*** 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.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:	**PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time:	**Tuesday, April 18, 2023 at 5:00 pm.**
Location:	**City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members:	Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes from the March 21, 2023 meeting.
2. **PUBLIC HEARING:** regarding Tax Incremental District No. 3 Project Plan Amendment in Order to Add Projects and Project Costs
3. **PUBLIC HEARING:** regarding Tax Incremental District No. 8 Project Plan Amendment in Order to Add Projects and Project Costs
4. **PUBLIC HEARING:** regarding Tax Incremental District No. 12 Project Plan Boundary Amendment in Order to Subtract Territory and Add Projects and Project Costs
5. Consideration of "Resolution Approving the Project Plan Amendment #5 for Tax Increment District No. 3, City of Wausau Wisconsin
6. Consideration of "Resolution Approving the Project Plan Amendment #3 for Tax Increment District No. 8, City of Wausau Wisconsin
7. Consideration of "Resolution Approving the Project Plan Amendment #2 for Tax Increment District No. 12, City of Wausau Wisconsin
8. Discussion and possible action on approving a dual post sign at 360 Grand Avenue.
9. Discussion and possible action on extending the expiration date of conditonal use at 110 South 1st Avenue and 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accomodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District.
10. Discussion and possible action authorizing sale of 1515 Curling Way.
11. Discussion and possible action on vacating and discontinuing right-of-way located east of 1610 Meadowview Road, 1615 Meadowview Road, and 1612 Evergreen Road, which abuts the boundary of Parcels 080-2908-074-0992 and 156001 Forest Valley Road in the Town of Wausau.
12. Discussion and possible action on vacating and discontinuing the portion of an alley that abuts 300 West Knox Street, 1110 North 3rd Avenue, 1114 North 3rd Avenue, and 1111 North 4th Avenue.
13. Next meeting date.
14. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at https://tinyurl.com/wausaucitycouncil. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@ci.wausau.wi.us with “Plan Commission 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.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 4/14/2023 @ 10:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 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 even the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Polley, County Planning

Time and Date:	The Plan Commission met on Tuesday, March 21, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Katie Rosenberg, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann.
Others Present:	Brad Lenz, Andrew Lynch, Tara Alfonso, Brian Stahl, Lesli Iverson, Juan Antonio Casarrubias

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Katie Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes from January 17, 2023 meeting.

Bohlken motioned to approve the minutes from the January 17, 2023 meeting. Herbst seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Discussion on approving a conditional use at 630 North 3rd Street to allow for a hotel in a DHMU, Downtown Historic Mixed-Use Zoning District.

Lynch said that the conditional use is for a hotel in the Downtown Historic Mixed-Use Zoning District. The property is located at the corner of 3rd Street and Grant Street. The first floor is currently used as commercial space with the second floor for the suites. Some of the suites are being used as an AirBnB. If the conditional use is granted, the petitioner will apply for a hotel license. Plans and the parking map are included in the packet.

Mayor Rosenberg opened the public hearing.

Lesli Iverson, 1003 Sylvan Street, said they are requesting a conditional use for a small boutique hotel. They have spent three years renovating the building and it will be a valuable asset to the city. The hotel will offer tourists and travelers another option in the downtown area. This will increase the demand for local goods and services. Iverson said that they also plan to work with tour operators and event planners to give a unique experience. They will hire locally with competitive wages and benefits. The property was built around 1850 and has been fully renovated with major improvements, including a new HVAC system and new windows. The improvements will reduce electricity use. The hotel model has cleaning done by request, to reduce the water footprint. Iverson added that they are looking forward to working with local organizations to promote the community.

Mayor Rosenberg closed the public hearing.

Discussion on approving a conditional use at 630 North 3rd Street to allow for a hotel in a DHMU, Downtown Historic Mixed-Use Zoning District.

There were no comments or discussion for this item.

Discussion and possible action on approving the final plat for the 1st Addition to Royal View Final Plat.

Lenz said that the subdivision is located in the Town of Rib Mountain. This lies in the extraterritorial area within three miles of the city. There is not much impact to the city. Staff recommends approval.

Bornemann motioned to approve the final plat for the 1st Addition to Royal View Final Plat. Brueggeman seconded, and this motion carried unanimously 6-0. This item will go to Common Council on April 11, 2023

Discussion and possible action on the sale of 123 West Thomas Street.

Lenz said that this is for a remnant parcel that the city owns. The neighbors to the south have expressed interest in the parcel. The lot is not usable or buildable. Staff recommends approval.

Herbst asked if this property is on the north side of West Thomas Street. Lenz answered that it is on the south side of West Thomas Street.

Brueggeman motioned to approve the sale of 123 West Thomas Street. Herbst seconded, and the motion carried unanimously 6-0.

Discussion and possible action on accepting right-of-way for Washington Street from 14th Street to Kickbusch Street.

Lenz said that this proposed right-of-way is from the school district for a new street to go behind Hawthorn Hills School. The school district will pay for the street, but the city would maintain it. Staff recommends approval.

Mayor Rosenberg asked if staff will be working with the school district with the construction. Lenz confirmed this and said that staff have met and will continue to meet to ensure the standards are met. This item is the first step in the process.

Brueggeman motioned to accept right-of-way for Washington Street from 14th Street to Kickbusch Street. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on March 28, 2023.

Next meeting date.

The next meeting is scheduled for April 18, 2023. Lynch said that the format for the staff reports is being updated. If any additional information is needed, please let staff know.

Adjournment.

Herbst motioned to adjourn, seconded by Watson. The motion carried unanimously 6-0 and the meeting adjourned at 5:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on April 18, 2023.

TO: PLAN COMMISSION MEMBERS

FROM: MARYANNE GROAT

DATE: April 5, 2023

RE: TID 3, 8 and 12 Amendments

Attached are Tax Increment District Project Plan Amendments for districts 3, 8 and 12. The amendments require the following reviews and approvals:

- Joint Review Board initial meeting
- Finance and ED Committee April 11
- Plan Commission public hearing and approval April 18
- Common Council approval April 25
- Joint Review Board approval April 27

I have highlighted the significant changes proposed in each amendment below. If you recall these are plans. They do not represent budgets nor do they authorize spending. Each plan provides a map and spending plan.

TID 3 – This is a downtown blight district. The plan amendment adds projects as follows:

Parking $2,500,000

- Demolition of the McClellan Parking Ramp and related parking lot construction.
- Parking lot expansion and improvements to support riverfront activity and Athletic Park

Land Acquisition $2,200,000

- Land acquisition to the north of city-owned property formerly Great Lakes Cheese and MBX property on the west side of the river

Street Improvements $2,400,000

- Street reconstruction Fulton Street from N 1st Street to N 7th Street
- Street construction 1st Street/River Drive from McIndoe Street – 300' N of Fulton Street

Trail Development $1,950,000

- River Edge Trail development MBX – North, Graphic Packaging and MBX – South and North to Gilbert Park

Site Work and Remediation $1,000,000

- Site remediation, demolition of Dive Point, Wausau Chemical, Water Plant and MBX

Developer Incentives $600,000

- Developer incentives

TID 8 – This district is a rehabilitation/conservation district located within the near west side. The plan amendment adds projects as follows:

- Reconstruction of 17th Avenue from Stewart to Elm St including utilities $2,700,000
- Washington Street Siphon Project and retaining wall. $850,000
- N 8th Avenue Reconstruction including utilites. $1,500,000
- Other street improvements $1,050,000

TID 12 – This district is a rehabilitation/conservation district located within the downtown. The plan is a territory subtraction. The subtraction will remove 29 parcels and add 7 parcels. The added parcels represent the mall and sears footprint.

- Streets, pedestrian and utilities construction $6,775,253
- Remediation $1,314,000
- Parking Improvements to the Sears and Penneys Ramps $725,000
- Developer Incentives TWall $10,800,000
- Developer Incentives Swiderski $9,277,000

CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #5

Economic Development Committee: April 6, 2023

Finance Committee: April 6, 2023

Joint Review Board - Initial Meeting: April 18, 2023

Plan Commission: April 18, 2023

Common Council: April 25, 2023

Joint Review Board: April 27, 2023

PLAN DRAFT DATE:

4/4/2023

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the FIFTH amendment to the ***Tax Incremental Finance District No. 3 Project Plan.*** Tax Increment District No. 3 is an existing blight district, which was approved by the Wausau Common Council on September 1, 1994.

Major components of the existing modified plan include:

- Riverfront redevelopment and renewal
- Residential blight elimination
- Parking improvements
- Commercial development and redevelopment
- Public infrastructure improvements

The district boundaries have been amended in 2000, 2007 and in 2020.

The district projects were amended in 2000, 2007 and 2013.

The district received special legislation in 2013 within Wisconsin Act 32 which enabled the district to undergo five territory amendments and extended the maximum life and expenditure period by ten years.

AMENDMENT 5 PURPOSE AND SUMMARY

This amendment furthers the original goals of the district by supporting additional riverfront redevelopment, environmental remediation riverfront industrial sites, extending the river Edge trail, supporting downtown parking capital improvements, reconstruction of downtown streets. The plan amendment adds project costs within the district and the ½ mile radius including:

- Demolition of the McClellan Parking Ramp and related parking lot construction.
- Parking lot expansion and improvements to support riverfront activity and Athletic Park
- Land acquisition to the north of city-owned property formerly Great Lakes Cheese and MBX property on the west side of the river
- Street reconstruction Fulton Street from N 1st Street to N 7th Street
- Street construction 1st Street/River Drive from McIndoe Street – 300' N of Fulton Street
- River Edge Trail development MBX – North, Graphic Packaging and MBX – South and North to Gilbert Park
- Site remediation, demolition of Dive Point, Wausau Chemical, Water Plant and MBX
- Developer incentives

EXPECTED TERMINATION

Based upon current law, Tax Increment District Three expenditure period ends in 2027 with the termination required in 2031.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the "but for" amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city.** In making this determination the city has considered the following:
   - The original findings of the Project Plan for TID #3 are all still valid and are hereby referenced and incorporated into this amendment.
   - The projects contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal and remediation, creation of new tax base and other economic benefits.
   - Financial support on infrastructure neutralizes cost obstacles and allows the City to continue to commit to renewal efforts.
2. **The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements**. In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions**. The project costs of the district relate to promoting development and redevelopment in the district. Redevelopment brings more tax base and economic activity which will support and grow existing and new businesses.
4. **The improvements made within the district are likely to significantly enhance all other real property values.** Redevelopment of property and elimination of blight improves the marketability and demand for surrounding properties.
5. **The project costs relate directly to the blight objective of the original district.**
6. **The city estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6) (am)1.**
7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City.** This is not applicable as the no boundary amendment is proposed.
8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE RADIUS

A list of improvements contained in the original plan include the following:

1. STREETS. The city will construct and or reconstruct certain streets, alleys, access drives, and parking areas. Eligible project costs include, but are not limited to, excavation; removal or placement of fill; construction of road base; asphalt, concrete or brick paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts and catch basins; retaining walls; utility relocation and burying overhead utility lines; conventional or decorative street lighting; enhancement, construction or reconstruction

of median areas; installation or replacement of traffic signals and traffic signs; pavement marking; right-of-way restoration and installation of fences, berms and landscaping.

2. PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT. To promote and facilitate development or redevelopment of both residential and commercial properties and to further the objective of blight elimination, the City may contribute to the acquisition of property within the district and the half-mile radius. The cost of property acquired, and any costs associated with the transaction are eligible costs. Transactional costs include costs such as fee title, easements, appraisals, consultant, and broker fees, closing costs, surveying, and mapping. Following acquisition, other project costs may be incurred to make the project suitable for development/redevelopment. If total project costs incurred by the City to acquire and prepare the site for development/redevelopment exceed the revenues or other consideration received from the sale or lease of the property, the deficit amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible project cost. The city seeks to purchase strategic sites on the river that will allow the city to expand the river edge trail and promote redevelopment.
3. ENVIRONMENTAL AUDITS AND REMEDIATION. Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
4. DEMOLITION AND SITE WORK. Development and redevelopment of the area may require site preparation such as demolition, grading, fill, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment. This may include the demolition of the Dive Point building, Wausau Chemical and Water Plant facilities.
5. ACQUISITION OR RIGHTS-OF-WAY. The City may need to acquire property to allow for installation of street access, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
6. ACQUISITION OF EASEMENTS. The city may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
7. WATER, SEWER, AND STORMWATER IMPROVEMENTS - to allow for development and/or redevelopment to occur the city may need to construct, alter, rebuild, or expand utility infrastructure within the district. Eligible project costs would include but are not limited to the following: distribution and collection mains; manholes clean out and valves; hydrants; service laterals; interceptor sewers; stormwater infiltration, filtration, and detention; and all related appurtenances.
8. ELECTRICAL SERVICE. To assure a site is suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines.
9. GAS SERVICE. To create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services.
10. COMMUNICATION INFRASTRUCTURE. To create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to, telephone lines, cable lines and fiber optic cable.
11. PARKING ENHANCEMENTS AND INFRASTRUCTURE. The existing plan included the construction, reconstruction, and demolition of existing infrastructure if necessary. Parking infrastructure includes surface parking lots and parking ramps, skywalks and related parking enforcement, metering, and revenue systems. The McClellan Ramp has reached end of life. Parking engineers are recommending that facility be razed in the very near future. Covid and the demolition of the mall have significantly reduced parking demand in the downtown. While the other parking facilities provide an ample supply of parking; convenience is a factor in

visitor, employee, and business parking satisfaction. The costs added to this plan will fund the demolition of the McClellan Ramp, landscaping, expansion of surface parking in the area and other parking costs. In addition, the city expects to provide additional parking amenities in the north riverfront area to support riverfront visitors and Athletic Park fans. Some of these expenses will be within the half-mile radius of the district.

12. STREETSCAPING AND LANDSCAPING. The city will provide landscaping and streetscape to improve the aesthetics and attract quality development.
13. RIVER EDGE TRAIL EXPANSION AND ENHANCEMENTS. The city may construct bike and pedestrian trails to the areas noted as opportunities allow and improve existing infrastructure as necessary this may include easement acquisition. Several areas are denoted for trail improvements on the map. These areas will connect existing sections to provide longer hiking opportunities. In addition, the proposed land acquisition on the north riverfront will allow for connectivity to Gilbert Park and connect sections of the trail on the westside of the river. These expenditures may occur anywhere along the trail so long as it is within the district boundaries or ½ mile radius.
14. CASH GRANTS AND DEVELOPMENT INCENTIVES. The City may enter into development agreements with property owners or developers for the purpose of sharing costs and eliminating financing to encourage the desired kind of improvements, eliminate blight and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee or "Pay-As-You-Go" financing. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project. Specific areas that have redevelopment potential are highlighted on the map in yellow.
15. PROFESSIONAL SERVICE. Including but not limited to engineering, architectural, planning studies, legal services, financial and accounting services, and costs of informing the public with respect to plan amendment and plan implementation.
16. FINANCE COSTS – Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
17. ADMINISTRATIVE COSTS. These include but are not limited to a portion of the staff salaries associated with managing the project plan through implementation and termination. Accounting and legal fees associated with the management of the plan. Engineering, surveying, inspection, planning, community development, financial and legal are a sample of staff activities involved in managing these plans.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The city retains its ability to implement only those projects that remain viable and affordable as the plan period proceeds.

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Project costs will be diminished by any income including special assessment, grants, donations, or other revenues.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated "non-project costs" associated with this amendment to Tax Incremental District Number Three.

PROPOSED CHANGES IN ZONING ORDINANCES

The city does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

EXISTING USES AND CONDITIONS

A map depicting the existing uses and conditions of property within the district was included in the original plan and boundary amendments. Since the scope of this amendment is limited to incurring project costs no map changes are necessary. North riverfront properties are currently zoned medium industrial and urban mixed-use. These parcels may be re-zoned to be compatible as redevelopment occurs.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the city by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

This amendment adds project costs without boundary changes and as such the 12% equalized value test is not applicable. The current valuation test is provided as additional information only.

TID No.	Base Year	2022 TID Current Value	2022 TID Value Increment	2022 Total Muni Equalized Value	12% Test
003	1994	173,650,900	130,832,200		
006	2005	234,477,800	153,898,500		
007	2006	101,000,700	71,559,100		
008	2012	73,516,800	32,173,600		
009	2012	2,133,900	901,500		
010	2013	63,913,000	18,200,000		
011	2017	70,568,700	69,182,300		
012	2017	28,057,700	15,616,400		
Total		747,319,500	492,363,600	3,680,737,900	13.38

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The city estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the district's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds includes existing and projected debt service, contractual development agreements and estimated public work improvements and project costs proposed within this amendment. Sources of Funds includes existing increment, anticipated new increment and any other revenue sources such as interest income and developer loan repayments. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change. The cash flow supports the financial viability of the proposed amendment.

AVAILABLE FINANCING METHODS

- It is expected that the projects will be funded by general obligation promissory notes.

PROJECT COSTS LOCATED WITHIN 1/2MILE OF THE DISTRICT BOUNDARIES

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1. n, the city may undertake projects within territory located within one-half mile of the boundary of the district provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The detailed list of project costs outlined in the next section identifies those that are located within the one-half mile of the district boundaries and are considered eligible project costs.

DETAILED LIST OF PROJECT COSTS

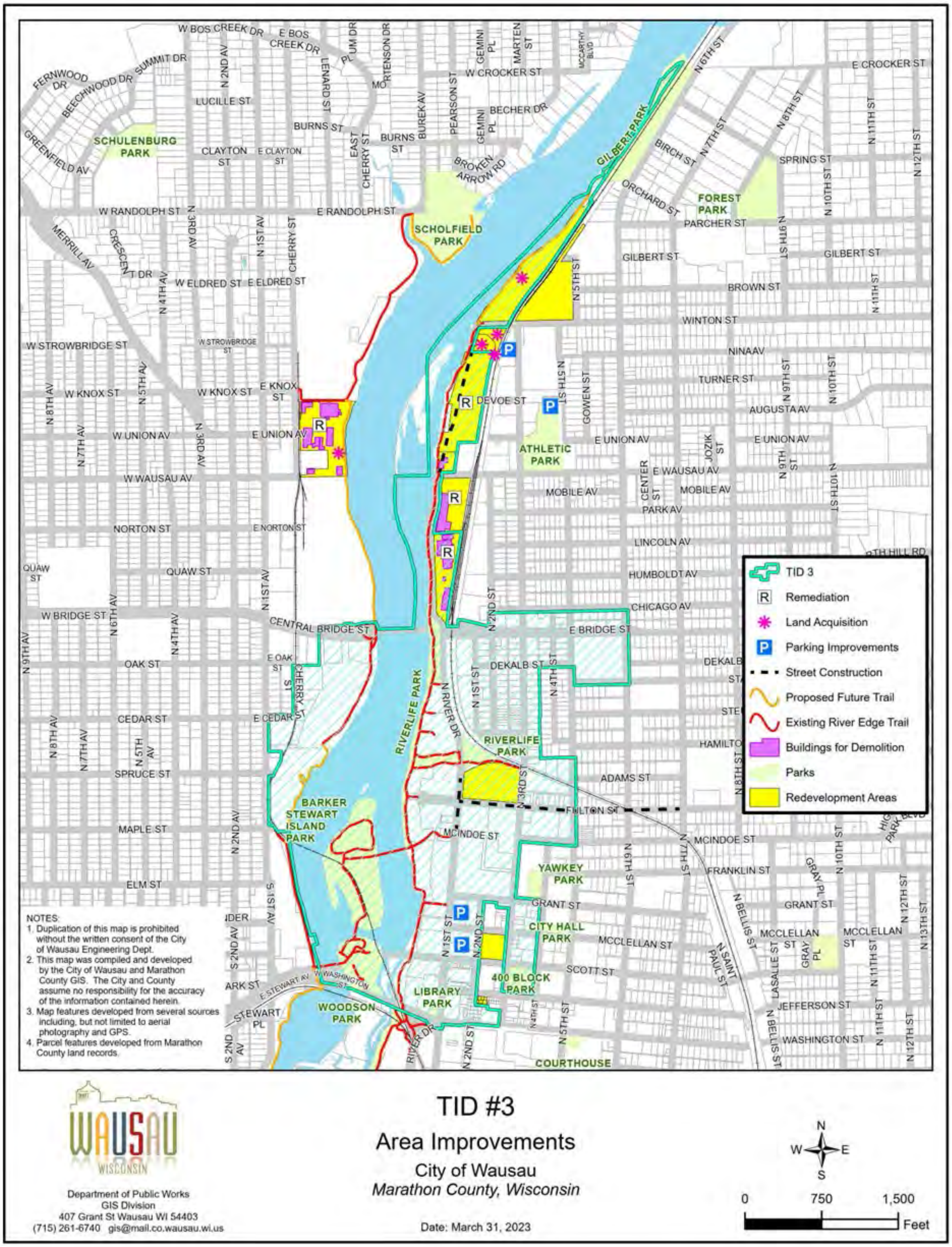
The various project costs include engineering and other related professional services.

		1/2 Mile Boundary	Total Cost
Land Acquistion	2023-2024	Y	2,200,000
Street Improvements	2026	Y	2,400,000
Trail Development	2024-2026	Y	1,950,000
Remediation and Site Work	2024-2026	Y	1,000,000
Parking Demolition	2024-2026	Y	2,500,000
Developer Incentives	2024-2026	Y	600,000
Administrative Costs			660,150
Financing Costs			2,976,788
Total			14,286,938

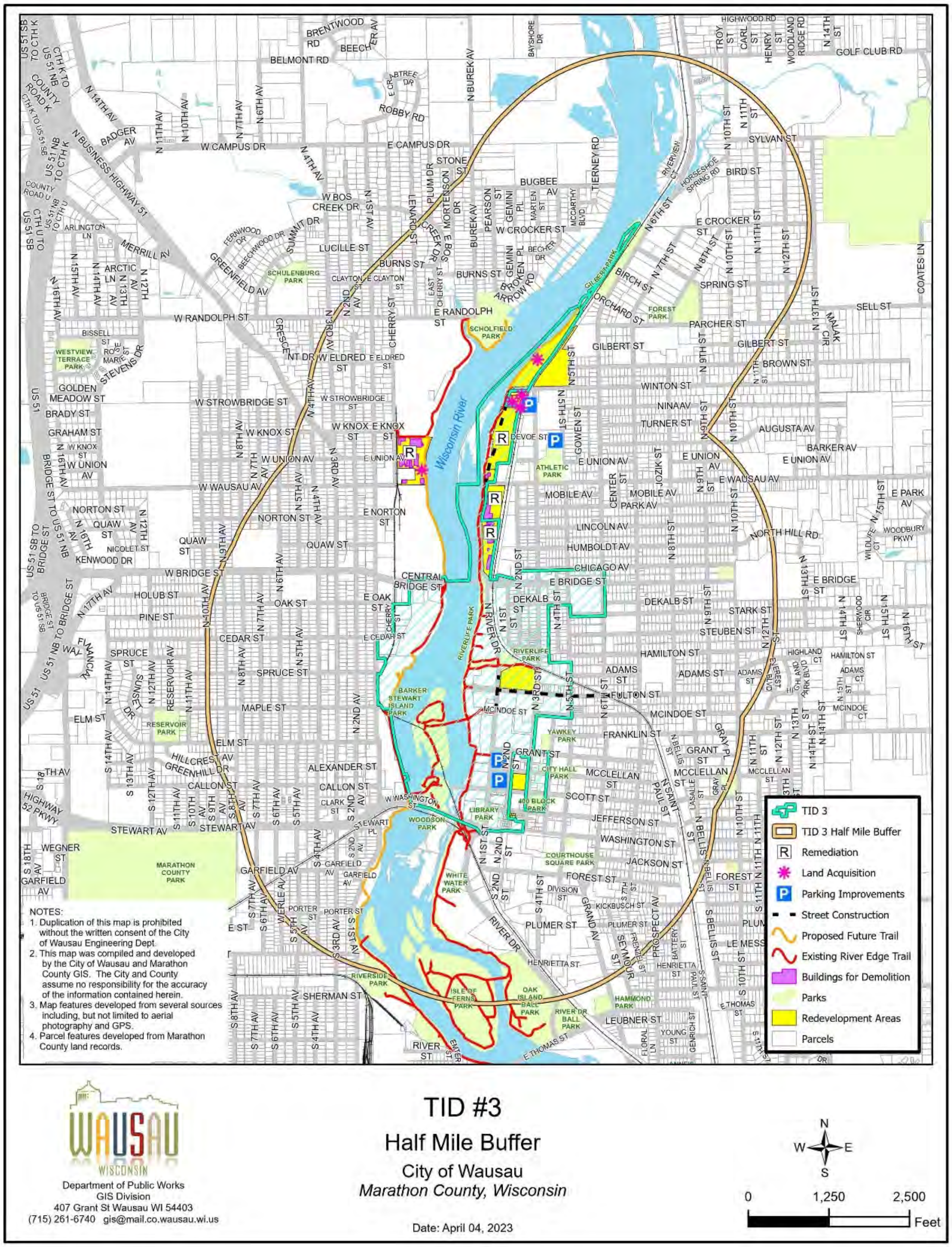
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

County	17.50%	$2,500,660
City	38.56%	$5,508,362
School	39.31%	$5,615,829
Tech	4.63%	$662,087
		$14,286,938

MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT PROPOSED IMPROVEMENTS WITHIN THE TERRITORY AND ½ MILE BOUNDARIES



MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AND ½ MILE RADIUS



PROJECTED CASH FLOW

CITY OF WAUSAU

TAX INCREMENTAL DISTRICT NUMBER THREE

CASH FLOW PROJECTION

Year	USES OF FUNDS: Total Annual Debt Service Existing Issues	Future Debt Issues	Adminsitrative, Consulting Services and Other Costs	Developer Incentives	Capital Expenditures	SOURCES OF FUNDS: Debt Proceeds	Other Income	Grant & Donation Income	Tax Increment	Annual Surplus (Deficit)	Accumulated Balance
ESTIMATED											
2022	$2,979,989		$55,150		$15,000		$474,027		$2,926,879	$350,767	($1,154,901)
2023	$1,892,866		$105,150		$1,380,000	$1,380,000	$379,000		$2,900,000	$1,280,984	$126,083
2024	$1,886,247	$228,000	$135,000		$1,470,000	$1,470,000	$379,000		$2,900,000	$1,029,753	$1,155,836
2025	$3,244,707	$504,000	$60,000		$3,000,000	$3,000,000	$379,000		$2,900,000	($529,707)	$626,129
2026	$1,542,180	$1,166,640	$60,000	$300,000	$4,200,000	$3,850,000	$729,000	$379,000	$2,900,000	$589,180	$1,215,309
2027	$1,545,370	$2,206,640	$60,000	$300,000			$379,000		$2,900,000	($833,010)	$382,299
2028	$1,536,970	$2,206,640	$60,000				$379,000		$2,900,000	($524,610)	($142,311)
2029	$1,423,601	$2,206,640	$60,000				$379,000		$2,900,000	($411,241)	($553,552)
2030	$923,650	$2,206,640	$60,000				$379,000		$2,900,000	$88,710	($464,842)
2031	$0		$60,000				$379,000		$2,900,000	$3,219,000	$2,754,158
	$ 16,975,580	$ 10,725,200	$ 715,300	$ 600,000	$ 10,065,000	$ 9,700,000	$ 4,235,027	$ 379,000	$ 29,026,879		

		1/2 Mile Boundary	Total Cost
Land Acquistion	2023-2024	Y	2,200,000
Street Improvements	2026	Y	2,400,000
Trail Development	2024-2026	Y	1,950,000
Remediation and Site Work	2024-2026	Y	1,000,000
Parking Demolition	2024-2026	Y	2,500,000
Developer Incentives	2024-2026	Y	600,000
Administrative Costs			660,150
Financing Costs			2,976,788
Total			14,286,938

FINANCING PROJECTION

	2023 Debt $1,380,000 5%	2024 Debt $1,470,000 5%	2025 Debt $3,000,000 5%	2026 Debt $3,850,000 5%	Total
2024	228,000				228,000
2025	228,000	276,000			504,000
2026	228,000	276,000	662,640		1,166,640
2027	228,000	276,000	662,640	1,040,000	2,206,640
2028	228,000	276,000	662,640	1,040,000	2,206,640
2029	228,000	276,000	662,640	1,040,000	2,206,640
2030	228,000	276,000	662,640	1,040,000	2,206,640
2031					
	$ 1,596,000	$ 1,656,000	$ 3,313,200	$ 4,160,000	$ 10,725,200

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

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Project Plan Amendment Tax Incremental Financing District Number 3, City of Wausau (TID # 3)

Committee Action:	Plan Commission Finance Committee Economic Development Committee
Fiscal Impact:	The project plan will add project costs
File Number: 94-0907	**Date Introduced:** April 25, 2023

	FISCAL IMPACT SUMMARY		
COSTS	*Budget Neutral*	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	*Budget Source:*
	One-time Costs:	Yes ☐ No ☐	*Amount:*
	Recurring Costs:	Yes ☐ No ☐	*Amount:*
SOURCE	*Fee Financed:*	Yes ☐ No ☒	*Amount:*
	Grant Financed:	Yes ☐ No ☒	*Amount:*
	Debt Financed:	Yes ☐ No ☒	*Amount* *Annual Retirement*
	TID Financed:	Yes ☒ No ☐	*Amount:*
	TID Source: Increment Revenue ☒ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐		

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the city; and

WHEREAS, the city's economic development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Three was created by the city in 1994 as a revitalization effort for the central business district and riverfront; and

WHERAS, the city now desires to amend the project plan of the district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, this amendment does not modify the district boundaries; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken; and

WHEREAS, such amendment will allow for the district to incur project costs outside of, but within the one half-mile of the radius of the district as permitted under Wisconsin Statutes; and

WHEREAS, an amended project plan for the district has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the district, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the district;

b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing proposed improvements and uses in the district;
f. Proposed changes of zoning ordinances, master plan, map, building codes and city ordinances;
g. A list of estimated non-project costs;
h. A statement of the proposed plan for relocation of any persons to be displaced;
i. A statement indicating how the amendment of the district promotes the orderly development of the city;
j. An opinion of the City Attorney or of an attorney retained by the city advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 18, 2023, held a public hearing concerning the proposed amendment to the project plan, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission, adopted the project plan amendment, and recommended to the Common Council that it amend the Project Plan for the district.

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the ½ mile boundaries of TID #3; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development or projects would not occur or would not occur in the manner, at the values, or within the timeframe desired by the city without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law adopts the project plan amendment of Tax Increment District Three and makes the following assertions:

1. That the Project Plan Amendment is consistent with the original classification of the district.

2. That improvements of the area are likely to significantly enhance the value of other real property in the district.

3. That the project costs directly serve to promote to eliminate blight and rehabilitate properties of the area which is consistent with the purpose for which the district was created.

4. That the project plan is feasible and in conformity with the City's master plan.

5. That the amended project plan for Tax Incremental District Number Three is adopted and that the plan is feasible and in conformity with the City's community and economic development objectives.

6. That the City estimates that less than 35% of the territory within the district, will be devoted to retail business at the end of the district's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.

7. The amendment does <u>not</u> modify the district boundaries.

8. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

9. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Tax Incremental District Number Three project plan amendment.

Approved:

____
Katie Rosenberg Mayor

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Tax Incremental Financing District Number 3, City of Wausau (TID #3)	
File Number:	**Date Introduced:**

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Three, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true:

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment for the City of Wausau Tax Increment District Number Three be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved **Joint Review Board Members**	**Representing**
______________________________	City of Wausau
______________________________	Citizen Member
______________________________	Marathon County
______________________________	Northcentral Technical College
______________________________	Wausau School District

Opinion forth coming

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #3

Economic Development Committee: April 6, 2023

Finance Committee: April 6, 2023

Joint Review Board - Initial Meeting: April 18, 2023

Plan Commission: April 18, 2023

Common Council: April 25, 2023

Joint Review Board: April 27, 2023

PLAN DRAFT DATE:

3/22/2023

Table of Contents

TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the THIRD amendment to the ***Tax Incremental Finance District No. 8 Project Plan.*** Tax Increment District No. 8 is an existing conservation/rehabilitation district, which was approved by the Wausau Common Council on April 10, 2012. The plan facilitated infrastructure and development in the Near West Side planning area. Amendment one added projects to the plan in 2018. Amendment two modified the boundaries and added projects to the plan in 2020.

Major components of the existing modified plan include:

- 2nd Avenue Reconstruction
- Stewart Avenue bicycle and pedestrian accommodations
- Parking study
- Developer incentives for the Schierl project which included the redevelopment of the vacant "Stahmer Clinic" into apartments.
- 1st Avenue Reconstruction
- $1,000,000 forgivable loan to WOZ for the purchase of the Wausau Center Mall.
- Purchase of LS Printing and Westside Battery; redevelopment pending
- 17th Avenue multi-family and hotel redevelopment
- Reconstruction of 18th Avenue

AMENDMENT 3 PURPOSE AND SUMMARY

The purpose of the third amendment is to add project costs within the ½ boundaries. These projects include:

- Reconstruction of 17th Avenue from Stewart to Elm St
- Washington Street Siphon Project and retaining wall.
- N 8th Avenue Reconstruction.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Eight expenditure period ends in 2034 with the termination required in 2039. Based upon existing obligations and the proposed amendment; termination is expected in 2033. This may change as other redevelopment opportunities emerge and are undertaken.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the "but for" amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city.** In making this determination the City has considered the following:

- The original findings of the Project Plan for TID #8 are all still valid and are hereby referenced and incorporated into this amendment.
- The infrastructure project contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal, creation of new tax base and other economic benefits.
- Financial support on infrastructure neutralizes cost obstacles and allows the City to continue to commit to renewal efforts.

2. **The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements**. In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions**. The project costs of the district relate to promoting development in the District. They will have a direct impact on redevelopment. The infrastructure projects will support the redevelopment achieved by the original project plan.
4. **The improvements made within the district are likely to significantly enhance all other real property values.**
5. **The project costs relate directly to the rehabilitation objective of the original district.**
6. **The city estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6) (am)1.**
7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City. This is not applicable as the no boundary amendment is proposed.**
8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE RADIUS

A list of improvements contained in the original plan include the following:

STREETS AND PAVEMENT IMPROVEMENTS – The City will reconstruct and or improve certain streets. These improvements may include or be limited to installation or replacement of traffic signals, construction or reconstruction of median areas, curb and gutter replacement, sidewalk, catch basins, asphalt or concrete pavement replacement or improvement, installation, or replacement of streetlights, retaining walls, signs, pavement markings, bicycle accommodations and pedestrian crossings.

RIGHT OF WAY ACQUISITION – The City may acquire right of way for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

ACQUISITION OF EASEMENTS – The City may acquire easements for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

WATER, SEWER AND STORM WATER - Water, sewer and storm water utility work including extension and/or upgrades of existing mains, laterals, hydrants and service connections. This includes the replacement of lead service lines. In addition, storm water management will be added where necessary including but not limited to construction of retention/detention basins and other storm water management facilities.

STREETSCAPING AND PEDESTRIAN IMPROVEMENTS – In order to attract development consistent with the objectives of this plan, the City may install amenities to enhance the aesthetic of the area. These improvements include but are not limited to landscaping, plantings, trees, decorative items and benches. These and any other similar amenities are eligible project costs.

DEMOLITION, AND SITE WORK – Development and redevelopment of the area may require site preparation such as demolition, grading, fill, utility relocation, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.

CASH GRANTS (DEVELOPMENT INCENTIVES – The City may enter into development agreements with property owners or developers for the purpose of sharing costs to encourage the desired kind of improvements and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant.

PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT- Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1. n, the city may undertake projects within territory located within one-half mile of the boundary of the district projected that 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District the project plan amendment

FINANCING COSTS – Interest, financing and debt issuance costs, premiums and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

ADMINISTRATIVE COSTS – The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs including but not limited to employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with implementation of the plan.

PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS – The costs of professional services rendered and other costs incurred in relation to the creation, administration and termination of the District and the undertaking of the projects contained within this plan are eligible project costs. Professional services include, but are not limited to architectural, environmental; planning; engineering; legal audit financial and costs of informing the public with respect to the plan amendment and plan implementation.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its ability to implement only those projects that remain viable and affordable as the plan period proceeds. In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under the Wisconsin Statutes 66.1105, in the written opinion of counsel retained by the City as Bond Counsel, then such project or projects shall be deleted and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Project costs will be diminished by any income, special assessments or other revenues including user fees or charges other than tax increments received or reasonably expected to be received by the city in connection with the implementation of this Plan.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated "non-project costs" associated with this amendment to Tax Incremental District Number Eight.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

EXISTING USES AND CONDITIONS

A map depicting the existing uses and conditions of property within the district was included in the original plan and boundary amendments. Since the scope of this amendment is limited to incurring project costs no map changes are necessary.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the city by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

This amendment adds project costs without boundary changes and as such the 12% equalized value test is not applicable. The current valuation test is provided as additional information only.

TID No.	Base Year	2022 TID Current Value	2022 TID Value Increment	2022 Total Muni Equalized Value	12% Test
003	1994	173,650,900	130,832,200		
006	2005	234,477,800	153,898,500		
007	2006	101,000,700	71,559,100		
008	2012	73,516,800	32,173,600		
009	2012	2,133,900	901,500		
010	2013	63,913,000	18,200,000		
011	2017	70,568,700	69,182,300		
012	2017	28,057,700	15,616,400		
Total		747,319,500	492,363,600	3,680,737,900	13.38

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds includes existing and projected debt service, contractual development agreements and estimated public work improvements and project costs proposed within this amendment. Sources of Funds includes existing increment, anticipated new increment and any other revenue sources such as interest income and developer loan repayments. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change. The cash flow supports the financial viability of the proposed amendment.

AVAILABLE FINANCING METHODS

- It is expected that the projects will be funded by ten-year general obligation promissory notes.

PROJECT COSTS LOCATED WITHIN 1/2MILE OF THE DISTRICT BOUNDARIES

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1. n, the city may undertake projects within territory located within one-half mile of the boundary of the district provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The detailed list of project costs outlined in the next section identifies those that are located within the one-half mile of the district boundaries and are considered eligible project costs.

DETAILED LIST OF PROJECT COSTS

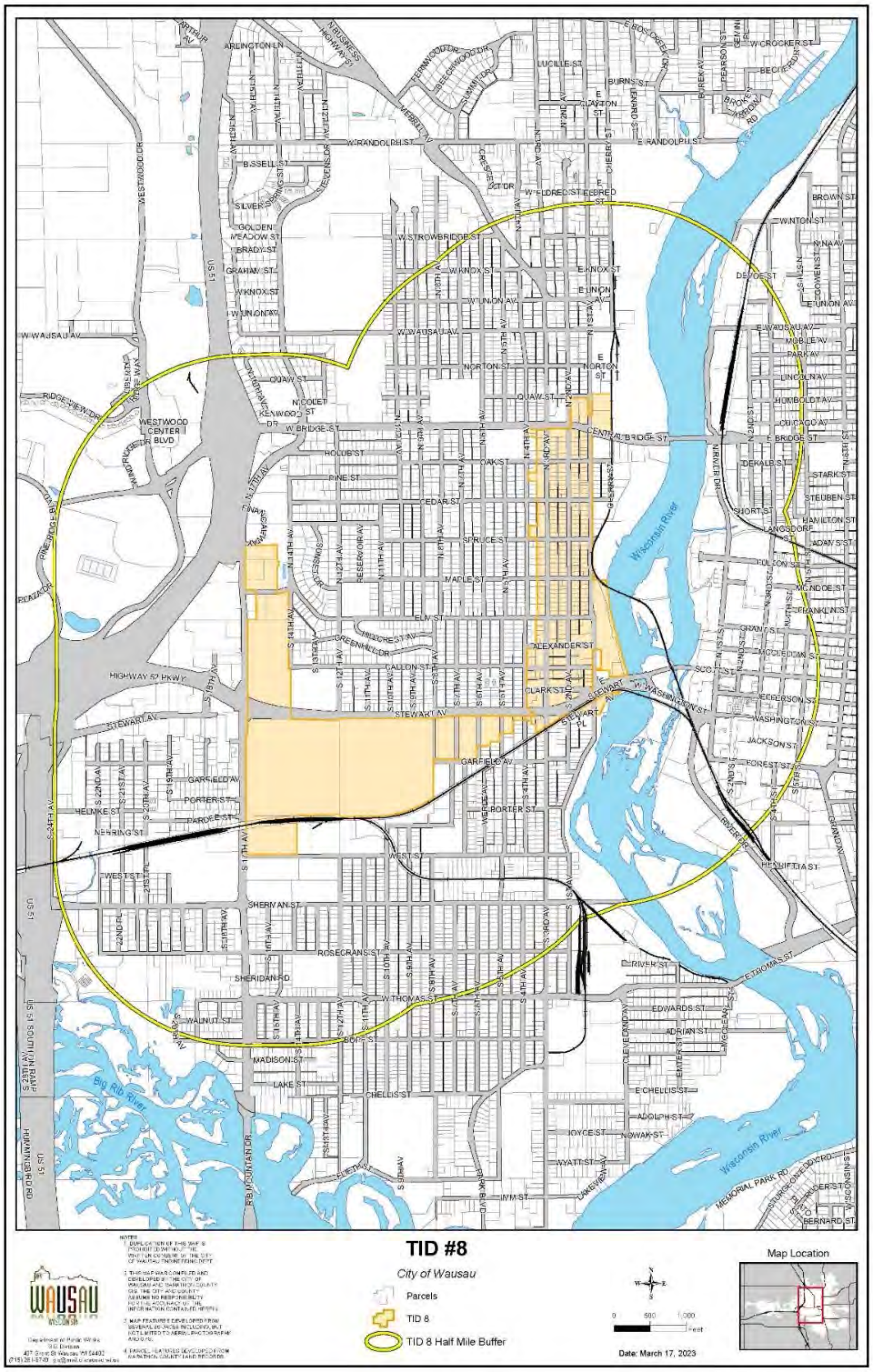
The presentation below is limited to the new costs outlined in the project plan amendment.

	1/2 Mile Boundary	2023	2024	2025	Total
17th Avenue Stewart to Elm St					
Sanitary Sewer	Y	200,000			200,000
Water Mains	Y	670,000	450,000		1,120,000
Stormwater	Y	150,000			150,000
Street	Y	1,230,000			1,230,000
Washington Street					-
Sewer Siphon Project	Y	400,000			400,000
Retaining Wall	Y		450,000		450,000
N 8th Avenue	Y			1,500,000	1,500,000
Concrete and Ashpalt Repairs	Y				-
Various locations within 1/2mile boundary	Y	350,000	350,000	350,000	1,050,000
		3,000,000	1,250,000	$1,850,000	6,100,000
Financing Costs		880,000	370,000	550,000	1,800,000
Total		$3,880,000	$1,620,000	$2,400,000	$7,900,000

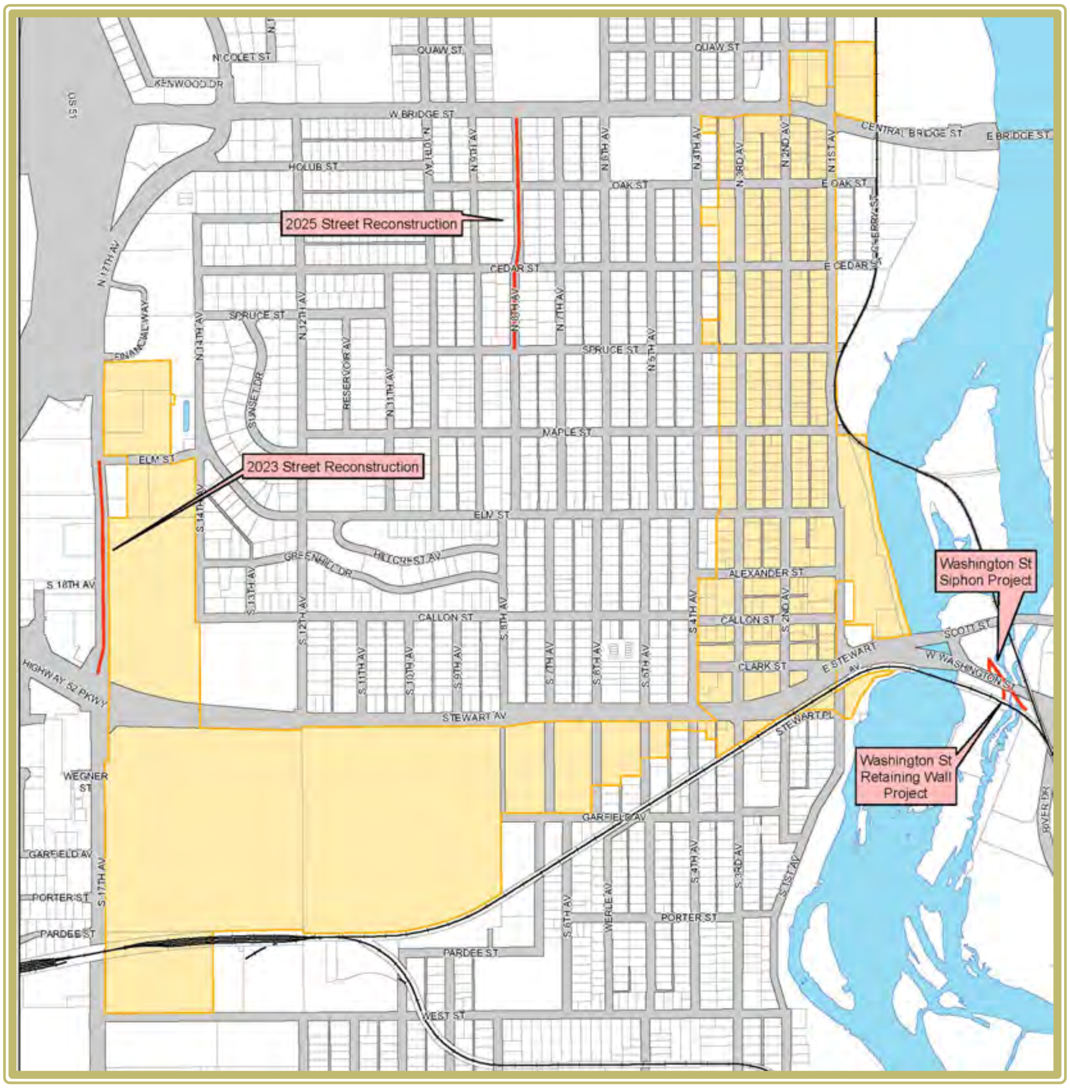
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

County	17.50%	$1,382,747
City	38.56%	$3,045,863
School	39.31%	$3,105,287
Tech	4.63%	$366,103
		$7,900,000

MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AND ½ MILE RADIUS



MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT PROPOSED IMPROVEMENTS WITHIN THE TERRITORY AND ½ MILE BOUNDARIES



PROJECTED CASH FLOW

CITY OF WAUSAU

TAX INCREMENTAL DISTRICT NUMBER EIGHT

CASH FLOW PROJECTIONS

		USES OF FUNDS					SOURCES OF FUNDS				
	Year	Annual Projected Debt Service	Administrative, Organization & Discretionary Costs	Future Debt	Developer Payments	Capital Expenditures	Net Debt Proceeds	Other Income	Tax Increment	Annual Surplus (Deficit)	Cumulative Balance
ESTIMATED											
11	2022	702,170	50,967		317,856	112,193		514,548	646,578	(22,060)	(788,903)
12	2023	688,254	95,000		333,664	$3,000,000	$3,000,000	237,948	834,085	(44,885)	(833,788)
13	2024	702,799	80,000	388,000		1,250,000	1,250,000	347,948	995,000	172,149	(661,639)
14	2025	687,828	80,000	550,000		1,850,000	1,850,000	347,948	995,000	25,120	(636,519)
15	2026	409,818	8,000	790,000				347,948	995,000	135,130	(501,389)
16	2027	406,922	6,000	790,000				347,948	995,000	140,026	(361,363)
17	2028	403,908	6,000	790,000				347,948	995,000	143,040	(218,323)
18	2029	400,663	6,000	790,000				347,948	995,000	146,285	(72,038)
19	2030	149,687	6,000	790,000				237,948	995,000	287,261	215,223
20	2031	52,113	6,000	790,000				237,948	995,000	384,835	600,058
21	2032	40,650	6,000	790,000				237,948	995,000	396,298	996,356
22	2033		6,000	790,000				237,948	995,000	436,948	1,433,304
23	2034		6,000	402,000				237,948	995,000	824,948	2,258,252
24	2035		6,000	240,000				237,948	995,000	986,948	3,245,200
25	2036		6,000	-				237,948	995,000	1,226,948	4,472,148
	TOTAL	4,644,812	$373,967	$7,900,000	$651,520	$6,212,193	$6,100,000	$4,505,820	$14,415,663		

	1/2 Mile Boundary	2023	2024	2025	Total
17th Avenue Stewart to Elm St					
Sanitary Sewer	Y	200,000			200,000
Water Mains	Y	670,000	450,000		1,120,000
Stormwater	Y	150,000			150,000
Street	Y	1,230,000			1,230,000
Washington Street					-
Sewer Siphon Project	Y	400,000			400,000
Retaining Wall	Y		450,000		450,000
N 8th Avenue	Y			1,500,000	1,500,000
Concrete and Ashpalt Repairs	Y				-
Various locations within 1/2mile boundary	Y	350,000	350,000	350,000	1,050,000
		3,000,000	1,250,000	$1,850,000	6,100,000
Financing Costs		880,000	370,000	550,000	1,800,000
Total		$3,880,000	$1,620,000	$2,400,000	$7,900,000

FINANCING PROJECTION

	2023 Debt $3,000,000 5% Interest	2024 Debt $1,250,000 5% Interest	2025 Debt $1,850,000 5% Interest	Total
2024	388,000			388,000
2025	388,000	162,000		550,000
2026	388,000	162,000	240,000	790,000
2027	388,000	162,000	240,000	790,000
2028	388,000	162,000	240,000	790,000
2029	388,000	162,000	240,000	790,000
2030	388,000	162,000	240,000	790,000
2031	388,000	162,000	240,000	790,000
2032	388,000	162,000	240,000	790,000
2033	388,000	162,000	240,000	790,000
2034		162,000	240,000	402,000
2035			240,000	240,000
Total Payments	3,880,000	1,620,000	2,400,000	7,900,000
Interest Expense	880,000	370,000	550,000	1,800,000

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

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Project Plan Amendment Tax Incremental Financing District Number 8, City of Wausau (TID # 8)

Committee Action:	Plan Commission Finance Committee Economic Development Committee
Fiscal Impact:	The project plan will add project costs
File Number: 12-0316	**Date Introduced:** April 25, 2023

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes ☒ No ☐		
	Included in Budget:	Yes ☐ No ☐	*Budget Source:*	
	One-time Costs:	Yes ☐ No ☐	*Amount:*	
	Recurring Costs:	Yes ☐ No ☐	*Amount:*	
SOURCE	*Fee Financed:*	Yes ☐ No ☒	*Amount:*	
	Grant Financed:	Yes ☐ No ☒	*Amount:*	
	Debt Financed:	Yes ☐ No ☒	*Amount*	*Annual Retirement*
	TID Financed:	Yes ☒ No ☐	*Amount:*	
	TID Source: Increment Revenue ☒ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐			

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Eight was created by the City in April 10, 2012; and

WHERAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, this amendment does not modify the district boundaries; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken; and

WHEREAS, such amendment will allow for the District to incur project costs outside of, but within the one half-mile of the boundaries of the District as permitted under Wisconsin Statutes; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;

c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing proposed improvements and uses in the District;
f. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
g. A list of estimated non-project costs;
h. A statement of the proposed plan for relocation of any persons to be displaced;
i. A statement indicating how the amendment of the District promotes the orderly development of the City;
j. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 18, 2023 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission, adopted the Project Plan amendment, and recommended to the Common Council that it amend the Project Plan for the District.

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the ½ mile boundaries of TID # 8; and

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development or projects would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law adopts the project plan amendment of Tax Increment District Eight and makes the following ascertions:

1. That the Project Plan Amendment is consistent with the original classification of the district;

2. That improvements of the area is likely to significantly enhance the value of other real property in the district;

3. That the project costs directly serve to promote the rehabilitation of the area which is consistent with the purpose for which the district was created;

4. That the project plan is feasible and in conformity with the City's master plan;

5. That the amended project plan for Tax Incremental District Number Eight is adopted and that the plan is feasible and in conformity with the City's community and economic development objectives;

6. That the City estimates that less than 35% of the territory within the District, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.

7. The amendment does <u>not</u> modify the district boundaries.

8. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

9. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Tax Incremental District Number Eight project plan amendment.

Approved:

____
Katie Rosenberg Mayor

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Tax Incremental Financing District Number 8, City of Wausau (TID # 8)	
File Number:	**Date Introduced:**

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Eight, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true:

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment for the City of Wausau Tax Increment District Number Eight be approved.

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved **Joint Review Board Members**	**Representing**
______________________________	City of Wausau
______________________________	Citizen Member
______________________________	Marathon County
______________________________	Northcentral Technical College
______________________________	Wausau School District

Opinion forth coming

CITY OF WAUSAU TAX INCREMENT DISTRICT TWELVE PROJECT PLAN

Economic Development Committee: April 6, 2023

Finance Committee: April 6, 2023

Joint Review Board Meeting: April 18, 2023

Plan Commission Meeting: April 18, 2023

Common Council Meeting: April 25, 2023

Joint Review Board Meeting: April 27, 2023

PLAN DRAFT DATE:
4/12/2023

Table of Contents

INTRODUCTION

The project plan amendment for City of Wausau, Tax Increment District #12 has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f).

The original plan established the need for the district, detailed the improvements and project costs. The district consists of approximately 80 acres of land centrally located within the downtown and along the riverfront. The district's purpose is to support the redevelopment of underutilized properties and obsolete properties within the downtown and riverfront.

AMENDMENT #1

The first amendment eliminated 13 parcels and added 2 parcels to retain a contiguous map.

AMENDMENT #2

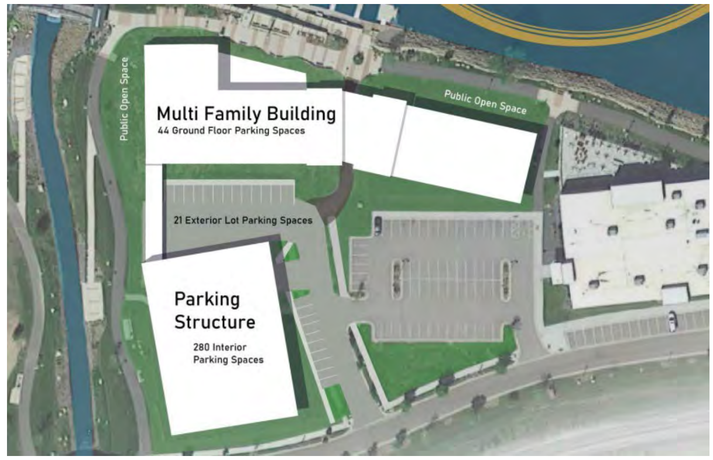
Amendment 2 is considered a boundary subtraction pursuant to the State's requirements. The subtraction is achieved when the creation values of parcels subtracted exceed the current values of parcels added. This amendment removes 29 parcels and adds 7 parcels.

This plan amendment focuses on the redevelopment phase of the Wausau Center Mall Properties and a 2.11-acre lot on the riverfront. Specifically, the plan will finance:

- Environmental remediation required on the areas within the mall site.
- Street, utilities, and pedestrian infrastructure for the new street grid.
- Redevelopment financial assistance.
- Parking improvements.

Wausau Center Mall Redevelopment - The mall property has been divided into block parcels with the dedication of right of way for public infrastructure. The plan amendment includes costs associated with the public infrastructure along with improvements to the Penney's and Sear's parking structures. The Council executed an agreement with T.Wall Enterprises Mgt LLC. The agreement commits the developer to construct a five-story, mixed use building with underground parking, first floor retail and apartment units above a rendering appears on the front cover of this document. The developer will also construct skywalk connection to the Sear's parking structure. Construction will commence in 2023 with 2024 completion. The project requires a minimum development cost of forty million dollars and minimum assessed valuation of twenty-four million. The Common Council approved tax increment financing incentives in the amount of $6,000,000 which shall accrue interest on the unpaid principal. The maximum total payment shall not exceed $10,800,000.

Riverfront Redevelopment - The plan amendment also includes costs associated with the development of a 2.11-acre riverfront parcel that will be redeveloped by S.C. Swiderski. The Common Council authorized the negotiations with S.C. Swiderski after conducting a competitive solicitation for development of the city-owned site. The developer's proposal included the construction of a seven-story mixed-use building with approximately two hundred residential units, commercial space, a separate parking structure and outdoor surface parking lot. The developer will purchase the site for four-hundred thousand dollars. The negotiations include tax increment financing incentives of an accumulative maximum of $9,277,000 without interest. The expected completion of this project is December 2026.



Both financial assistance requests were reviewed by the city's financial advisors, Ehlers Public Finance Advisors. This comprehensive review included analysis of the construction budget, land acquisition, developer fees, financing, rental income, operating expenses and return on investment to ensure they were reflective of industry standards. The review also established that the financial assistance was necessary and met the but for tests included in the Wisconsin statutes.

Housing is an essential element in the revitalization of downtowns. Downtown housing will contribute to a strong flow of foot track to support retailers, services, restaurants, and other businesses. These properties will not only support the need for housing but have a positive economic impact on our downtown businesses.

PROJECT PLAN OBJECTIVES

The objectives of Tax Increment District Number Twelve as previously identified include:

- Eliminate blight and foster urban renewal through public and private investment.
- Enhance the development potential of private property within and adjacent to the district.
- Facilitate the relocation of land uses along the river that are no longer compatible to the economic restructuring of the River Edge Corridor.
- Further the objectives of the River Edge Trail Plan, Wausau MPO Bicycle and Pedestrian Plan,
- Improve housing within the central core.
- Promote retention, expansion, and attraction through the development of an improved area, thereby facilitating the creation of new jobs and increased tax base.
- Increase per capita income in the community.
- Strengthen the economic well-being and economic diversity of the Central Business District.
- Improve infrastructure such as streets, parking facilities and streetscape that supports commercial district.
- Provide appropriate financial incentives to encourage business expansion.
- Reduce the financial risk to the taxpayer by timing the implementation of the Project Plan with the creation of additional property value through business expansions.
- Maximize the districts' strategic location within the Central Business District and proximity to the Interstate Corridor.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in this Project Plan and the related attachments contained and referenced herein, the following findings are made:

1. **That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city.** The creation of the district provided the suitable conditions to promote redevelopment. The conditions include site preparation, developer incentive payments, infrastructure, parking facilities, river edge development, aesthetic enhancements, pedestrian and bicycle accommodations and housing stock improvements. Based upon market and economic environment, the current conditions and use of the district and the financial challenges of redevelopment; the City has determined that redevelopment of the area will not occur solely because of private investment. Without the use of Tax Increment District Financing, redevelopment of the area is unlikely, and the area will continue to decline. The city also makes the determination that expenditures contemplated by this plan amendment are necessary to achieve the goals of the district including creation of new tax base, jobs, and other economic benefits. As noted above both development agreements were reviewed by the city's independent financial advisors. Both financing plans were determined necessary for the project to occur. The City has entered into a development agreement with T.Wall contingent on the Project Plan amendment approval. The development agreement with S.C. Swiderski is under development after the Council authorized negotiations at their August 10th, 2022, meeting.
2. **The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements**. In making this determination, the city has considered the following information. As demonstrated in the Economic Feasibility Study and the Cash Flow Projections of this plan, tax increment is critical to the successful financial outcome. With these financial resources, the City will fund the necessary public infrastructure projects to attract and retain commercial enterprises that will increase jobs, income, and property values. In addition, these commercial enterprises will add value by eliminating blight and transform property use to its best and highest purpose. *Finding required by Wisconsin Statutes 66.1105(4m) (c) 1.b.*
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions**. Given that it is not likely that the District will achieve the objectives of its Project Plan without the continued support of tax increment district financing, and since the District is expected to generate additional economic benefits for the community, the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing jurisdictions. *Finding Required by Wisconsin Statute 66.1105(4m)(c)1.c.*
4. **The requirement for rehabilitation/conservation district.** Tax Increment District Number Twelve was created as a "Rehabilitation District" based on a finding that not less than 50%, by area of the real property within the district boundaries needs conservation or rehabilitation. This finding remains valid.
5. **Enhance Value.** The City finds that improvement of the area is likely to significantly enhance the value of the real property of the entire district. The project costs directly relate to the elimination of blight and will serve to rehabilitate the area consistent with purpose for creating the district.
6. **Compliance with Tax Increment District Limitations.** The project plan amendment is considered a subtraction. City has documented within the plan that the equalized value of taxable property proposed for addition and subtraction meet the definition of a district subtraction which is allowable even though the city exceeds the 12 percent of the total equalized value threshold.

7. **Complete Project Plan.** The City determines that the project plan amendment is complete and that the required documentation has been presented to the Joint Review Board.
8. **Other Limitations.** The city determines that less than 35% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes 66.1105(5)(b) and 66.1105(6)(am)1.
9. **Orderly Development.** The City acknowledges and determines that proper planning has been conducted for the redevelopment of the mall and riverfront site. That these plans complement the original TID 12 plan and further other planning initiatives including the Comprehensive Plan, River Edge Plan and the MPO Bicycle and Pedestrian Plan and the North Downtown Area Master Plan which will result in the orderly development of the city.

PLAN IMPLEMENTATION AND FLEXIBILITY

The Project Plan must remain flexible to accommodate alternative proposals related to the size, design, and location of some of the public and private improvements and other expenditures planned for the project area. Flexibility in the means of financing the project costs and the timing for implementing project plan elements is incorporated into the plan by reference to allow the City to adapt to or capitalize upon changing conditions. This flexibility will help ensure that street, parking, sewer, water and other utility improvements and project cost expenditures are programmed in the most cost-effective manner. Similarly, various financing means which are not feasible today because of financial institutions lending practices, tax levy difficulties, grant availability, or other reasons, may be appropriate in the future as implementation proceeds.

Further, in accordance with Wisconsin Statutes Section 66.1105 (2)(f)1.n, the City will consider using tax increments to pay for project costs incurred for the territory that is located within a one-half mile radius of the district's boundaries and within the City limits.

All projects, expenses and financing outlined within a Tax Increment District require further consideration and approval by the Common Council. The Common Council generally approves infrastructure projects and other spending when the annual budget is approved or with a budget amendment. The method of financing the individual debt issues and any developer agreement commitments require Common Council approval. The City's annual budget includes an updated cashflow projection for each tax increment district which shows the long-term impact of spending decisions.

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PROJECT COSTS, PUBLIC WORKS, AND IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE BUFFER ZONE

The proposed specific public works and project costs are detailed later in the plan amendment. The list included within the initial plan have not changed. The specific kind, number, location, and estimated costs are based upon preliminary plans and concepts. These may be modified as to kind, number, location, and costs allocated to the district at any time during project execution based on more definitive construction plans, studies, engineering work, developer needs, feasibility studies and construction plans without amendment of this plan. Any expenditure directly or indirectly related to the costs outlined below is considered "project costs" and eligible to be paid with tax increment revenues. Project costs will be diminished by any investment income, land sale proceeds, special assessments or other income generated.

1. STREETS. The city will construct and or reconstruct certain streets, alleys, access drives, and parking areas. Eligible project costs include, but are not limited to, excavation; removal or placement of fill; construction of road base; asphalt, concrete or brick paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts and catch basins; retaining walls; utility relocation and burying overhead utility lines; conventional or decorative street lighting; enhancement, construction or reconstruction of median areas; installation or replacement of traffic signals and traffic signs; pavement marking; right-of-way restoration and installation of fences, berms and landscaping and installation of pedestrian accommodations.
2. PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT. To promote and facilitate development or redevelopment of both residential and commercial properties and to further the objective of blight elimination, the City may contribute to the acquisition of property. The cost of property acquired, and any costs associated with the transaction are eligible costs. Transactional costs include costs such as fee title, easements, appraisals, consultant, and broker fees, closing costs, surveying, and mapping. Following acquisition, other project costs may be incurred to make the project suitable for development/redevelopment. If total project costs incurred by the City to acquire and prepare the site for development/redevelopment exceed the revenues or other consideration received from the sale or lease of the property, the deficit amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible project cost.
3. ENVIRONMENTAL AUDITS AND REMEDIATION. Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
4. DEMOLITION AND SITE WORK. Development and redevelopment of the area may require site preparation such as demolition, grading, fill, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.
5. ACQUISITION OR RIGHTS-OF-WAY. The City may need to acquire property to allow for installation of street access, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
6. ACQUISITION OF EASEMENTS. The city may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
7. WATER, SEWER, AND STORMWATER IMPROVEMENTS - to allow for development and/or redevelopment to occur the city may need to construct, alter, rebuild, or expand utility infrastructure. Eligible project costs would include but are not limited to the following: distribution and collection mains; manholes clean out and valves; hydrants; service laterals; interceptor sewers; stormwater infiltration, filtration, and detention; and all related appurtenances.
8. ELECTRICAL SERVICE. To assure a site is suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines.
9. GAS SERVICE. To create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services.
10. COMMUNICATION INFRASTRUCTURE. To create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to, telephone lines, cable lines and fiber optic cable.
11. PARKING ENHANCEMENTS AND INFRASTRUCTURE. The plan provides for the construction, reconstruction, and demolition of existing infrastructure if necessary. Parking infrastructure includes surface

parking lots and parking ramps, skywalks and related parking enforcement, metering, and revenue systems. This amendment includes improvements to the Sear's and Parking ramps necessary after the demolition of the mall.

12. STREETSCAPING AND LANDSCAPING. The city will provide landscaping and streetscape to improve the aesthetics and attract quality development.
13. RIVER EDGE TRAIL EXPANSION AND ENHANCEMENTS. The city may construct bike and pedestrian trails to the north as opportunities allow and improve existing infrastructure as necessary. These expenditures may occur anywhere along the trail so long as it is within the district boundaries or ½ mile buffer zone.
14. CASH GRANTS AND DEVELOPMENT INCENTIVES. The City may enter into development agreements with property owners or developers for the purpose of sharing costs and eliminating financing to encourage the desired kind of improvements, eliminate blight and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee or "Pay-As-You-Go" financing. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project. The T.Wall and S.C Swiderski development incentives are included in this plan amendment. Both incentives were determined to have met the but for test and are financed annually with increment generated from their project.
15. PROFESSIONAL SERVICE. Including but not limited to engineering, architectural, and legal services.
16. STUDIES. The City plans on commissioning studies related to further riverfront development and Scott Street properties located within the ½ mile boundaries of the district. Other studies may be deemed necessary to promote and plan for redevelopment.
17. FINANCE COSTS – Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
18. ADMINISTRATIVE COSTS. These include but are not limited to a portion of the staff salaries associated with managing the project plan through implementation and termination. Accounting and legal fees associated with the management of the plan. Engineering, surveying, inspection, planning, community development, financial and legal are a sample of staff activities involved in managing these plans.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID district. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures.

PROJECT COSTS LOCATED WITHIN 1/2MILE OF THE DISTRICT BOUNDARIES

Project costs located within the ½ mile zone include:

- Parking Infrastructure
- Street Improvements
- Utility Improvements
- Planning studies

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated "non-project costs" associated with this Plan.

ANNEXED PROPERTY

There are no lands proposed for inclusion within the district that were annexed by the city on or after January 1, 2007.

CHANGES IN ZONING ORDINANCES

Current zoning within the boundaries of the plan area includes properties zoned MI(Medium Industrial); UMU (Urban Mixed Use) DPMU(Downtown Periphery Mixed Use) DRMU (Downtown High-Rise Mixed Use) DHMU (Downtown Historic Mixed-Use), PUD (Planned Unit Development), and RH-35 (Rural Holding). Changes in the zoning classification of specific properties will be considered in accordance with existing State laws, local ordinances and established procedures and will be likely initiated by private investment. The proposed additions are all zoned (PUD) Planned Unit Development.

CHANGES TO THE MASTER PLAN, MAP, BUILDING CODE, AND CITY ORDINANCES

No changes to the *City of Wausau Comprehensive Plan* are proposed as part of the Tax Increment District Number Twelve amendment. There are no proposed changes to building codes or other City ordinances for implementation of this.
Plan amendment. Should changes be proposed later, statutory requirements would be followed, plan commission public hearings and the amended master plan would be publicly available.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

The creation of TID #12 and implementation of the projects in this project plan amendment are consistent with the economic development goal identified in the *City of Wausau Comprehensive Plan* and with several of the objectives, policies, and economic development strategies established in that report. The planned projects will promote the orderly development of the City of Wausau. By creating well designed and strategically located areas for residential and business, land use conflicts and infrastructure deficiencies can be avoided. By providing financial incentives to stimulate private development projects, the City can ensure that economic growth continues to occur, thus offsetting the inevitable loss of jobs and incomes when economic conditions force the closure of employers in the community.

By utilizing the provisions of the Tax Increment Law, the City can increase property values through development projects that result in increased tax base. The creation of TID #12 will add to the tax and employment base of the community, will generate positive secondary impacts in the community through increased local disposable incomes, and improve public facilities in the community.

EQUALIZED VALUE TEST

This project plan boundary amendment is considered a subtraction by the State of Wisconsin. As such the 12% restriction does not apply to this amendment. The valuation test is provided as additional information only.

TID No.	Base Year	2022 TID Current Value	2022 TID Value Increment	2022 Total Muni Equalized Value	12% Test
003	1994	173,650,900	130,832,200		
006	2005	234,477,800	153,898,500		
007	2006	101,000,700	71,559,100		
008	2012	73,516,800	32,173,600		
009	2012	2,133,900	901,500		
010	2013	63,913,000	18,200,000		
011	2017	70,568,700	69,182,300		
012	2017	28,057,700	15,616,400		
Total		747,319,500	492,363,600	3,680,737,900	13.38

MAP SHOWING EXISTING USES AND CONDITIONS

The map, located on Page 13, shows the zoning of the parcels to be added which are compatible with a downtown district.

DISTRICT FINANCIAL PLAN, ECONOMIC FEASIBILITY STUDY AND FINANCING METHODS AND THE TIME WHEN COSTS OR MONETARY OBLIGATIONS RELATED ARE TO BE INCURRED

The plan provides the expected sequence of improvements and the related public expenditures and related issuance of debt. However public investment will be initiated by private investment to assure that there is sufficient increment within the district to fund debt retirement. The use of pay as you go financing of the developer assistance will mitigate the risk of unrealized value growth and the need to borrow funds upfront. In addition, annual deficits which may occur in the initial years of the district will be managed by interfund loans by the City's general fund and managed in compliance with the TID interfund loan policy adopted by the Common Council.

The information and exhibits contained in the plan demonstrate that the district as proposed will remain economically feasible insofar as:

- Since much of the plan involves financial assistance provided on a pay-as-you-go basis the City will need to issue limited debt for the project.
- The city has sufficient debt limit to complete the project.
- That the projected cash flows depend on minimal growth outside the two developments outlined to fund existing obligations and the proposed infrastructure projects.
- The development anticipated to occur generates sufficient tax increment.

The project plan assumes $30,651,253, of new costs during the life of the district. Based upon the existing allocation of tax increment, the impact to the overlying jurisdictions over the life of the district is:

County	17.50%	$4,963,324
City	38.56%	$10,933,028
School	39.31%	$11,146,328
Tech	4.63%	$3,608,574
		$30,651,253

AVAILABLE FINANCING METHODS

The City strives to complete projects in an efficient and effective manner while limiting interest expense. The developer gap financing will be funded as their project generates increment. This financial structure minimizes risk, city debt obligations and financial deficits of the district. In addition, the public infrastructure projects are expected to be financed with ten-year general obligation promissory notes. The interest rates of 5 % reflects the current market.

	2025 Infrastructure $2,000,000 Principal 5%	2024 Infrastructure $2,000,000 Principal 5%	2023 Infrastructure $3,600,000 Principal 5%	Existing Issues	Total
2023				774,375	774,375
2024				775,410	775,410
2025			466,000	765,105	1,231,105
2026		260,000	466,000	758,475	1,484,475
2027	260,000	260,000	466,000	362,825	1,348,825
2028	260,000	260,000	466,000	363,515	1,349,515
2029	260,000	260,000	466,000	363,718	1,349,718
2030	260,000	260,000	466,000	363,560	1,349,560
2031	260,000	260,000	466,000	323,425	1,309,425
2032	260,000	260,000	466,000	323,305	1,309,305
2033	260,000	260,000	466,000	327,753	1,313,753
2034	260,000	260,000	466,000	326,755	1,312,755
2035	260,000	260,000		325,348	845,348
2036	260,000			323,520	583,520
TOTAL	$2,600,000	$2,600,000	4,660,000	6,477,089	$16,337,089

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

TAX INCREMENT PROJECTION WORKSHEET

	Swiderski Project	TWall Project	Existing Increment	Total
2023			407,970	407,970
2024			450,000	450,000
2025		137,066	450,000	587,066
2026	199,522	458,723	450,000	1,108,245
2027	767,730	623,453	450,000	1,841,183
2028	767,730	629,687	450,000	1,847,417
2029	767,730	635,984	450,000	1,853,714
2030	767,730	642,344	450,000	1,860,074
2031	767,730	648,768	450,000	1,866,498
2032	767,730	655,255	450,000	1,872,985
2033	767,730	661,808	450,000	1,879,538
2034	767,730	668,426	450,000	1,886,156
2035	767,730	675,110	450,000	1,892,840
2036	767,730	681,861	450,000	1,899,591
2037	767,730	688,680	450,000	1,906,410
2038	767,730	695,567	450,000	1,913,297
2039	767,730	702,522	450,000	1,920,252
2040	767,730	709,548	450,000	1,927,278
2041	767,730	716,643	450,000	1,934,373
2042	767,730	723,809	450,000	1,941,539
2043	767,730	731,048	450,000	1,948,778
2044	767,730	738,358	450,000	1,956,088
2045	767,730	745,742	450,000	1,963,472
TOTAL	14,786,392	13,570,402	10,307,970	$38,664,764

PROJECT COSTS

Category	Detail	1/2 Mile Boundary	
Streets	Washington St, 2nd St, 3rd St,4th St, and Jackson St	X	$3,800,000
Pedestrian Improvements	Sidewalks, Landscaping, Street Scape, Furnishings	X	828,000
Parking	Parking Penneys and Sears Improvements	X	725,000
Developer Incentives	T.Wall and S.C. Swiderski		20,077,000
Remediation and Remediation Consulting	Mall Street Grid Project	X	1,314,000
Utility Extensions and Improvements	Washington St, 2nd St, 3rd St,4th St, and Jackson St	X	2,147,253
	SubTotal		28,891,253
Interest and Financing Costs			1,660,000
Administrative Costs and Consulting Services			100,000
	Total		$30,651,253

PROJECTED DEVELOPER PAYMENTS

Year	Swiderski Project	TWall Project	Macondon	Riverlife	Woz	Total
2023			12,000	100,000	1,500,000	1,612,000
2024			12,000		627,219	639,219
2025		109,653	12,000			121,653
2026	179,570	366,978	12,000			558,548
2027	690,957	498,762	11,967			1,201,686
2028	690,957	503,750				1,194,707
2029	690,957	508,787				1,199,744
2030	690,957	513,875				1,204,832
2031	575,797	519,014				1,094,811
2032	575,797	524,204				1,100,001
2033	575,797	529,446				1,105,243
2034	575,797	534,741				1,110,538
2035	575,797	540,088				1,115,885
2036	575,797	545,489				1,121,286
2037	575,797	550,944				1,126,741
2038	575,797	556,453				1,132,250
2039	575,797	562,018				1,137,815
2040	575,797	567,638				1,143,435
2041	575,632	573,314				1,148,946
2042		579,048				579,048
2043		584,838				584,838
2044		590,686				590,686
2045		540,274				540,274
TOTAL	9,277,000	10,800,000	59,967	100,000	2,127,219	$22,364,186

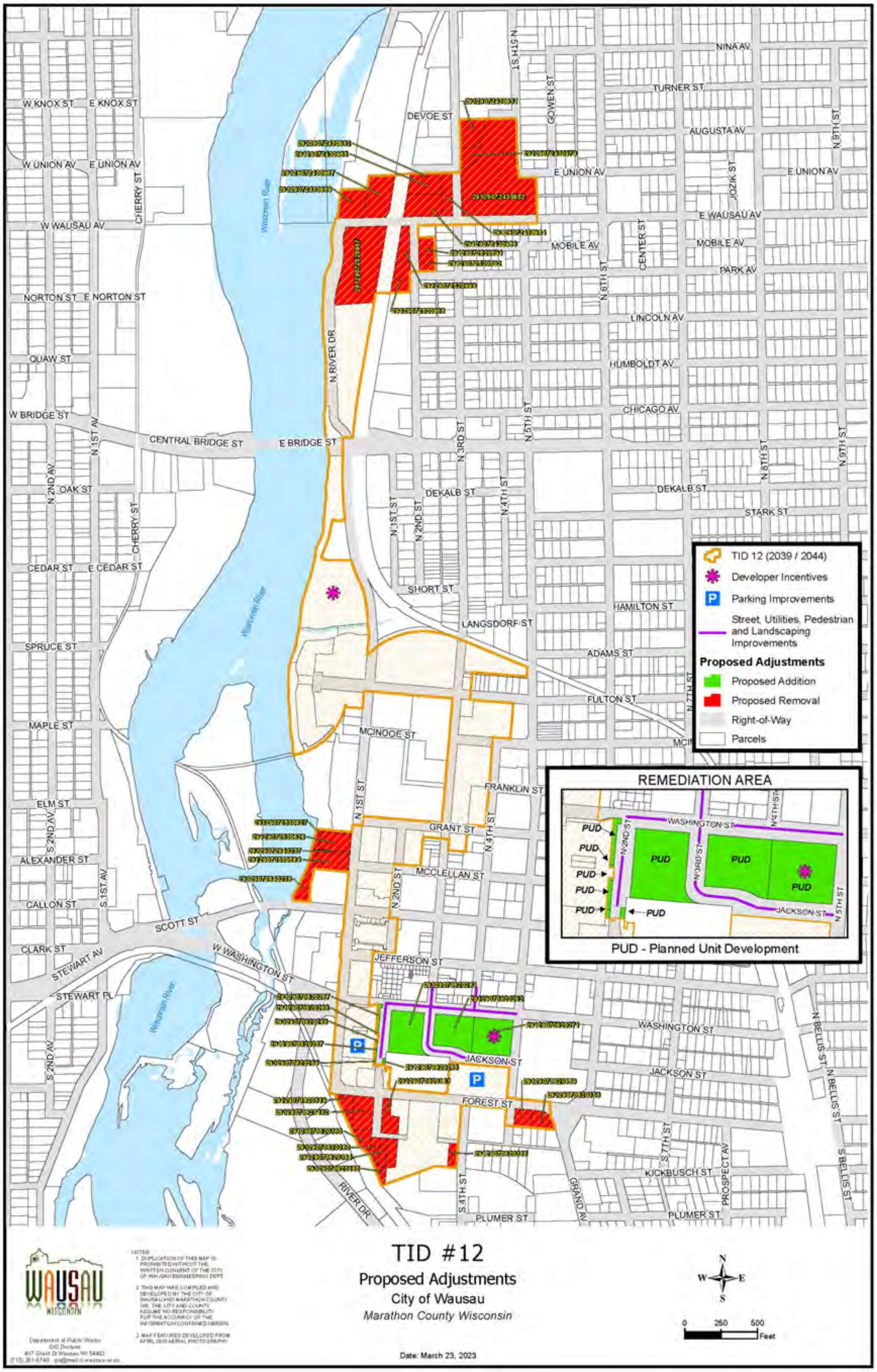
CASHFLOW

TAX INCREMENTAL DISTRICT NUMBER TWELVE

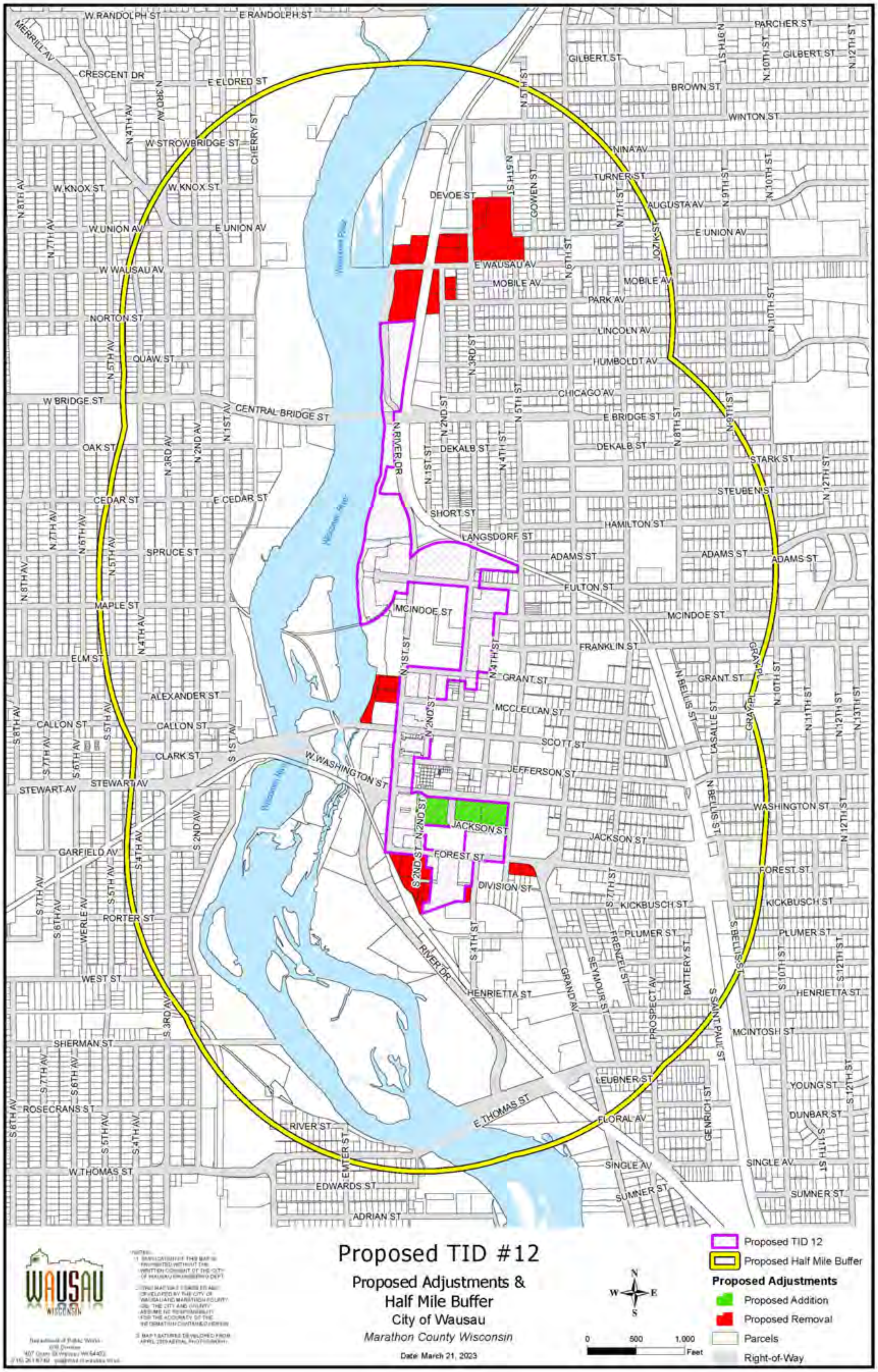
CASH FLOW PROJECTION

	USES OF FUNDS				SOURCE OF FUNDS					
Year	Debt	Developer Grant	Admin Costs	Capital Expenditures	Debt Proceeds	Other Revenue	Tid 7 Increment	Tax Increment	Annual Surplus (Deficit)	Cumulative Balance
ACTUAL										
2017	$0		$96,490	$125,860					($222,350)	($222,350)
2018	38,681		17,793	88,015	4,005,000	11,768			3,872,279	3,649,929
2019	113,992	3,974,984	38,106	684,322		366,239			(4,445,165)	(795,236)
2020	143,553	12,974	29,945	455,051	320,000	57,819			(263,704)	(1,058,940)
2021	4,205,089	1,279,303	92,268	115,409	5,650,000	673			(41,396)	(1,100,336)
2022	121,265	115,537	127,396	626,768		45,577	278,414	323,071	(343,904)	(1,444,240)
ESTIMATED										
2023	774,375	1,612,000	130,000	3,600,000	3,600,000	400,000	1,865,293	407,970	156,888	(1,287,352)
2024	775,410	639,219	130,000	2,000,000	2,000,000		1,865,293	450,000	770,664	(516,688)
2025	1,231,105	121,653	130,000	2,000,000	2,000,000		1,865,293	587,066	969,601	452,913
2026	1,484,475	558,548	75,000	1,000,000			1,865,293	1,108,245	(144,485)	308,428
2027	1,348,825	1,201,686	11,150					1,841,183	(720,478)	(412,050)
2028	1,349,515	1,194,707	11,150					1,847,417	(707,955)	(1,120,005)
2029	1,349,718	1,199,744	11,150					1,853,714	(706,898)	(1,826,903)
2030	1,349,560	1,204,832	11,150					1,860,074	(705,468)	(2,532,371)
2031	1,309,425	1,094,811	11,150					1,866,498	(548,888)	(3,081,259)
2032	1,309,305	1,100,001	11,150					1,872,985	(547,471)	(3,628,730)
2033	1,313,753	1,105,243	11,150					1,879,538	(550,608)	(4,179,338)
2034	1,312,755	1,110,538	11,150					1,886,156	(548,287)	(4,727,625)
2035	845,348	1,115,885	11,150					1,892,840	(79,543)	(4,807,168)
2036	583,520	1,121,286	11,150					1,899,591	183,635	(4,623,533)
2037	-	1,126,741	11,150					1,906,410	768,519	(3,855,014)
2038	-	1,132,250	11,150					1,913,297	769,897	(3,085,117)
2039	-	1,137,815	11,150					1,920,252	771,287	(2,313,830)
2040	-	1,143,435	11,150					1,927,278	772,693	(1,541,137)
2041	-	1,148,946	11,150					1,934,373	774,277	(766,860)
2042	-	579,048	11,150					1,941,539	1,351,341	584,481
2043	-	584,838	11,150					1,948,778	1,352,790	1,937,271
2044	-	590,686	11,150					1,956,088	1,354,252	3,291,523
2045	-	540,274	11,150					1,963,472	1,412,048	4,703,571
TOTAL	$20,959,669	27,746,984	$1,078,848	$10,695,425	$17,575,000	$882,076	$7,739,586	$38,987,835		

MAP OF BOUNDARY CHANGES, ZONING AND PROPOSED PROJECTS



MAP OF ½ MILE AREA SURROUNDING TAX INCREMENT DISTRICT NUMBER TWELVE



LIST OF PROPERTIES TO ADD AND SUBTRACT

REMOVALS

ORIGINAL PLAN	CURRENT PARCELS	ADDRESS
29129072430967		112 E Wausau Ave
29129073620159		503 Forest St
29129073620158		100 Grand Ave
29129073620166		202 S 4th
29129073620165		205 Division St
29129073620164		201 Division St
29129073620163		119 Division St
29129073620482		115 Forest St
29129073620519		101 Forest ST
29129073620161		201 Forest ST
29129072530564		520 N 1st St
29129072640227	29129072640236 &29129072640237	8 Scott St
29129072530571	29129072530626 & 29129072530627	614 N 1st St
29129073620160		116 S 2nd St
29129072520986		1940 N 2nd St
29129072520999		2102 N 2nd St
29129072520571	29129072520591 & 29129072520592	2001 N 2nd St
29129072430955		203 E Union St
29129072430982		205 E Union St
29129072430954		200 E Wausau Ave
29129072430952		324 E Wausau Ave
29129072430979		2301 N 3rd St
29129072430951		2401 N 3rd St
29129072430989		106 E Wausau Ave
29129072430956		180 E Wausau Ave(M)
29129072520987		2001 N River Dr(M)

ADDITIONS

29129073620267		210 N 2nd St
29129073620268		
29129073620269		168 N 2nd St
29129073620265		169 N 2nd St
29129073620261		201 Washington St
29129073620262		301 Washington St
29129073620271		411 Washington St

LEGAL DESCRIPTION OF THE DISTRICT

The land area for TID #12 includes the following:

CITY OF WAUSAU
TAX INCREMENTAL DISTRICT NO. 12
(Revised April 2023)

Part of the NW ¼ and part of the SW ¼, Section 25, part of Governments Lots 5 and 6, Section 26, part of Government Lot 5, Section 35, and part of Government Lot 1, Section 36, all in Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast corner of the Certified Survey Map recorded in the office of Register of Deeds for Marathon County in Volume 2 of Certified Survey Maps on Page 200, the point of beginning;

Thence S04°50'W, along the Easterly line of said Certified Survey Map and along the Westerly right-of-way of N. 1st Street, to the Southerly right-of-way of Forest Street; thence Easterly, along said Southerly right-of-way, to the Easterly line of Certified Survey Map Number 4162 recorded in the office of Register of Deeds for Marathon County in Volume 15 of Certified Survey Maps on Page 160; thence Southerly, along said Easterly line ,to the Southerly line of Parcel Two of the Certified Survey Map Number 33 recorded in the office of Register of Deeds for Marathon County in Volume 1 of Certified Survey Maps on Page 33; thence N69°44'48"E, along said Southerly line of Parcel Two, 362.88 feet; thence S87°47'30"E, along said Southerly line, 35.80 feet; thence S75°37'18"E, along said Southerly line, 51.44 feet to the East line of said Parcel Two; thence Northerly, along said East line, 186.33 feet to the South right-of-way of Division Street; thence East, along said South right-of-way, to the Westerly right-of-way of S. 4th Street; thence Northerly, along said Westerly right-of-way, to the Southerly right-of-way of Forest Street; thence Easterly, along said Southerly right-of-way, to the Westerly right-of-way of S. 5th Street; thence North, to the intersection of the North right-of-way of Forest Street and the Westerly right-of-way of N. 5th Street; thence Northerly, along said Westerly right-of-way, to the Southerly right-of-way of Washington Street; thence Westerly, along said Southerly right-of-way, to the Easterly right-of-way of N. 2nd Street; thence Northwesterly, to the intersection of the Westerly right-of-way of N. 2nd Street and the Southerly right-of-way of Washington Street; thence Westerly, along said Southerly right-of-way, to the Easterly line of the parcel described in Document Number 1593566 recorded in the Register of Deeds for Marathon County, extended Southerly; thence Northerly, along said Easterly line extended Southerly and along said Easterly line and along said Easterly line extended Northerly, to the Northerly right-of-way of Jefferson Street; thence Easterly, along said Northerly right-of-way, to the Easterly right-of-way of N. 2nd Street; thence Northerly, along said Easterly right-of-way, to the Southerly right-of-way of Scott Street; thence Westerly, along said Southerly right-of-way, to the Westerly right-of-way of N. 2nd Street; thence Northerly, along said Westerly right-of-way, to the Northerly right-of-way of McClellan Street; thence Easterly, along said Northerly right-of-way, to the Easterly line of Lot 1 of Certified Survey Map Number 13137 recorded in the office of Register of Deeds for Marathon County in Volume 57 of Certified Survey Maps on Page 74; thence N04°38'07"E , along said Easterly line, to the Southerly line of Certified Survey Map Number 3413 recorded in the office of Register of Deeds for Marathon County in Volume 13 of Certified Survey Maps on Page 8; thence N90°00'E , along said Southerly line and along said Southerly line extended Easterly, to the Easterly right-of-way of N. 3rd Street; thence Southerly, along said Easterly right-of-way, to the Southerly line of Lot 8, Block 3, McIndoe and Shuters Addition; thence Easterly, along said Southerly line and along the Southerly line of Lot 7, said Block 3, 120 feet to the Easterly line of said Lot 7; thence Northerly, along said Easterly line and along said Easterly line extended Northerly, 186 feet to the Northerly right-of-way of Grant Street; thence Easterly, along said Northerly right-of-way, to the Westerly right-of-way of N. 4th Street; thence Northerly, along said Westerly right-of-way, to the Northerly right-of-way of McIndoe Street; thence Easterly, along said Northerly right-of-way, to the Easterly line of Lot 6, Block 17, Stewart, Parcher and Manson's Addition; thence Northerly, along said Easterly line and along the Easterly line of Lot 9, said Block 17, 240 feet to the Southerly right-of-way of Fulton Street; thence Westerly, along said Southerly right-of-way, to a line 1 foot Easterly of and parallel with the Easterly line of Lot 1, Block 18, Stewart, Parcher, and Manson's Addition, said Section 25; thence Northerly, along said parallel line, to the Southerly line Lot 2 of Certified Survey Map Number 017279 recorded in the office of Register of Deeds for Marathon County in Volume 82 of Certified Survey Maps on Page 77; thence S85°35'03"E , along said Southerly line, to the Easterly line of said Lot 2; thence N00°10'38"W , along said Easterly line, 64.93 feet to the Northerly line of said Lot 2; thence N67°32'08"W , along said Northerly line, 453.47 feet to the Westerly line of said Lot 2; thence Northwesterly, to the Northeast corner Lot 1 of Certified Survey Map Number 5761 recorded in the office of Register of Deeds for Marathon County in Volume 21 of Certified Survey Maps on Page 79; thence Westerly, along the Northerly line of said Lot 1 and said Northerly line extended Westerly, to the Westerly right-of-way of N. River Drive; thence Northerly, along said Westerly right-of-way, to the Southerly line Lot 1 of Certified Survey Map Number 017367 recorded in the office of Register of Deeds for Marathon County in Volume 83 of Certified Survey Maps on Page 24; thence Westerly, along said Southerly line, to the Westerly line of said Lot 1; thence Northerly, along said Westerly line, to the Northerly line of said Lot 1; thence Easterly, along said Northerly line, to said Westerly right-of-way of N. River Drive; thence Northerly, along said Westerly right-of-way, to the Northerly right-of-way of Bridge Street; thence Easterly, along said Northerly right-of-way, to the Westerly Railroad right-of-way of the Chicago, Milwaukee, St. Paul, and Pacific Railroad; thence Northerly, along said Westerly Railroad right-of-way, to the Southerly line Parcel 1 of Certified Survey Map Number 12726 recorded in the office of Register of Deeds for Marathon County in Volume 55 of Certified Survey Maps on Page 44; thence Westerly, along said Southerly line and along said Southerly line extended Westerly, to the Easterly line of the Wisconsin River; thence Southerly, along said Easterly line, to the Southeasterly line of the abandoned Railroad right-of-way described in Document Number 1287462 recorded in the Register of Deeds for Marathon County; thence Northeasterly, along said Southeasterly line, to the Northerly-most line of Lot 1 of Certified Survey Map Number 15024 recorded in the office of Register of Deeds for Marathon County in Volume 67 of Certified Survey Maps on Page 106; thence S78°52'21"E, along said Northerly-most line, to the Easterly line of said Lot1; thence S11°07'37"W, along said Easterly line, to the Southerly line of Certified Survey Map Number 3818 recorded in the office of Register of Deeds for Marathon County in Volume 14 of Certified Survey Maps on Page 116; thence S89°43'25"E, along said Southerly line, 114.60 feet to the Westerly right-of-way of N. 1st Street; thence Northerly, along said Westerly right-of-way, to the Southerly right-of-way of Fulton Street, extended Westerly; thence Easterly, along said Southerly right-of-way extended Westerly and along said Southerly right-of-way, to the Westerly right-of-way of N. 3rd Street; thence Southerly, along said Westerly right-of-way, to the Northerly right-of-way of Grant Street; thence Westerly, along said Northerly right-of-way, to the Easterly right-of-way of N. 1st Street; thence Southerly, along said Easterly right-of-way extended Southerly, to the Southerly right-of-way of Grant Street; thence Westerly, along said Southerly right-of-way extended Westerly, to the Westerly right-of-way of N. 1st Street; thence Southerly, along said Westerly right-of-way, to the Northerly right-of-way of W. Washington Street; thence Southerly, to said Northeast corner of the Certified Survey Map Number 450 recorded in the office of Register of Deeds for Marathon County in Volume 2 of Certified Survey Maps on Page 200, the point of beginning;

except;

Lot 6 of Alexander Davis Plat, said Government Lot 1, Section 36.

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

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Boundaries and Project Plan for Amendment Two to Tax Incremental Financing District Number 12, City of Wausau (TID #12)

Committee Action:	Plan Commission Finance Committee Economic Development Committee
Fiscal Impact:	The project plan is a territory subtraction and project plan additions

File Number:	17-0716	**Date Introduced:**	April 25, 2023

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and industrial development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and industrial development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Twelve was created by the city in July 18, 2017; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment subtraction will cause territory to be removed and added to the district providing for opportunities for additional private development and redevelopment; and

WHEREAS, the original Project Plan and the plan amendment for the district has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the district, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1. k. and 66.1105(2)(f)1.n., outside of the district.
b. An economic feasibility study.
c. A detailed list of estimated projects costs.
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
e. A map showing existing uses and conditions of real property in the district amendment area.
f. A map showing proposed improvements and uses in the district.
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances.
h. A list of estimated non-project costs.
i. A statement of the proposed plan for relocation of any persons to be displaced.
j. A statement indicating how the amendment of the district promotes the orderly development of the City.
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 18th, 2023 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m) (c) including:

- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the city without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, the amended plan boundary changes and related project plan amendment; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law approves the amendment and makes the following findings:

1. That the territory described and shown on in the Project Plan Amendment Two is hereby included in the amended boundaries of Tax Incremental District Number Twelve, City of Wausau.

2. That the Project Plan Amendment Two is consistent with the original classification of the district and the district remains a rehabilitation district.

3. That the improvement of the area is likely to significantly enhance the value of other real property in the district.

4. That the project costs directly serve to promote rehabilitation and conservation consistent with the purpose for which the district was created.

5. That the project plan is feasible and in conformity with the City's master plan.

6. That the district territory amendment is considered a subtraction. The subtraction is achieved when the creation values of parcels subtracted exceed the current values of parcels added.

7. That the property added to the district is not annexed property as defined within the Tax Increment law.

8. That the project plan is feasible and in conformity with the City's master plan.

9. That the project plan for the development of the property in the area included in Amendment Two of Tax Incremental District Number Twelve is approved and adopted and that the plan is feasible and in conformity with the City's community and economic development objectives.

10. That the effective date of territory amendment will be January 1, 2023.

11. That the City estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6) (am)1.

12. That the City estimates that at least 50%, by area, of the real property within the district needs rehabilitation or conservation work.

13. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan.

14. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries of Amendment Two to Tax Incremental District Number Twelve and the project plan.

Approved:

____

Katie Rosenberg Mayor

RESOLUTION OF THE JOINT REVIEW BOARD

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Two of Tax Incremental Financing District Number 12, City of Wausau (TID # 12)	
File Number:	**Date Introduced:** X/X/2023

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Twelve, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendment; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m) (c)1. and found the following to be true.

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the city without the plan amendment.
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Two for the City of Wausau Tax Increment District Number Twelve be approved.

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved on TBD
City of Wausau Tax Increment District Number Twelve
Joint Review Board Members

	Representing
______________________	City of Wausau
______________________	Citizen Member
______________________	Marathon County
______________________	Northcentral Technical College
______________________	Wausau School District

T.WALL FINANCIAL PROJECTIONS

EHLERS
PUBLIC FINANCE ADVISORS

MEMORANDUM

TO: Liz Brodek – Development Director

FROM: Keith Dahl - Ehlers

DATE: September 7, 2022

SUBJECT: T. Wall Enterprises Tax Increment Financing Request and Recommendation

The City received a financial assistance request from T. Wall Enterprises (the "Developer") to construct a mixed-use apartment building on the southwest corner at the intersection of Washington Street and North 3rd Street. The Developer requested a Municipal Revenue Obligation (MRO) Note in the principal amount of $6,200,000 to construct a 154-unit apartment and 17,520 square feet of commercial space (the "Project"). The Project would consist of studio, 1, 2, and 3-bedroom units with seven commercial tenant spaces. Construction is proposed to start this fall with an anticipated development cost slightly over $48 million or $312,095 per unit.

This memo has been prepared by Ehlers, at the request of the City, in conjunction with a review of the Project, specifically the budget and pro forma based on general industry standards for construction, land acquisition, and project costs; as well as to ensure that all development costs, rental revenues, and expenditures have been appropriately accounted for and considered. General industry standards for purposes of this memo were determined by review of similar projects within Minnesota and Wisconsin over the last two years.

Based on our review, the requested assistance is more than what is necessary for the project to become financially feasible. **We've concluded an MRO Note in the principal amount of $6,000,000 is supported for the Project.** The tables below provide a synopsis of the sources and uses for the Project with the supported amount of public assistance.

SOURCES	Amount	Pct.	Per Unit
First Mortgage	28,972,000	60.3%	188,130
MRO Note	6,000,000	12.5%	38,961
Equity	13,090,573	27.2%	85,004
TOTAL SOURCES	**48,062,573**	**100%**	**312,095**

USES	Amount	Pct.	Per Unit
Acquisition Costs	500,000	1.0%	3,247
Construction Costs	39,658,478	82.5%	257,523
Professional Services	1,399,307	2.9%	9,086
Financing Costs	2,684,035	5.6%	17,429
Developer Fee	2,403,128	5.0%	15,605
Cash Accounts/Escrows/Reserves	1,417,625	2.9%	9,205
TOTAL USES	**48,062,573**	**100%**	**312,095**

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Pro Forma Analysis:

1. Financing – The Developer intends to finance the Project with a first mortgage that is approximately 60% of total development costs. Based on current underwriting conditions and lender sizing constraints, the Developer appears to be maximizing its first mortgage debt. The remaining balance of the total development costs would be covered by equity and a privately financed MRO Mortgage. The proposed financing meets our expectations for a project of its nature.

2. Total Development Costs (TDC) – The TDC is approximately $48 million or $312,095 per unit. Under current market conditions, similar projects have generally ranged between $270,000 and $350,000 per unit so the costs are in line with what we would expect under current market conditions. In addition, the per unit metric referenced does not deduct the cost of commercial space. The total residential development cost is approximately $43.2 million or $280,240 per unit.

3. Acquisition Costs – While the purchase agreement between the owner of land and the Developer is $1,000,000, the land acquisition cost is structured as a partially forgiven Seller Loan with a 2.00% interest rate and a balloon repayment five years from closing on the property. Upon construction completion of the Project, $600,000 of the acquisition cost is forgiven. Thus, we analyzed the acquisition cost being $500,000, or $3,247 per unit. Similar developments have ranged between $7,500 to $15,000 per unit. It appears the land acquisition cost is below the typical range since the land is not being appraised on an income approach or highest and best. The lower acquisition cost benefits the overall financial feasibility of the Project.

4. Developer Fee – The proposed developer fee was $2,993,353 or 6.1% of TDC. For developments requesting City assistance, we'd expect to see a developer fee between 3% to 5%. We reduced the developer fee to 5% of TDC or $2,403,128 for analysis purposes in determining the supportable amount of public assistance.

5. Residential Rents – Proposed market rate rents range between $800 per month for the smallest studio unit to $2,879 per month for a 3-bedroom unit. On a per square foot basis, market rate rents range between $1.88 to $2.25, averaging $1.99. Based on review of a CoStar multi-family market report for Wausau and the surrounding area, the proposed rents appear to be reasonable. On an average per square foot basis, other market rate apartments built within the last two years ranged between $1.64 and $2.12.

6. Commercial Rent – The commercial rents will be structured as triple net leases, meaning the tenant is responsible for paying their respective expenses of the property including property taxes, insurance, and maintenance. The commercial rent that will be collected by the Developer will be $23.00 per square foot for the restaurant tenant, $19.00 per square foot for the smaller retail spaces, and $17.00 per square foot for the larger retail spaces. The proposed triple net rents appear to be reasonable for the market. Other retail spaces built within the last two years in Wausau and the surrounding area have triple net lease rates ranging between $15.00 and $25.00 per square foot.

7. Operating Expenses – The operating expenses on a per unit basis are $1,957, which is well below the typical market range of $3,500 to $4,500 per unit per year. Please note that this per unit expense is before management fees, property taxes, and replacement reserves. While lower than the typical range, the management fee is 6% of the effective gross income (EGI) of the Project. The typical range for management fees range between 3% to 5% of EGI. It appears the lower operating costs before management fees, property taxes, and replacement reserves is reasonable when you factor in the higher management fee.

Available Tax Increment:

The Project is currently contemplated to be located within the City's Tax Increment District (TID) #12 after boundary amendments. In consultation with the City Assessor, it is estimated the market value of the Project will be $24,520,000 ($145,000 per residential unit and $125 per commercial square foot). Based on the estimated market value, it is projected the Project will generate over $623,450 of annual tax increment. Based upon an annual 1.00% inflation factor, 80% of tax increment being available to the Developer, and a financing rate of 5.50%, the Project could support an MRO Mortgage in the maximum principal amount of $6,000,000 over a 21-year term (remaining number of years for the TID). In total, principal and interest, public assistance to the Project would be $10,800,000.

This would leave 20% of the annually collected tax increment available to the City over the remaining term of the TID to reimburse for upfront project expenditures and ongoing administrative costs related to the TID. In total, the future value sum collected by the City over 21 years could be approximately $2,803,718. Attached for reference is a cashflow projection.

Projected Return on Investment:

As part of this analysis, we want to ensure that any public assistance in the project does not result in a return on investment greater than what is typical within the industry. Return on investment (ROI) is a performance measure used to evaluate development projects. There are a few common metrics used; however, the Developer has stated they would like to achieve a 10% average annual cash-on-cash (COC). A typical COC return may range between 9 – 11%.

Average annual COC calculates annual net cash flow against the initial equity investment without consideration of market fluctuations on a future sale value. The calculation is simply net cash flow (after debt service) divided by the total amount of equity invested. Based on current estimates over 21-years, the Developer would achieve a 9.7% average annual COC return in the final year of tax increment assistance.

Recommendation:

Based on our review of the Developer's pro forma and under current market conditions, the Project may not reasonably be expected to occur solely through private investment within the near future. The cost associated with development of the Project is only feasible, in part, through public financial assistance from the City. We conclude an MRO Note in the principal amount of $6,000,000 with an interest rate the lesser of 5.50% or the Developer's actual rate of financing, and payable from 80% of the available tax increment over an anticipated term of 21 years is supported for this project. In total, principal and interest, public assistance to the Project would be $10,800,000.

Please contact Keith Dahl at 651-697-8500 with any questions.

City of Wausau

TID 12

Cash Flow Projection

	Projected Revenues			Expenditures			Balances		
Year	Tax Increments	Other Revenue	Total Revenues	MRO 10,800,000 Dated Date: TBD 80% Increment	Remaing Increment - 20%	Total Expenditures	Annual	Cumulative	Year
2024	0		0		0	0	0	0	2024
2025	137,066		137,066	109,653	27,413	137,066	0	0	2025
2026	458,723		458,723	366,978	91,745	458,723	0	0	2026
2027	623,453		623,453	498,762	124,691	623,453	0	0	2027
2028	629,687		629,687	503,750	125,937	629,687	0	0	2028
2029	635,984		635,984	508,787	127,197	635,984	0	0	2029
2030	642,344		642,344	513,875	128,469	642,344	0	0	2030
2031	648,768		648,768	519,014	129,754	648,768	0	0	2031
2032	655,255		655,255	524,204	131,051	655,255	0	0	2032
2033	661,808		661,808	529,446	132,362	661,808	0	0	2033
2034	668,426		668,426	534,741	133,685	668,426	0	0	2034
2035	675,110		675,110	540,088	135,022	675,110	0	0	2035
2036	681,861		681,861	545,489	136,372	681,861	0	0	2036
2037	688,680		688,680	550,944	137,736	688,680	0	0	2037
2038	695,567		695,567	556,453	139,113	695,567	(0)	(0)	2038
2039	702,522		702,522	562,018	140,504	702,522	0	(0)	2039
2040	709,548		709,548	567,638	141,910	709,548	(0)	(0)	2040
2041	716,643		716,643	573,314	143,329	716,643	(0)	(0)	2041
2042	723,809		723,809	579,048	144,762	723,809	0	(0)	2042
2043	731,048		731,048	584,838	146,210	731,048	0	(0)	2043
2044	738,358		738,358	590,686	147,672	738,358	(0)	(0)	2044
2045	745,742		745,742	527,772	217,969	745,742	(0)	(0)	2045
Total	13,570,402	0	13,565,596	10,800,000	2,803,718	13,605,380			Total

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MEMORANDUM

TO: Randy Fifrick - Economic Development Manager
FROM: Keith Dahl - Ehlers
DATE: March 27, 2023
SUBJECT: S.C. Swiderski Tax Increment Financing Request and Recommendation

The City received a financial assistance request from S.C. Swiderski, LLC (the "Developer") to construct a mixed-use apartment building on approximately 2 acres of land located at 1200 North River Drive. The Developer requested a Municipal Revenue Obligation (MRO) Note in the principal amount of $7,245,780 to construct a 200-unit apartment and 3,099 square feet of commercial space (the "Project"). The Project would consist of studio, 1, 2-bedroom units with two commercial tenant spaces. Construction is proposed to start in 2024 with an anticipated development cost slightly over $51.8 million or $259,151 per unit.

This memo has been prepared by Ehlers, at the request of the City, in conjunction with a review of the Project, specifically the budget and pro forma based on general industry standards for construction, land acquisition, and project costs; as well as to ensure that all development costs, rental revenues, and expenditures have been appropriately accounted for and considered. General industry standards for purposes of this memo were determined by review of similar projects within Minnesota and Wisconsin over the last two years.

Based on our review, the requested assistance is more than what is necessary for the project to become financially feasible. **We've concluded an MRO Note in the principal amount of $5,490,000 repaid over an anticipated term of 16 years is supported for the Project.** Note: the total amount of tax increment paid over 16 years would be $9,277,000. The tables below provide a synopsis of the sources and uses for the Project with the supported amount of public assistance.

SOURCES	Amount	Pct.	Per Unit
First Mortgage	36,294,490	70.0%	181,472
MRO Note	5,490,000	10.6%	27,450
Equity	10,045,662	19.4%	50,229
TOTAL SOURCES	**51,830,152**	**100%**	**259,151**

USES	Amount	Pct.	Per Unit
Acquisition Costs	400,000	0.8%	2,000
Construction Costs	44,222,480	85.3%	221,112
Professional Services	3,257,441	6.3%	16,287
Financing Costs	1,450,231	2.8%	7,251
Developer Fee	2,500,000	4.8%	12,500
TOTAL USES	**51,830,152**	**100%**	**259,151**

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7. Operating Expenses – The operating expenses on a per unit basis before management fees, property taxes, and replacement reserves are $2,846, which is well below the typical market range of $3,500 to $4,500 per unit per year. However, reviewing the total operating expense ratio – operating expenses divided by effective gross income (EGI) – its approximately 37%. Generally, we see the total operating expense ratio range between 30% – 40%. The operating expenses do not appear to be out of line.

Available Tax Increment:

The Project is located within the City's Tax Increment District (TID) #12. In consultation with the City Assessor, it is estimated the market value of the Project will be $29,387,375 ($145,000 per residential unit and $125 per commercial square foot). Based on the estimated market value, it is projected the Project will generate over $767,730 of annual tax increment. Based upon, 90% of tax increment being available to the Developer in years 1 - 5, 75% of tax increment being available to the Developer in years 6 - 16, and a financing rate of 6.00%, the Project could support an MRO Mortgage in the maximum principal amount of $5,490,000 over a 16-year term. In total, public assistance to the Project would be $9,277,000.

This would leave 10% of the annually collected tax increment available to the City in years 1 - 5, 25% in years 6 - 16 and 100% in the final 4 years of the TID. In total, the future value sum collected by the City over 20 years is estimated to be approximately $5,530,000. Attached for reference is a cashflow projection.

Projected Return on Investment:

As part of this analysis, we want to ensure that any public assistance in the project does not result in a return on investment greater than what is typical within the industry. Return on investment (ROI) is a performance measure used to evaluate development projects. There are a few common metrics used; however, the typical industry standard is to achieve a 10% average annual cash-on-cash (COC) though this may range between 9 - 11%.

Average annual COC calculates annual net cash flow against the initial equity investment without consideration of market fluctuations on a future sale value. The calculation is simply net cash flow (after debt service) divided by the total amount of equity invested. Based on current estimates over 16-years, the Developer would achieve a 9.7% average annual COC return.

Recommendation:

Based on our review of the Developer's pro forma and under current market conditions, the Project may not reasonably be expected to occur solely through private investment within the near future. The cost associated with development of the Project is only feasible, in part, through public financial assistance from the City. We conclude an MRO Note in the principal amount of $5,490,000 is supported for this project. In total the public assistance to the Project would be $9,277,000.

Please contact Keith Dahl at 651-697-8500 with any questions.

City of Wausau

TID 12 (S.C. SwiderskI)

Development Assumptions

Construction Year		S.C. Swiderski Development [1]	Annual Total	Construction Year	
1	2017	0	0	2017	1
2	2018	0	0	2018	2
3	2019	0	0	2019	3
4	2020	0	0	2020	4
5	2021	0	0	2021	5
6	2022	0	0	2022	6
7	2023	0	0	2023	7
8	2024	7,637,375	7,637,375	2024	8
9	2025	21,750,000	21,750,000	2025	9
10	2026		0	2026	10
11	2027		0	2027	11
12	2028		0	2028	12
13	2029		0	2029	13
14	2030		0	2030	14
	Totals	29,387,375	29,387,375		

Notes:

[1]Construction to start in 2024 with 25% of the 200 unit apartment complex valued at $145,000 per unit completed in 2024, along with the 3,099 square foot retail space valued at $125 per square foot. The remaining 75% of the aprtment complex would come on line by the end of 2025.

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City of Wausau

TID 12 (S.C. Swiderski)

Tax Increment Projection Worksheet

Type of District	Rehabilitation			Base Value	0
District Creation Date	July 19, 2017			Appreciation Factor	0.00%
Valuation Date	Jan 1,	2017		Base Tax Rate	$26.12
Max Life (Years)	27			Rate Adjustment Factor	
Expenditure Period/Termination	22	7/19/2039			
Revenue Periods/Final Year	27	2045			
Extension Eligibility/Years	Yes	3		Tax Exempt Discount Rate	4.50%
Eligible Recipient District	Yes			Taxable Discount Rate	6.00%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
7	2023	0	2024	0	0	2025	$26.12	0
8	2024	7,637,375	2025	0	7,637,375	2026	$26.12	199,522
9	2025	21,750,000	2026	0	29,387,375	2027	$26.12	767,730
10	2026	0	2027	0	29,387,375	2028	$26.12	767,730
11	2027	0	2028	0	29,387,375	2029	$26.12	767,730
12	2028	0	2029	0	29,387,375	2030	$26.12	767,730
13	2029	0	2030	0	29,387,375	2031	$26.12	767,730
14	2030	0	2031	0	29,387,375	2032	$26.12	767,730
15	2031	0	2032	0	29,387,375	2033	$26.12	767,730
16	2032	0	2033	0	29,387,375	2034	$26.12	767,730
17	2033	0	2034	0	29,387,375	2035	$26.12	767,730
18	2034	0	2035	0	29,387,375	2036	$26.12	767,730
19	2035	0	2036	0	29,387,375	2037	$26.12	767,730
20	2036	0	2037	0	29,387,375	2038	$26.12	767,730
21	2037	0	2038	0	29,387,375	2039	$26.12	767,730
22	2038	0	2039	0	29,387,375	2040	$26.12	767,730
23	2039	0	2040	0	29,387,375	2041	$26.12	767,730
24	2040	0	2041	0	29,387,375	2042	$26.12	767,730
25	2041	0	2042	0	29,387,375	2043	$26.12	767,730
26	2042	0	2043	0	29,387,375	2044	$26.12	767,730
27	2043	0	2044	0	29,387,375	2045	$26.12	767,730
	Totals	29,387,375		0			Future Value of Increment	14,786,386

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

[illegible]

City of Wausau

TID 12 (S.C. Swiderskl)

Cash Flow Projection

Year	Projected Revenues			Expenditures				Balances		Year
				MRO 5,492,076 Dated Date: TBD						
	Tax Increments	Other Revenue	Total Revenues	Annual Increment	Percent Avaliable	Remaing Increment	Total Expenditures	Annual	Cumulative	
2025	0		0	0		0	0	0	0	2025
2026	199,522		199,522	179,570	90%	19,952	199,522	0	0	2026
2027	767,730		767,730	690,957	90%	76,773	767,730	0	0	2027
2028	767,730		767,730	690,957	90%	76,773	767,730	0	0	2028
2029	767,730		767,730	690,957	90%	76,773	767,730	0	0	2029
2030	767,730		767,730	690,957	90%	76,773	767,730	0	0	2030
2031	767,730		767,730	575,797	75%	191,932	767,730	0	0	2031
2032	767,730		767,730	575,797	75%	191,932	767,730	0	0	2032
2033	767,730		767,730	575,797	75%	191,932	767,730	0	0	2033
2034	767,730		767,730	575,797	75%	191,932	767,730	0	0	2034
2035	767,730		767,730	575,797	75%	191,932	767,730	0	0	2035
2036	767,730		767,730	575,797	75%	191,932	767,730	0	0	2036
2037	767,730		767,730	575,797	75%	191,932	767,730	0	0	2037
2038	767,730		767,730	575,797	75%	191,932	767,730	0	0	2038
2039	767,730		767,730	575,797	75%	191,932	767,730	0	0	2039
2040	767,730		767,730	575,797	75%	191,932	767,730	0	0	2040
2041	767,730		767,730	575,797	75%	191,932	767,730	0	0	2041
2042	767,730		767,730	0	0%	767,730	767,730	0	0	2042
2043	767,730		767,730	0	0%	767,730	767,730	0	0	2043
2044	767,730		767,730	0	0%	767,730	767,730	0	0	2044
2045	767,730		767,730	0	0%	767,730	767,730	0	0	2045
Total	14,786,386	0	14,781,581	9,289,667		5,530,036	14,821,365			Total

Notes: **Net Present Value at 6.00%** **$5,492,076**

Prolected TID Closure

EHLERS PUBLIC FINANCE ADVISORS

12/16/2022

OPINION OF THE CITY ATTORNEY

Coming soon

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: April 12, 2023

GENERAL INFORMATION

APPLICANT: Tom Dietrick, Finishing Touch Signs, for Community Partners Campus

LOCATION: 360 Grand Ave

EXISTING ZONING: UMU, Urban Mixed Use

PURPOSE: Plan Commission Approval

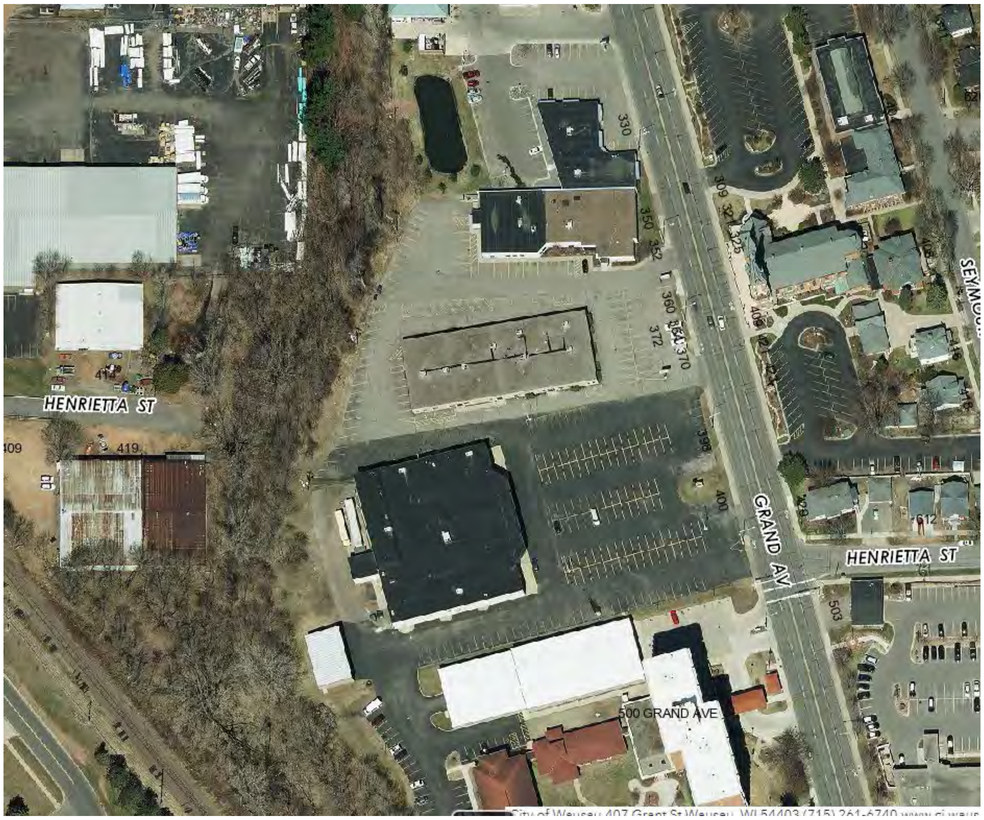
EXISTING LAND USE: Commercial / Office

SIZE OF PARCEL: Approximately 1.65 acres

SURROUNDING ZONING AND LAND USE:

This parcel is located along Grand Avenue, south of the Marathon County Courthouse. St. Mary's Catholic Church is the east, Thrive Church is to the south, and a multi-tenant office building and Kwik Trip are to the north. Urban Mixed Use (UMU) is the predominant zoning district in this stretch of Grand Avenue.

This building has undergone a significant addition since our aerial photographs have been taken. The applicant has provided a site plan to help show the size of the building today and show the proposed location.



ANALYSIS

The proposed dual post sign is planned to be located east of the building at near a jog in the building. The sign is approximately 10 feet in height and 6 feet wide. The sign is a double sided business sign placed between 2 posts forming a dual post sign. The maximum allowed sign height would be 10 feet.

A monument sign could be placed near the street. They would need to be 15 back of the street curb, which would place the sign 8 feet into the property.

This site has some contaminated soils. The WDNR has allowed this to be contained by covering the site in asphalt. Landscape plantings would need to be done by planters.

William Hebert

From: Tom Diedrick <Tom@ftsign.com>
Sent: Tuesday, April 11, 2023 9:41 AM
To: William Hebert
Subject: [EXTERNAL] RE: Community Partners Campus

Follow Up Flag: Follow up
Flag Status: Flagged

Community Partners Campus post and panel sign.

The decision was made to pursue a post and panel sign at this location because the entire frontage from the building to the road is paved. The space where we would plan to mount the sign is concrete, which allows us to mount a sign like this permanently. However, this mounting style does allow for it to be removed if needed to make repairs. The posts create less of an obstacle for debris clearing and a lower profile for traffic. With a potential snow load of 4' in our area anything within that distance of the ground could potentially be hidden from view. To protect the customers investment, the less material we have in the snow load area is better.

With the 15' setback rule, this sign could either go where we have it planned or would be in the middle of the parking lot. The parking spaces closest to Grand Avenue are used most frequently and would be reduced by choosing that location for the sign.

This sign could be drawn as a monument and would hold the same message. The parking lot hinderance and potential for damage is the main reason for making it into a post and panel.

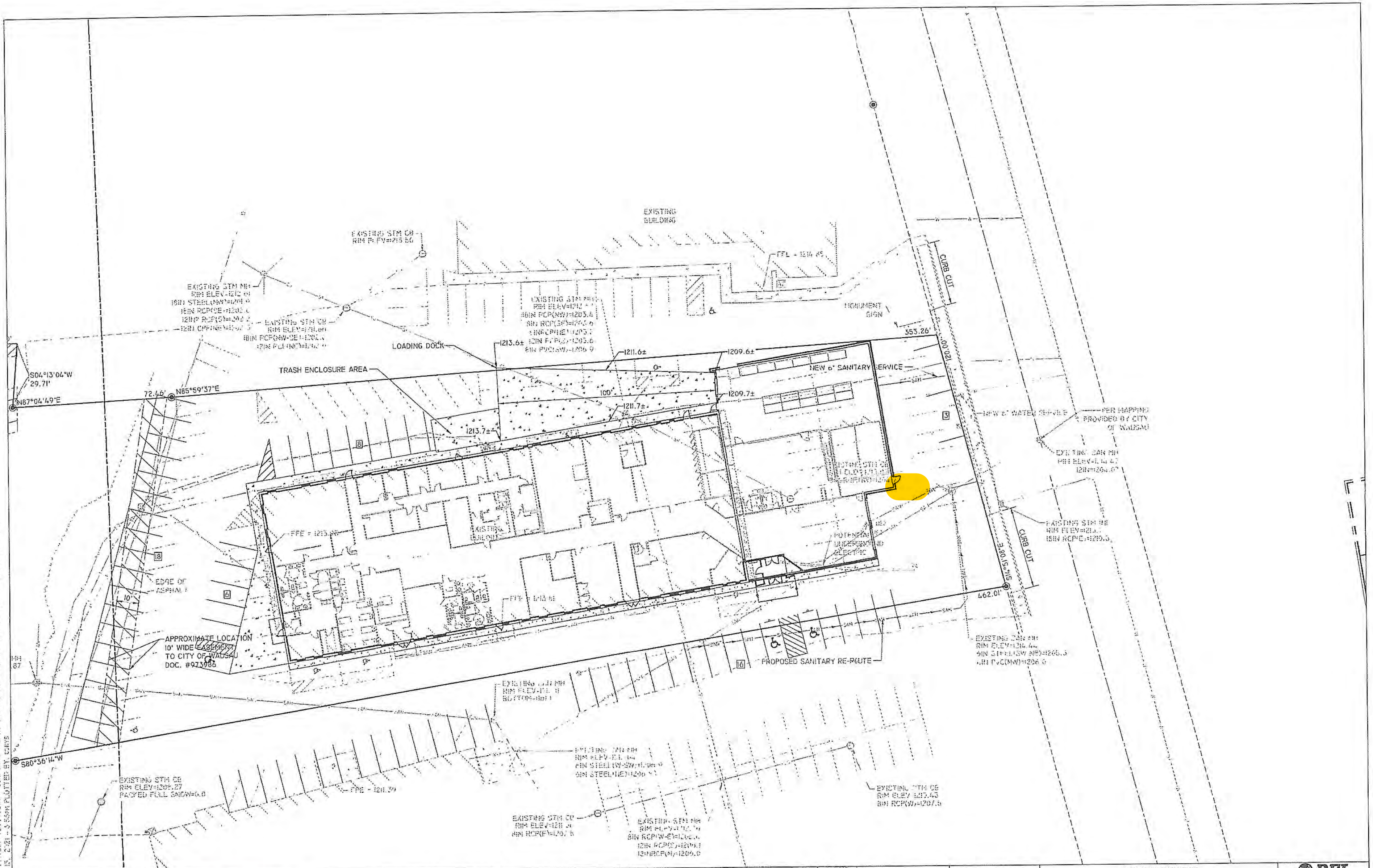
Please feel free to reach out with any questions or concerns.

Thank you,

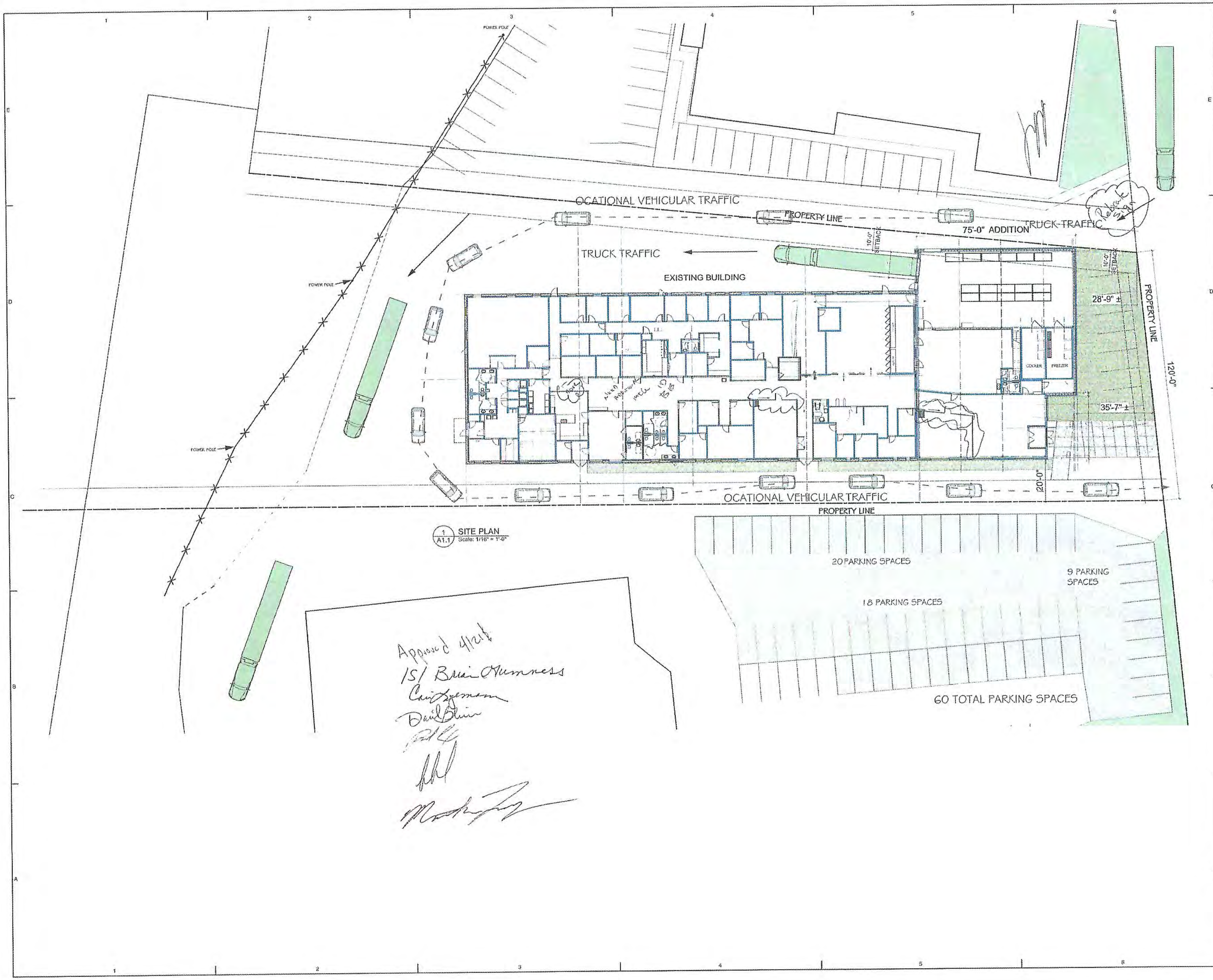
Finishing Touch SIGNS

Tom Diedrick

1296 Kowalski Road | Kronenwetter, WI 54455
Cell: 715-551-5068 | Office: 715-845-0500
www.ftsign.com



REI Engineering, INC.	CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	SCALE 0 20 40	DATE	REVISION	BY	CHK'D	DESIGNED BY:	CHECKED BY: JWP	UTILITY EXHIBIT	REI No. 9640
4080 N. 20TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9784,FAX: 715.675.4060 EMAIL: MAIL@REIENGINEERING.COM							SURVEYED BY: JJM	APPROVED BY: JWP	COMMUNITY PARTNERS 360 GRAND AVENUE WAUSAU, WI 54403	SHEET UE
							DRAWN BY: NAP	DATE: 2-15-2021		



COX & ASSOCIATES
Architects and Planners

222512 STARFLOWER DR
WAUSAU WISCONSIN 54401
PHONE (715) 355-8260
CELL (715) 551-0032

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of:

WISCONSIN

SIGNATURE	
ARCHITECT:	RBC
REGISTRATION NUMBER	A-6947
DATE:	4/18/21
DRAWN BY:	RBC
CHECKED BY:	RBC

PROJECT TITLE

Community Partners Campus Addition & Remodeling

WAUSAU
WISCONSIN

Project Number 22001

Errors may occur in the transmission of electronic files. Cox & Associates is not responsible for any claims, damages or expenses arising out of the unauthorized use of the information contained in electronic files.

Electronic Files may not accurately reflect the final design conditions. It is the responsibility of the user to verify all layouts, dimensions and other related information. This document may not be used or copied without prior consent.

Revision	Date	Description

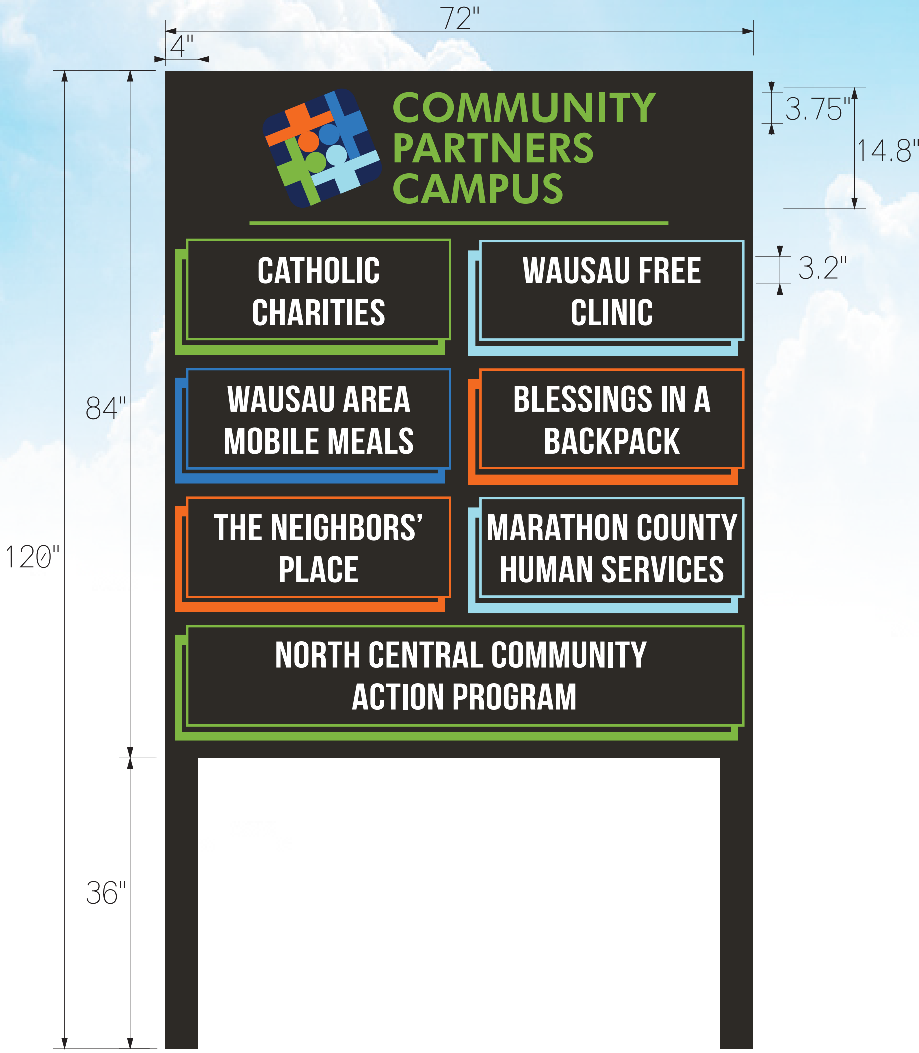
Phase: DESIGN DEVELOPMENT

Sheet Title: Site Plan

Drawing No. **A1.1**

Finishing Touch SIGNS

1296 Kowalski Road,
Kronenwetter, WI
Office: 715-845-0500



Customer: Community Partners Campus
Job Location: Wausau
Job #: 18757
Proof Date: 3/12/23
Sales Rep: Tom Diedrick
Designer: Suzi Wopp

Client Approval:

Substrate:
- ■ Double Sided
- ☐ Single Sided
- ☐ Lit Sign
- ■ Non Lit
- ■ Opaque Vinyl
- ☐ Translucent Vinyl
- ☐ Frosted
- ☐ Painted
- ■ Exterior
- ☐ Interior

Colors:
- Black
- TBD
- TBD
- TBD
- TBD
- TBD

Sign Specifications:

(2) S/S Black dibond panels with vinyl graphics; painted poles

- Plates on bottom of poles for mounting

-

FINAL DRAWING APPROVAL

These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. Once the design is approved Finishing Touch will not be responsible for errors. Colors shown for representation only. Actual paint or vinyl graphics may not match ink colors on layout.

STAFF REPORT

To: Plan Commission

Prepared By: Brad Lenz, City Planner

Date: April 13, 2023

Conditional Use Permit for Salvation Army

In April of last year, the Salvation Army received approval of their conditional use request at 110 S. 1st Ave and 110 Alexander Street to allow for living accommodations for up to 36 people and up to 6 families. In their application, the Salvation Army requested that the deadline for the conditional use be extended to four (4) years to allow for occupancy. The approval by Plan Commission did not specify an extension on the approval, so city staff is bringing this item back to clarify that an extension on the approval is acceptable.

Wausau Municipal Code 23.10.32(14) details timelines associated with conditional use approvals. Without an extension as a condition of approval, petitioners have 365 days to initiate construction of the conditional use and 730 days for it to become operational. Although the petitioner's application requested an extension to four years, the approving motion by Plan Commission did not include such a condition.

The conditional use approval granted last year is still valid today – the proposed action by Plan Commission seeks to clarify when that approval will technically expire. The zoning code states that time limits can be extended for any period of time as determined by Plan Commission.

Representatives of the Salvation Army have requested that the approval be extended to four years from now (rather than four years from the original application). The Salvation Army reps have stated that there have been turnover and other staffing challenges in the local office which have caused delays in the project. They are still in the planning and design stages but are moving ahead with the project.

Staff recommends that the conditional use approval be extended to four (4) years from the current date.

Agenda Item No.
4

STAFF REPORT TO CISM COMMITTEE – January 12, 2023

AGENDA ITEM

Discussion and possible action authorizing the sale of 1515 Curling Way

BACKGROUND

The property at 1515 Curling Way is currently owned by the City. It is an unimproved property that is located between the cemetery and the railroad tracks, south of Townline Road and north of the sports complex. The owners of the adjacent property have expressed interest in purchasing this property. It has been being used for overflow parking by the railroad company. The size of the parcel is 0.23 acres.

City ordinances show the following criteria for selling City owned property:

Chapter 3.12, Sale of City-Owned Real Property (not applicable to sale or lease of city-owned land in the business campus or land acquired for redevelopment purposes).

3.12.010 – Any request for the sale of city-owned real property shall be directed to the common council . . . and referred to [CISM] for its recommendations.
3.12.020 – [CISM] shall notify various departments, and request a statement whether those departments object to such sale.
3.12.030 – If no objection is raised,
(a) [CISM] shall then advertise for bids . . . and require any bids to indicate the price and the intended or proposed use of the real estate (with sketch, picture or diagram to accompany bid)
(b) The bids shall be considered by [CISM] and the recommendation of the Plan Commission shall be obtained as to the proposed use and disposition of the property.
(c) [CISM] shall make a recommendation to the Council.

To begin the process to sell this property CISM will need to provide approval to start the sale process and to set a minimum price for the property. Staff recommends setting a minimum price at $750 and any interested parties will need to bid the minimum to be considered.

FISCAL IMPACT

Revenue from sale of property. Elimination of maintenance

STAFF RECOMMENDATION

Staff recommends this property be offered to other city departments and if there are no objections have this property advertised for bids.

Staff contact: Brad Lenz 715-261-6753

1515 Curling Way

Date of Meeting: January 12, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Doug Diny, Chad Henke, Lisa Rasmussen, Gary Gisselman

Also Present: Eric Lindman, Allen Wesolowski, TJ Niksich, Tara Alfonso, Cord Buckner, Jill Kurtzhals, Tom Kilian, Lori Wunsch, Norman Barrientos – Barrientos Design & Consulting

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:15 p.m. Chair Larson called the meeting to order.

Discussion and possible action authorizing the sale of 1515 Curling Way

Rasmussen moved to approve the sale of 1515 Curling Way as recommended. Gisselman seconded.

Gisselman asked how the City acquired this piece. Wesolowski explained the parcel to the south is owned by the Railroad. They have been using 1515 Curling Way as a parking lot. A parking lot would be their intended use. To the north the City owns another lot, but the Railroad is not interested. On the furthest north parcel is a small detention pond owned by the City, which we would not sell. The Railroad has expressed interest in purchasing 1515 Curling Way.

There being a motion and a second, motion to approve the sale of 1515 Curling Way carried unanimously 5-0.

Bid to Purchase Property from City of Wausau

I hereby submit the following bid to purchase the surplus City-owned property located at 1515 Curling Way. The parcel is approximately 9,990 sq. ft. and is not a buildable lot.

A minimum bid price of $750 is required.

Bid price: $ 5,000.00

Briefly describe your intended use of the property at 1515 Curling Way:

This property is adjacent to the Fox Valley & Lake Superior Rail System Depot located at 1531 Curling Way. If awarded with this property, we would like to pave this property to create a permanent parking lot for or Team Members and any visitors.

Name: Jason S. Danz

Mailing Address: 1531 Curling Way, Wausau, WI 54403

Telephone: 715-301-0106

Date: 3/29/2023

Signature of bidder: Jason Danz Foxy Railsystems

Bids shall include a deposit of 10% of the bid price in the form of a cashier, personal, or business check.

Sealed bids shall be submitted by 10:00 a.m. on April 5, 2023, to the City Engineering Department at Wausau City Hall, 407 Grant Street, Wausau, WI 54403.

The City of Wausau reserves the right to reject any or all bids.

1515CurlingWayBidForm

Agenda Item No.
2

STAFF REPORT TO CISM COMMITTEE – April 13, 2023

AGENDA ITEM
Public Hearing: Discussion and possible action on vacating and discontinuing right-of-way located east of 1610 Meadowview Road, 1615 Meadowview Road, and 1612 Evergreen Road, which abuts the boundary of Parcels 080-2908-074-0992 and 156001 Forest Valley Road in the Town of Wausau.
BACKGROUND
A petition was received, signed by abutting owners, to vacate the right-of-way for the above properties. A map is attached. Engineering has reviewed the layout of the adjacent streets and the potential for future use of this right-of-way.
FISCAL IMPACT
Minimal, the vacated right-of-way would go back to abutting owners.
STAFF RECOMMENDATION
Recommend approving vacating the right-of-way.
Staff contact: Allen Wesolowski 715-261-6762

Map Date: January 5, 2023

City of Wausau

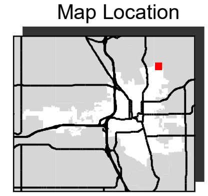
Marathon County Wisconsin

0 50 100 Feet

Legend

- Parcels
- Right of Way
- Road Edge
- Proposed Vacation

Map Location



COPY

PETITION

TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN

RECEIVED
For Office Use
DEC 07 2022
CITY OF WAUSAU
CITY CLERK

A Petition For:

☐ Alley Vacation
☐ Blacktop Paving
☐ Curb and Gutter
☐ Sanitary Sewer
☐ Street Light
☒ Street Vacation
☐ Storm Sewer
☐ Watermain
☐ Zoning Change
☐ Other as Follows: ____________________

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:
the right of way east of 1610 Meadowview Road, 1615 Meadowview Road and 1612 Evergreen Road.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. Helen M. Vance	Helen M. Vance	1615 Meadowview Rd Wausau, WI 54403	11-30-22
2. Jerry P. Coffey	JERRY P. COFFEY	1612 EVERGREEN RD	11-30-22
3. William Buchberger	WILLIAM BUCHBERGER	1610 MEADOWVIEW RD	11-30-22
4. [illegible]	Quang Dao	901 Green Hill Dr	12/6-22
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU Helen M. Vance being duly sworn disposes and says that he is a resident of the affected area, residing at 1615 Meadowview Rd, Wausau, WI 54403 in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 7 day of December, 2022

Kathryn L. Benarde
Signature of City Clerk or designee

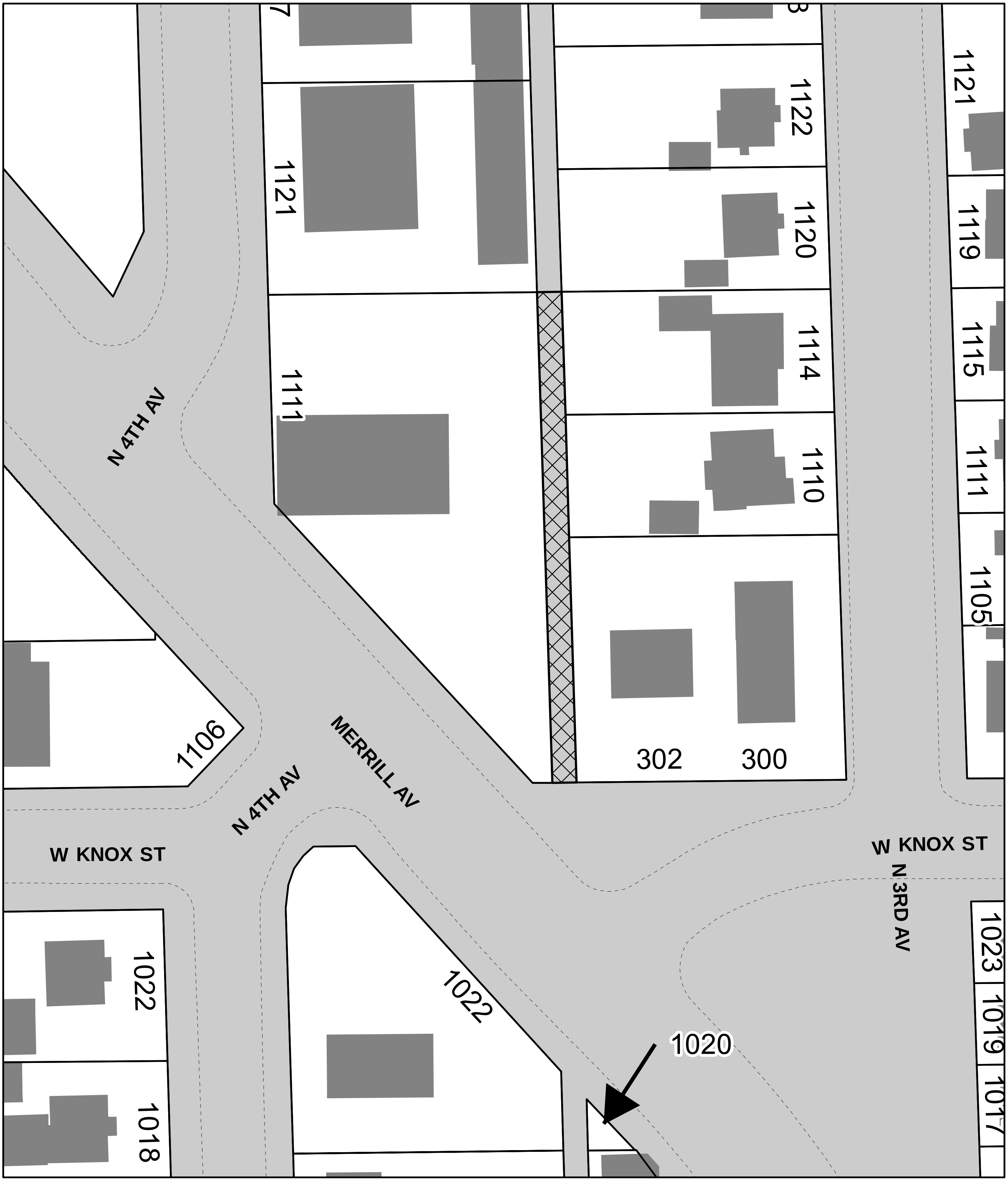
Helen M. Vance
(Signature of Circulator)

1615 Meadowview Rd Wausau, WI 54403
(Address of Circulator)

Agenda Item No.
3

STAFF REPORT TO CISM COMMITTEE – April 13, 2023

AGENDA ITEM
Public Hearing: Discussion and possible action on vacating and discontinuing the portion of an alley that abuts 300 West Knox Street, 1110 North 3rd Avenue, 1114 North 3rd Avenue, and 1111 North 4th Avenue.
BACKGROUND
The attached petition was received to vacate the right-of-way for the above properties. A map is attached. Engineering has reviewed the layout of the adjacent streets and the potential for future use of this right-of-way.
FISCAL IMPACT
Minimal, the vacated right-of-way would go back to abutting owners.
STAFF RECOMMENDATION
Recommend approving vacating the right-of-way.
Staff contact: Allen Wesolowski 715-261-6762



City of Wausau

Marathon County Wisconsin

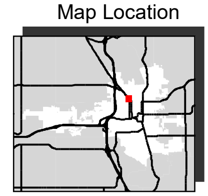
Map Date: January 5, 2023

0 50 100 Feet

Legend

- Parcels
- Right of Way
- Road Edge
- Proposed Vacation

Map Location



RECEIVED
For Office Use
DEC 22 2022
CITY OF WAUSAU
CITY CLERK

PETITION

TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN

A Petition For:

- ☒ Alley Vacation
- ☐ Blacktop Paving
- ☐ Curb and Gutter
- ☐ Sanitary Sewer
- ☐ Street Light
- ☐ Street Vacation
- ☐ Storm Sewer
- ☐ Watermain
- ☐ Zoning Change
- ☐ Other as Follows: ______________________

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:
public alleyway to the East of 1111 N 4th Avenue to be vacated and placed with Parcel #291290723400 11. Please refer to attached map, alleyway to be vacated is highlighted in blue.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. [signature]	Adi Shabani	1111 N 4th Ave	12-22-22
2. [signature]	Adi Shabani	1114 N 3rd Ave	12-22-22
3. [signature]	Adi Shabani	1110 N 3rd Ave	12-22-22
4. [signature]	Adi Shabani	300 W Knox St	12-22-22
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU Cory Holzhaur being duly sworn disposes and says that he is a resident of the affected area, residing at 223160 Bluebonnet Rd. in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

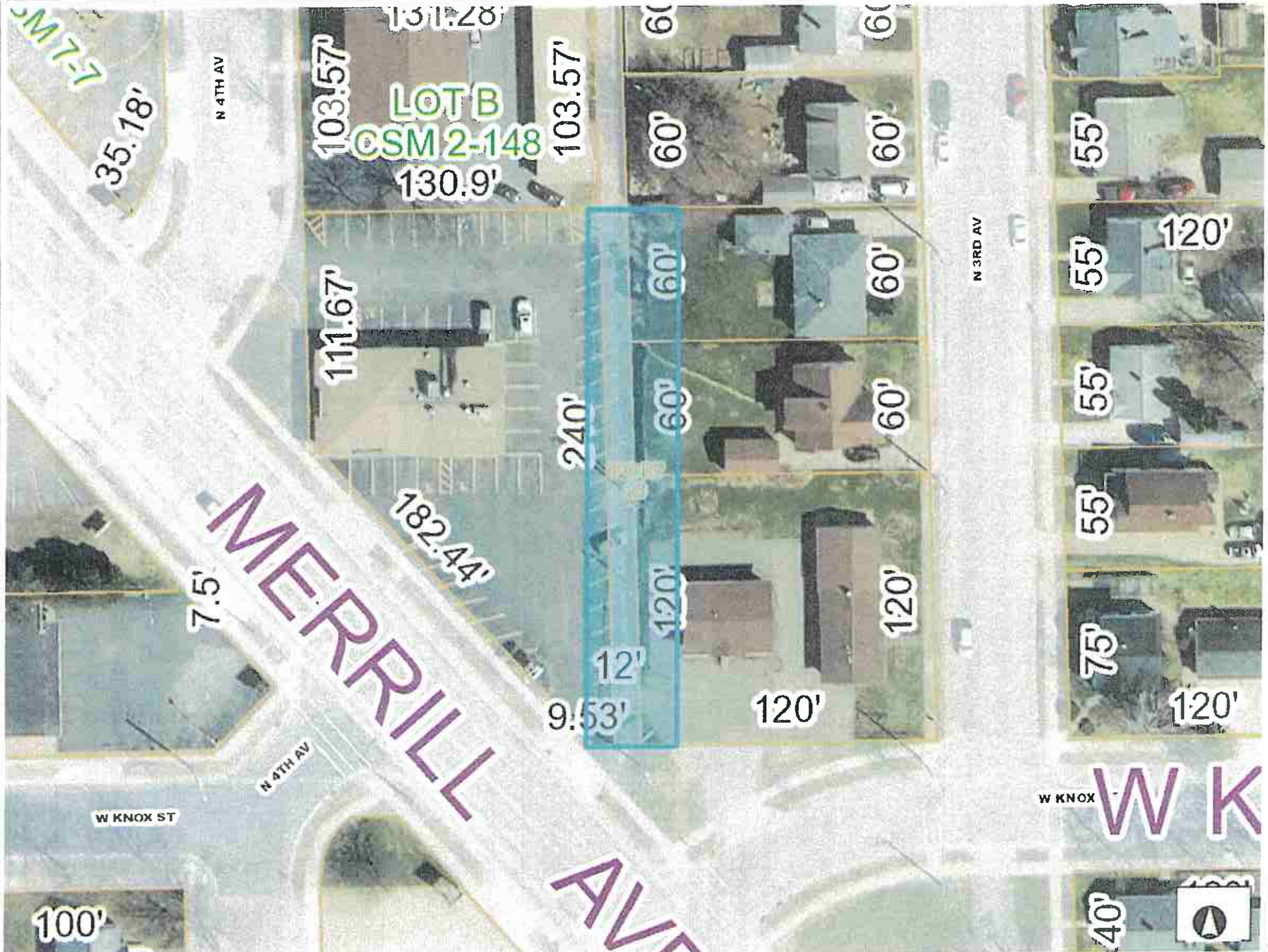
Filed in the Office of the City Clerk and sworn to before me this 22 day of December, 2023

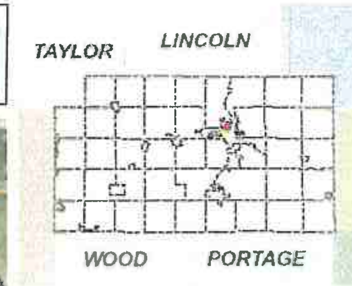
Kathryn A. Bernarde
Signature of City Clerk or designee

[signature]
(Signature of Circulator)

223160 Bluebonnet Rd.
(Address of Circulator)
Wausau, WI 54401

Land Information Mapping System





Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

33.33 0 33.33 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

Notes