



OFFICIAL NOTICE AND AGENDA

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

Meeting of: **ECONOMIC DEVELOPMENT COMMITTEE**

Date/Time: **Tuesday, September 1, 2020 at 5:15 p.m.**

Location: **City Hall, Council Chambers**

Members: Tom Neal (C) , Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian

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

- 1 Approval of the Minutes from 8/04/2020
- 2 Discussion and Possible Action on the proposal from Aedifix Holdings for four residential buildings and a multi-tenant commercial building on the East Thomas Street remnant parcels between Cleveland Avenue and McCleary Street.
- 3 Updates
 - Wausau Center Mall Planning - Joint Meeting with FINANCE on 09/22/2020
 - Move November 3, 2020 meeting date due to conflict with elections
 - Cherry Tree Dental
 - Aedifix Builds proposals for Riverlife and 2nd & 3rd streets
 - Update on Wausau Cares loan and grant program for small businesses
 - Update on Diversified Companies expansion
 - Update on 1300 Cleveland Ave. (former Incubator site) Phase 2 environmental testing
- 4 Adjournment

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 8/27/2020

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is **146 865**

5230. Password is **wausau**. Individuals appearing in person will either be seated in the Council Chambers or an overflow room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/WausauCityCouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw. Any person wishing to offer public comment who does not appear in person to do so, may e-mail Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us with "Economic Development Committee public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time.

The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

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 in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Other Distribution: Media, Alderpersons, Mayor, City Departments

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, August 4, 2020 at 5:15 p.m., Council Chambers

Committee Members Present: Tom Neal (c), Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian

Others Present: MaryAnne Groat, Eric Lindman, Katie Rosenberg, Sean Fitzgerald, Lou Larson, Ann Werth 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.

Agenda Item #1 Approval of the Minutes from 7/07/2020

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

Agenda Item #2 Discussion and Possible Action on the issuance of a Request for Proposal (RFP) for the former Westside Battery at 415 S. First Avenue.

Fitzgerald and the Community Development Department is looking for input from the committee on the re-issuance of an RFP for 415 S. First Avenue.

Rasmussen thinks that with the current economic state it would make sense to wait until this rough period passes so that when an RFP is issued there are multiple, quality proposals received. Kilian agrees that waiting would be a good idea. McElhaney also agrees but asked for Fitzgerald's opinion on if he saw any upside to issuing an RFP with an extended due date at this time. Fitzgerald stated that the department receives calls and inquiries from developers all of the time and this property is one that is included when responding to those inquiries.

Lou Larson suggested putting a For Sale sign on the property for better visibility.

Watson inquired about the cons of having an RFP open in which Neal responded that he didn't see any and that he thought an open-ended RFP would be beneficial. Watson suggested using both an RFP and a sign to indicate the property was available. Kilian supported this approach.

Motion by Watson, second by Rasmussen to issue a rolling RFP expiring on March 31st, 2021 and to place signage on the property indicating it is available for development. Motion passed 5-0.

Agenda Item #3 Discussion and Possible Action on options for Phase 2 environmental testing at 1300 Cleveland St. (former City Incubator) property.

Eric Lindman, Director of Public Works, reviewed his environmental findings from DNR documents relevant to 1300 Cleveland Ave. Tom Kilian also provided his findings to the committee via e-mail earlier in the day.

Rasmussen believes that at minimum, based on Lindman's and Kilian's findings, option 2 should be completed. Watson would like to see option 3 because it seems for thorough and complete but asked how long the process would take. Lindman estimated that the RFP process would take 2-3 weeks and opened at the Board of Public Works. The testing could be completed by late fall with an additional 3-4 weeks to receive results and then a few more weeks for analysis and summary for the committee.

Kilian encouraged the committee to decouple the development of this site from the environmental concerns of the site and to see the goal as taking care of environmental concerns instead of the goal of developing the site. He would like to see an RFP issued and proposals received for review instead of setting a budget prior to releasing an RFP.

McElhaney agrees with option 3 and inquired what the next steps would be after testing is complete. Lindman stated that results would be shared with the DNR and action would be taken based on guidance from them.

Rasmussen will support option 3 and agrees that an RFP should go out without setting a prior budget so that the proposals aren't limited to a certain cost.

Motion by Rasmussen, second by Kilian to pursue testing option 3 presented by Lindman including findings from Kilian and send the recommendation to the Finance Committee to request funding through the Holz-Krause fund. Motion passed 5-0.

Agenda Item #4 Discussion and Possible Action on proposals received for development in the Riverlife area.

Fitzgerald referenced the proposal received from Cherry Street Dental in collaboration with Jason Blenker from The Blenker Companies.

Jack Young, Cherry Street Dental, addressed the committee to explain that with this new proposal addresses the committee's previous concerns about the project. Those changes include partnering with Blenker for a housing component, willingness to change the look and feel of the exterior to fit with the area, moved the parking lot back, eliminated some parking spaces and reduced the financial ask to the City.

Rasmussen wanted clarification that the building would still be single use which Young confirmed was true. Rasmussen explained that incentives are used when there is risk associated with a certain development and she believes that development on the Riverfront is at less of a risk than it was at the beginning since there have been successful development of the area. She also questioned if this is the best use of riverfront property.

Neal would like to see something with a little more density that has aspects that fit with the vision created for that space. An example would be a few floors of housing on top of the dental clinic to fully utilize the space.

Rasmussen asked that the City Planner be involved and give his feedback in the future prior to any decisions being made.

Jason Blenker explained that his housing contribution to the project was following the vision of the council from past RFP's but if it didn't fit with the current vision it could be addressed.

Young voiced frustration about this RFP process and the lack of discussion about the economic impact of this project given that this was the meeting of the Economic Development Committee and not the Plan Commission.

Kilian asked of Young and Blenker if they felt like modifications could be made to satisfy the concerns of the committee. Kilian also asked that in the future if Young could share with the committee the public purpose of the project with a narrative on how it will impact the downtown area.

Rasmussen has concerns about the city involvement with incentive since she doesn't believe that this project would pass the "but for" test used for TID incentives.

Kilian asked that at a future meeting if there could be an educational piece on the "but for" test and how it's applied.

No action taken. Staff will follow up with Young for next steps.

Agenda Item #5 Update, Discussion and Possible Action on the issuance of a Request for Proposal (RFP) for 120 Scott St.

Fitzgerald shared that Merge's option with the city expired June 30th with no action so staff is looking for guidance regarding an RFP for the property.

Rasmussen questioned if an RFP is needed right now since this lot is a useful, function parking lot in the downtown area. Neal sees no rush but would like to see an RFP open so that possible development is not missed out on.

Mayor Rosenberg suggested that the committee think about what they want to see for this property and then work with staff to create a specific RFP that asks for what they want. Rasmussen agreed that a more targeted approach would be nice. Neal agreed and asked how staff would move forward with a request like this. Rasmussen recommended involving the Planning Department and referencing the studies and plans that already exist for that area.

Kilian also likes the idea of a targeted RFP approach and would like to see the needs of the market combined with the needs of the community when considering what would work there.

Watson suggested taking time to create a targeted RFP and leaving the useful lot as is for now.

Agenda Item #6 CLOSED SESSION pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:

Closed session was not required and no action was taken.

Agenda Item #7 RECONVENE into Open Session to Take Action on Closed Session Items, If Necessary

Motion **Second** **to reconvene**

Closed session was not required and no action was taken.

Updates-given by Fitzgerald

• **Wausau Center Mall Planning**

In final stages of putting together estimates for street and coordinating infrastructure needed. The plan is to apply for a federal grant that could be used towards these costs.

• **N Riverfront Unified Site Plan**

The department heads recently toured the area to help outline what would remain park land, boundaries for parcels and engineering for extension of N River Dr. The goal would be to have that area in a developable state in 2021.

• **Wausau Cares Loan and Grant Program for Small Businesses**

There are still grants and loans available. To date they have given out \$67,000 in grants and \$62,000 in loans with other applications in the process. McDevco is still accepting applications and there is no end date set at this time.

• **Community Information Meeting on Thomas Street Phase 2 Remnant Property Developments (Aedifix Holdings) Set for August 17, 2020 at 6:30 p.m. at Riverside Park**

Staff coordinated with the neighborhood group to set up the meeting at Riverside Park on August 17th at 6:30pm.

Adjournment

Motion by Kilian, second by Watson to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 6:51 p.m.



Planning, Community and Economic Development

To: City of Wausau Economic Development Committee

From: Sean Fitzgerald, Business Development Specialist

RE: Aedifix/Blenker Proposal for Thomas Street Phase 2 Remnant Parcel Redevelopment

City of Wausau received a development proposal from Aedifix Holdings in February 2020 for an estimated \$7 million project to redevelop 14 remnant parcels on the 100 and 200 Block of East Thomas Street between Cleveland Avenue and the bridge.

This project would create 34 higher-end rental units and a separate multi-tenant commercial/office building. Specifically, the proposal includes three 10-unit townhouse-style buildings and one 4-unit townhouse-style building, in addition to a separate garage building with additional storage for residents.

These residential rentals will include a mix of 1-bed, 2-bed and 3-bedroom units, with each unit being two stories in height. Most of the units will have an attached garage, while residents of the remaining units have access to a garage in the separated building. The buildings feature a modern, urban design with a mix of stacked stone and lap siding, as well as varied roof lines.

The multi-tenant commercial/office building on the southwest corner of East Thomas and McCleary streets is proposed to include 14 parking spaces. The developer has not indicated the size or approximate construction cost of the commercial building at this point.

Aedifix aims to develop and construct its full proposal within five years. The developer has a proven track record within the city of Wausau of similar types of redevelopment projects north of downtown on Second and Third streets and on West Thomas Street.

The developer is requesting the sale of the remnant properties for \$1. An approximate value of the 14 total parcels would be roughly \$126,000 based at a value of \$9,000 per lot, which is in line with the price for selling city-owned residential parcels in Wausau. The developer had also previously requested tax incremental finance participation from the City of Wausau, however, the existing TID #6 closed out its statutorily-mandated expense period in May 2020. The developer is also requesting the city validate the sites are clean and clear of any contaminants, and the city will provide all pertinent information of environmental concerns on the properties. The project would generate an estimated annual tax revenue of \$186,000 for the city.

At the request of the economic development committee, a community information meeting on the project proposal was held August 17 at Riverside Park. The meeting included an attendance of approximately 60 neighborhood residents who were provided an opportunity to voice their

opinions on the project. Written feedback during and following the event generated 26 email or mailed responses – those responses are included within this information packet.

Citizen responses were overwhelmingly opposed to the sale of the land to the developer for \$1. Citizens additionally commented on the rental rates being too high for the neighborhood, and critiqued various design aspects of the first phase Aedifix Holdings developments built further down West Thomas Street during the past two years. Several residents voiced concerns about the environmental integrity of the property citing the history of nearby industrial pollution in the neighborhood. Two comments – one voiced during the meeting and another mailed form – were favorable about what the project would bring to the neighborhood.

Many citizens attending the meeting offered feedback about what they would ideally like to see on the remnant parcels in the neighborhood, and the overall consensus suggested several affordable single-family, owner-occupied homes developed along East Thomas Street.



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 a proposal in response to the RFP on currently vacant, city owned land on Thomas Street Phase 2 Redevelopment. 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 phase 1 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:

- 2 – 10 unit townhome style building with a mix of 1 bedroom, 2 bedroom, & 3 bedroom units
- 1 – Garage building, for additional storage for residents to keep their belongings in
- 1 – 4 unit townhome style building with a mix of 2 bedroom, & 3 bedroom units
- 1 – 10 unit townhome style building with a mix of 1, 2, and 3 bedroom units with garages on site
- 1 – Commercial/Office/Retail Building at the intersection of E Thomas & McCleary St.

Estimated total valuation of investment = \$7,000,000

Requests from the developer:

- Land sold from city to developer for \$1
- A 20% TIFF participation from the city
- City to validate that sites are clean and clear of any contaminants

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

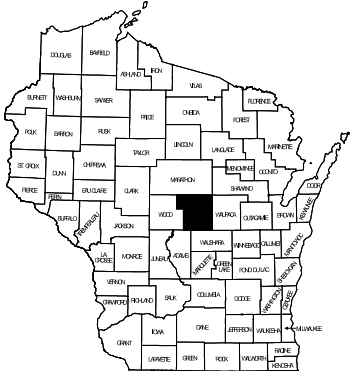
OPENINGS:

- * 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

All rights reserved. No part of these drawings or associated project manual specifications may be reproduced or used for purposes other than this project without written consent of Blenker Building Systems.

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.



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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

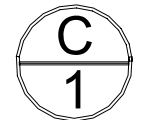
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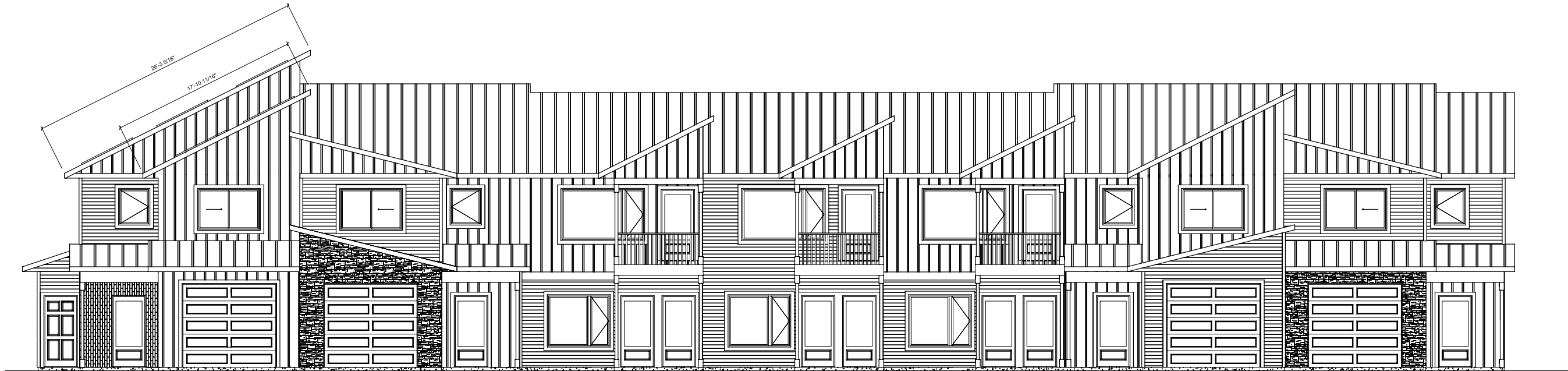


Revision Date:	Description:	Revision Date:	Description:	Revision Date:	Description:	Revision Date:	Description:
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9-3-19	REVISION #6 MW			9-3-19	REVISION #6 MW		

Project:	AmicheDiBirra	Job #	19-317
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:	7-9-19
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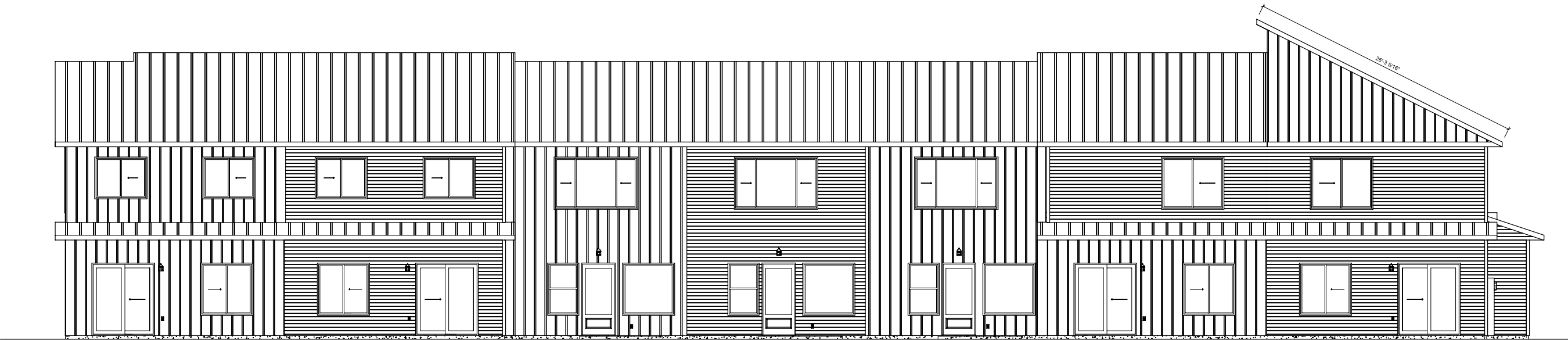
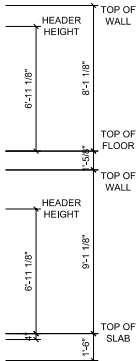


FRONT ELEVATION

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

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

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



REAR ELEVATION

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

FINAL PLAN

SIGNATURE: _____
DATE: _____

ELEVATIONS

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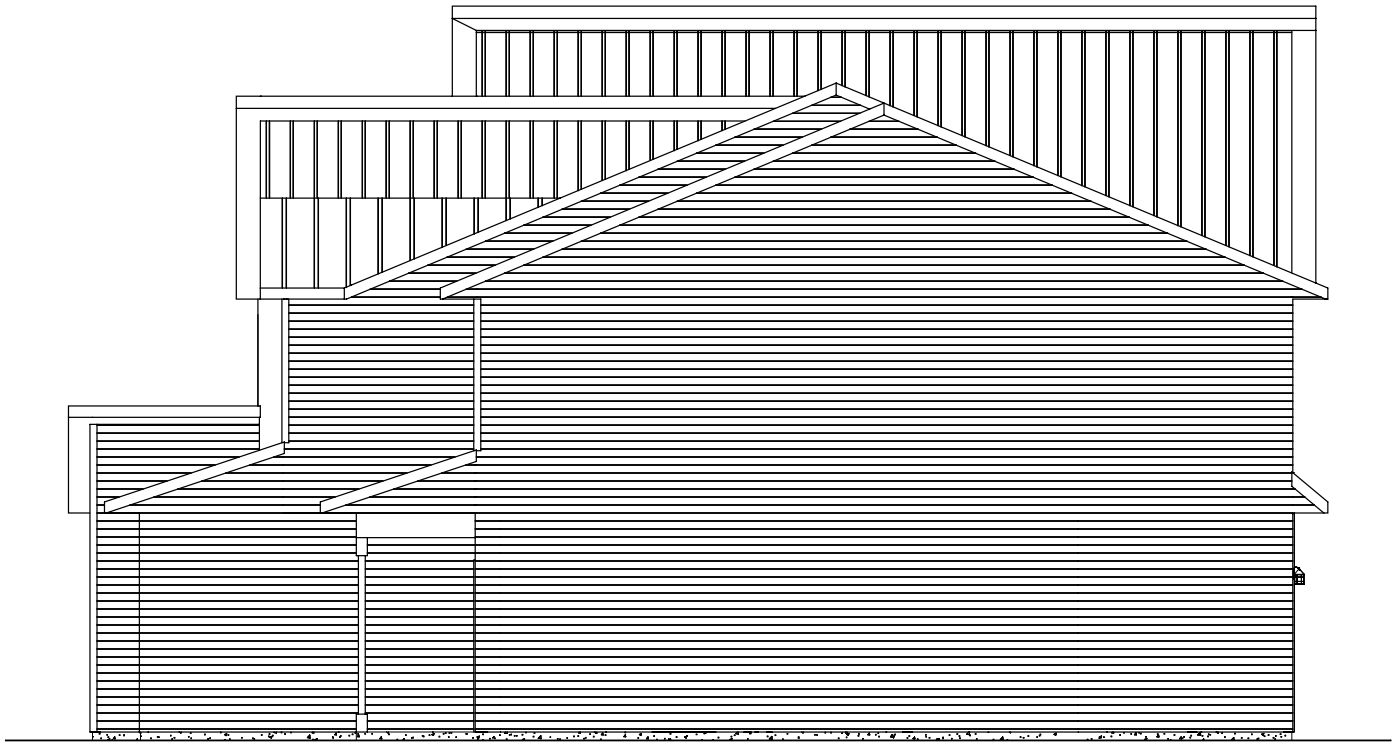


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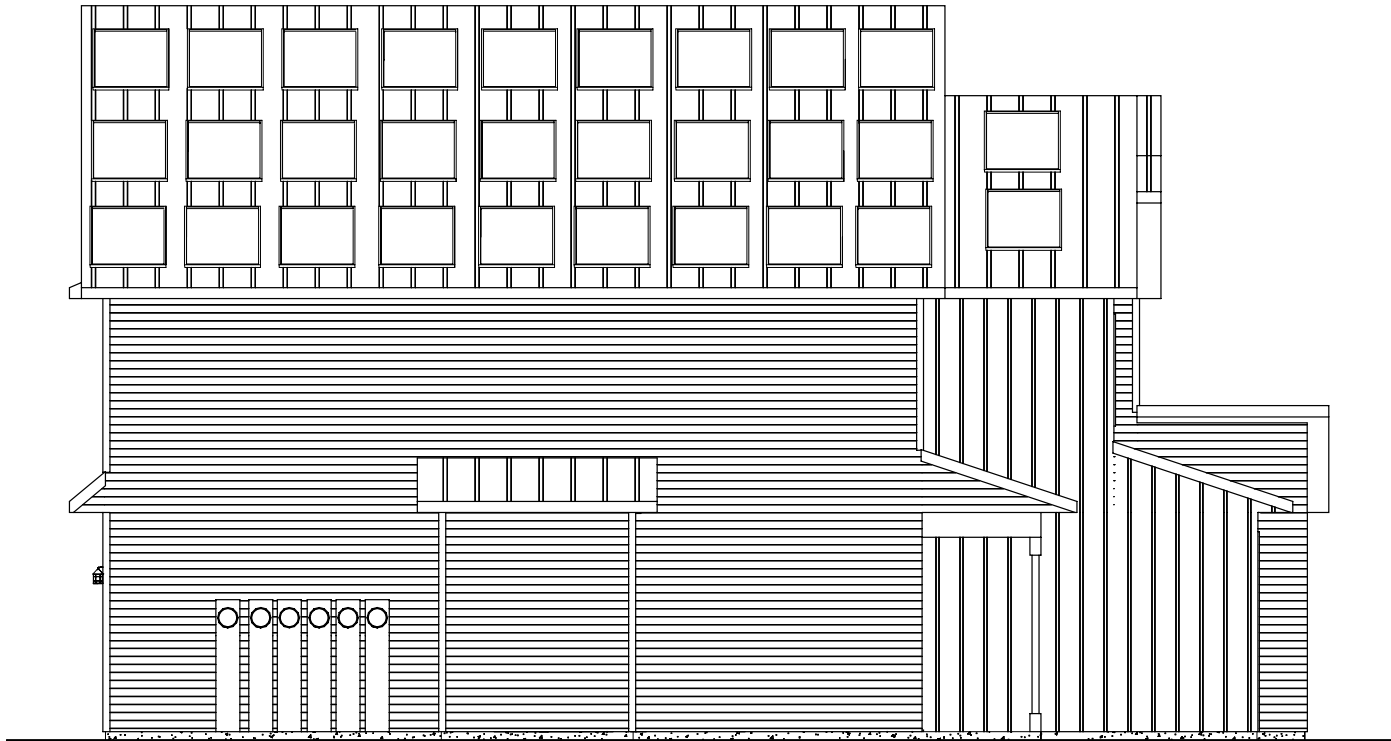
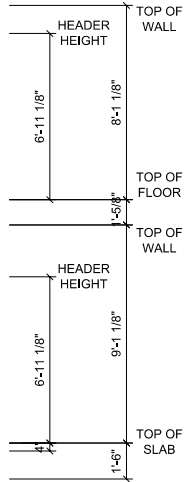
Address:	500 LORRY STREET AMHERST, WI	Telephone:	715-824-5665	Fax:	715-824-5663
Drawn By:	MW	Sales:		Date:	7-8-19
Scale:	3/16"=1'-0"				





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
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FINAL PLAN

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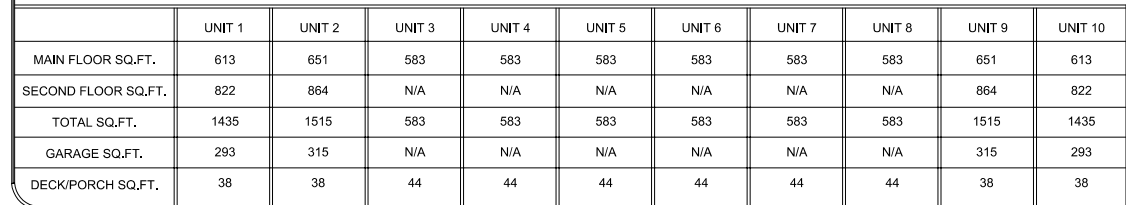
ELEVATIONS

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	715-824-5665	715-824-5663									
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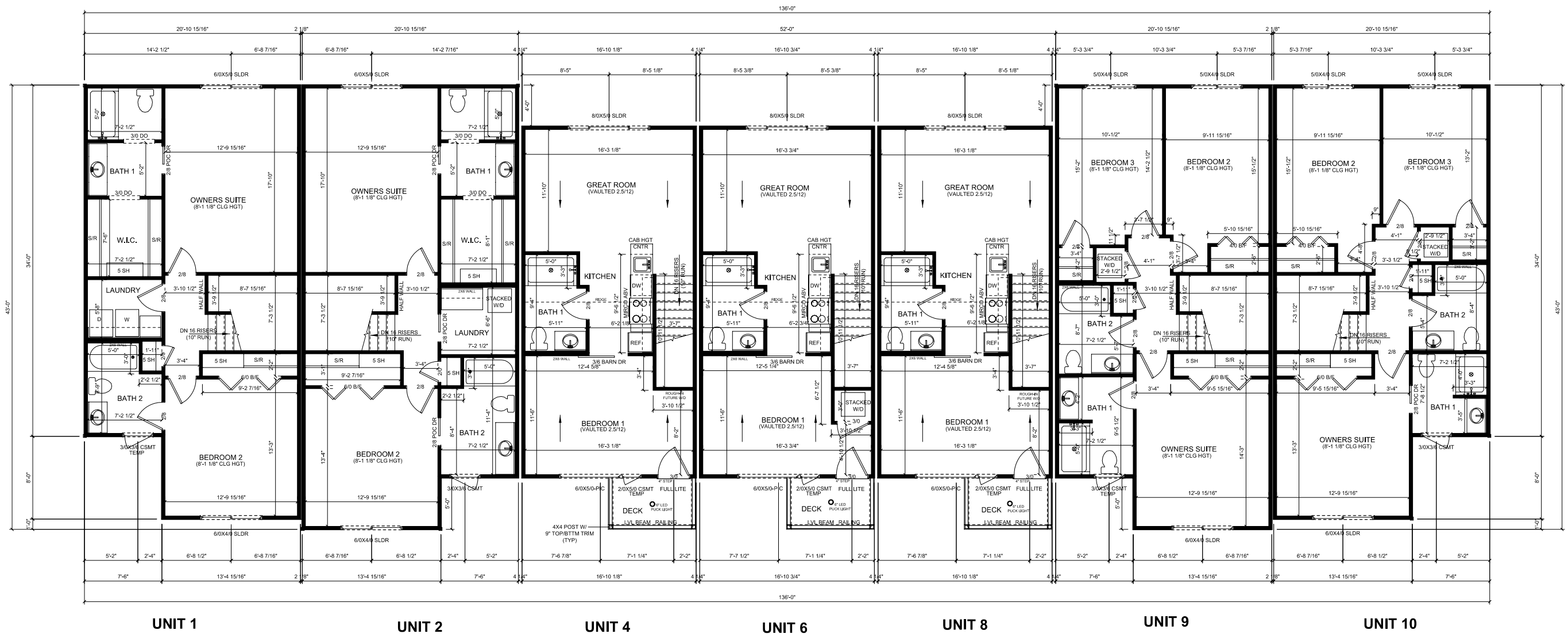
FIRST FLOOR

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	Job # 19-317

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



UNIT 1

UNIT 2

UNIT 4

UNIT 6

UNIT 8

UNIT 9

UNIT 10

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SECOND FLOOR

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54406

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

Drawn By: MW
Sales: MW

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

Job #: 19-317

A
3.2

GENERAL NOTES:

WALLS:

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

CEILING:

- * ALL CEILINGS ARE FLAT UNLESS OTHERWISE NOTED

ROOF:

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

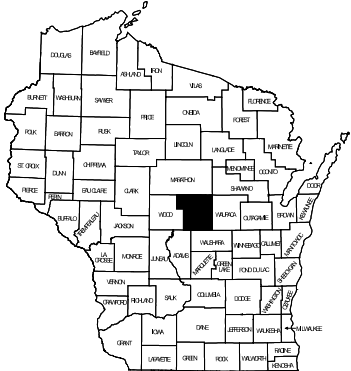
OPENINGS:

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

GENERAL INFO:

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

PROJECT LOCATION:



State of Wisconsin
PORTAGE COUNTY

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

LOADING:

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

DRAWING INDEX:

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

All rights reserved. No part of these drawings or associated project manual specifications may be reproduced or used for purposes other than this project without written consent of Blenker Building Systems.

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

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



Revision Date:	Description:	Revision Date:	Description:	Revision Date:	Description:	Revision Date:	Description:
7-9-19	REVISION #1 MW	9-6-19	REVISION #7 MW	9-3-19	REVISION #6 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				

Project:	AmicheDiBirra	Job #	19-317
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:	7-9-19

C

1



FRONT ELEVATION

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

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

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



REAR ELEVATION

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

FINAL PLAN

SIGNATURE: _____
DATE: _____

ELEVATIONS



AEDIFIX
Holdings, LLC

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

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

Revision Data:		Description:	
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
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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: AmicheDiBirra

Address: 500 LORRY STREET
AMHERST, WI
54406

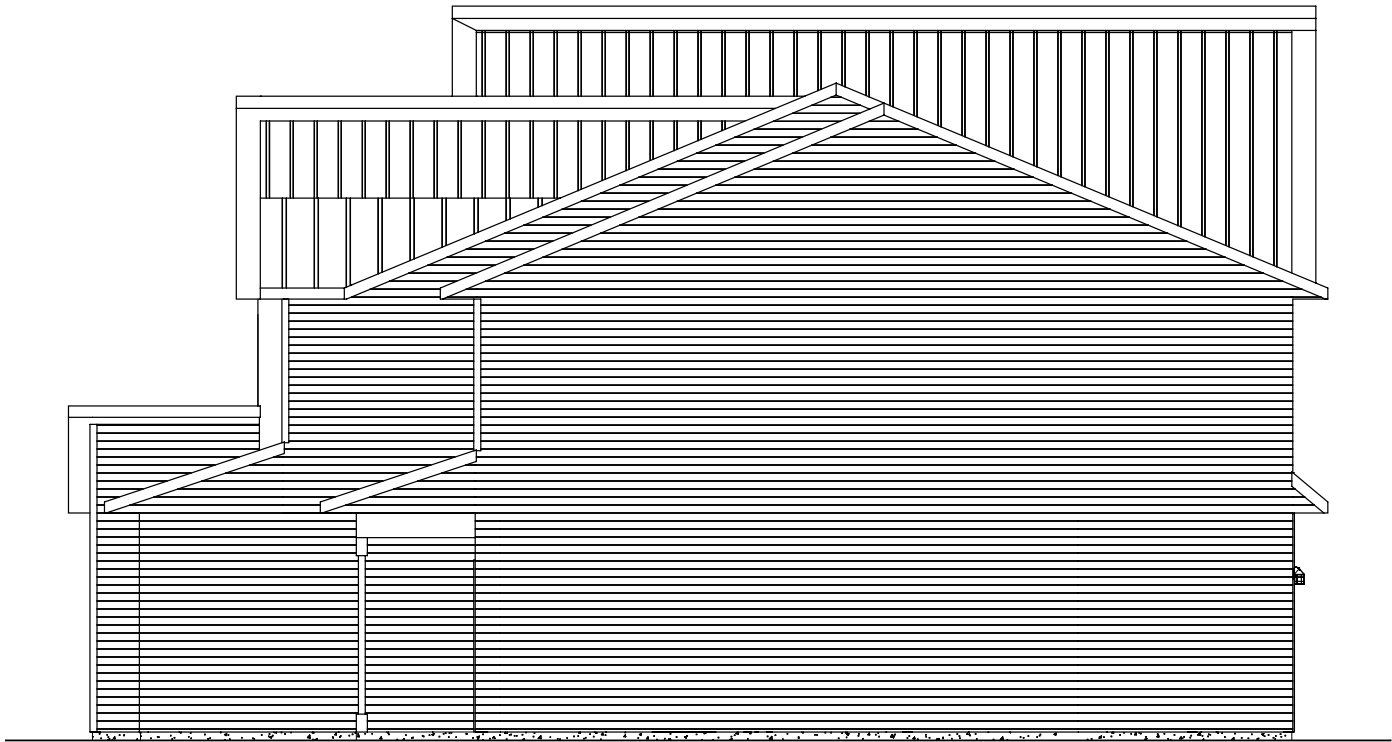
Telephone: 715-824-5665
Drawn By: MW

Fax: 715-824-5663
Sales:

Date: 7-8-19

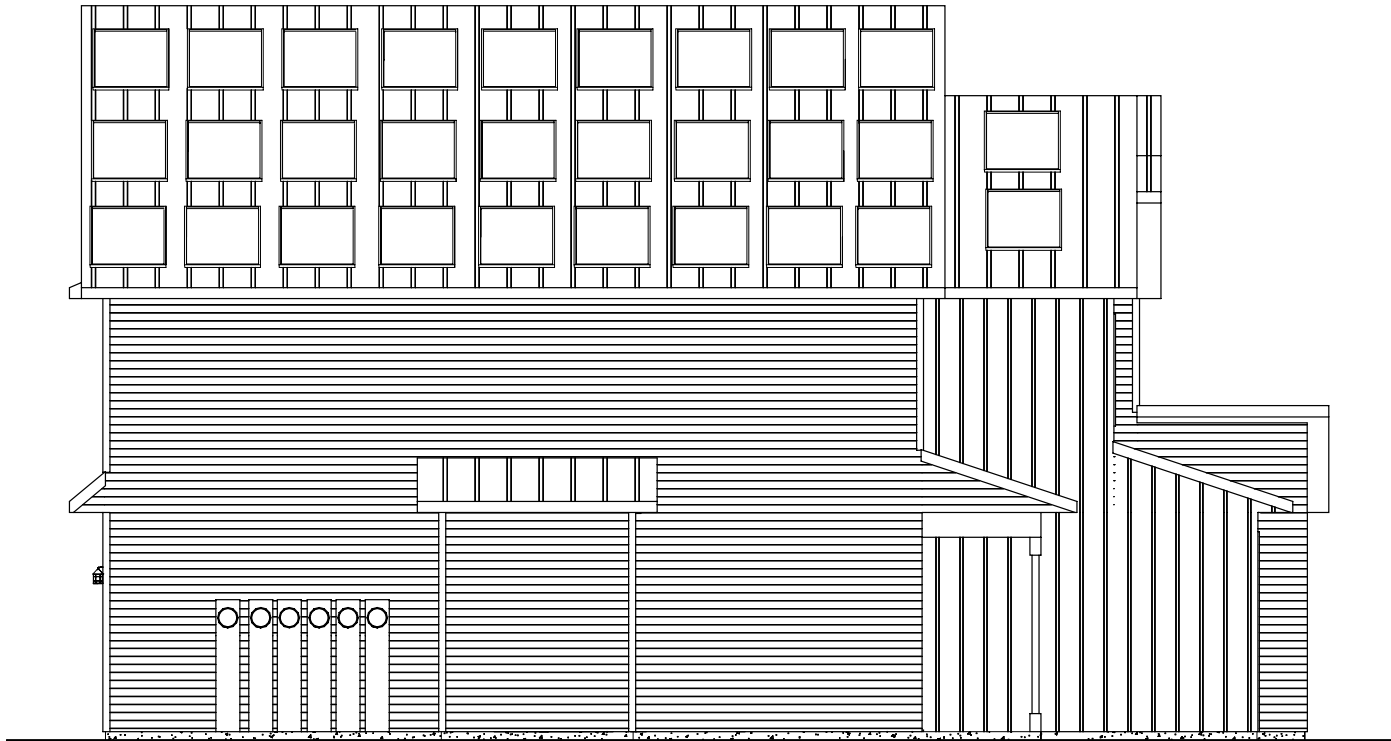
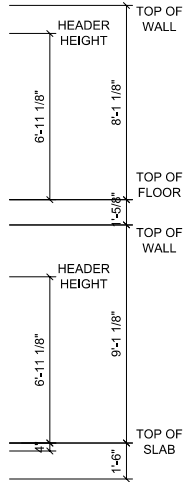
Project: WASHINGTON ST
AMHERST, WI

Job # 19-317



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: _____

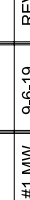
DATE: _____

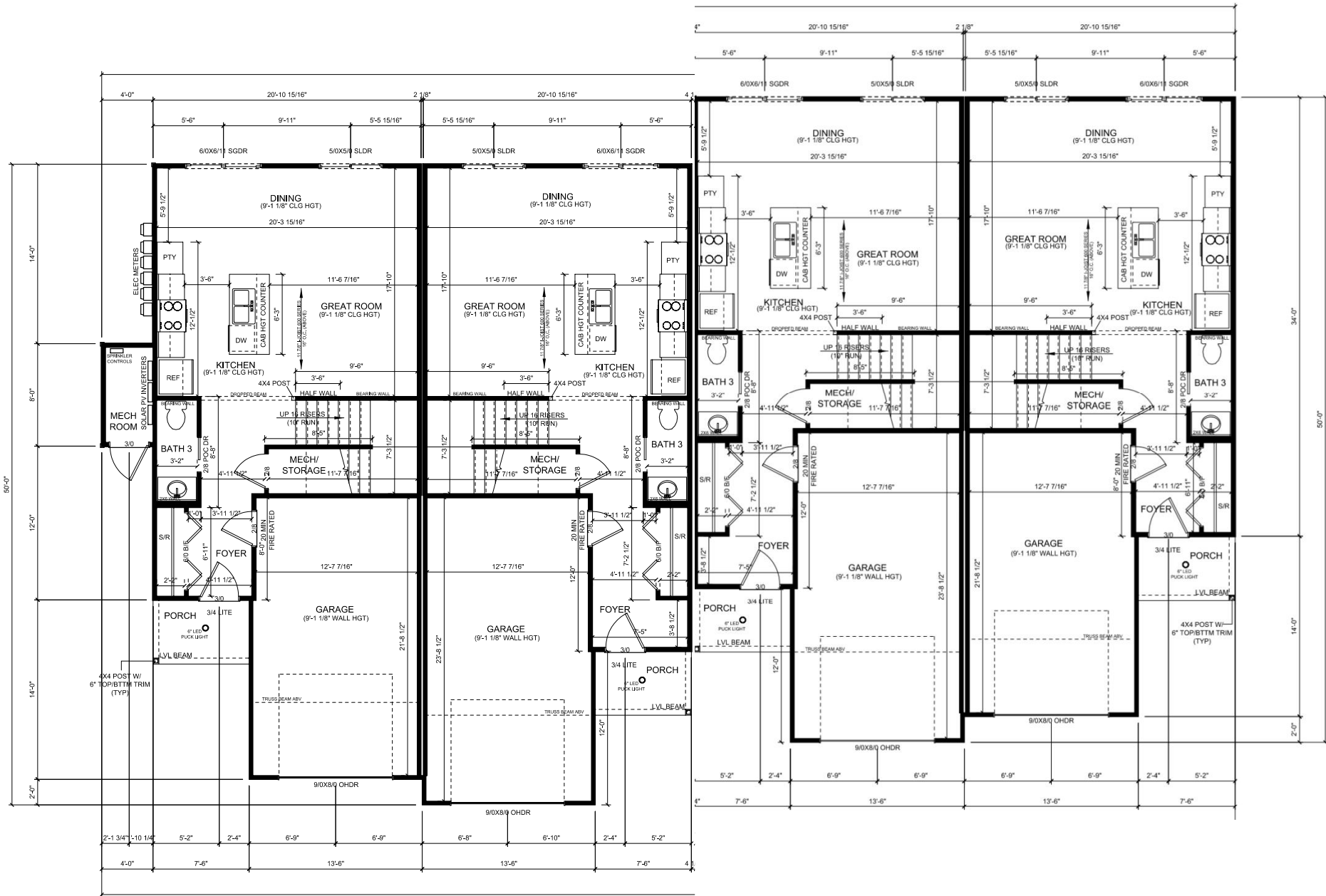
ELEVATIONS

AEDIFIX
Holdings, LLC

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

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

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



	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

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)824-5665



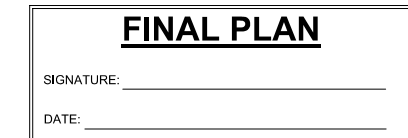
Revision Date:	Description:
REVISION #1 MW	REVISION #7 MW
REVISION #2 MW	REVISION #8 MW
REVISION #3 MW	REVISION #9 MW
REVISION #4 MW	REVISION #10 MW
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9-3-19	REVISION #6 MW

Project:	AmicheDiBirra
Site Address:	WASHINGTON ST AMHERST, WI

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





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

NO.	DATE	CHECKED	APPROVED	REVISION	

PROPOSED OFFICE

SCALE
AS NOTED

DATE
12-21-2018

PROJECT NUMBER
1-1190-001

PLAN PHASE
PROPOSED ELEVATIONS

DRAWING NO.
A-2



1

ELEVATION

A-2 1/8" = 1'-0"



2

ELEVATION

A-2 1/8" = 1'-0"



4

ELEVATION

A-2 1/8" = 1'-0"

PRELIMINARY

NOT FOR CONSTRUCTION

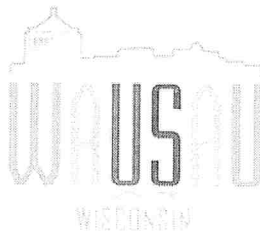


PROPOSED OFFICE

DRAWING NO.
A-1

CHECKED	APPROVED
REVISION	





Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name: **DAVID URMANSKI**

Home Street Address: **515 1/2 S. 3RD AVE**

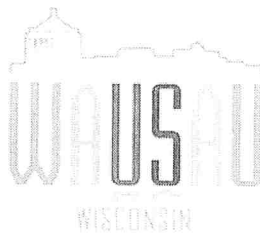
Email Address (optional):

Best Daytime Phone Number (optional): **715-675-6522**

Comments about the above agenda item (use back if necessary):

**GREAT TO HAVE SOME INPUT ON WHAT HAPPENS
IN THIS AREA. DONT THINK THAT THE LAND PLOTS
SHOULD BE SOLD FOR ANYTHING LESS THAN FAIR
MARKET VALUE. BEST IDEA DUE TO THE KNOWN GROUND
CONTAMINATION IS MAKE THE AREA INTO A PARK.
IF THATS NOT POSSIBLE LOW INCOME SINGLE FAMILY
HOUSING.**

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us
or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name:

ANDREW BLAZ

Home Street Address:

111 SOUTH FOURTH AVE

Email Address (optional):

ANDREW.BLAZ@GMAIL.COM

Best Daytime Phone Number (optional):

715-574-6064

Comments about the above agenda item (use back if necessary):

GOOD WORKING DISCUSSION CONCERNING
THOSE PROPERTIES. I LIKE TO SEE MORE
SINGLE FAMILY HOMES. I THINK THAT THERE IS
COULD BE A GOOD OR HIGH-END APARTMENTS.

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us
or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name: Mary Clauss

Home Street Address: 314 Porter St
Wausau, WI

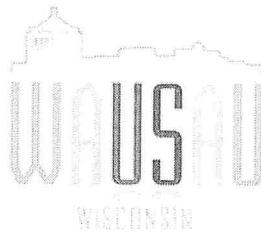
Email Address (optional):

Best Daytime Phone Number (optional):

Comments about the above agenda item (use back if necessary):

Please open this back up to new developers. I feel this is getting pushed to fast. Habitat would build good family home. Single family homes is the way to go. Doing rentals is a crap shoot. You never know what your going to get. Some renters are pure HELL! Check other options. This contractor just seems like he is only for the MONEY!!

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us
or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name: *Lance Dickinson*

Home Street Address: *231 Adrian St Wausau*

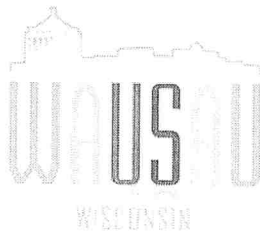
Email Address (optional):

Best Daytime Phone Number (optional): *715-302-0614*

Comments about the above agenda item (use back if necessary):

Single family for sale units would make the best use.

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us
or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name:

Sharon + David Fritz

Home Street Address:

235 Adrian St

Email Address (optional):

daFritzer@Charter.net

Best Daytime Phone Number (optional):

715-551-7917

Comments about the above agenda item (use back if necessary):

Think About Turning The North Side of
Thomas St. Into A two BLOCK Long
Park. THERE IS ALREADY A DQ IN PLACE
Just needs PARK BENCHES + TABLES
Some PLAY ground Equipment to coincide
With The RIVER WALK project

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us

or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name: *Ark & Linda Rhomine*

Home Street Address: *1211 S. 10th AV*

Email Address (optional): *ARKR@NAIPfefferle.com*

Best Daytime Phone Number (optional): *715-297-1953*

Comments about the above agenda item (use back if necessary):

Thank you for this opportunity

We have many options

• Afford Single Family

• Grads - to sell

• Habitat for Humanity

• Veteran Housing

Need a New call for RFP

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us
or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name: Dan Ehmke

Home Street Address: 1005 S 8th Ave

Email Address (optional):

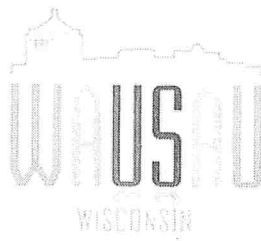
Best Daytime Phone Number (optional):

Comments about the above agenda item (use back if necessary):

houses sold by displaced owners to build a road
that nobody likes and selling the vacant lots for
\$1.00. Then being turned for x amount in profit
is wrong. I also think that if the land is sold
for a dollar then all cleanup on said land should
be done by the land owner, including the soils.
- This meeting is stated to be our voice in our govt, but
where was that voice heard and what differences did
it make on the Thomas St Project.

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us

or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



Planning, Community and Economic Development

Citizen Input Form

Thomas Street Remnant Parcels Housing Proposal

Monday, August 17, 2020

Citizen Information

First and Last Name:

Jennifer Pieper

Home Street Address:

126 River St Wausau 54401

Email Address (optional):

jpieper76@gmail.com

Best Daytime Phone Number (optional):

715-409-1792

Comments about the above agenda item (use back if necessary):

My opinion are the tenants that are going to invest in the community are not going to be renters at \$800-\$1500 rent are individuals that will be looking to buy their forever home. I purchased my home due to the quiet neighborhood where people know each. Apartments are short term, not people who will stay in Wausau and invest in the economic growth. I would support either

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us

or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.

Single family or duplexes. Too specific, not the
monstrosities of duplexes that are newly added to
Thomas St. Build homes that match and don't
stick out like an eye sore or a sore thumb.



Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name: *Mary Holmberg*

Home Street Address: *123 River St.*
Wausau, WI 54401

Email Address (optional): *meholmberg@yahoo.com*

Best Daytime Phone Number (optional): *414-334-3620*

Comments about the above agenda item (use back if necessary):

Having green space on Thomas Street is very nice. Single family residences would be more desirable as it would allow the ~~rest~~ residents to maintain their small family culture a feel, rather than trying to pack a multi-unit building full. The recent builds on West Thomas have ~~no~~ nearly no yards and are so close ~~to~~ the road and each other, it is a bit of an eye sore.

It would be ~~very~~ wonderful to see a few single family homes built, ~~with~~ with a fair ~~size~~ size yard, and maybe

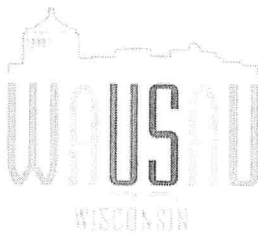
Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us

or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



Creating a small park.

Wausau is a wonderful place for families & I ~~the~~ love that. Building a multi-family complex in my back yard would be very disappointing. The turnover in renters causes a quick decline in property value & I would love to keep the neighborhood beautiful, clean, and family oriented.



Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name: Tegan Griffith

Home Street Address: 1237 S 5th Ave

Email Address (optional): tegan.griffith@gmail.com

Best Daytime Phone Number (optional): 608576 6426

Comments about the above agenda item (use back if necessary):

I think mixed housing options is important for our community. I understand the need for seniors & ADA housing but there's also a huge need for small, single families like my sister just starting out. - All she can afford are apartments right now. I just bought my first house at 35! It took 15 yrs for me to get out of an apt. with the help of a VA loan. I want my sister to have a chance to be a homeowner → But if she can't own a home →

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us

or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.

I want her and my niece to live in affordable
and safe rental properties.

Thank you for hosting this meeting!



MAIL

Planning, Community and Economic Development

Citizen Input Form

Thomas Street Remnant Parcels Housing Proposal

Monday, August 17, 2020

Citizen Information

First and Last Name: Trent + Renee Clark

Home Street Address: 223 E Thomas St.

Email Address (optional): creneec99@gmail.com

Best Daytime Phone Number (optional): 715-842-7038

Comments about the above agenda item (use back if necessary):

- ① For single family homes with A park on the RIVERWALK with A possible fishing dock
- ② JUST single family homes.
- ③ town houses single story for sale not rentals. same as on 3rd St.
- ④ 100% AGAINST parking lots for Elder sanctuary
There events are too large already they do not maintain the property they already have during events

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us

or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.

There are people outdoors all hours of there events for 3-5 days parking lots will NOT keep them from →

Parking threw out the neighborhood it will
just allow even more people.



MAIL

Planning, Community and Economic Development

Citizen Input Form

Thomas Street Remnant Parcels Housing Proposal

Monday, August 17, 2020

Citizen Information

First and Last Name:

Robert C. Thomas

Home Street Address:

1120 S. 8th Ave

Email Address (optional):

TRACKER15@CHARTER.NET

Best Daytime Phone Number (optional):

715-409-9679

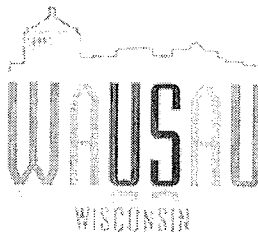
Comments about the above agenda item (use back if necessary):

I endorse the general consensus of having
Blenker pay MARKET VALUE for each lot @ ^{\$}14,000 ⁰⁰ each
that is what the city assessment of my lot is
so what is the difference for the value of my
property versus property the city paid for the homes
that moved the old houses out when the street was
(the city) reconstructed.

Let's get some money for the existing property
owners so the city doesn't have to keep raising
taxes on our poor backs.

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us

or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.



MAIL

Planning, Community and Economic Development

Citizen Input Form
Thomas Street Remnant Parcels Housing Proposal
Monday, August 17, 2020

Citizen Information

First and Last Name: Lois Hettinga

Home Street Address: 1115 S. 12th Ave

Email Address (optional): Lobolhe@Charter.net

Best Daytime Phone Number (optional): 715-848-2653

Comments about the above agenda item (use back if necessary):

Do not like the idea of apt's as it is already very hard to Cross Thomas St, & if 10 apt's in (2) Complexes has at least 2 cars each, that's 40 vehicles just in that area! Would prefer Single homes, or Habitat homes & maybe a park for the Kids! Also a parking lot for the Mong Church. Would be too much on that street if Apt's. Just my opinion!

Please email responses to Sean Fitzgerald at sean.fitzgerald@ci.wausau.wi.us

or mail to City of Wausau Community Development, 407 Grant St., Wausau, WI 54403-4783.

Sean Fitzgerald

From: Tom Kilian
Sent: Tuesday, August 25, 2020 10:36 AM
To: Sean Fitzgerald
Subject: Fw: additional Thomas Street developments - Blenker/Aedifix proposal

FYI. Community input received by email regarding the Blenker/Aedifix proposal. I will be forwarding several, and hope these can all be included in the packet.

Thank you,
Tom

From: Catherine Kronenwetter <cckeesakes@hotmail.com>
Sent: Sunday, August 16, 2020 1:54 PM
To: Tom Kilian
Subject: [EXTERNAL] Re: additional Thomas Street developments - Blenker/Aedifix proposal

Any subsidy from the city especially like free land at this point should only be for a strong commitment to be for the good of the community for decades, like for low-income housing. If there is still somehow demand for higher-end rentals in this town then developers can afford to buy the land. We have subsidized so many market, market+ rate projects already and what good has it done?

Thank-you,
Catherine Kronenwetter

117 Sturgeon Eddy Rd Wausau

Sent from Mail for Windows 10

Sean Fitzgerald

From: Tom Kilian
Sent: Tuesday, August 25, 2020 10:36 AM
To: Sean Fitzgerald
Subject: Fw: [EXTERNAL] Selling land for a\$1.00

FYI. Community input received by email regarding the Blenker/Aedifix proposal.

From: Randy Radtke <rkradtke@gmail.com>
Sent: Sunday, August 16, 2020 9:16 PM
To: Tom Kilian
Subject: [EXTERNAL] Selling land for a\$1.00

Tom,

I heard a developer wants land for a \$1.00. Please say No. They should pay appraised value.

Randy Radtke
Wausau

Sent from my iPhone

Sean Fitzgerald

From: Tom Kilian
Sent: Tuesday, August 25, 2020 10:37 AM
To: Sean Fitzgerald
Subject: Fw: [EXTERNAL] ridiculous

FYI. Community input received by email regarding the Blenker/Aedifix proposal.

From: Debra Meilahn <dam9977@gmail.com>
Sent: Monday, August 17, 2020 9:12 AM
To: Tom Kilian
Subject: [EXTERNAL] ridiculous

I can't believe with the traffic back up to about normal as it used to be on Thomas St. and instead of Thomas being a 4 lane road like it should have been and now you want to add more "sorry to say" ugly apartments and now bigger ones along Thomas St.

Thomas St actually looks nice now without any added buildings and to add the traffic to it is not a safe and good idea! Wasn't the restructuring of Thomas St. supposed to make it safer. I see this is a real mess with adding more people. It is hard enough to get across Thomas St. now.

So, what does this mean that Thomas St. will be rebuilt to accommodate the heavier traffic and to make it safer???

Before you think about building so-called "High End" Apartments. How about cleaning up the crime in the area first. Who is going to want to rent a high end apartment in a high crime area? There are too many break ins going on right now in this area. Too many drugs in the area. Let's think about that before you try to bring in more people in a time that there are so many people out of work. How about instead of housing, why no work on bringing in some jobs to the city that can support "High End" apartments.

I just want you to know that I oppose the building of anymore apartments along Thomas St. enough is enough!
Thank You,
Deb Meilahn

Sean Fitzgerald

From: Tom Kilian
Sent: Tuesday, August 25, 2020 10:37 AM
To: Sean Fitzgerald
Subject: Fw: [EXTERNAL] Thomas Street Development Proposal

FYI. Community input received by email regarding the Blenker/Aedifix proposal.

From: Dorothy Gehring <deegee2052@gmail.com>
Sent: Monday, August 17, 2020 9:26 AM
To: Tom Kilian
Subject: [EXTERNAL] Thomas Street Development Proposal

Good Morning, Tom!!

Thank you for your willingness to receive input regarding the Thomas Street Development Program and tonite's council meeting. I do have a concerns/questions:

Why does the city agree to sell these type properties for \$1/each? I noticed in the article in the Wausau Pilot this morning indicates that property is worth more than a million dollars. Why do we give it away, and then also provide investors TIF money? And since the city has already paid for soil testings in that area, why should be go through it again at our expense

We taxpayers foot an enormous bill to purchase the properties along Thomas Street, as well as relocating the residents of those homes, and now we just give the land away so others can earn money? And I won't elaborate on the millions we lost a few years back for failure to follow protocols involved with sales of properties for phase one of the Thomas Street project! What a failure that turned out to be.

I've never understood the logic behind these transactions, and particularly now when budgets are so tight and hard to maintain.

Tom, I'm hoping you will be able to enlighten me regarding my concerns. I have lived in this city for 44 years, my husband has lived here all his life. We love it here and feel blessed by the beauty surrounding us. Your input will be appreciated.

Thank you and have a wonderful day - it's a wonderful day to have.

Sincerely,
Dorothy Gehring

Sean Fitzgerald

From: Tom Kilian
Sent: Tuesday, August 25, 2020 10:38 AM
To: Sean Fitzgerald
Subject: Fw: [EXTERNAL] [SUSPECTED SPAM] Blenker

FYI. Community input received by email regarding the Blenker/Aedifix proposal.

From: Lon Groth <hbdrummer5674@gmail.com>
Sent: Sunday, August 16, 2020 7:34 PM
To: Tom Kilian; Lou Larson
Subject: [EXTERNAL] [SUSPECTED SPAM] Blenker

Hey guys,

I'm going to try to make it to the meeting tomorrow, 90% sure I can, but that's always subject to change. In case I can't, here's my input...

While having this land developed restores a tax base income for the city, more consideration needs to be given to how it's developed. The ultimate goal should be a balance between city goals, neighborhood impact, meeting the needs of residents, with at least a foreseeable return somewhere in the future. Blenker isn't from Wausau, has no ties here other than to his bank account, he's taking advantage of the city for free land and money for his benefit, not ours. While he's reaping the rewards, Wausau won't see a return on the investment made for a generation or more, if it survives. We missed an opportunity to develop properly and wisely in phase 1, recoup some value, and restore some of what was lost. The result of giving everything away is becoming the developers doing what's best for them, not the city, and surely not the neighborhood. It's too late to change what's already done, but we can put a stop to it going forward.

The development of Thomas Street was pretty much a disaster, period. With the cost of acquisition of the properties, demolition, disposal, landscaping, and everything else required, creating this development opportunity already came at a very high cost. To give the land away along with hundreds of thousands of dollars on top of this made absolutely no sense from an investment or financial perspective. Structures that were built don't fit the neighborhood, no thought was put into the simplest amenities and needs like adequate parking. It was little more than an opportunity for someone to step in and profit at the expense of the taxpayer, and now, like what's hurting many cities, this land will forever be held hostage in the rental market, and eliminates any potential for commercial development that would offer jobs, or future home ownership opportunities, all while forcing housing prices up. Long term residents are what make a city, we raise our children in family homes, often passing them down, and the cycle of long term residents continue as they raise their families here. Wausau is wiping out entire sections of this out of the city. I've seen several of these new rentals switch hands already, only a year into it. Most of what was destroyed to build them were family owned homes, the few that were rentals still retained the potential to come off the rental market, and become a long term residence for a new owner, something it will never be again. Even my children who are homeowners chose not to buy in Wausau, their long term commitment now benefits other communities. I'll be the last generation of my family here because they wanted nothing to do with the city they grew up in anymore. All 4 of my children have left Wausau, taking 9 grandchildren, and 3 great grandchildren with them. That's 16 people who will not be a part of Wausau's future because they don't like the direction that our city is going

either. When you can buy almost twice the house in another community you could get here for the same money, or find better job opportunities, you don't stay. We're not creating growth, we're pushing people out.

Phase 1 was problems from the onset with Blenker. There were no safety measures in place during construction, holes in roadways and sidewalks left for extended periods with no warnings or barricades. Construction supplies and equipment blocked roads, sidewalks, and driveways. Trash, debris and insulation was spewn all over the neighborhood, there was still debris in the alleyway between 7th and 8th that wasn't removed for a year. They acted like they were entitled because they were in bed with the city. These units were constructed cheaply and poorly too, one of the tenants couldn't wait for their lease to expire, they were plagued with electrical and plumbing issues, things were falling apart within months. Everything from doors that veneer is peeling off of, some won't open or close, pocket doors falling off tracks constantly, three burst water pipes. The cheapness goes right down to the window treatments, basically the \$3 blinds from Menards that break by the 3rd time you open them, they're cheap slumlord specials in a pretty wrapping. They were constructed for aesthetics and profit, not functionality or quality. One of them on 7th and Thomas had a large crack that spanned the entire width of the slab, and they built on it, no repair, no investigation to see if it would impact the structural integrity. Parking is inadequate, vehicles are always parked on the street making them more hazardous to navigate, other residents' driveways are often encroached, we've experienced sidewalks blocked by vehicles that won't fit in the tiny garages or driveways. This also creates problems for trash pickup, snow removal, and with the limited turn lanes on Thomas, many streets see more traffic now, only adding to the problem, and even/ odd parking is neither observed, nor enforced. This will soon end up in the lap of the city to resolve. I have yet to see this addressed by the property owners, they're obviously not even letting people know, because they just rented another unit to someone with a large pickup that's had to be parked in the street since they moved in. I feel terrible for them, because come winter it'll be them getting tickets during snow emergencies, or if odd/ even is ever enforced. Next time I see them outside I'm just going to ask if they were told anything up front about parking. I've also witnessed regular police presence at a couple of these units, which is another sometimes sad but true byproduct of saturating an area with rentals owned by someone just in it for profit. I used to love this neighborhood, not so much anymore.

I looked at the plans I could find on what Blenker is proposing to do in the phase-2 area, and dimensions are listed for most everything in the structures themselves, but nothing as to the lots he intends to build them on, no lot depths are shown, sidewalk locations aren't shown. What is the setback from Thomas, or the sidewalk? Will it allow adequate parking? How many spots will be designated for each unit, and will they also be adequate in size and numbers? One of the plans I saw had one spot for each of the six small units, again with no dimensions. Has anyone from the city even questioned this? A couple living in one of the smaller units might easily each have their own vehicle, where will they park? It's like one of the most glaring ongoing problems from phase 1 has all traces omitted from the plans, you can see how big the bathroom is, but not if your full size pickup will fit in the driveway. More importantly, would they be quality built, or like the units in phase 1? The commercial structure planned will have access blocked from westbound traffic due to the median at the end of the bridge, again, this is not shown in the plans. If it's not purposely developed for a specific use that takes this into account, narrow streets like Mc Cleary, Adrian, and Empter would likely see an increase in traffic, hazards, and noise, also making them less desirable to live on. Just like in phase 1, quiet streets where kids play and ride bikes become dangerous through no fault of the homeowner, who probably bought a home there because it's quiet and safe. I think Blenker showed in phase 1 that he's in it for a return, and has no concern about the impact on the neighborhood. We can't allow this to continue. Wausau has no obligation to amass wealth for others, if this development is worth that much to him, with all the city has already given him, he should be able to purchase the land at market value with no other incentives, and not dump his problems on us. He can do it all by the book for a change, construction safety, every step inspected, enough parking so the city doesn't have to deal with it, etc, etc, just like anyone else would.

Yes, rentals are an integral part of every community, I even rent, but when you focus entirely on them as a source of development you leave potential future homeowners who will make a long term commitment and investment here out in the cold. When you saturate an area with rentals, you impact everything around it, sometimes for the worse, regardless of how high the rent is. When you focus solely on the high end rentals, you leave the 20% and growing segment of our community at or below poverty level with fewer housing opportunities. It's time for Wausau to stop giving away the city for someone else to decide the fate of for their own profit, we need to look at the impact developments have on the people, our neighborhoods, and city. Land is a finite commodity, it has great value. We should be getting market value for it, not giving land and tax money away to someone else to decide the fate of our neighborhoods, especially those who seem to overlook that others live here too. If the city doesn't get that, then they need to get out of the real estate market, and let licensed real estate agents handle it. I'd rather see the city pay a standard commission on a sale that provides a return of some sort, rather than continuously giving land and money away, that's just foolishness. Wausau was, and could still be a great place to live, but we need to stop trying to follow ridiculous high dollar plans that worked in some other city, in some other part of the country, that we're nothing like. It's not working.

Thanks for doing all you do guys!

Lon J Groth

Sean Fitzgerald

From: Tom Kilian
Sent: Tuesday, August 25, 2020 10:38 AM
To: Sean Fitzgerald
Subject: Fw: [EXTERNAL] Apartment buildings.

FYI. Community input received by email regarding the Blenker/Aedifix proposal.

From: babunicorn401@mail.com <babunicorn401@mail.com>
Sent: Monday, August 17, 2020 4:11 PM
To: Tom Kilian
Subject: [EXTERNAL] Apartment buildings.

We live on 5 the and thomas. We bought our house not knowing that these buildings were going up. Blenker blocked our alley and I had to call the police for help. They block the view. I don't know how young people can afford the rent. The police are over at them frequently. People move and move in all the time. The girl who is living in one apartment parked for 1week in front of our house. They are around all day so I don't think they have jobs. People come and go constantly at the apartment on thomas next to our house. We also lost our privacy they can see into our home from their windows. They used to park in our yard.

This should not have been approved and we should have been told when we bought our house.

They r also an outside company not Wausau based. Stop giving away these properties for 1.00. That's a steal for Blenker.

I just wanted to say my husband and I r opposed to any more of these being built.

Let a Wausau company bid for the land.

PLEASE STOP these people.

Ty

Barb and John Gale
1036 south 5 the avenue

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Sent from my Android phone with mail.com Mail. Please excuse my brevity.

Sean Fitzgerald

From: Tom Kilian
Sent: Tuesday, August 25, 2020 10:39 AM
To: Sean Fitzgerald
Subject: Fw: [EXTERNAL] Thomas Street

FYI. Community input received by email regarding the Blenker/Aedifix proposal.

From: Amanda Jackson <amandajackson1208@gmail.com>
Sent: Monday, August 17, 2020 5:56 PM
To: Tom Kilian
Subject: [EXTERNAL] Thomas Street

Hello,

I'm reaching out as a concerned member of the community. Admittedly I'm not in your district however I'm part of the community and am passionate about equity for all social classes as well as affordable housing. Currently there are two other housing projects geared specifically towards higher income rentals. They are not even complete yet so they clearly can't be at maximum capacity.

I think it maybe a disservice to our area if communities continue to award grants and tax deferments to builders before the other high income housing projects are complete. Why are we not focusing on the vulnerable populations within our communities instead of catering exclusively to builders who are going to then make a considerable income on the rental properties? I appreciate your insight.

Respectfully,

Amanda Jackson

Sean Fitzgerald

From: Tom Kilian
Sent: Tuesday, August 25, 2020 10:39 AM
To: Sean Fitzgerald
Subject: Fw: [EXTERNAL] To nights meeting

FYI. Community input received by email regarding the Blenker/Aedifix proposal.

From: connie dammann <constance5054@yahoo.com>
Sent: Monday, August 17, 2020 7:21 PM
To: Tom Kilian
Subject: [EXTERNAL] To nights meeting

I have to wonder how many of these "high end " town houses this city really needs. Are all of the others rented? The ones on third st, Thomas St , the new ones up on the hill from Trigs and the new ones by WOW. They haven't even opened yet, I'm thinking Don't we want people to build homes not rent then move away. What will all of this do to our taxes, and schools. Taxes are high enough now. How or why should the city donate the land for this? Can they pay our taxes also.

We have a mall that is falling apart let's do something with that and our homeless. Not high end rentals. Connie Dammann

715-551-6849

Sent from my iPhone

The following five citizen comments were provided on forms generated by Ald. Tom Kilian. These forms were not provided to attendants of the Aug. 17, 2020 neighborhood meeting and this form was not made available on the City of Wausau website.

Citizen Input Form Regarding the Aedifix/Blenker Proposal for Thomas Street Phase 2 Redevelopment

First Name: Lori

Last Name: Rinninger

Date: 8-16-

Address:

114 Edward St
Wausau Wis

1. Do you support the development proposal? (Check One) YES ☒ NO ☐

2. Are you familiar with the Blenker townhome development project on West Thomas Street already constructed for Phase I Redevelopment? (Check One) YES ☒ NO ☐

3. If you are familiar with it, what is your opinion? (Check One) I LIKE IT ☒ I DON'T LIKE IT ☐

4. Do you feel the Blenker development for Thomas Street Phase I Redevelopment was appropriate for the Thomas Street corridor and neighborhood? (Check One) YES ☒ NO ☐

5. PROVIDE YOUR COMMENTS AND OPINION OF THE CURRENT PROPOSAL FOR THE AEDEFIX/BLENKER THOMAS STREET DEVELOPMENT BELOW (AND USING THE BACK IF MORE SPACE IS NEEDED) OR ANY COMMENTS YOU WOULD LIKE TO PROVIDE

I think it
will bring a better quality
people to neighborhood!

Citizen Input Form Regarding the Aedifix/Blenker Proposal for Thomas Street Phase 2 Redevelopment

First Name: Jennifer

Last Name: Sprague

Date: 8-17-20

Address: 111 Edwards St

1. Do you support the development proposal? (Check One) YES _____ NO X

2. Are you familiar with the Blenker townhome development project on West Thomas Street already constructed for Phase I Redevelopment? (Check One) YES X NO _____

3. If you are familiar with it, what is your opinion? (Check One) I LIKE IT _____ I DON'T LIKE IT X

4. Do you feel the Blenker development for Thomas Street Phase I Redevelopment was appropriate for the Thomas Street corridor and neighborhood? (Check One) YES _____ NO X

5. PROVIDE YOUR COMMENTS AND OPINION OF THE CURRENT PROPOSAL FOR THE AEDEFIX/BLENKER THOMAS STREET DEVELOPMENT BELOW (AND USING THE BACK IF MORE SPACE IS NEEDED) OR ANY COMMENTS YOU WOULD LIKE TO PROVIDE

Thoughts on this development:

- 1.) Who affords such a high priced place?
- 2.) selling of land for \$1
- 3.) Places may look nice but who is responsible for the up keep to be sure they look nice + stay that way?
- 4.) What about a nice playground area for the younger children?



5.) Looking at the 1st half of the Thomas Street, its not be very well maintained, meaning the weeds popping up in the median, the ~~the~~ trees that need pruning to keep them nice, fake grass (stupid idea) & the weeds that are growing in the "so called rocked ponds" - perhaps a better use of that area.

6.) all the new housing that is built & want to build. leaves for a lot of crowding.

7.) Traffic is another big concern - such as the intersection by Cleveland & Thomas

8.) Crime - increased - ?

 Thank-you to Tom & Lou for helping looking out for this area. & the people for keeping all informed no matter how big or small the job may be.

Citizen Input Form Regarding the Aedifix/Blenker Proposal for Thomas Street Phase 2 Redevelopment

First Name: Larry

Last Name: Dassow

Date: 8-15-2020

Address: 117 River Street, Wausau, WI, 54401

1. Do you support the development proposal? (Check One) YES _____ NO ☒

2. Are you familiar with the Blenker townhome development project on West Thomas Street already constructed for Phase I Redevelopment? (Check One) YES ☒ NO _____

3. If you are familiar with it, what is your opinion? (Check One) I LIKE IT _____ I DON'T LIKE IT ☒

4. Do you feel the Blenker development for Thomas Street Phase I Redevelopment was appropriate for the Thomas Street corridor and neighborhood? (Check One) YES _____ NO ☒

5. PROVIDE YOUR COMMENTS AND OPINION OF THE CURRENT PROPOSAL FOR THE AEDEFIX/BLENKER THOMAS STREET DEVELOPMENT BELOW (AND USING THE BACK IF MORE SPACE IS NEEDED) OR ANY COMMENTS YOU WOULD LIKE TO PROVIDE

I Am totally against this size of units in this area, Bringing 20 families into such a small area is ridiculous. IN the proposal it doesn't have any yard area for kids to play, so where are the kids going to be hanging around? With 20 families you will need a 2 lane road to enter and leave out to Enter St. and I don't believe a 2 lane driveway (road) will be able to go past the pond. Another question is a privacy fence that the developer should be responsible

Form generated on August 15, 2020 by District 3 Alderperson, Tom Kilian, in the absence of a specific City of Wausau response mechanism for citizens at the time. Alderperson Kilian's Contact Information:

715-571-8108 or tom.kilian@ci.wausau.wi.us

for: Another Question is SNOW removal?
Where is the SNOW going to get pushed to
And, I believe the Apartment buildings
will be right up to the sidewalk so
Where will the city put the SNOW from
the sidewalk?

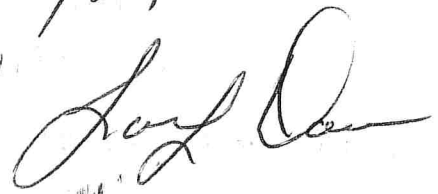
I don't see Any real Measurements
Saying these buildings will even fit let
alone being functionable with 20 families.

I THINK THIS IS A BAD IDEA!!!

- Wauqua should NOT loan the developer money. They
are already getting approx \$180,000 worth of land for dollars. Tax Payers
should NOT have to help build these units.

- There should be single Family
homes built, like the homes that were
torn down!!

THANK YOU,



Citizen Input Form Regarding the Aedifix/Blenker Proposal for Thomas Street Phase 2 Redevelopment

First Name: Joann Last Name: Ziebell Date: 8-16-20

Address: 130 River St. WAUSAU, WI 54401

1. Do you support the development proposal? (Check One) YES _____ NO X

2. Are you familiar with the Blenker townhome development project on West Thomas Street already constructed for Phase I Redevelopment? (Check One) YES _____ NO X

3. If you are familiar with it, what is your opinion? (Check One) I LIKE IT _____ I DON'T LIKE IT X

4. Do you feel the Blenker development for Thomas Street Phase I Redevelopment was appropriate for the Thomas Street corridor and neighborhood? (Check One) YES _____ NO X

5. PROVIDE YOUR COMMENTS AND OPINION OF THE CURRENT PROPOSAL FOR THE AEDEFIX/BLENKER THOMAS STREET DEVELOPMENT BELOW (AND USING THE BACK IF MORE SPACE IS NEEDED) OR ANY COMMENTS YOU WOULD LIKE TO PROVIDE

with the Thomas St. Projects.
Nothing has been kept. We have
nothing but Weed gardens
and using more of our tax dollars
unvaluable to us. Use the money in
better needed ways like childcare
helping the homeless. Help rid this
city of the ^{Illegal} drug infestation and
the high rental properties that are invaluable
to our Community.

Form generated on August 15, 2020 by District 3 Alderperson, Tom Kilian, in the absence of a specific City of Wausau response mechanism for citizens at the time. Alderperson Kilian's Contact Information:

715-571-8108 or tom.kilian@ci.wausau.wi.us

Citizen Input Form Regarding the Aedifix/Blenker Proposal for Thomas Street Phase 2 Redevelopment

First Name:

BRUCE

Last Name:

KRINZ

Date:

8/15/20

Address:

118 RIVER ST

1. Do you support the development proposal? (Check One) YES _____ NO ☒

2. Are you familiar with the Blenker townhome development project on West Thomas Street already constructed for Phase I Redevelopment? (Check One) YES ☒ NO _____

3. If you are familiar with it, what is your opinion? (Check One) I LIKE IT _____ I DON'T LIKE IT ☒

4. Do you feel the Blenker development for Thomas Street Phase I Redevelopment was appropriate for the Thomas Street corridor and neighborhood? (Check One) YES _____ NO ☒

5. PROVIDE YOUR COMMENTS AND OPINION OF THE CURRENT PROPOSAL FOR THE AEDEFIX/BLENKER THOMAS STREET DEVELOPMENT BELOW (AND USING THE BACK IF MORE SPACE IS NEEDED) OR ANY COMMENTS YOU WOULD LIKE TO PROVIDE

WHILE I AM IN FAVOR OF RESPONSIBLE DEVELOPMENT OF THE VACANT PROPERTIES LEFT FROM CONSTRUCTION OF THE THOMAS ST CORRIDOR, I AM 100% AGAINST BLENKER'S CURRENT PROPOSAL. THEIR PLAN WOULD CRAM TOO MANY UNITS IN A SMALL RESIDENTIAL SPACE (IE 2-10 UNIT BUILDINGS). MY PROPERTY IS LESS THAN 1/2 BLOCK FROM IT. IT WOULD CREATE TOO MUCH NOISE AND CONGESTION. I THINK 3 OR 4 SINGLE FAMILY HOMES WOULD BE

AT BETTER FIT FOR OUR RESIDENTIAL
NEIGHBORHOOD. ALSO CREATING A 20% TIF TO FUND
THIS IS A POOR WAY TO USE TAXPAYER MONEY
IF SOMEBODY WANTS TO DEVELOP THIS, IT SHOULD
BE DONE WITH THEIR OWN MONEY. ~~BECAUSE~~ ~~IT~~