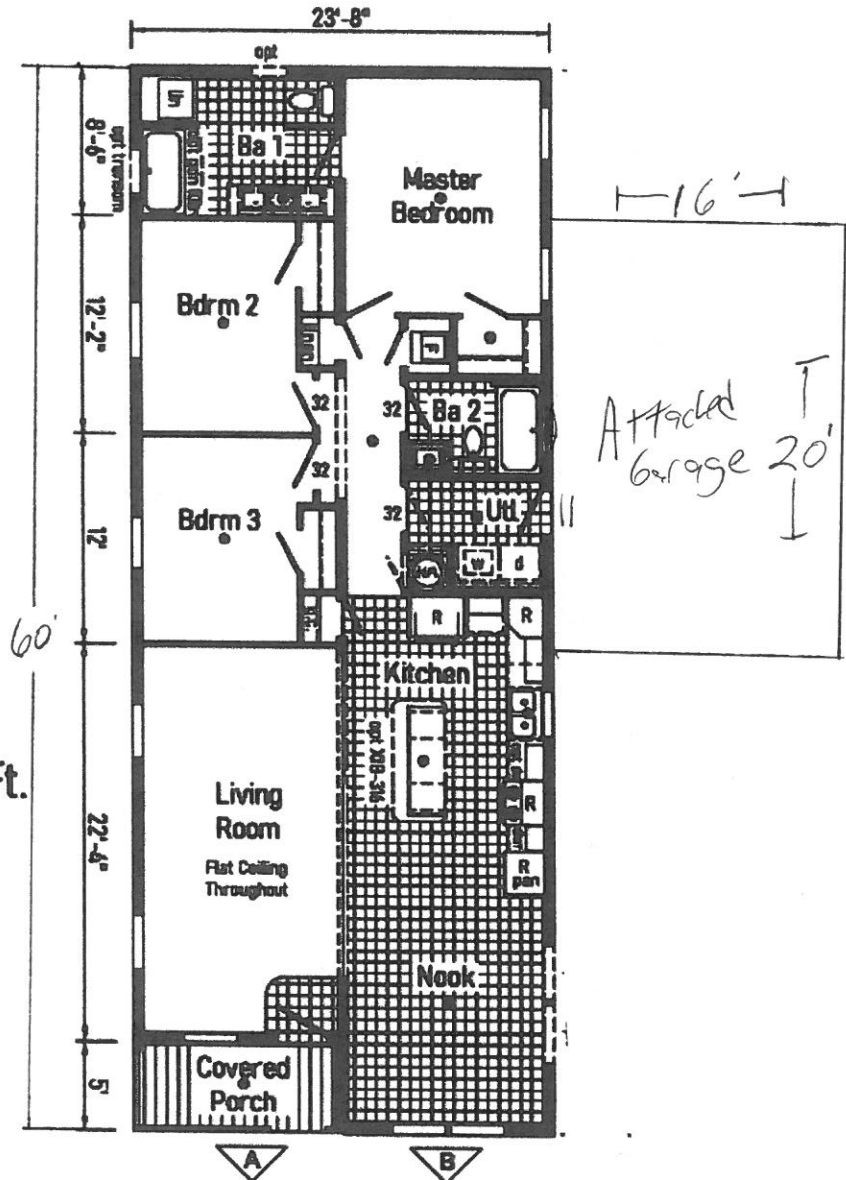
Optional  
4'x6' Walk-In  
Tile Shower

2460 Approx. 1361 Sq. Ft.

R = Std. 30/36 staggered overhead

△ = Hitch end of home and box label

● = Std. can light



Client: 2460	Revisions		Scale: 3/32" = 1'-0"
	Date	Number	
Drawn By: OY			

Proposed plan 2 of 2

1019 W Bridge Street, Wausau

Number of bedrooms: 2  
Number of bathrooms: 2  
#car garage: 1 car attached  
Type of foundation: 4' Crawlspace  
Approximate price point: \$239,900.00  
(This is not a hard bid.)  
# weeks for construction of building: 8-12

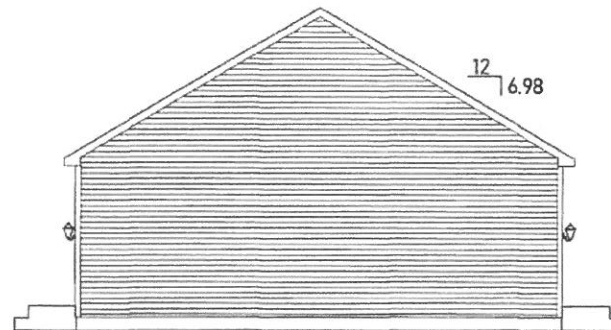
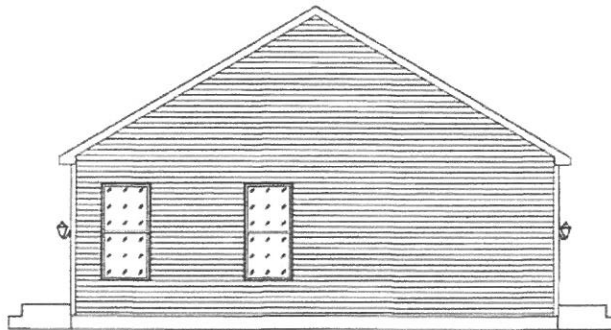
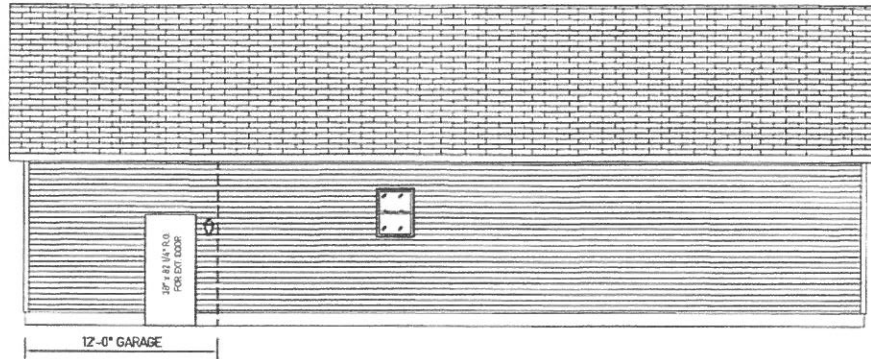
Based on your availability, when could house be Completed: Mid September or sooner

(Copy of building design and floor plan needs to be attached.)

Submitted by: Tim Lima  
(Contact Person)  
Company Name: Solutions for Affordable Homes  
Contact Info: Cell- 715-579-4508  
solutionsforaffordablehomes@gmail.com

If interested, please return to me by 4:00 pm, Friday, June 6, 2025.

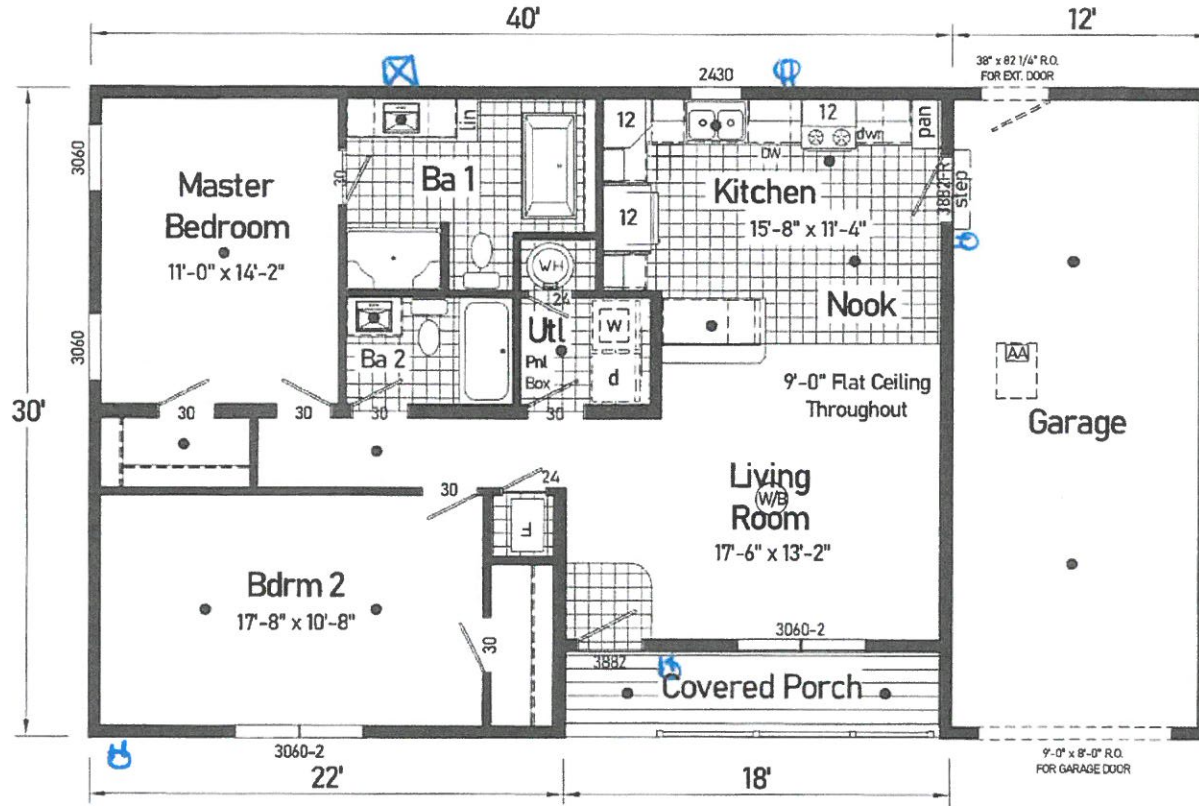
Fax # 715-261-4192  
E-mail: tammy.stratz@wausauwi.gov



NOTE: This is an artistic rendering. building materials may be optional or differ from what is shown.

Builder: <b>520 Cavco-Goshen</b>	Address: 1902 Century Drive Goshen, IN 46528	Revisions	Scale: N.T.S.	Date: 05/30/2025	Cust SPEC	Prod. Code: <b>9L</b>	Number: <b>32403A</b>	Order/Plan Number: <b>2025-1021457</b>
Title: <b>Elevations</b>		Drawn By: <b>BB</b>	Reference: <b>2LM1016-V36</b>		S/N	Pg:	<b>EL</b>	Run:

NOTE: This home may require wall bracing tie-downs depending on wind/seismic design. Please refer to the permit set for tie-down loads and locations if applicable. Some areas of the exterior wall sheathing may be shipped loose to allow access for tie-down installation. All tie-down designs are by others.



9L32403A 2025-1021457 Approx. 1128 Sq. Ft.

Builder: <b>520 Cavco-Goshen</b>	Address: 1902 Century Drive Goshen, IN 46528	Revisions	Scale: 1/8" = 1'-0"	Date: 05/30/2025	Cust SPEC	Prod. Code: <b>9L</b>	Number: <b>32403A</b>	Order/Plan Number: <b>2025-1021457</b>
Title: <b>Literature</b>		Drawn By: <b>BB</b>	Reference: <b>2LM1016-V36</b>		Dir: <b>PROSPECT</b>	Pg:	<b>LIT</b>	Run .

5209L32403A2025-1021457



## MEMO

TO: Economic Development Committee

FROM: Andrew Lynch, Economic Development Manager  
Randy Fifrick, Development Director

DATE: July 22, 2025

RE: Property Disposition Program Revision

---

The current Property Disposition Program was last revised in early 2024. Staff reviewed the policy document and recognized the need for some reorganization, clarification, and improvement. The most apparent need is to more accurately name this to the Property Redevelopment Program, to reflect the guidance on acquisition as well as disposition.

The Property Redevelopment Program (PRP) is designed to guide staff on the acquisition and disposition of property for redevelopment purposes as outlined in City ordinance 03.12.040.

The goals of the PRP are:

- Grow the tax base
- Provide housing
- Fulfill community needs
- Assist low-income individuals or entities
- Find the best use
- Best fit with surrounding area
- Grow the business campus

### Acquisition

Properties that have been identified to purchase for redevelopment purposes (not for a public facility or right-of-way acquisition) will be taken to the Economic Development Committee (EDC) for discussion and possible approval to move forward. These parcels will be buildable or suitable for redevelopment/rehabilitation for residential, industrial or commercial purposes, depending on location of the site and the needs of the community. Properties may also have been deemed blighted by which no private individual/company is interested in it.

The City's Development Director has the authority to submit an offer to purchase when time is of the essence, but the offer must be contingent upon City approval. During the approval process of purchasing new properties for redevelopment purposes, the proposal will be taken to the Economic Development Committee. The resolution will state that the property is being purchased for



redevelopment purposes AND/OR Community Development restricted programs with income limit beneficiaries.

### **Disposition**

From City ordinance 3.12.040, the Economic Development Committee is the designated representative to negotiate and recommend the sale or lease of city-owned land designated for commercial or residential redevelopment or parcels in industrial parks. Staff has identified four types of property that come before the Economic Development Committee. Properties not initially acquired for redevelopment purposes fall under ordinance 03.12.030 and the Infrastructure and Facilities Committee.

### **Industrial Park**

Description: Land in the identified Wausau Business Campus that was developed for the purpose of supporting businesses and job creation. Land is zoned industrial or commercial.

How offered: Available parcels are listed on the City website and with regional business focused groups.

Selection criteria: Staff work with buyers on the deed restrictions, use, and other governmental support. The standard price is \$ 12,500 /acre for developable land with reductions available for significant job creation and tax value creation. Final sale price and approval by EDC and Council.

### **Large Lots for Residential/Commercial**

Description: Parcel(s) that due to the size, location, or other factors are best suited for larger development. This is defined as more than a 4-unit, non-owner-occupied housing development or other type of commercial or mixed-use development.

How offered: Listed on City website, signs on each property, and promoted during development tours. Once a property is targeted for redeveloped, the City will utilize the Request for Proposal (RFP) process to solicit proposals from interested parties.

Selection criteria: RFP with scoring criteria is approved by EDC. Proposals are evaluated by staff with final approval by EDC and Council.

### **Single Residential Infill**

Description: Parcels that meet the zoning requirements for residential development. These parcels often have challenges due to environmental, floodplain, access, location, etc.

How offered: Listed on the City website and signage on property.

Selection criteria: Buyers fill out an application. Staff reviews the application and work with applicants to further develop proposals as necessary. EDC and Council have final approval.

### **Undesirable for Redevelopment Purposes**

Description: An undesirable parcel for redevelopment has characteristics that make it impractical, costly, or illegal to build on. This may be parcels that are remnants of a larger project, lack access, cannot meet the zoning requirements, etc.

How offered: These parcels are not actively marketed but are viewable on the City's public GIS viewer for adjoining property owners.

Selection criteria: Consideration is given to neighboring property owners and developers able to assemble properties for a larger project. The acquisition price is established by the City Assessor. EDC and Council have final approval.

*Properties Utilizing Restricted Funds Exception*

Description: Properties that have been purchased and redeveloped with restricted funds must be sold according to applicable restricted guidelines.

How offered: Listed on the City website and signage on property. Staff have the authority to negotiate, accept and sell the property to an income-qualified household. This sale does not need Council approval since it would highlight a lower income household. These sales are part of annual City audits and federal monitoring documents ensure staff have followed all applicable guidelines.

**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

**RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE**

Approval of the City of Wausau’s Property Disposition Program for Redevelopment Purposes Policy.

Committee Action: 5-0

Fiscal Impact: None

**File Number:** 24-0316

**Date Introduced:** March 26, 2024

**FISCAL IMPACT SUMMARY**

<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount</i> <span style="float: right;"><i>Annual Retirement</i></span>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>		

**RESOLUTION**

**WHEREAS**, the City of Wausau had approved a Property Disposition Program for Redevelopment Purposes on April 16, 2015; and

**WHEREAS**, that policy has been amended to clarify the duties of the Economic Development Committee and the duties of the Infrastructure and Facilities Committee, pursuant to ordinance, which will in turn provide better direction to staff and Common Council regarding the process to be followed in the acquisition and sale of City-owned parcels, by clarifying that:

- Properties that have been identified for purchase from the private sector for residential or commercial redevelopment will be considered by the Economic Development Committee; whereas, properties identified for acquisition for redevelopment purposes for public, city-owned facilities or rights of way, will be considered by the Infrastructure and Facilities Committee
- The Economic Development Committee will follow a Request for Proposal (“RFP”) process in offering to sell larger developable properties acquired for commercial or residential redevelopment
- Vacant, unbuildable lots may be sold outright to adjoining property owners, value to be set by the City Assessor, without following the procedure for sale of city-owned lots outlined in Wausau Municipal Code 3.12.010; and

**WHEREAS**, your Economic Development Committee recommended approval of the changes to this policy at its March 7, 2024 meeting.

**NOW THEREFORE, BE IT RESOLVED** that the City of Wausau Common Council approves the Property Disposition Program for Redevelopment Purposes Policy as amended and attached and directs staff to follow the process when acquiring and/or selling these properties.

Approved:

---

Katie Rosenberg, Mayor

## PROPERTY DISPOSITION PROGRAM for REDEVELOPMENT PURPOSES

### Properties

- Properties that have been identified to purchase for redevelopment purposes (not for a public facility or right of way acquisition) will be taken to the Economic Development Committee for discussion and possible approval to move forward. These parcels will be buildable or suitable for redevelopment/rehabilitation for either residential or commercial purposes, depending on location of the site and the needs of the community. Properties may also have been deemed blighted of which no private individual/company is interested in it.
- During approval process of purchasing new properties for redevelopment purposes, the proposal will be taken to Economic Development committee and the resolution will state that the property is being purchased for redevelopment purposes AND/OR Community Development restricted programs with income limit beneficiaries.
- \* City offers up individual lots to the general public by:
  - listing on website and advertising in paper AND/OR
  - listing with a realtor
- \* Those lots that will not be redeveloped by Community Development staff with restricted funds will follow the below application process. Those that will be redeveloped utilizing Restricted Funds will follow the process as discussed under Property Utilizing Restricted Funds heading.
- \* City will offer larger developable properties through RFP process approved through the Economic Development committee. Such projects will consist of more than a four-unit, non-owner-occupied housing development or other type of commercial or mixed-use development.

### General Notes

- \* Properties will be posted online and/or listed for a 30-day time period before applications will be reviewed and decisions made. After the 30-day time period has expired with no applications, any applications will be reviewed on a first-come, first-serve basis.
- \* Not all properties will be sold to the highest bidder – property will be given to the best fit for the area the property is located in – owner occupied proposals will be given a higher priority.
- \* In the case of the adjoining property owner wishing to join the vacant lot to their existing property, the lot can be sold outright if the property was deemed undesirable to redevelop. The property value will be determined by the Assessment Department.
- \* In the case of a parcel that is deemed better suited to be utilized for public purposes after the acquisition has occurred, that property will be referred to the Infrastructure and Facilities or other Committees as appropriate for the ultimate proposed purpose.

### Individual Application

- \* The prospective buyer must detail what they are planning on doing with the property including whether it will be owner occupied, rental, or otherwise.
- \* Income eligibility requirement may be required based on the source of income the property was acquired with
- \* Establish a timeline for the property closing.
- \* For a residential property, the owner will have 90 days to arrange financing and one year to complete project. For all other redevelopments, staff will work with developer to come up with a reasonable timeframe based on the project.
- \* Completion of project would be defined in the finance agreement and based according to each individual project.
- \* The Economic Development Committee will accept/deny proposals and make recommendations to Common Council for their final approval before sale can occur.

### Financing

- \* The approved applicant will obtain financing on their own. Once the redevelopment project is complete and agreement satisfied, the city may forgive the price of the lot OR if income qualifications are required, a percentage of the lot may be forgiven over a number of years to meet the affordability requirement of restricted funds.
- \* Owner must have a contribution to project (minimum requirements)
  - \* If under 80% County Median Income (CMI) = \$2,500 own funds
  - \* If over income limits = 5% (of total project) own funds
- \* A mortgage will be recorded – typically in second position after first mortgage holder.
- \* If project is geared towards income-eligible clientele, additional financing MAY be available through Community Development IF the project qualifies under restricted funding guidelines. Recommendations to Economic Development Committee will be part of the proposed packet when project is presented to committee.
- \* Appraisals pre- and post-project would be required only in the case of owner redevelopment and city involvement.

### Properties Utilizing Restricted Funds

- Properties that have been purchased and redeveloped with restricted funds must be sold according to applicable restricted guidelines.
- Community Development staff will advertise properties as indicated in the General Notes section. Staff has the authority to negotiate, accept and sell the property to an income qualified household. This sale does not need Council approval since it would highlight a lower income household. These sales are part of annual City audits and federal monitoring documents ensure staff have followed all applicable guidelines.