



OFFICIAL NOTICE AND AGENDA

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

Meeting of: **ECONOMIC DEVELOPMENT COMMITTEE**
Date/Time: **Tuesday, April 2, 2019 at 5:15 p.m.**
Location: **City Hall, Council Chambers**
Members: Tom Neal (C), Pat Peckham, Lisa Rasmussen, Gary Gisselman and Michael Martens

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

- 1 Approval of the Minutes from 03/05/2019
- 2 Discussion and Possible action on the Murals Proposal for the Property at 1300 River Drive (WOW)
- 3 Discussion and Possible Action on the Acquisition of the Property at 2101 Grand Avenue (Ponderosa)
- 4 Discussion and Possible Action on the Proposal Received for the Properties at 1940 North Second Street and 2001 North Second Street (Wausau Chemical)
- 5 Discussion and Possible Action on the Proposal Received for the Property at 411 Washington Street (Sears)
- 6 Discussion and Possible Action on the Development Agreement Amendment Request Received for the Properties in the Vicinity of Second and Third Streets near Short Street (River East Townhomes)
- 7 Discussion and Possible Action on the Proposal Received for the Property at 1401 Elm Street (Mountain Lanes)
- 8 **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:
 - Discussion and Possible Action on the Acquisition of the Property at 2101 Grand Avenue
 - Discussion and Possible Action on the Proposal Received for the Properties at 1940 North Second Street and 2001 North Second Street
 - Discussion and Possible Action on the Proposal Received for the Property at 411 Washington Street
 - Discussion and Possible Action on the Development Agreement Amendment Request Received for the Properties in the Vicinity of Second and Third Streets near Short Street
 - Discussion and Possible Action on the Proposal Received for the Property at 1401 Elm Street
- 9 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 10 Discussion and Possible Action on the Proposals Received for the South Riverfront Area RFP
- 11 Discussion and Possible Action on the Proposals Received for the Downtown Towers Area RFP
- 12 Discussion and Possible Action on the Submission of a Community Development Investment Grant Application to the WEDC for Clark Island
- 13 Updates on Current Projects
 - Parkway 52 Design Services RFP
 - Wausau Center Mall
 - Westside Battery
 - Live It Up
 - Wausau Region Economic Strategy Plan
 - Riverlife Park
 - Riverlife Villages Phase 1

Adjournment

Tom Neal, Chair

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

This Notice was posted at City Hall and emailed to the Media on 3/28/19

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, March 5, 2019 at 5:15 p.m., Council Chambers

Economic Development Members Present: Neal, Gisselman, Peckham and Martens

Others Present: Schock, Mielke, Jacobson, Groat and Plaisance

Other Council Members Present: Nutting

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

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

Approval of the Minutes from 02/20/2019.

No changes.

Motion made by Martens, second by Peckham to approve the 02/20/19 minutes. Motion passed 4-0.

Discussion and Possible Action on the Mural Proposal for the Property at 1300 River Drive.

Schock told the Committee that staff was hoping to have the final approval at this meeting but the Rise Up group asked for more time. They will come back to the Committee with their final draft at the April 2nd ED meeting.

Discussion and Possible Action on the Proposal Received for the Riverfront Concession Building.

The summary of the proposal was given out to all Committee members and the public.

Schock explained that staff has continued discussion with the proposer regarding operation and revised terms of the proposal. Kevin Briquet-Miller was present to answer any of the Committee's questions and told them he brought a sample of the eco-friendly straw that they have been researching since the Committee asked them to do so. Neal thanked Briquet-Miller and asked if there were any questions or comments from the Committee before going into closed session. Gisselman asked if there were any other specifics, not in, the letter of proposal and Neal explained that the specifics stated in the letter were involved since the beginning, just revised. Neal also explained to the Committee that this is a public space, like a park pavilion, but the City was interested in having an on-going business present. Briquet-Miller reviewed with the Committee that the terms have been constantly updated throughout their discussions and there were some items, such as signage and the interior cooler that are still being negotiated. Gisselman then asked if any more questions came up, who would answer them and Schock clarified that the administration staff would work with the tenant.

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

➔ **Discussion and Possible Action on the Proposal Received for the Riverfront Concession Building.**

ROLL CALL VOTE – Neal, Gisselman, Peckham and Martens.

Others Present: Schock, Plaisance and Groat.

Motion made by Martens, second by Peckham to go into a closed session. Motion passed 4-0.

Motion made by Peckham, second by Martens to go back into Open Session. Motion passed 4-0.

RECONVENE INTO OPEN SESSION, if necessary

Open Session Action on Closed Session item(s):

Peckham asked for the wording to be changed to a monthly lease rate of \$1,000 a month (\$12,000 per year total) for a three year lease term with options to renew as negotiated or a minimum of 3% increase after that time.

Schock explained that the resolution would be drafted and would go to Finance on 3/12/19.

Motion by Peckham, second by Martens to approve the revised (above changes) written proposal from Briq's Soft Serve, LLC. Motion passed 4-0.

Discussion and Possible Action on the Proposals Received for the South Riverfront Area Request for Proposals.

Neal explained to the Committee that there were 7 responses sent in for the RFP and they are all very similar responses.

What he would like the Committee to look for are the salient differences between them. Neal also stated that he didn't think there was any need for a closed session on this topic. Schock agreed and asked the Committee to look through the RFP's and

give staff their feedback. He also explained that the packets went out to the stakeholders group consisting of the County, the Farmers Market board, WPS and the Whitewater group. Schock also asked the stakeholders group for their feedback by the end of the month so that staff can bring the recommendations back to the April 2nd ED meeting.

Discussion and Possible Action on a Request Received Related to Percentage Rent Calculations for the Wausau Center Mall.

Schock included the notice that was received by our attorneys from the mall's attorney asking for an extension of time for rent rates/calculations in 2018. He explained that our attorney suggested accepting the extension and working on the moving parts as a negotiation. Anne Jacobson, City Attorney, was asked by Neal if she had any other input and she said that she would agree with the suggestion in which it would give us more time to reach an amendment. Neal thinks it's good that both parties are talking and communicating. Peckham asked if the normal audited report was \$10,000 and Schock answered, yes. Neal asked if the Committee needed this discussed in closed session. Gisselman asked about the staffs' thoughts on the extension recommendation and Schock agreed with Douglas Buck of Quarles who recommended an additional 3-4 month timeframe.

Motion made by Peckham, second by Gisselman to move forward with the recommendation by Quarles to temporarily extend the 2018 additional rent requirements by 3 months. Motion passed 4-0.

Discussion and Possible Action on the Scheduling of an additional March Meeting.

Schock didn't think the ED committee needed to meet again in March. The date will stay at the original April 2nd and there will be things ready on multiple fronts.

Special Instructions or Directives to Staff:

None

Motion by Peckham, second by Gisselman to adjourn the meeting. Motion passed 4-0.

Adjournment Time: 5:48 p.m.

AGREEMENT

FOR THE PRIVATE SALE OF TAX DELINQUENT LAND
BETWEEN MARATHON COUNTY AND THE CITY OF WAUSAU

AGREEMENT is made this _____ day of _____, 2019, by and between Marathon County and the City of Wausau, a municipal unit of government within Marathon County, pursuant to Sec. 75.365, Wis. Stats., and Sec. 3.20(8)(a)(b) of the General Code of Ordinances of Marathon County, permits counties and other municipalities to enter into agreement for the private sale of tax delinquent land by the county to other municipalities under terms and conditions approved by their governing bodies.

Former Ponderosa Property

Description of Tax Delinquent Property:

CITY OF WAUSAU

2101 GRAND AVENUE, WAUSAU, WI 54403

PT OF LOTS 1, 2 & 3 BLK 9

DESD AS PCL (1) OF CSM VOL

39-52 (9629) .410 A

#291-2807-014-0305 #59-274000.009.005.00.00

Unpaid Property Taxes/Special Assessments/Penalty & Interest 2012-2017: \$ 63,630.26

Costs to Marathon County, including Phase I and II Environmental Site Assessments,
Property Appraisal, Restoration Estimate, cert. mailing and materials to secure building: \$ 9383.43

Total: \$ 73,013.69

TERMS OF AGREEMENT:

1. The City of Wausau hereby agrees to purchase the above said property for the amount of \$ 73,013.69.
2. The City of Wausau further agrees that it shall not charge Marathon County for any additional property taxes accrued in the tax year in which the property was taken by the county (2018).
3. Marathon County will turn over all results of Phase I and II Environmental Site Assessments, Property Appraisal and Restoration Estimate to the City of Wausau.

The undersigned parties by their signature attest that they are authorized to enter into this Agreement.



Primary Connection Health Care, Inc.

PROPOSAL FOR LAND ACQUISITION & AREA REDEVELOPMENT

2102 N. 2nd Street
Parcel #59-252907-006-002-00-00
Former "Woodworker's Mart"

1940 N. 2nd Street
Parcel #59-252907-006-012-00-00
"Marathon Press Building"

2001 N. 2nd Street
Parcel #59-2145-006-001-01-00
"Gravel Lot"

PRESENTED TO

City of Wausau, the Wausau Community Development
Authority, and the Economic Development Authority

March 21, 2019

Jennifer Smith, Executive Director
jennifersm@bridgeclinic.org
715-261-2124

Subject Property Backgrounds (source: CDA RFP, dated 2/9/2017; public data)

LOT 2102

The former “Woodworkers Mart” at 2102 N. 2nd Street is a historic industrial building which has been home to variety of industrial uses. It sits on a 0.42 acre lot at the corner of North Second Street and East Wausau Avenue.

The existing approximately 7,680 sq.ft. building is divided into 2 separate spaces with highbay docking capacity, concrete floors and a 3,750 sq.ft. concrete basement. The existing roof does require some repair.

This parcel has been a DNR Remediation Site (BRRTS #02-37-000179) due to petroleum contamination on the south side of the property and solvent based contamination on the north side. The site has been involved in an active clean-up of the contamination with the clean-up activities reported as being complete. The consultant managing the project recommended closure of the site to WDNR in a letter dated January 11, 2017. WDNR approval for closure was provided to Primary Connection Health Care, Inc (hereafter known as Bridge Clinic) in 2018. Closure was again confirmed by the clinic with the WDNR in March 2019.

LOTS 1940 & 2001

The former “Marathon Press” building at 2001 N. 2nd Street and companion vacant lot at 1940 N. 2nd Street were acquired by AJR Properties North, LLC in November 2013. 1940 N. 2nd Street is a .58 acre lot on the west side of N. 2nd Street and south of East Wausau Avenue. In June of 2018, the City of Wausau signed a property transfer agreement with the property owner, with a transfer of property slated for the summer of 2019.

1940 N. 2nd Street is a vacant lot. This parcel may be subject to DNR involvement in future development, due to its adjacency to an active remediation site (BRRTS #02-37-000179), referenced above and known groundwater contamination that exists under the site. Solvent-based contamination exists on the north side of East Wausau Avenue.

2001 N. 2nd Street is a commercial building which sits on a .61 acre lot, located on the east side of N. 2nd Street and south of East Wausau Avenue. Built in 1955, the building has served various commercial purposes including printing and commercial warehouse distribution. The last business to occupy the site was closed between 2002 and 2003. The existing approximately 21,500 sq.ft. building is divided into separate office and production spaces with docking capacity, concrete floors, and a wood/steel frame construction.

2001 is also adjacent to the WDNR Remediation Site (BRRTS #02-37-000179) referenced above. While the WDNR is not currently involved with this site, they have recommended that indoor vapor testing be completed prior to any occupied/habitable redevelopment.

In March 2019, Bridge Clinic’s entire project was discussed with the WDNR. The proposed use/site plan was felt to be an appropriate use of all three properties. Soil testing may be recommended for any redevelopment involving excavation and vapor barrier installation may be necessary in several site areas. An initial project feasibility assessment has been completed by REI and Binder Ghidorzi.



Project Need/Organizational Overview

Bridge Clinic is a federally qualified health care center (FQHC) operating at 1810 N. 2nd Street since 1995. The private, non-profit clinic provides primary preventive medical care, preventive and reportative dental services, and outpatient mental health counseling services at its main campus in Wausau. Dental services are provided in Merrill and Antigo clinics and school-based mental health services are provided in several Wausau School District locations. The clinic contributes 65+ jobs to the Wausau, Antigo, and Merrill markets and access to care for the area’s un/under-insured.

The clinic works with community partners to ensure that area service gaps are met in a comprehensive, collaborative way. Its’ mission is to fill community needs by removing barriers to care, integrating medical, dental, and behavioral health services, and connecting patients and partners to resources. Bridge Clinic’s vision is that the care we provide and the connections we create improves the health of our patients and communities.

In 2009, the clinic purchased additional land to the north of the Wausau clinic in order to expand its dental practice. The clinic utilized a portion of this land to establish one of three community gardens, which offer low-cost or free garden plots to clinic patients and community members who need access to growing their own produce. These gardens donate 500-1000 pounds of produce to the Hunger Coalition annually. Two additional gardens exist, located across from the Trolley Flats apartments and one in the Jefferson Street neighborhood. Both of these gardens are located on land leased from the City of Wausau. In this project, both the clinic and Trolley Flats gardens would be relocated, which enables the City to reclaim and develop the Trolley Flats parcel.

In 2018, the clinic leased office space at 605 Scott Street in order to relocate its business operations and make space available for a new patient access department (which will bring in three new 1.0 FTEs) and increased licensed mental health staff (which will increase from two to four 1.0 FTEs.) The clinic also embarked on a practice transformation plan, integrating behavioral health care into the medical and dental practices in order to provide whole-person, trauma-informed, team-based care. This transformation sets the stage for future substance use disorder programs. Appropriate clinic space is needed to provide fully integrated services.

The clinic’s current medical services space encompasses approximately 6200 square feet of its southernmost building. This includes exam rooms, a laboratory, staff offices, a procedure room, medication and supplies storage, waiting areas, and health education space. Current spaces are not functional for team-based care. Behavioral Health services are limited to approximately 576 square feet of treatment/provider office space. Bridge Clinic is currently out of space for any future provider, support staff, or service/program expansion.

The clinic’s Board of Directors has authorized clinic leadership to secure property north of the clinic in order to:

- Expand clinical services and add staff
- Erect a purpose-built clinic that supports integrated, team-based care
- Ensure future physical plant and workflow space to develop and provide substance use disorder programs
- Relocate and consolidate community gardens
- Create useable community space by removing and renovating blighted structures
- Revitalize the northern end of 2nd Street from Park Avenue to East Wausau Avenue
- Modestly increase parking for both the clinic and local businesses, such as Thrive and the Wisconsin Woodchucks

Bridge Clinic will need to acquire three properties in order to complete this project. Therefore, the purchase of Lot 2012 is contingent on the purchase of Lots 1940 and 2001 and vice versa.

Lot #/Description	Owner	Parcel #
2102 (Woodworkers Mart)	Community Development Authority	59-252907-006-002-00-00
1940 (Vacant Lot)	AJR Properties North, LLC; a property transfer agreement is in place with the City of Wausau	59-252907-006-012-00-00
2001 (Former Printing Building)	AJR Properties North, LLC; a property transfer agreement is in place with the City of Wausau	59-2145-006-001-01-00

Project Description/Plan/Scope

Phase I: Land Acquisition

As described above.

Phase II: Clinic and Services Expansion

Working with a local architect/build partner, the clinic will build a new two-story expansion utilizing the current clinic garden land and a small portion of the vacant lot (Lot 1940.) The structure will be approximately 13,000 total square feet with integrated medical/behavioral health services on the 2nd Street level and specialty behavioral health services on the lower garden level. New drive up approaches will be built on the 2nd Street level and the lower garden level. New parking will be built to support both services. Because of our unique appointment structure, Bridge Clinic requests consideration for 2 spaces per provider, rather than the current statute of 3 per provider.

Phase III: Gardens and Community Space Relocation/Renovation

The remainder of Lot 1940 and all of Lots 2001 and 2102 will be utilized to:

- Relocate Trolley Flat's community garden space, providing public access to designated portions and secured access portions for rented plots.
- Create additional parking space for the clinic, neighboring businesses, and the gardeners.
- Install a newly built pavilion on the current foundation of the southern portion of building 2102.
- Renovate the northern portion of building 2102 into an accessible space useable by the clinic, local businesses, and the community at large for meetings, staff development, special events, and classes.
- Demolish the building on Lot 2001. The upper lot will become the new location of the clinic's current garden and the lower lot will be expanded for parking for Thrive and the clinic.
- Install a community-based mural project on the retaining walls surrounding Lot 2001's upper garden and new parking area.

Phase IV: Business Operations Renovation

After services are moved to the new build, the original clinic space will be renovated into business operations space. The rental property at 605 Scott Street will no longer be needed. Space will be kept in the original building for future expansion of specialty care and supportive services. The entire project is planned for completion by between the Fall of 2021 and the Spring of 2022.

Please see Attachment A for proposed site use plans.

Community-Based Project Benefits

JOBS

Expansion allows the clinic to add approximately six to eight, 1.0 FTE patient care/supportive care positions by 2022.

USEABLE COMMUNITY SPACE

This project revitalizes the northern end of 2nd Street and provides the community with two new spaces:

- The roofed pavilion on Lot 2102 will be rentable/useable by the community and individuals for events and activities. It will include power supplies and lighting. This also creates the potential for future open air market opportunities.
- The community space built in the existing northern portion of 2102 will be rentable/useable as a multi-purpose space designed for large and small meetings, events, etc. It will include a small kitchen area, storage, seating, and IT sufficient to support meetings and events.

NEIGHBORHOOD BENEFITS

This project provides:

- Additional off-street parking sorely needed in this neighborhood
- Removal/renovation of blighted/vacated structures
- Beautiful gathering green space via relocation/redevelopment of the community gardens
- A secure anchor for the portion of the neighborhood, as the clinic would be able to grow in place for many years to come

Offer to Purchase/Additional Development Requests

2012 Property Condition:

Please see Attachment B for photos taken in March 2019 of the current 2102 property condition.

Upon initial review by the clinic's project development partners, significant environmental remediation and disposal costs make the community benefit portions of this project expensive. The clinic's initial plan was to demolish the southern portion of this building and build a new pole building in its place. The initial cost estimate to complete demolition of this portion of the building was \$500,000.

In order to be fiscally responsible, the clinic plans to tear off the main floor structure, utilize all of the existing foundation and floor, and build a roofed pavilion on its base. Power, light, and accessibility features will be included.

Renovation costs on the northern portion of 2102 are estimated at \$200,000. Bridge Clinic sees tremendous community benefit in this portion of the project, and seeks to lend its support to the redevelopment of the neighborhood in which it serves.

Offer:

Due to the expense involved in this entire project, the clinic’s Board of Directors has authorized an offer of \$39,900 for Lot 2102 and \$88,000 for Lots 1940 and 2001 combined.

Please see Attachment C for the valuation documents used to determine this offer.

Lot #	Parcel #	Assessed Land Value	Fair Market Land Value	Assessed (A) & Fair Market Improvements Value (FMV)	Last Sale Amount
1940 (Empty Lot)	59-252907-006-012-00-00	\$44,300	\$44,400	N/A	Sold with Lot 2001
2001 (Printing Bldg.)	59-2145-006-001-01-00	\$56,100	\$56,200	\$177,400 (A) \$177,700 (FMV)	\$88,000 (2013)
2102 (Woodworkers Mart)	59-252907-006-002-00-00	\$39,900	\$39,900	\$43,000 (A)	Unknown (2008)

Additional Offer Provisions/Development Agreements:

As a private non-profit, Bridge Clinic seeks to maintain its financial strength and complete a fiscally responsible project. Currently, the clinic is without long-term debt and desires to remain so. The clinic is one of the financially strongest in the state and has worked for several years to build capacity and capital to bring to this project. We seek to realize this project in partnership with the City, its necessary departments, and multiple community entities. In order to accomplish this, we propose the following additional offer provisions:

1. That the clinic is able to acquire all three properties. The clinic will not complete the purchase of 2102 alone, nor will it complete the purchase of 1940 and 2001 alone.
2. Property tax relief for land, buildings, and clinic business/personal property.
3. That the City provide paved and striped parking to support Lot 2001, which includes the upper-level clinic gardens and Thrive. A mutually agreed upon care and maintenance fee may be determined amongst regular lot users and the City.
4. That the City establishes and maintains paved and lined parking in Lot 180 of East Wausau Avenue. These stalls would be available for clinic and neighborhood business/venue use. A mutually agreed upon care and maintenance fee may be determined amongst regular lot users and the City.
5. Installation of a left turn light on Bridge and Third (eastbound) to facilitate safer traffic flow into the clinic’s neighborhood.
6. Installation and upkeep of designated pedestrian cross walks at Humboldt and 2nd Street to provide safer walking for neighborhood patients.

Project Management

The entire project will be managed by a professional local design/build firm after the clinic has received statutorily required bids for design/architectural/project management. Bids will be requested from area builders who have completed large scale healthcare projects in our area.

Level of Investment and Financial Viability

Bridge Clinic is one of the state's most fiscally strong FQHCs. As of January 2018, the clinic is free of any long-term debt. The entire project is estimated to cost between \$5.6 million and \$6.1 million. A full project budget is in process of development and will be made available upon request by the City. Project completion priority is given in the overview of the budget below.

Initial Budget Overview (subject to change based on detail project planning):

\$4,000,000 – clinic new build/new parking
\$1,000,000 – renovation of old clinic space
\$ 200,000 – renovation of the northern portion of 2102
\$ 300,000 – demolition of the southern portion of 2102 and new pavilion build
\$ 500,000 – demolition and revamp of Lot 2001
\$6,000,000 TOTAL estimate

The clinic is investing \$3.6 million of its own resources in this project. The clinic will seek community support via donations, a capital campaign, and any available grants, and will secure long-term financing for any remaining balances. A copy of the clinic's 990 is available publicly and upon request.

Successful Examples of Prior Redevelopment

The clinic's prior redevelopment projects have included:

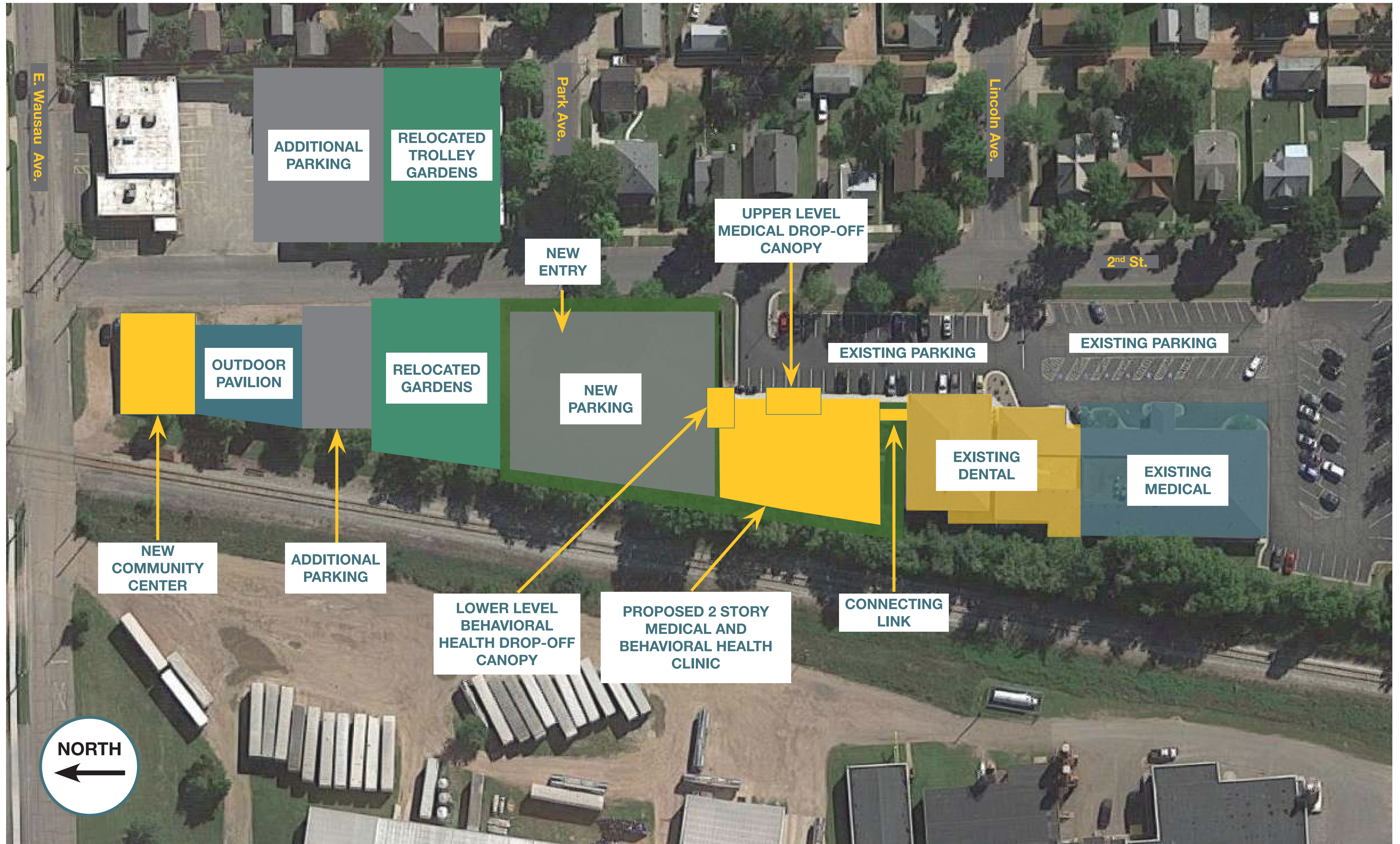
- The building of the original clinic at 1810 N. 2nd Street
- The addition of a small office and behavioral health extension in 2009
- Establishment of three community gardens in blighted areas between 2009 and 2012
- A \$3.4M dental expansion in 2013

Organizational Overview

- Official Registered Name: Primary Connection Health Care, Inc. dba Bridge Community Health Clinic
- Dun & Bradstreet Number: 947216115
- SIC numbers: 8021, 8011, 8049
- Address: 1810 N. 2nd Street, Wausau, WI 54403
- Main telephone number: 715-848-4884
- Main fax number: 715-845-5385
- Key Contact: Jennifer Smith, Executive Director
- Direct telephone: 715-261-2124
- Email: jennifersm@bridgeclinic.org
- Authorizing Official: Jennifer A. Smith via approval from the Board of Directors



EXISTING CONDITIONS



PROPOSED SITE PLAN

2102 Property Condition Photos

EXTERIOR – southern and eastern faces



INTERIOR – northern section



INTERIOR – southern section





Lower Level – southern section



Marathon County Land Record

Report Generated:
11/17/2018 at 11:44:18 AM



Request: 29129072520986
PIN: 291-2907-252-0986
Parcel: 59-252907-006-012-00-00
Municipality: City of WAUSAU

For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Public

Account:

(1) General Parcel Information:

PIN 291-2907-252-0986
Parcel Number 59-252907-006-012-00-00
Parcel Status Active
Sale Type NOT OPEN MARKET
Sale Date 11/22/2013
Sale Amount \$88,000.00
Transfer Tax \$264.00
Deed Type Quit Claim
Deed Reference 1742674QC 1742673QC
 1662089WD
Mailing Address 1307 BRISTERS HILL RD
 WAUSAU WI
 54401-9007

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
2018	COMMERCIAL	0.58	\$44,300.00	\$0.00	
	Totals for 2018	0.58	\$44,300.00	\$0.00	\$44,300.00
2011	COMMERCIAL	0.58	\$44,300.00	\$0.00	
	Totals for 2011	0.58	\$44,300.00	\$0.00	\$44,300.00

(6) Parcel Special Assessments:

No Data has been entered for this PIN.

(11) Tax History:

Year	Description	Amount	Description	Value
2011	General Net		1,104.23 Tax District	1
	Lottery Credit		0.00	
	General Tax		1,104.23 Fair Mkt. Value	43,000.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	44,300.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid	\$1,104.23	Total Assessed Value
2010	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid	\$0.00	Total Assessed Value

Wausau Wisconsin



FINALIZED 2018 ASSESSMENTS

Report Generated on 11/17/2018 at 11:35:35 AM

[Print](#)

The requested PIN (29129072520986) returned the following results.

Other

Address	1940 N 2ND ST		
Neighborhood	210.00	Land Assessment	\$44,300
Property Use	Vacant Commercial	Building Assessment	\$0
Acres	.58	Misc Assessment	\$0
Sale Date		Total Assessment	\$44,300
Sale Price	0		

For more information:

You may also view this [PIN](#) on the Marathon County Online Land Records System (LRS)

[Main Menu](#) | [Go back](#) | [Disclaimer](#) | [FAQ](#) | [Assessor Page](#) | [Homepage](#)

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STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2017
CITY OF WAUSAU
MARATHON COUNTY

Bill / Page No. 6539

IMPORTANT: Correspondence should refer to tax number
 See reverse side for Important Information
 Be sure this description covers your property. This description is for
 property tax bill only and may not be a full legal description.

AJR PROPERTIES NORTH LLC
 1940 N 2ND ST
 SEC 25-29-07
 PT OF NW1/4 NW1/4
 DESD AS LOT (1) OF CSM VOL
 72-113(15842)DOC #1574300
 .580 ACRES
 1742674QC 1742673QC
 1662089WD

291-2907-252-0986

AJR PROPERTIES NORTH LLC
 1307 BRISTERS HILL RD
 WAUSAU WI 54401-9007



Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credits)	
44,300		44,300	99.81%	.025648035	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	AS of 12/31/17 Unpaid 2017 Year Taxes	School taxes reduced by school levy tax credit	
44,400		44,400		86.16	
Taxing Jurisdiction #01	2016 Est. State Aids Allocated Tax Dist.	2017 Est. State Aids Allocated Tax Dist.	2016 Net Tax	2017 Net Tax	% Tax Change
STATE OF WISCONSIN			7.27		100.0-
MARATHON COUNTY	2,142,640	2,281,092	216.86	224.30	3.4
CITY OF WAUSAU	7,033,352	7,328,752	428.58	439.60	2.6
WAUSAU SCHOOL	37,155,307	39,262,615	398.50	415.12	4.2
NORTHCENTRAL TECH	3,048,550	3,493,904	54.23	57.19	5.5
Total	49,379,849	52,366,363	1,105.4	1,136.21	2.8
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		1,105.4	1,136.21	2.8

Make Check Payable to: CITY OF WAUSAU PO BOX 3051 MILWAUKEE WI 53201-3051	Full Payment Due On or Before January 31 2018	Net Property Tax	1,136.21
	\$ 1,136.21		
	Or pay the following installments		
	1/31/2018	380.21	
	4/30/2018	378.00	
	7/31/2018	378.00	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
WAUSAU SD RF-3563	603,403.80	10.31	2035

Check For Billing Address Change.

59.252907.006.012.00.00

AJR PROPERTIES NORTH LLC
 1307 BRISTERS HILL RD
 WAUSAU WI 54401-9007

TOTAL DUE FOR FULL PAYMENT
 PAY BY JANUARY 31 2018
\$ 1,136.21
 Warning: If not paid by due dates, installment option is lost and
 total tax is delinquent subject to interest and, if applicable,
 penalty. **Failure to pay on time. See reverse.**



Request: 29129072520571
PIN: 291-2907-252-0571
Parcel: 59-2145-006-001-01-00
Municipality: City of WAUSAU

For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Public

Account:

(1) General Parcel Information:

PIN 291-2907-252-0571
Parcel Number 59-2145-006-001-01-00
Parcel Status Active
Sale Type NOT OPEN MARKET
Sale Date 11/22/2013
Sale Amount \$88,000.00
Transfer Tax \$264.00
Deed Type Quit Claim
Deed Reference 1742674QC 1742673QC
 1662089WD
Mailing Address 1307 BRISTERS HILL RD
 WAUSAU WI
 54401-9007

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
2018	COMMERCIAL	0.61	\$56,100.00	\$177,400.00	
	Totals for 2018	0.61	\$56,100.00	\$177,400.00	\$233,500.00
2014	COMMERCIAL	0.61	\$56,100.00	\$177,400.00	
	Totals for 2014	0.61	\$56,100.00	\$177,400.00	\$233,500.00
2007	COMMERCIAL	0.61	\$56,100.00	\$543,600.00	
	Totals for 2007	0.61	\$56,100.00	\$543,600.00	\$599,700.00
2004	COMMERCIAL	0.61	\$44,000.00	\$506,100.00	
	Totals for 2004	0.61	\$44,000.00	\$506,100.00	\$550,100.00
2002	COMMERCIAL	0.61	\$40,000.00	\$415,800.00	
	Totals for 2002	0.61	\$40,000.00	\$415,800.00	\$455,800.00

(6) Parcel Special Assessments:

No Data has been entered for this PIN.

(11) Tax History:

Year	Description	Amount	Description	Value
2011	General Net		14,872.24 Tax District	1
	Lottery Credit		0.00	
	General Tax		14,872.24 Fair Mkt. Value	581,800.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	56,100.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	543,600.00
	Managed Forest Closed		0.00 Wood	0.00
	Total Paid	\$14,872.24	Total Assessed Value	\$599,700.00
2010	General Net		14,950.01 Tax District	1
	Lottery Credit		0.00	
	General Tax		14,950.01 Fair Mkt. Value	588,900.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	56,100.00
Woodland		0.00 Use Assessment	0.00	

	Managed Forest Open		0.00 Improvement	543,600.00
	Managed Forest Closed		0.00 Wood	0.00
	Total Paid	\$14,950.01	Total Assessed Value	\$599,700.00
Year	Description	Amount	Description	Value
2009	General Net	14,718.03	Tax District	1
	Lottery Credit	0.00		
	General Tax	14,718.03	Fair Mkt. Value	604,500.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	56,100.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	543,600.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$14,718.03	Total Assessed Value	\$599,700.00
Year	Description	Amount	Description	Value
2008	General Net	14,223.18	Tax District	1
	Lottery Credit	0.00		
	General Tax	14,223.18	Fair Mkt. Value	607,000.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	56,100.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	543,600.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$14,223.18	Total Assessed Value	\$599,700.00
Year	Description	Amount	Description	Value
2007	General Net	13,918.84	Tax District	1
	Lottery Credit	0.00		
	General Tax	13,918.84	Fair Mkt. Value	578,900.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	56,100.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	543,600.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$13,918.84	Total Assessed Value	\$599,700.00
Year	Description	Amount	Description	Value
2006	General Net	14,015.97	Tax District	1
	Lottery Credit	0.00		
	General Tax	14,015.97	Fair Mkt. Value	588,800.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	44,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	506,100.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$14,015.97	Total Assessed Value	\$550,100.00
Year	Description	Amount	Description	Value
2005	General Net	14,047.30	Tax District	1
	Lottery Credit	0.00		
	General Tax	14,047.30	Fair Mkt. Value	560,500.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	44,000.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	506,100.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$14,047.30	Total Assessed Value	\$550,100.00
Year	Description	Amount	Description	Value
2004	General Net	14,305.62	Tax District	1
	Lottery Credit	0.00		

	General Tax		14,305.62	Fair Mkt. Value		540,400.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		44,000.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		506,100.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$14,305.62	Total Assessed Value		\$550,100.00
Year	Description	Amount		Description	Value	
2003	General Net		14,227.42	Tax District		1
	Lottery Credit		0.00			
	General Tax		14,227.42	Fair Mkt. Value		548,600.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		40,000.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		415,800.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$14,227.42	Total Assessed Value		\$455,800.00
Year	Description	Amount		Description	Value	
2002	General Net		14,189.32	Tax District		1
	Lottery Credit		0.00			
	General Tax		14,189.32	Fair Mkt. Value		538,100.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		40,000.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		415,800.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$14,189.32	Total Assessed Value		\$455,800.00

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Wausau Wisconsin



FINALIZED 2018 ASSESSMENTS

Report Generated on 11/17/2018 at 11:37:12 AM

[Print](#)

The requested PIN (29129072520571) returned the following results.

Commercial

Address	2001 N 2ND ST		
Neighborhood	210.00	Units	0
Sale Date		Living Units	0
Sale Price	0	Stories	2
Land Assessment	\$56,100	Story Height	11
Building Assessment	\$177,400	Roof	Flat
Misc Assessment	\$0	External Wall	Brick/block/tilt-up,plain
Total Assessment	\$233,500	Frame	Wood/steel frame
Acres	.61	Efficiency Apt	0
Building Number	001	One Bedroom	0
Group Code	Garages/Indust/Lofts/Ware	Two Bedroom	0
Building Use	Distribution Warehouse 607	Three Bedroom	0
Year Built	1955	Baths	0
		Building Area (Building 001)	21,500
		Air Conditioning	N/A
		Heating	N/A

For more information:

You may also view this [PIN](#) on the Marathon County Online Land Records System (LRS)

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STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2017
CITY OF WAUSAU
MARATHON COUNTY

Bill / Page No. 6526

IMPORTANT: Correspondence should refer to tax number
 See reverse side for Important Information
 Be sure this description covers your property. This description is for
 property tax bill only and may not be a full legal description.

AJR PROPERTIES NORTH LLC
 2001 N 2ND ST
 DUNBAR & BROWNS ADD TO
 THEIR RIVERVIEW ADD
 LOTS 1-4 & PT OF LOT 5
 BLK 6 DESD AS LOT (2) OF
 CSM VOL 52-67(12179)
 .610 ACRES
 1742674QC 1742673QC
 1662089WD

291-2907-252-0571

AJR PROPERTIES NORTH LLC
 1307 BRISTERS HILL RD
 WAUSAU WI 54401-9007



Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credits)	
56,100	177,400	233,500	99.81%	.025648035	
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	AS of 12/31/17	School taxes reduced by school levy tax credit	
56,200	177,700	233,900	100.00%	454.17	
Taxing Jurisdiction	2016 Est. State Aids Allocated Tax Dist.	2017 Est. State Aids Allocated Tax Dist.	2016 Net Tax	2017 Net Tax	% Tax Change
#01					
STATE OF WISCONSIN			38.34		100.0-
MARATHON COUNTY	2,142,640	2,281,092	1,143.04	1,182.26	3.4
CITY OF WAUSAU	7,033,352	7,328,752	2,259.00	2,317.10	2.6
WAUSAU SCHOOL	37,155,307	39,262,615	2,100.41	2,188.04	4.2
NORTHCENTRAL TECH	3,048,550	3,493,904	285.87	301.42	5.4
Total	49,379,849	52,366,363	5,826.6	5,988.82	2.8
	First Dollar Credit		74.65	75.62	1.3
	Lottery & Gaming Credit				
	Net Property Tax		5,752.0	5,913.20	2.8

Make Check Payable to: CITY OF WAUSAU PO BOX 3051 MILWAUKEE WI 53201-3051	Full Payment Due On or Before January 31 2018	Net Property Tax 5,913.20
	\$ 5,913.20	
	Or pay the following installments	
	1/31/2018	1,971.20
	4/30/2018	1,971.00
	7/31/2018	1,971.00

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied To Property	Year Increase Ends
WAUSAU SD RF-3563	603,403.80	54.33	2035

Check For Billing Address Change.

59.2145 .006.001.01.00

AJR PROPERTIES NORTH LLC
 1307 BRISTERS HILL RD
 WAUSAU WI 54401-9007

TOTAL DUE	FOR FULL PAYMENT
PAY BY JANUARY 31 2018	
\$ 5,913.20	
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	



Request: 29129072520999
PIN: 291-2907-252-0999
Parcel: 59-252907-006-002-00-00
Municipality: City of WAUSAU

For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Public

Account:

(1) General Parcel Information:

PIN 291-2907-252-0999
Parcel Number 59-252907-006-002-00-00
Parcel Status Active
Sale Type NOT OPEN MARKET
Sale Date 07/09/2008
Sale Amount \$0.00
Transfer Tax \$0.00
Deed Type Quit Claim
Deed Reference 1515075QC
Mailing Address OF WAUSAU 407 GRANT ST
 WAUSAU WI
 54403

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
2018	COMM DEV OTHER	0.42	\$0.00	\$0.00	
	Totals for 2018	0.42	\$0.00	\$0.00	\$0.00
2011	COMM DEV OTHER	0.42	\$0.00	\$0.00	
	Totals for 2011	0.42	\$0.00	\$0.00	\$0.00
2009	COMM DEV OTHER	0.44	\$0.00	\$0.00	
	Totals for 2009	0.44	\$0.00	\$0.00	\$0.00
2007	COMMERCIAL	0.44	\$39,900.00	\$43,000.00	
	Totals for 2007	0.44	\$39,900.00	\$43,000.00	\$82,900.00
2004	COMMERCIAL	0.44	\$39,900.00	\$39,100.00	
	Totals for 2004	0.44	\$39,900.00	\$39,100.00	\$79,000.00
1996	COMMERCIAL	0.44	\$33,200.00	\$36,300.00	
	Totals for 1996	0.44	\$33,200.00	\$36,300.00	\$69,500.00
1995	COMMERCIAL	0.44	\$9,500.00	\$60,000.00	
	Totals for 1995	0.44	\$9,500.00	\$60,000.00	\$69,500.00
1993	COMMERCIAL	0.00	\$9,500.00	\$60,000.00	
	Totals for 1993	0.00	\$9,500.00	\$60,000.00	\$69,500.00
1986	COMMERCIAL	0.00	\$9,500.00	\$73,800.00	
	Totals for 1986	0.00	\$9,500.00	\$73,800.00	\$83,300.00
1985	COMMERCIAL	0.00	\$6,600.00	\$43,300.00	
	Totals for 1985	0.00	\$6,600.00	\$43,300.00	\$49,900.00

(6) Parcel Special Assessments:

Year	Description	Amount	Paid	Unpaid
2017	SEWER LATERAL	\$100.00	\$100.00	\$0.00
	CURB AND GUTTER	\$1,125.60	\$1,125.60	\$0.00
	DRIVE APPROACH	\$500.83	\$500.83	\$0.00
	Totals for 2017	\$1,726.43	\$1,726.43	\$0.00

(11) Tax History:

Year	Description	Amount	Description	Value	
2011	General Net		0.00 Tax District		1
	Lottery Credit		0.00		
	General Tax		0.00 Fair Mkt. Value		0.00

	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		0.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		0.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$0.00	Total Assessed Value		\$0.00
Year	Description	Amount		Description	Value	
2010	General Net		0.00	Tax District		1
	Lottery Credit		0.00			
	General Tax		0.00	Fair Mkt. Value		0.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		0.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		0.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$0.00	Total Assessed Value		\$0.00
Year	Description	Amount		Description	Value	
2009	General Net		0.00	Tax District		1
	Lottery Credit		0.00			
	General Tax		0.00	Fair Mkt. Value		0.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		0.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		0.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$0.00	Total Assessed Value		\$0.00
Year	Description	Amount		Description	Value	
2008	General Net		1,934.98	Tax District		1
	Lottery Credit		0.00			
	General Tax		1,934.98	Fair Mkt. Value		83,900.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		39,900.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		43,000.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$1,934.98	Total Assessed Value		\$82,900.00
Year	Description	Amount		Description	Value	
2007	General Net		1,924.08	Tax District		1
	Lottery Credit		0.00			
	General Tax		1,924.08	Fair Mkt. Value		80,000.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		103.48			
	Forest Crop		0.00	Land		39,900.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		43,000.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$2,027.56	Total Assessed Value		\$82,900.00
Year	Description	Amount		Description	Value	
2006	General Net		2,012.84	Tax District		1
	Lottery Credit		0.00			
	General Tax		2,012.84	Fair Mkt. Value		84,600.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		121.37			
	Forest Crop		0.00	Land		39,900.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		39,100.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$2,134.21	Total Assessed Value		\$79,000.00

Year	Description	Amount	Description	Value
2005	General Net		2,017.34 Tax District	1
	Lottery Credit		0.00	
	General Tax		2,017.34 Fair Mkt. Value	80,500.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		335.71	
	Forest Crop		0.00 Land	39,900.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	39,100.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid	\$2,353.05	Total Assessed Value
2004	General Net		2,054.43 Tax District	1
	Lottery Credit		0.00	
	General Tax		2,054.43 Fair Mkt. Value	77,600.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		321.26	
	Forest Crop		0.00 Land	39,900.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	39,100.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid	\$2,375.69	Total Assessed Value
2003	General Net		2,169.39 Tax District	1
	Lottery Credit		0.00	
	General Tax		2,169.39 Fair Mkt. Value	83,700.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		133.11	
	Forest Crop		0.00 Land	33,200.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	36,300.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid	\$2,302.50	Total Assessed Value
2002	General Net		2,163.57 Tax District	1
	Lottery Credit		0.00	
	General Tax		2,163.57 Fair Mkt. Value	82,100.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		210.37	
	Forest Crop		0.00 Land	33,200.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	36,300.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid	\$2,373.94	Total Assessed Value
2001	General Net		2,126.87 Tax District	1
	Lottery Credit		0.00	
	General Tax		2,126.87 Fair Mkt. Value	80,200.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		4,153.47	
	Forest Crop		0.00 Land	33,200.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	36,300.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid	\$6,280.34	Total Assessed Value
2000	General Net		2,079.20 Tax District	1
	Lottery Credit		0.00	
	General Tax		2,079.20 Fair Mkt. Value	77,400.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		169.98	

	Forest Crop		0.00 Land	33,200.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	36,300.00
	Managed Forest Closed		0.00 Wood	0.00
	Total Paid	\$2,249.18	Total Assessed Value	\$69,500.00
Year	Description	Amount	Description	Value
1999	General Net	2,010.88	Tax District	1
	Lottery Credit	0.00		
	General Tax	2,010.88	Fair Mkt. Value	75,100.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	558.64		
	Forest Crop	0.00	Land	33,200.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	36,300.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$2,569.52	Total Assessed Value	\$69,500.00
Year	Description	Amount	Description	Value
1998	General Net	1,906.01	Tax District	1
	Lottery Credit	53.65		
	General Tax	1,852.36	Fair Mkt. Value	70,900.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	25.34		
	Forest Crop	0.00	Land	33,200.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	36,300.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$1,931.35	Total Assessed Value	\$69,500.00
Year	Description	Amount	Description	Value
1997	General Net	1,902.45	Tax District	1
	Lottery Credit	83.73		
	General Tax	1,818.72	Fair Mkt. Value	69,900.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	33,200.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	36,300.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$1,902.45	Total Assessed Value	\$69,500.00
Year	Description	Amount	Description	Value
1996	General Net	1,813.89	Tax District	1
	Lottery Credit	0.00		
	General Tax	1,813.89	Fair Mkt. Value	68,000.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	33,200.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	36,300.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$1,813.89	Total Assessed Value	\$69,500.00
Year	Description	Amount	Description	Value
1995	General Net	2,837.19	Tax District	1
	Lottery Credit	0.00		
	General Tax	2,837.19	Fair Mkt. Value	92,400.00
	Special Assessment	0.00	Wood Fair Mkt. Value	0.00
	Special Charge	0.00		
	Forest Crop	0.00	Land	9,500.00
	Woodland	0.00	Use Assessment	0.00
	Managed Forest Open	0.00	Improvement	60,000.00
	Managed Forest Closed	0.00	Wood	0.00
	Total Paid	\$2,837.19	Total Assessed Value	\$69,500.00
Year	Description	Amount	Description	Value

1994	General Net		2,819.95	Tax District		1
	Lottery Credit		0.00			
	General Tax		2,819.95	Fair Mkt. Value		85,100.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		9,500.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		60,000.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$2,819.95	Total Assessed Value		\$69,500.00
Year	Description	Amount		Description	Value	
1993	General Net		2,769.58	Tax District		1
	Lottery Credit		0.00			
	General Tax		2,769.58	Fair Mkt. Value		80,700.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		9,500.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		60,000.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$2,769.58	Total Assessed Value		\$69,500.00
Year	Description	Amount		Description	Value	
1992	General Net		3,249.12	Tax District		1
	Lottery Credit		0.00			
	General Tax		3,249.12	Fair Mkt. Value		89,500.00
	Special Assessment		0.00	Wood Fair Mkt. Value		0.00
	Special Charge		0.00			
	Forest Crop		0.00	Land		9,500.00
	Woodland		0.00	Use Assessment		0.00
	Managed Forest Open		0.00	Improvement		73,800.00
	Managed Forest Closed		0.00	Wood		0.00
	Total Paid		\$3,249.12	Total Assessed Value		\$83,300.00

[Log Out](#) | [Main Menu](#) | [LRS Menu](#) | [Go back](#)

Wausau Wisconsin



FINALIZED 2018 ASSESSMENTS

Report Generated on 11/17/2018 at 11:38:46 AM

[Print](#)

The requested PIN (29129072520999) returned the following results.

Other

Address	2102 N 2ND ST		
Neighborhood	210.00	Land Assessment	\$0
Property Use	Exempt Property	Building Assessment	\$0
Acres	.42	Misc Assessment	\$0
Sale Date		Total Assessment	\$0
Sale Price	0		

For more information:

You may also view this [PIN](#) on the Marathon County Online Land Records System (LRS)

[Main Menu](#) | [Go back](#) | [Disclaimer](#) | [FAQ](#) | [Assessor Page](#) | [Homepage](#)

City of Wausau Wisconsin | Copyright ©2018

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2017
CITY OF WAUSAU
MARATHON COUNTY

Bill / Page No. 6545

IMPORTANT: Correspondence should refer to tax number
 See reverse side for Important Information
 Be sure this description covers your property. This description is for
 property tax bill only and may not be a full legal description.

COMMUNITY DEVELOPMENT AUTHO
OF THE CITY OF WAUSAU
 2102 N 2ND ST
 N 254' OF THAT PT OF NW NW
 LYG ELY OF RR/RW WLY OF 2ND
 ST & SLY OF WAUSAU AVE SEC
 25-29-7
 .420 ACRES
 1515075QC

291-2907-252-0999
 COMMUNITY DEVELOPMENT
 AUTHORITY OF THE CITY
 OF WAUSAU
 407 GRANT ST
 WAUSAU WI 54403



Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Credits)		
			99.81%	.025648035		
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	AS of 12/31/17 Unpaid 2017 Year Taxes	School taxes reduced by school levy tax credit		
Taxing Jurisdiction	#01	2016 Est. State Aids Allocated Tax Dist.	2017 Est. State Aids Allocated Tax Dist.	2016 Net Tax	2017 Net Tax	% Tax Change
STATE OF WISCONSIN						
MARATHON COUNTY		2,142,640	2,281,092			
CITY OF WAUSAU		7,033,352	7,328,752			
WAUSAU SCHOOL		37,155,307	39,262,615			
NORTHCENTRAL TECH		3,048,550	3,493,904			
Total		49,379,849	52,366,363			
		First Dollar Credit Lottery & Gaming Credit Net Property Tax				

Make Check Payable to: CITY OF WAUSAU PO BOX 3051 MILWAUKEE WI 53201-3051	Full Payment Due On or Before January 31 2018 \$ 1,726.43	Net Property Tax SEWER LATERAL 100.00 CURB AND GUTTE 1125.60 DRIVE APPROACH 500.83
	Or pay the following Installments 1/31/2018 1,726.43	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Year Increase Ends
WAUSAU SD RF-3563	603,403.80	2035

Check For Billing Address Change.

59.252907.006.002.00.00
 COMMUNITY DEVELOPMENT
 AUTHORITY OF THE CITY
 OF WAUSAU
 407 GRANT ST
 WAUSAU WI 54403

TOTAL DUE FOR FULL PAYMENT
 PAY BY JANUARY 31 2018
\$ 1,726.43
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**



Planning, Community and Economic Development

To: Economic Development Committee, 4/2/19

RE: Bridge Community Expansion

The City and the Community Development Authority have received a proposal from Bridge Community Clinic to acquire 3 properties (1 owned by the CDA, and 2 properties to be owned by the City as part of the Development Agreement with Wausau Chemical).

These acquisitions would allow Bridge Community Clinic to undertake a major expansion of their existing facility, consolidate and expand their community garden mission, and add meeting and community room to their facilities. This request also has the opportunity to provide improved and expanded parking for the area which would assist Bridge Community, Thrive, and Athletic Park through a potential shared parking agreement.



February 28, 2019

Re: Offer to Purchase – C-302 Wausau Center (Sears) Wausau, Wisconsin

Christian Schock,

This letter outlines the basic terms and conditions upon which **SECURE FUND, LLC** and/or Assigns (the “Purchaser”) would be willing to purchase the above referenced property (Land and Building) from the Owner of Record.

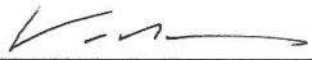
1. **Purchase Price: Seven Hundred Thousand and 00/100 (\$700,000.00).** In addition to the Purchase Price, Buyer requires the following stipulations as part of the purchase.
 - **9% TIF on total project costs**
 - **Shared use of the City owned Parking Ramp**
 - **If the Wausau Center Mall would be razed, the City would have to reface the shared wall with the building.**
2. **Earnest Money:** Upon mutual execution of a contract of purchase and sale (the “Contract”) by Owner of Record and Purchaser, Purchaser will deposit earnest money of **Five Thousand Dollars (\$5,000.00)** of the purchase price in cash with a title company acceptable to Owner of Record and Purchaser. The earnest money shall be invested as Owner of Record and Purchaser so direct. Unless otherwise directed, the earnest money together with all earnings on the escrowed funds shall be applied against the cash purchase price due to Owner of Record at closing. After the Inspection Period and Document Review described herein, the earnest money shall be non-refundable if Purchaser elects to terminate this agreement for any reason other than (a) Owner of Record’s default under the Contract or (b) if a contingency set forth in the Contract for the benefit of Purchaser is not satisfied or removed.
3. **Contract:** No later than **Five (5)** days from the date upon which this letter is fully executed by both parties, Purchaser will deliver a draft of Contract to Owner of Record. It is the intention and understanding of Owner of Record that the Contract, if executed, will contain all of the terms and conditions deemed essential by Purchaser and Owner of Record with respect to the purchase and sale of the Property as contemplated by this letter.
4. **Due Diligence Period:** Purchaser shall have **Two Hundred Seventy Days (270) Days** from binding acceptance to complete its investigation (the “Due Diligence Period”) and review of the property. Owner of Record to provide all Purchaser requested due diligence materials. Purchaser and its agents, engineers, surveyors, appraisers, and other representatives shall have the right, with twenty-four (24) hours’ notice to Owner of Record, to enter upon the Property. Purchaser understands and agrees that the information obtained pursuant to such inspections shall be kept in confidence and shall not be revealed to outside parties other than its principals, attorneys, and other consultants hired in connection with the acquisition of the Property. Purchaser shall indemnify and hold Owner of Record harmless from any loss, costs, expenses and damages resulting from such inspections and/or the disclosure of the information obtained from such inspections.

Owner of Record will also provide to Purchaser within Five (5) days from the date of execution of the Contract all pertinent records in their possession, including, but not limited to surveys, contracts, agreements, easements, existing surveys, existing environmental reports, leases and associated amendments, existing inspection reports, this list to be more defined in the Contract. The Purchaser may elect to terminate the transaction, receive earnest money back at any time and for any reason during the **Two Hundred Seventy (270) day** due diligence period and extension periods, but not thereafter.

5. **Closing:** The closing of the purchase and sale transaction shall occur within **Ninety (90) days** after the expiration of the Inspection Period & Document Review.
6. **Tax Free Exchange:** Owner of Record also understands that Purchaser may elect to affect a tax-free exchange as provided for in Section 1031 of the Internal Revenue Code of 1986 and agrees to cooperate with Purchaser in effecting such an exchange.
7. **Closing Costs:** Owner of Record shall be responsible for the costs of its own legal counsel, the base premium for an owner's policy of title insurance, including GAP insurance, and the costs incurred to remove liens. In addition, Owner of Record shall provide to Purchaser existing surveys, to the extent they exist. Purchaser shall be responsible for the costs of its own legal counsel and any title insurance costs in excess of standard title insurance costs. The parties agree to share the costs of escrow fees according to the custom of the county in which the property is located.

The above-described transaction involves many essential and nonessential terms and conditions. This letter is only a list of proposed points that may or may not become part of the Contract and is not intended to constitute an agreement to execute the Contract or any real estate purchase and sale agreement in the future. In the event that Owner of Record and Purchaser enter into negotiations for the sale of the Property, Owner of Record and Purchaser reserves the right, in its sole discretion, to terminate such negotiations at any time. Notwithstanding anything contained in this letter to the contrary and/or any actions taken hereafter by either Purchaser or Owner of Record, it is understood that neither Purchaser nor Owner of Record will be legally bound in any manner unless and until the Contract has been prepared, executed and delivered by both Purchaser and Owner of Record.

The Purchaser is in agreement with the foregoing terms and conditions set forth in this Letter of Intent.

By: 

Victor Anderson
Secure Fund, LLC

Its: *Agent*

Date: *2/28/19*

Acceptance

The foregoing is hereby agreed to by the undersigned, who represents that he is an authorized representative to the Owner of Record of the Property and has the authority to enter into this letter of intent.

By: _____
Owner

Its: _____

Date: _____



BLENKER

DEVELOPMENTS, LLC

500 Lerry St. Amherst, WI 54406
www.blenkerco.com / 15-824-5665

25-Mar-2019

Request for modification to the development agreement between the CITY OF WAUSAU and BLENKER DEVELOPMENTS, LLC dated 1-June-2017:

1. Definitions.

h. "Loan" means the interest-free loan of \$500,000.00 from the City to Developer for reimbursement of City-approved hard construction Project costs. The maturity date of the Loan shall be the earlier of (i) January 1, 2024 2023 or (ii) thirty (30) days after Project Completion. As set forth below, portions of the Loan are subject to forgiveness by the City upon Developer's satisfaction of certain performance benchmarks.

x. "Project-Phase III" means the third phase of the Project, to be constructed on the Phase III Property and consisting of ~~a 4-unit townhome building~~, a 6 unit townhome building and a mini storage building, as described with more particularity in the Proposal.

bb. "Project Completion Deadline" means December 31, 2020 2022. "Project Completion Deadline-Phase I" means December 31, 2018. "Project Completion Deadline-Phase II" and "Project Completion Deadline-Phase III" each mean the Project Completion Deadline.

3. Commitments of the City

b. *Partially-Forgivable Loan*

iii. The City agrees to forgive up to \$140,000.00 of Loan principal upon Developer's acquisition of the Phase I Adjacent Property based on Developer's actual third-party costs for such acquisition, demolition and related costs associated therewith, as approved by the City in its reasonable discretion. The City shall make such loan forgiveness within thirty (30) days after Developer submits sufficient proof of such expenditures and evidence that all other conditions precedent set forth herein have been satisfied.

Developer provided all documentation to the CITY OF WAUSAU on 19-Feb-2018 and has not seen a letter of forgiveness to date. Developer requests immediate forgiveness and the availability to draw against the loan up-to the original loan amount of \$500,000.

XXX. The CITY OF WAUSAU agrees to complete reconstruction of 2nd Street and Short street, including sidewalks, curb & gutter, and paving by the project completion deadline.





PRELIMINARY
 NOT FOR CONSTRUCTION
FIRST FLOOR

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



Project: WALSAU RIVER EAST PHASE 2

Site Address:
 N 2ND STREET
 WALSAU, WI

Revision Date:

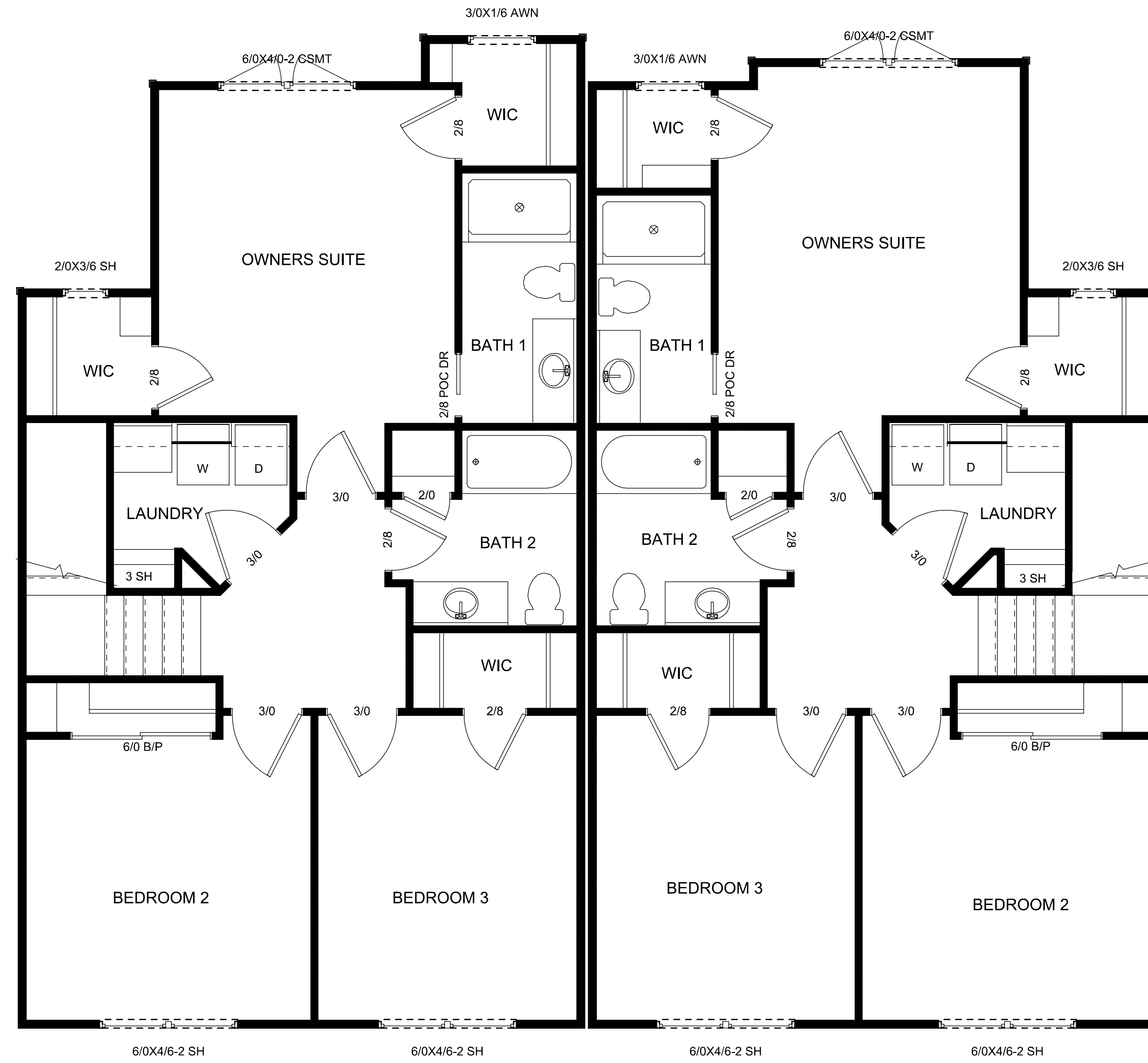
Builder: BLENKER CONSTRUCTION
 Address: 500 LORRY ST
 AMHERST, WI
 54406
 Telephone: 715-824-5665
 Drawn By: MW
 Scale: 1/8" = 1'-0"

Fax: 715-824-5663
 Sales:

Date: 3-26-19

Job # 19-088

A
3.1



PRELIMINARY
 NOT FOR CONSTRUCTION
SECOND FLOOR



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

Builder:	BLENKER CONSTRUCTION	Project:	WAUSAU RIVER EAST PHASE 2	Revision Date:		Description:	
Address:	500 LORRY ST AMHERST, WI 54406	Site Address:	N 2ND STREET WAUSAU, WI	Job #	19-088		
Telephone:	715-824-5665	Fax:	715-824-5663				
Drawn By:	MW	Scale:	1/4"=1'-0"				
		Date:	3-26-19				

A
3.2



PRELIMINARY
 NOT FOR CONSTRUCTION
SECOND FLOOR

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



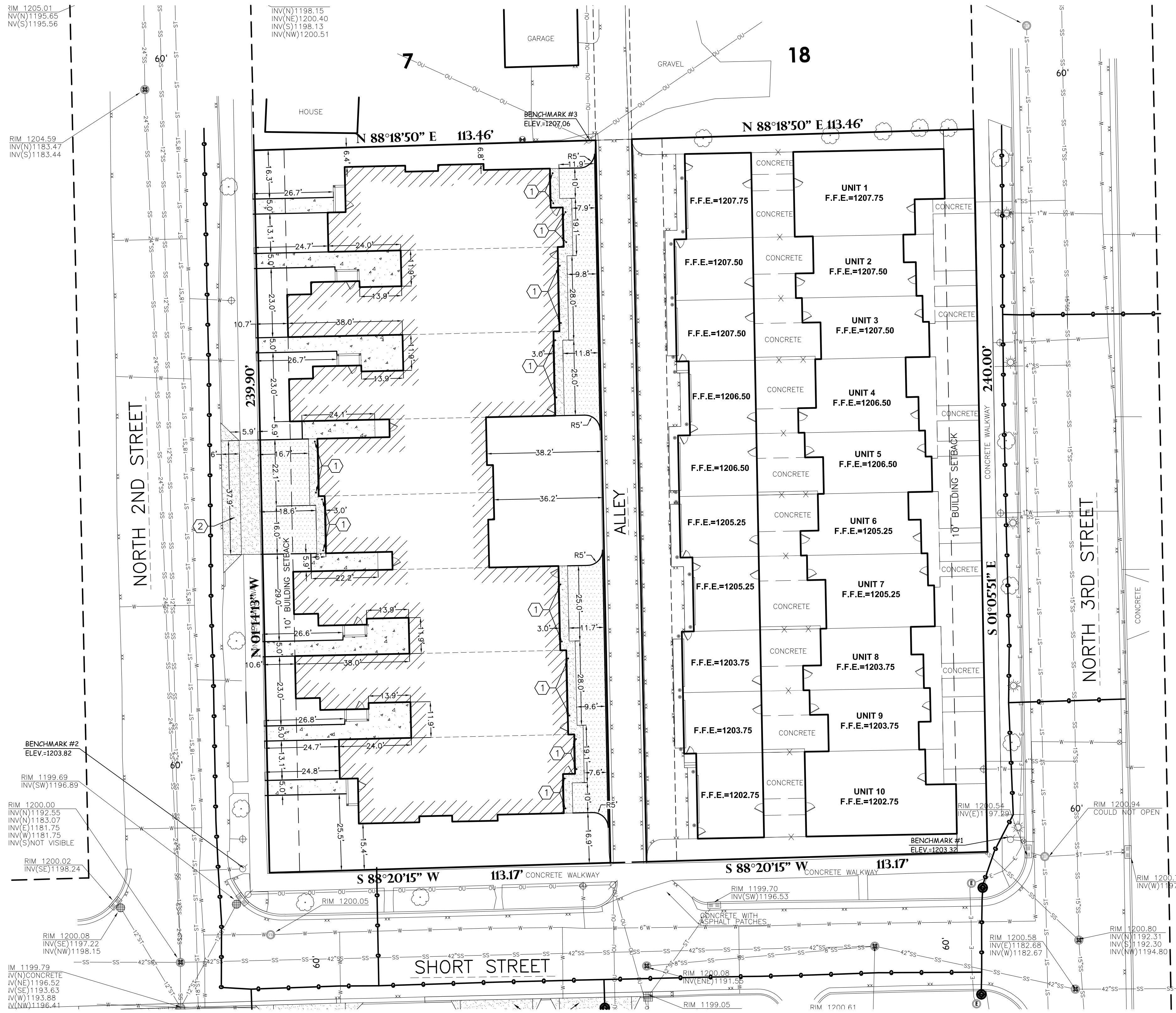
Revision	Date	Description

Project: WAUSAU RIVER EAST PHASE 2
 Site Address: N 2ND STREET
 WAUSAU, WI

Builder: BLENKER CONSTRUCTION
 Address: 500 LORRY ST
 AMHERST, WI
 54406
 Telephone: 715-824-5665
 Drawn By: MW
 Sales: 715-824-5663
 Date: 3-26-19
 Scale: 1/4"=1'-0"

Job # 19-088

A
3.2



GENERAL NOTES:

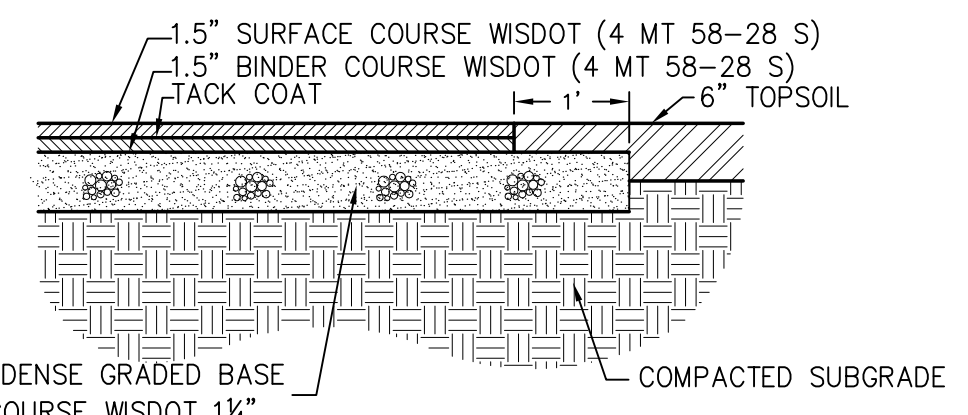
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
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- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

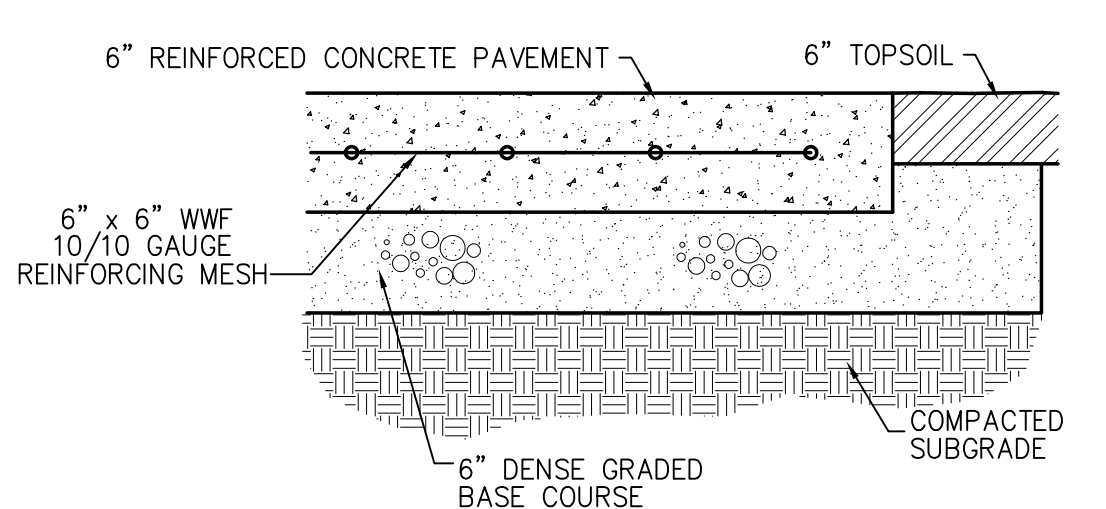
- ① CONCRETE BOLLARD
- ② DRIVE APRON

PAVEMENT HATCH PATTERNS:

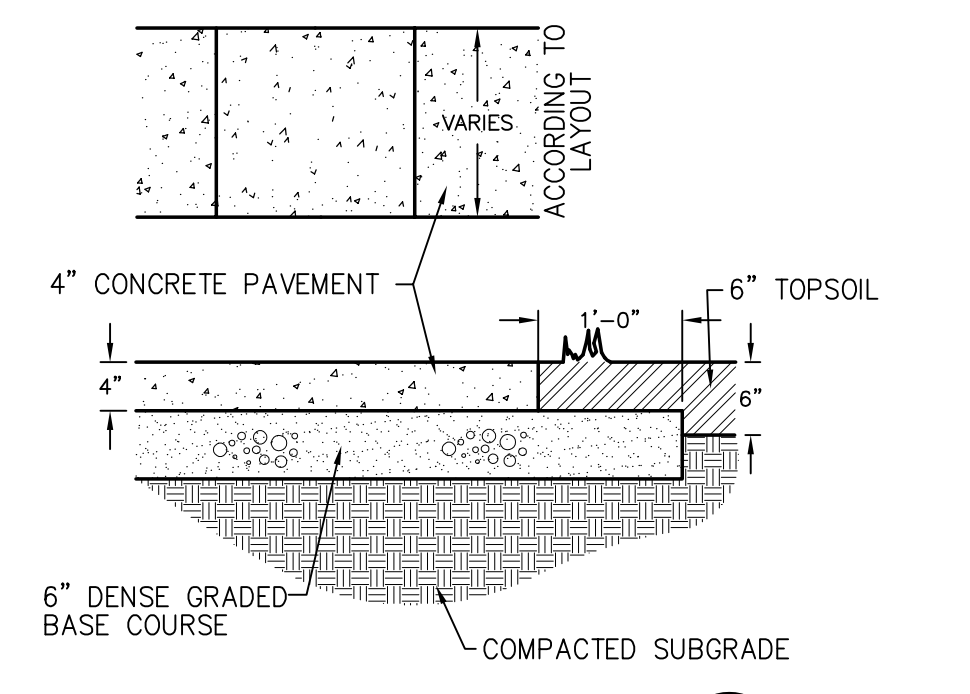
- PROPOSED 3.5" ASPHALT PAVEMENT WITH 12" BASE COURSE
- PROPOSED 4" CONCRETE PAVEMENT
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT



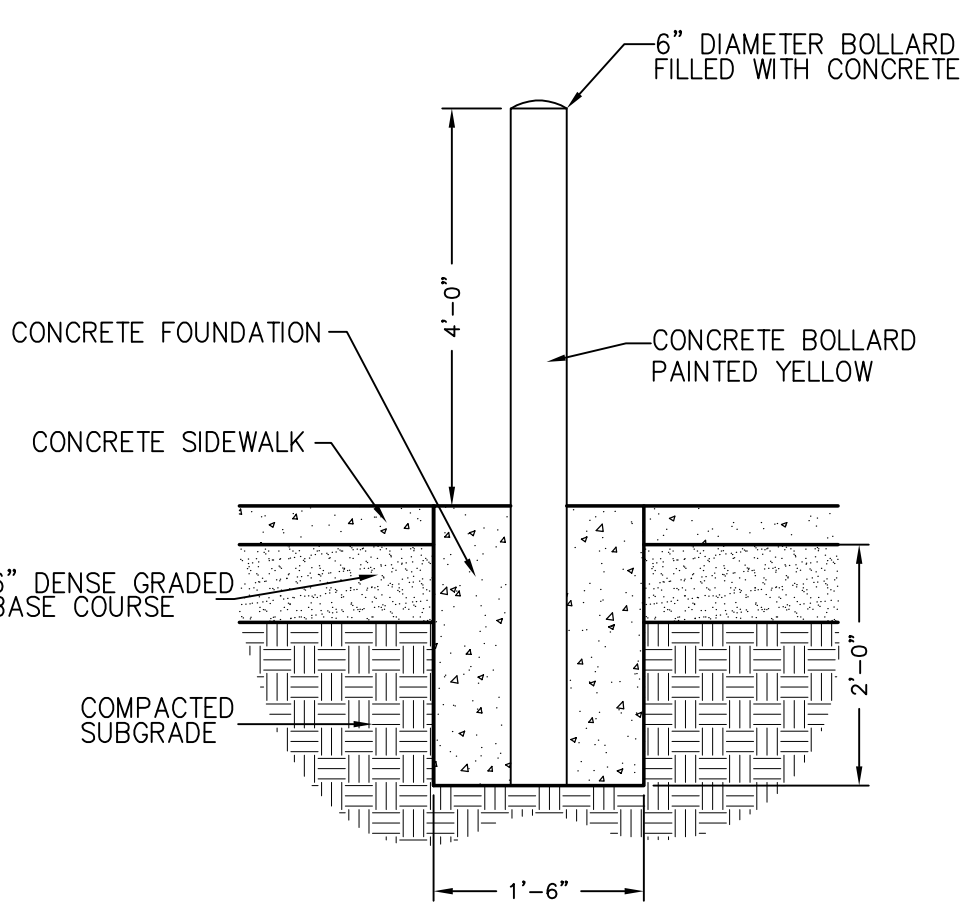
ASPHALT PAVEMENT (1) C2.0



REINFORCED CONCRETE (3) C2.0



4" CONCRETE WALK (2) C2.0



CONCRETE BOLLARD (4) C2.0

DESCRIPTION

LOTS 3, 4, 5, 6, 19, 20, 21 & 22 OF BLOCK 10 OF A WARREN JR'S SECOND ADDITION, INCLUDING LOT 1 OF CSM #13372, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

BENCH MARK

- BENCHMARK #1**
SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHWEST CORNER OF INTERSECTION OF 3RD STREET AND SHORT STREET.
ELEVATION = 1203.32
- BENCHMARK #2**
NORTH FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF INTERSECTION OF 2ND STREET AND SHORT STREET.
ELEVATION = 1203.82
- BENCHMARK #3**
60D NAIL SET ON SOUTHEAST SIDE OF POWER POLE #65F74, WEST SIDE OF ALLEY ON NORTH SIDE OF PROPERTY, APPROXIMATELY 270 FEET NORTH OF SHORT STREET.
ELEVATION = 1207.06

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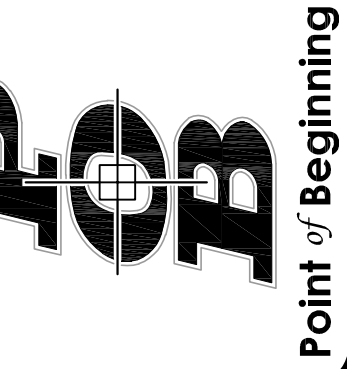
REVISIONS

CHECKED:	J.L.
DRAWN:	M.K.
DATE:	3-25-19
PROJECT NO.:	19.014

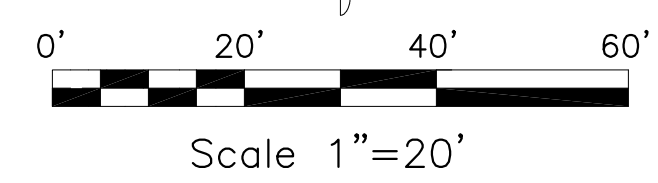
**SITE LAYOUT PLAN
PHASE 2**

BLINKER COMPANIES, INC.
WAUSAU RIVER EAST REDEVELOPMENT
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (Fx)



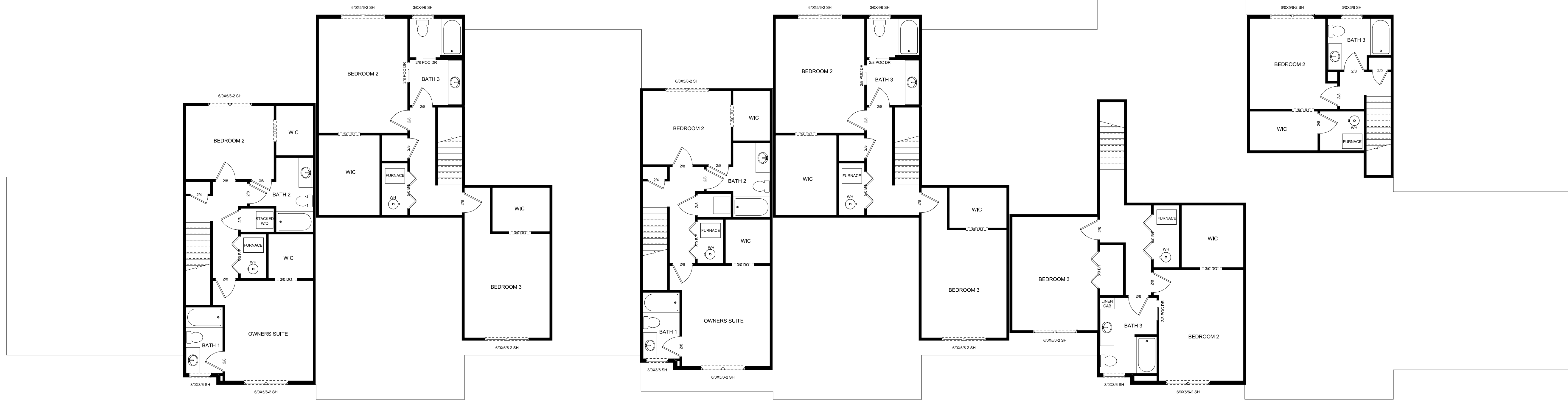
C2.0











PRELIMINARY
 NOT FOR CONSTRUCTION
SECOND FLOOR

Builder: **BLENKER CONSTRUCTION**
 Address: 500 LORRY ST
 AMHERST, WI
 54406
 Telephone: 715-824-5665
 Drawn By: MW
 Scale: 1/4"=1'-0"
 Fax: 715-824-5663
 Sales:
 Date: 3-26-19

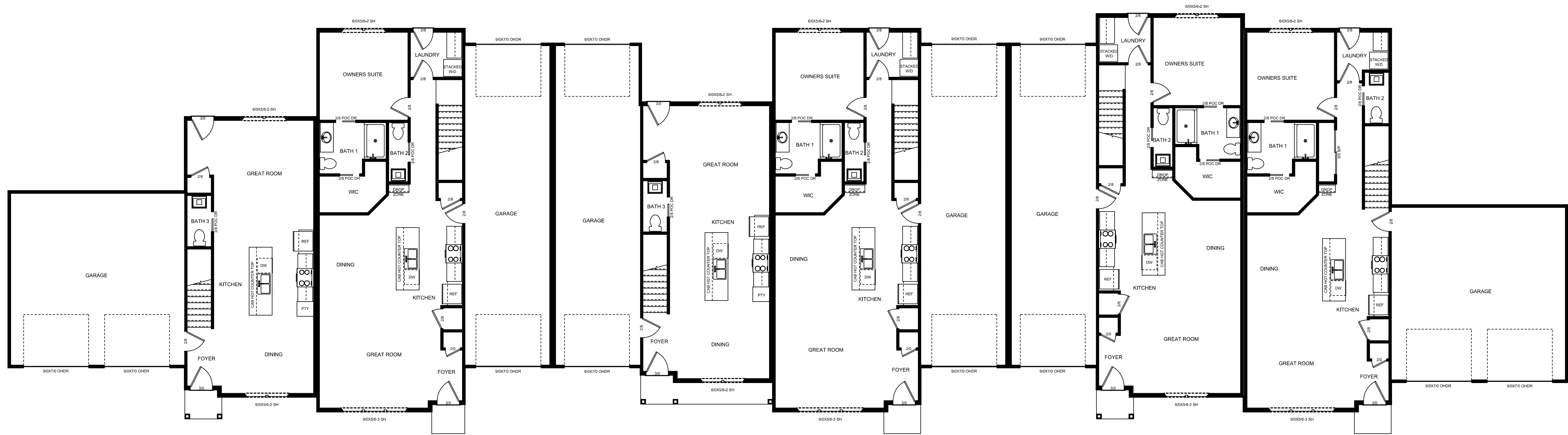
Project: **WAUSAU RIVER EAST PHASE 3**
 Site Address: SHORT STREET
 WAUSAU, WI
 Job # 18-644

Revision Date:	Description:



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

A
3.2



PRELIMINARY
NOT FOR CONSTRUCTION
FIRST FLOOR

Builder: **BLENKER CONSTRUCTION**
 Address: **500 LORRY ST
AMHERST, WI
54406**
 Telephone: **715-824-5665**
 Drawn By: **MW**
 Scale: **1/4"=1'-0"**

Project: **WAUSAU RIVER EAST PHASE 3**
 Site Address: **SHORT STREET
WAUSAU, WI**

Revision Date:	Description:



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

A
3.1



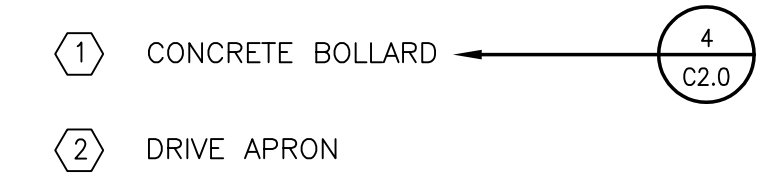
GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
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14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

PAVEMENT HATCH PATTERNS:



KEYNOTES:



DESCRIPTION

LOTS 3, 4, 5, 6, 19, 20, 21 & 22 OF BLOCK 10 OF A WARREN JR'S SECOND ADDITION, INCLUDING LOT 1 OF CSM #13272, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

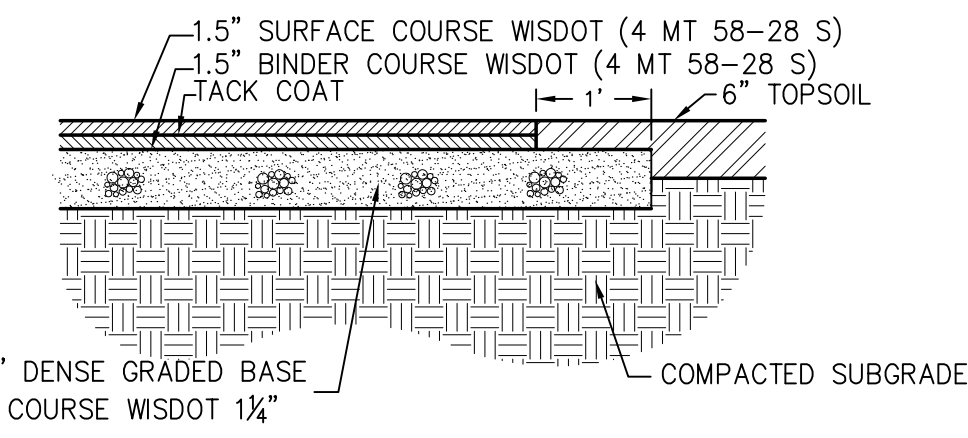
BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

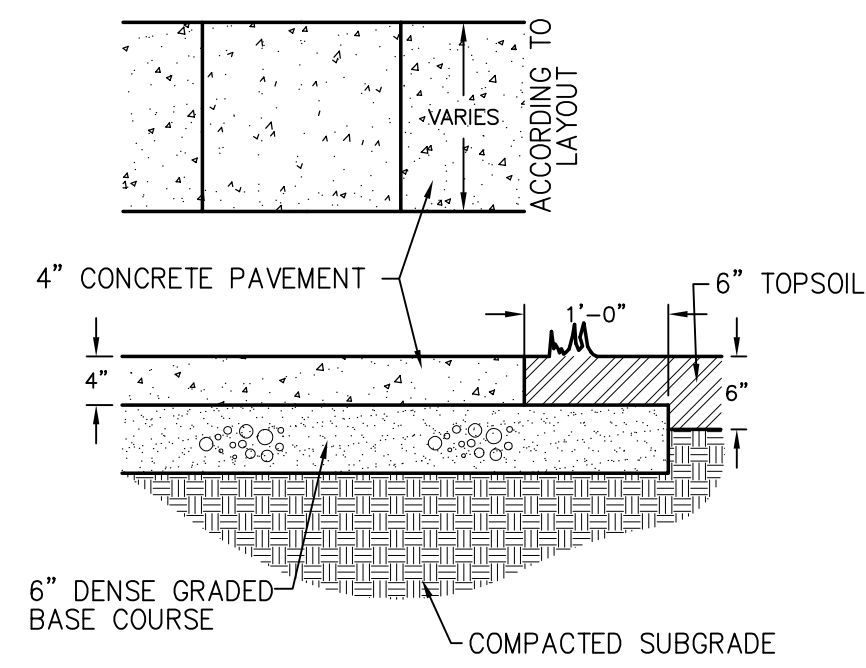
BENCHMARK #1
SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHWEST CORNER OF INTERSECTION OF 3RD STREET AND SHORT STREET.
ELEVATION = 1203.32

BENCHMARK #2
NORTH FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF INTERSECTION OF 2ND STREET AND SHORT STREET.
ELEVATION = 1203.82

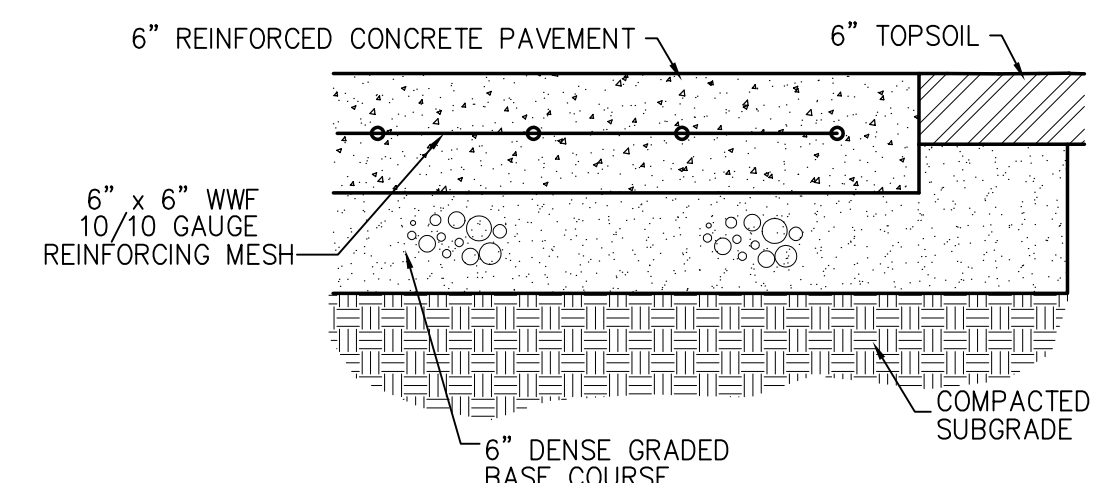
BENCHMARK #3
60D NAIL SET ON SOUTHEAST SIDE OF POWER POLE #65774, WEST SIDE OF ALLEY ON NORTH SIDE OF PROPERTY, APPROXIMATELY 270 FEET NORTH OF SHORT STREET.
ELEVATION = 1207.06



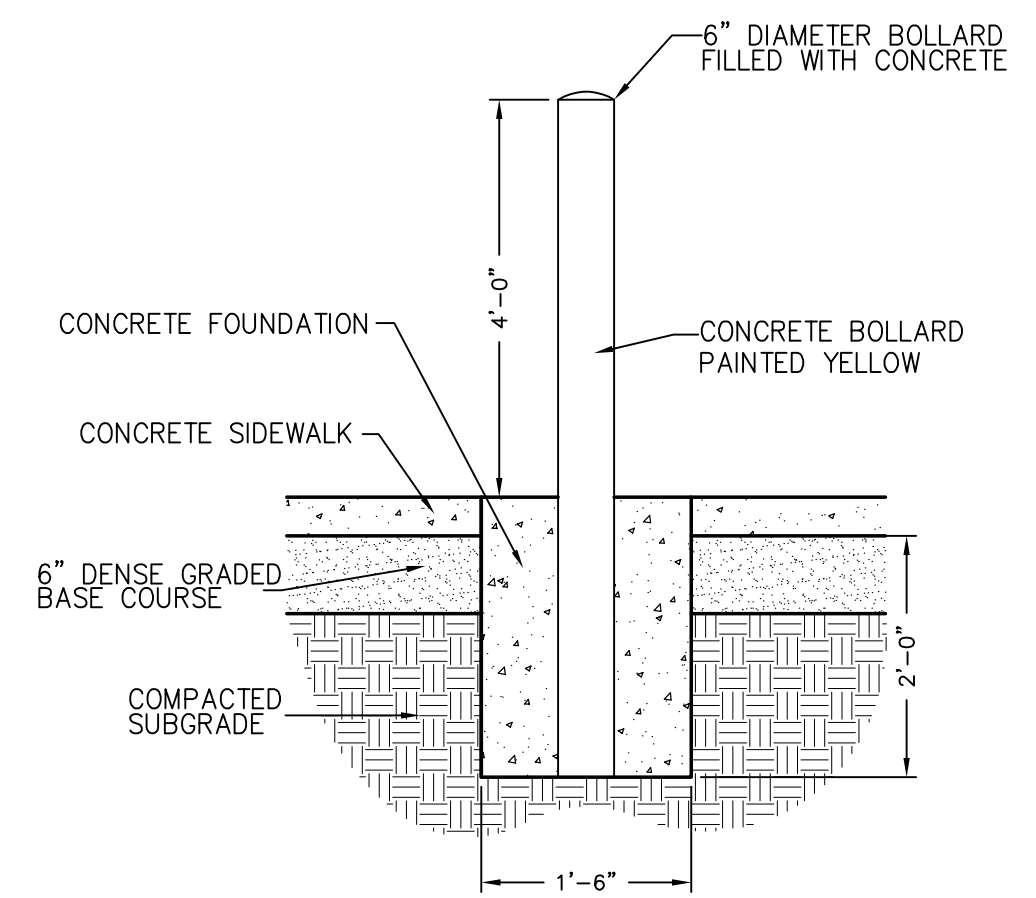
ASPHALT PAVEMENT (1) C2.0



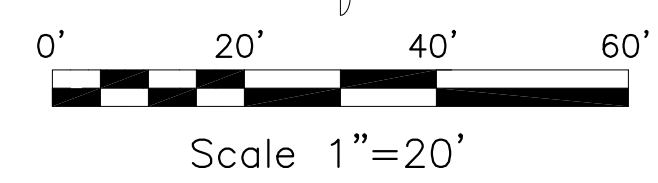
4\"/>



REINFORCED CONCRETE (3) C2.0



CONCRETE BOLLARD (4) C2.0



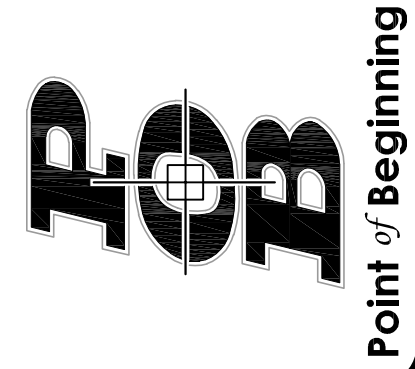
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REVISIONS	
CHECKED:	J.L.
DRAWN:	M.K.
DATE:	3-25-19
PROJECT NO.:	19.014

**SITE LAYOUT PLAN
PHASE 3**

BLINKER COMPANIES, INC.
WAUSAU RIVER EAST REDEVELOPMENT
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (Fx)



C2.0



Planning, Community and Economic Development

To: Economic Development Committee, 4/2/19

RE: River East Townhomes Phase 2 & 3 (Blenker)

The City has received an amended proposal from Blenker Construction for Phase 2 and 3 of the River East Townhomes at 2nd, 3rd and Short Sts. The revised plans add another 8 and 6 units respectively to the existing 10 units which have been completed. Various units are in the process of customization, with 2 fully closed.

The amended proposal expands and modifies some of the unit mix in the next phases including adding more single story units, but maintains much of the already approved massing and architectural elements. The developer is seeking a 1 year extension on the completion date, and will start Phase 2 shortly. The City is in the process of completing the forgiveness for a portion of the 1st phase loan as the project is complete.





March 26, 2019

City of Wausau
Attn: Christine Schock
407 Grant St.
Wausau, WI 54403

Dear Mr. Schock,

Please find enclosed a 58 residential unit complex proposed to break ground in 2019. Total project cost is estimated to be 7.5M. The Developer is seeking an 8% TIF incentive based on the project cost for a total credit of \$601,520 applied over eight years.

Please contact Rolly Lokre at 805-455-2096 for further discussion.

**MOUNTAIN LANE APARTMENTS - WAUSAU, WI
NET OPERATING INCOME**

INCOME				
Layout	Units	Per Unit/Mo	Monthly	Annual
1-bedroom	28	975.00	27,300.00	327,600.00
2-bedroom	30	1,350.00	40,500.00	486,000.00
	<u>58</u>			
Garage Rental	24	50.00	1,200.00	14,400.00
Vacancy	5%			(41,400.00)
Total Income				<u>786,600.00</u>
EXPENSE				
Operating Expenses	32%			251,712.00
Less: TIF Incentive (assume tax credit of 75%)				(71,737.92)
Management Fee	6%			47,196.00
Advertising				10,200.00
Reserves	\$250/unit			14,500.00
Total Expense				<u>251,870.08</u>
Net Operating Income				<u>534,729.92</u>

*Operating Expenses
 Real Estate Taxes
 Personal Property Taxes
 Commissions
 Trash Service
 Snow Removal
 Lawn Maintenance
 Water/Sewer
 Electric / Gas
 Repairs / Maint / Turnovers
 Insurance

**MOUNTAIN LANE APARTMENTS - WAUSAU, WI
COST SUMMARY**

Land	350,000.00
Construction	5,415,000.00
Construction-24 Garages	240,000.00
Demolition	250,000.00
Move Power Lines	150,000.00
Landscape	50,000.00
Architect	52,000.00
Loan Fee, Third party reports	80,000.00
Civil Engineering	15,000.00
Legal / Accounting	20,000.00
Contingencies	200,000.00
Developer/ Construction Fee	557,000.00
Marketing	40,000.00
Interest	100,000.00
Total Costs	<u>7,519,000.00</u>
25% Down	1,879,750.00
Loan (5% / 25yr)	<u>5,639,250.00</u>

**MOUNTAIN LANE APARTMENTS - WAUSAU, WI
NET CASH FLOW**

Monthly Mortgage	32,966.00
Annual Mortgage	395,592.00
NOI	534,729.92
Net Cash Flow	<u>139,137.92</u>
DSCR	1.35
Cash on Cash	7.40%



Application for City Assistance

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

Applicant Information

Legal Name: 1401 Elm Street, LLC

d/b/a: _____

Mailing Address: PO Box 215, Plover, WI 54467

Primary Contact #: 715-342-9200

Cell #: 805-455-2096

Email: rolly@lokre.com

Attorney: _____

Will a new entity be created for ownership? No Yes Name: TBD

Principals of existing or proposed corporation/partnership/LLC

Rolly Lokre

Jim Frings

Tax Identification #: 83-2381131

Project/Property Summary

Overall Project Summary: Redevelopment

Parcel Address(es): 1401 Elm Street

Proposed Parcel/Land Area: 2 Acres

Proposed Building Area: 57,000 Square feet

Current Use: Bowling Alley

Bowling Alley

Current Assessed Value: \$ _____

Current Property Taxes: \$ _____

Describe any zoning changes that will be needed: _____

Identify any other approvals, permits or licenses: _____

Describe briefly what the project will do for the property and/or neighborhood: The development will compliment

the area blending between commercial development and residential.

the area blending between commercial development and residential.

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

1.5 jobs and 50,000 annual salary

1.5 jobs and 50,000 annual salary

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

Timetable: _____

Development Team

Developer: LOKRE

Architect: Bob Bleck

Contractor: TBD

Other Members: _____

Project Budget/Financial Information

Describe why the project cannot occur "but for" City participation: _____

Identify the sources and uses of funds for the project

	Amount (\$)	Source
Land Acquisition or Facility Purchase	350,000	
Demolition	250,000	
Environmental Remediation		
Site Clearance and Prep	15,000	
Utilities		
Construction of New Building	5,655,000	
Renovation of Existing Structure	150,000	
Machinery & Equipment		
Architectural & Engineering Fees	52,000	
Legal & Professional Fees	20,000	
Project Management	557,000	
Appraisal		
Title/Recording/Transfer		
Permits		
Real Estate Taxes		
Contingency	200,000	
Licenses		
Other (please specify)	Interest 100,000	
	Landscape 50,000	
	Marketing & Loan Fee 120,000	
Total Project Costs	7,519,000	

Identify the sources/expected sources of financing

Source	Amount (\$)	Terms: Years/Interest	Contact
Equity			
Loans			
Grants			
City Participation			
Loan			
Grant			
Other			
Total Financing			

Additional Considerations

Please answer the following:

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

Filing Requirements

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

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

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

Declarations

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

Involved in a previous or pending lawsuit or legal proceeding?

Yes No

Involved in a previous or pending bankruptcy or insolvency proceeding?

Yes No

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

Yes No

Have any outstanding tax liens currently or previously?

Yes No

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

Yes No


Please attach a detailed explanation of any YES responses.

Agreement:

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

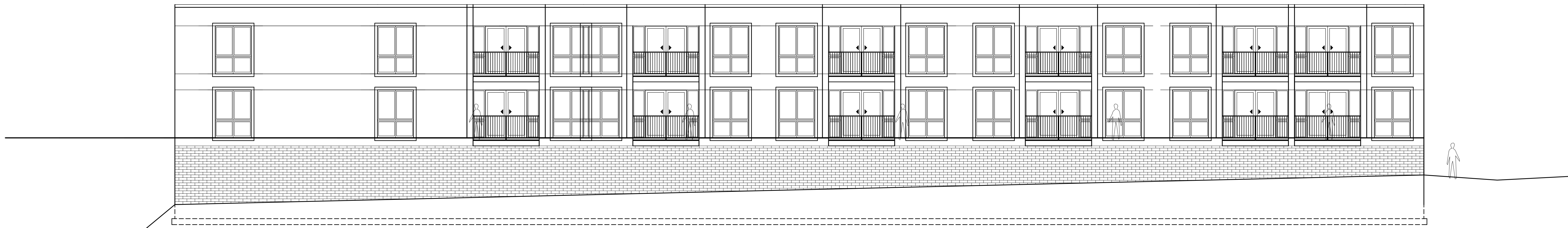
1. I have read, and will abide by all the policies, standards and reporting requirements of the City for Tax Incremental Financing (TIF).
2. The information submitted is correct and adequately represented.
3. I understand the City reserves the right to deny approval, regardless of preliminary approval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

Applicant Name (Printed): ROLAND LOKKE Date: 3/24/19

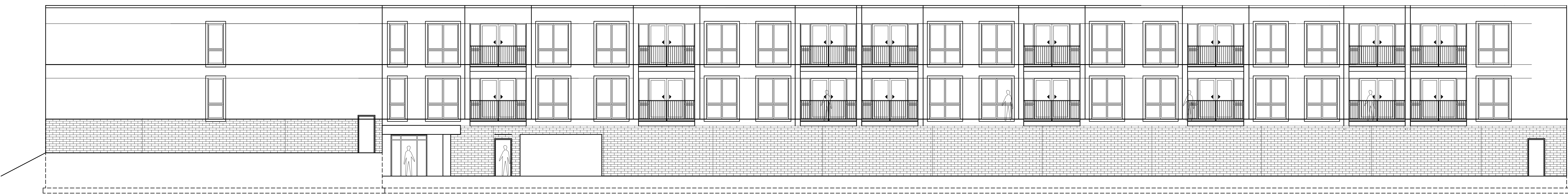
Signature: 



1 NORTH ELEVATION
A-22 SCALE: 1/8" = 1'-0"



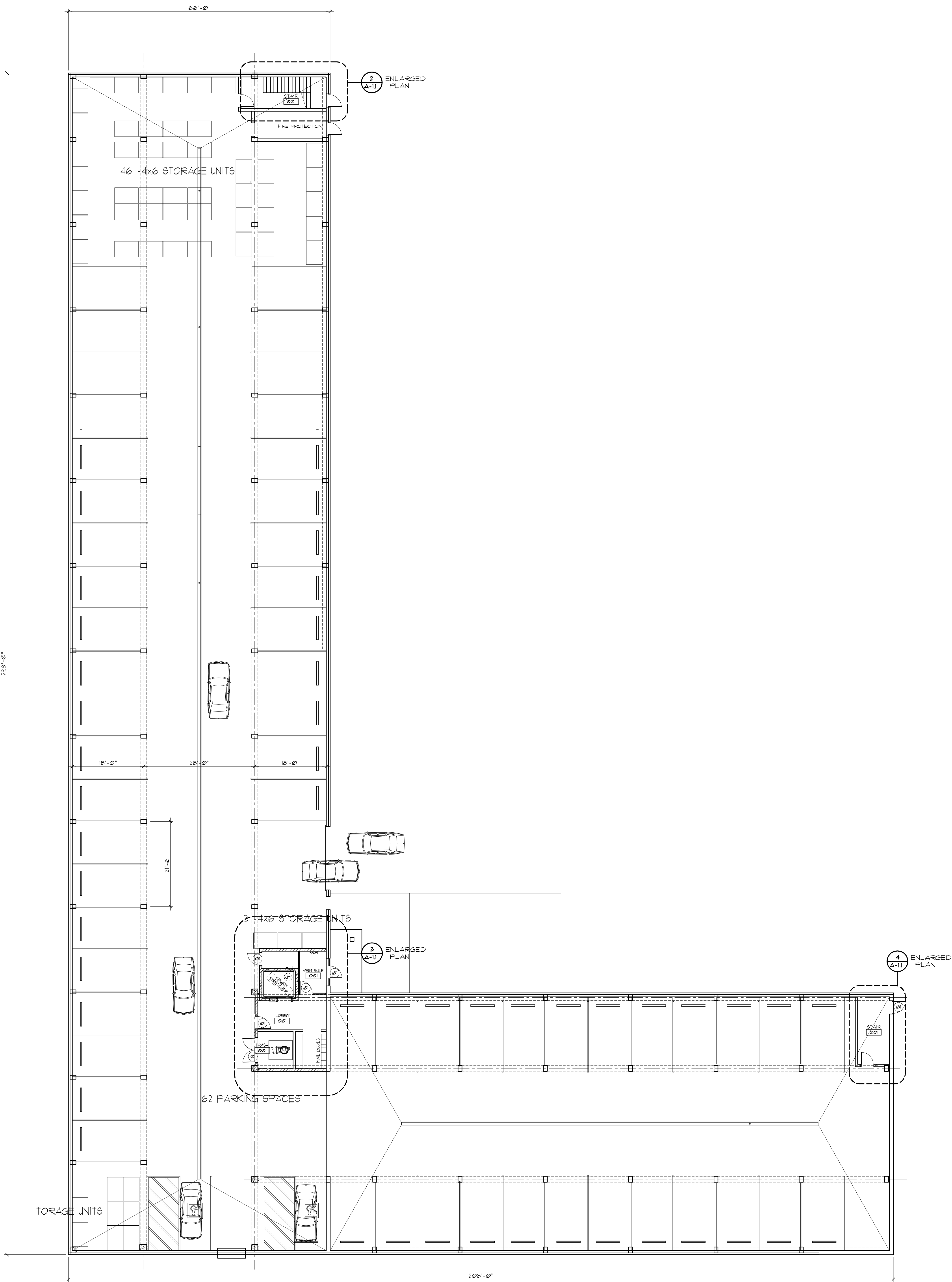
2 SOUTH ELEVATION
A-22 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
A-22 SCALE: 1/8" = 1'-0"

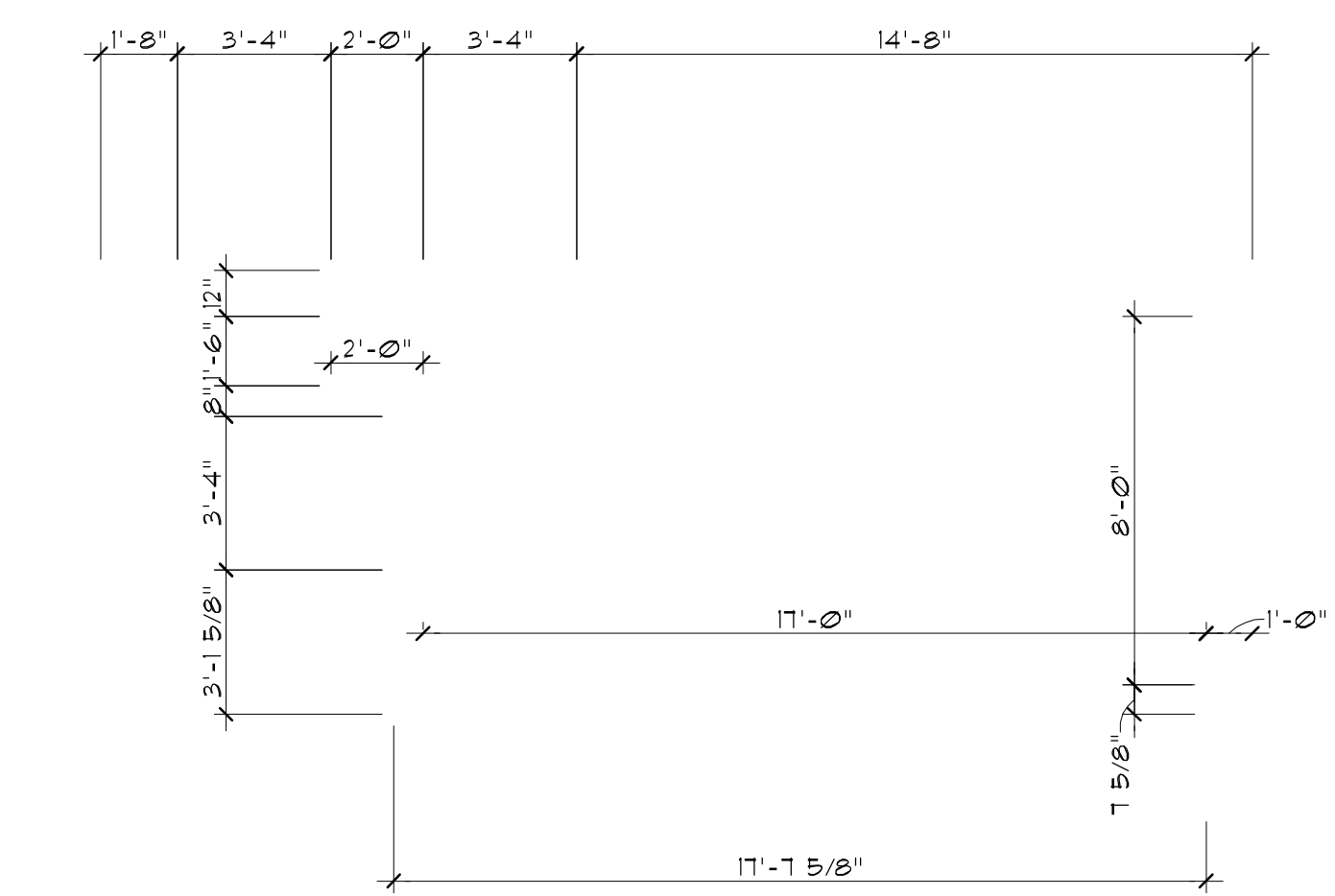


4 WEST ELEVATION
A-21 SCALE: 1/8" = 1'-0"

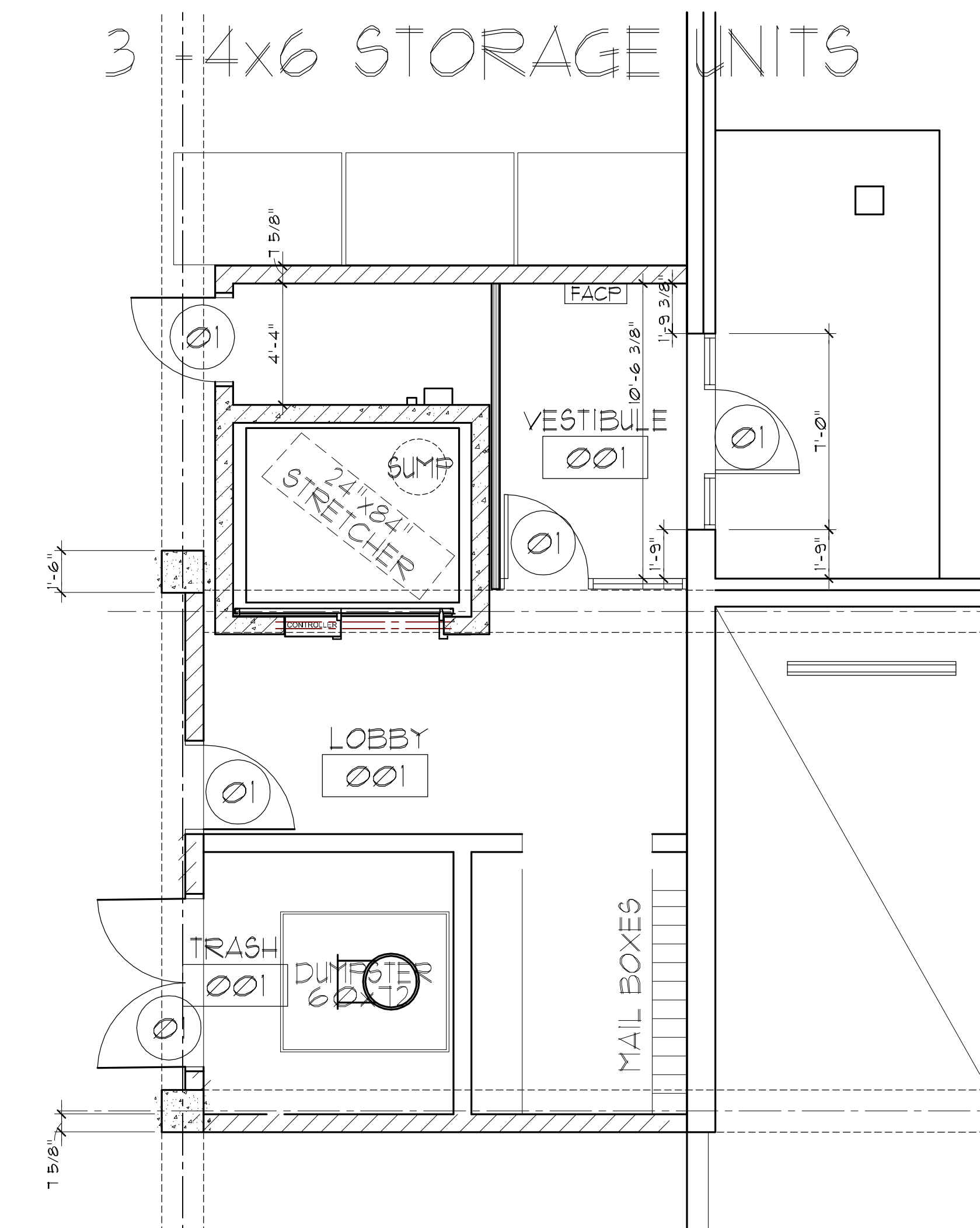


1 ENLARGED PLAN
SCALE: 3/32" = 1'-0"

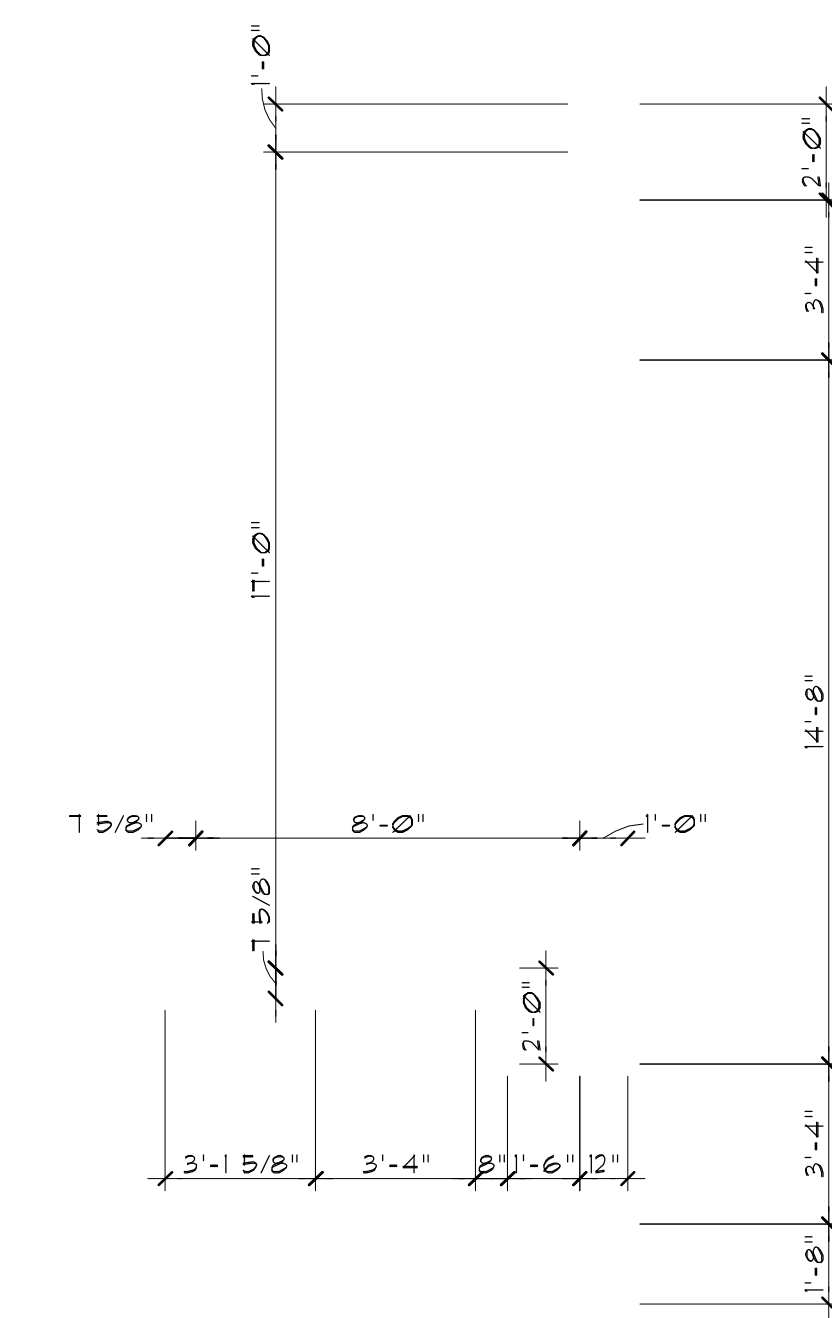
NOTE: USE 2x6 WOOD STUD PARTITIONS AT ALL PLUMBING WET WALLS



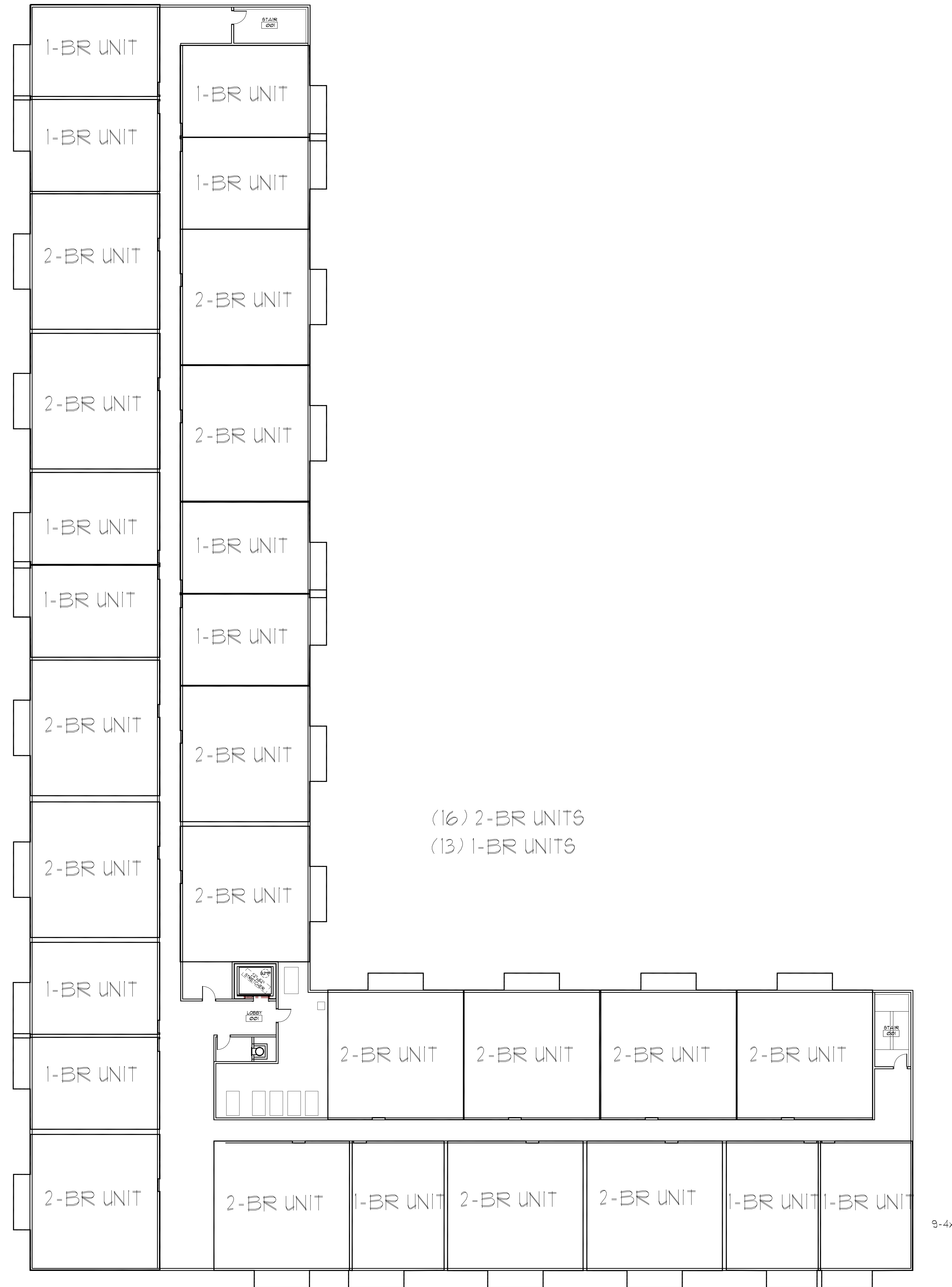
2 ENLARGED STAIR PLAN
SCALE: 1/4" = 1'-0"

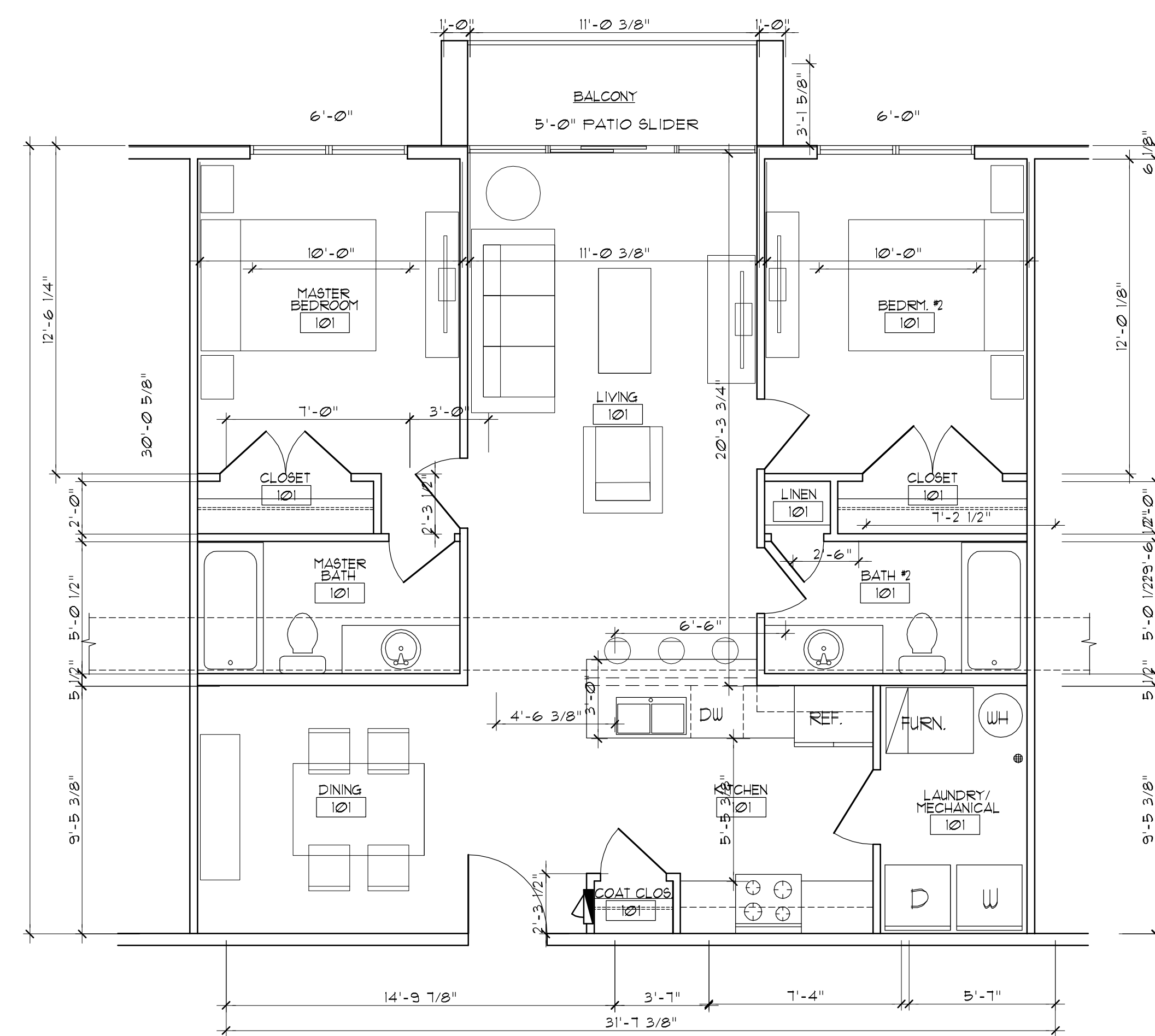


3 ENLARGED PLAN
SCALE: 1/4" = 1'-0"

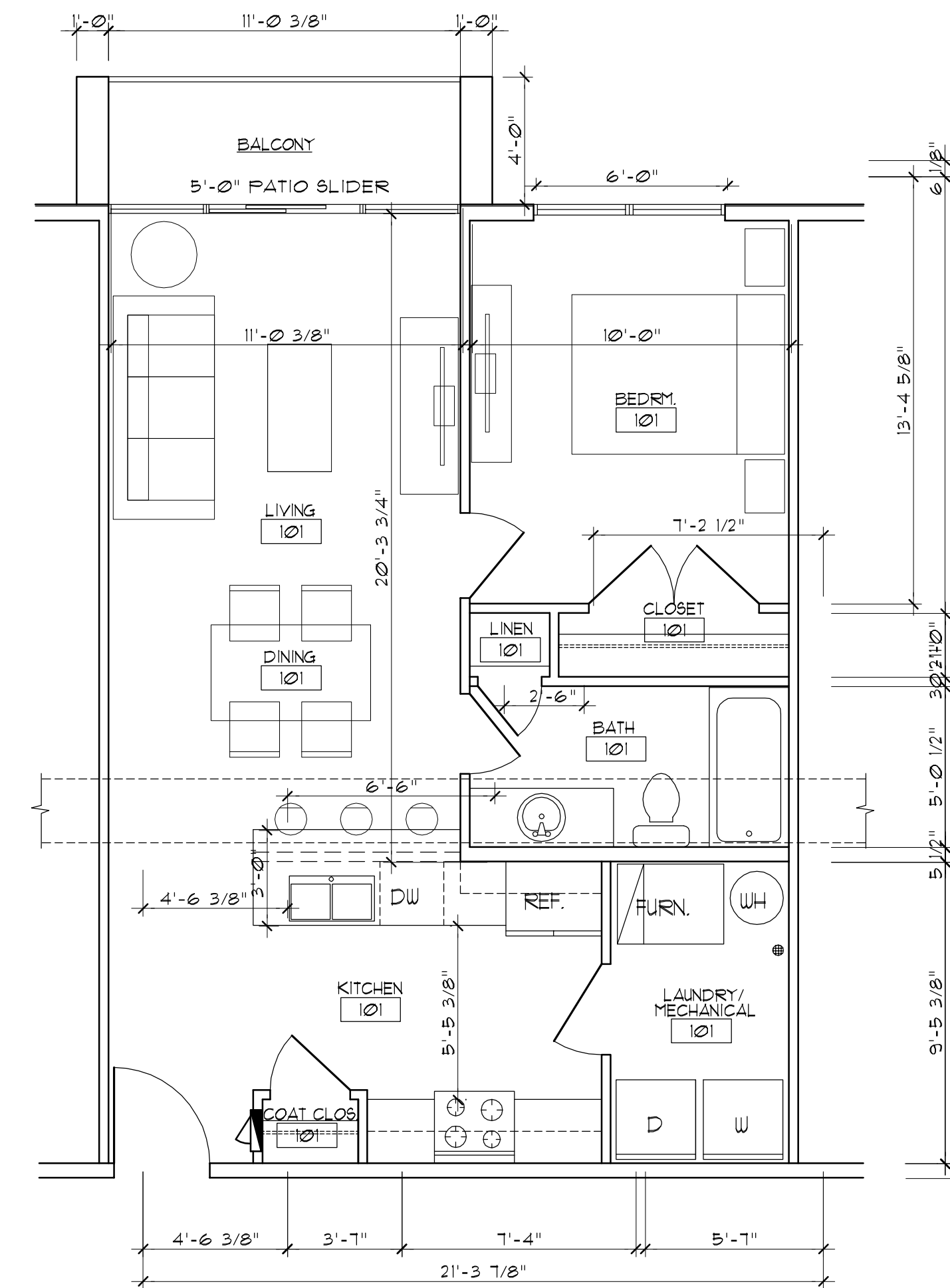


4 ENLARGED STAIR PLAN
SCALE: 1/4" = 1'-0"

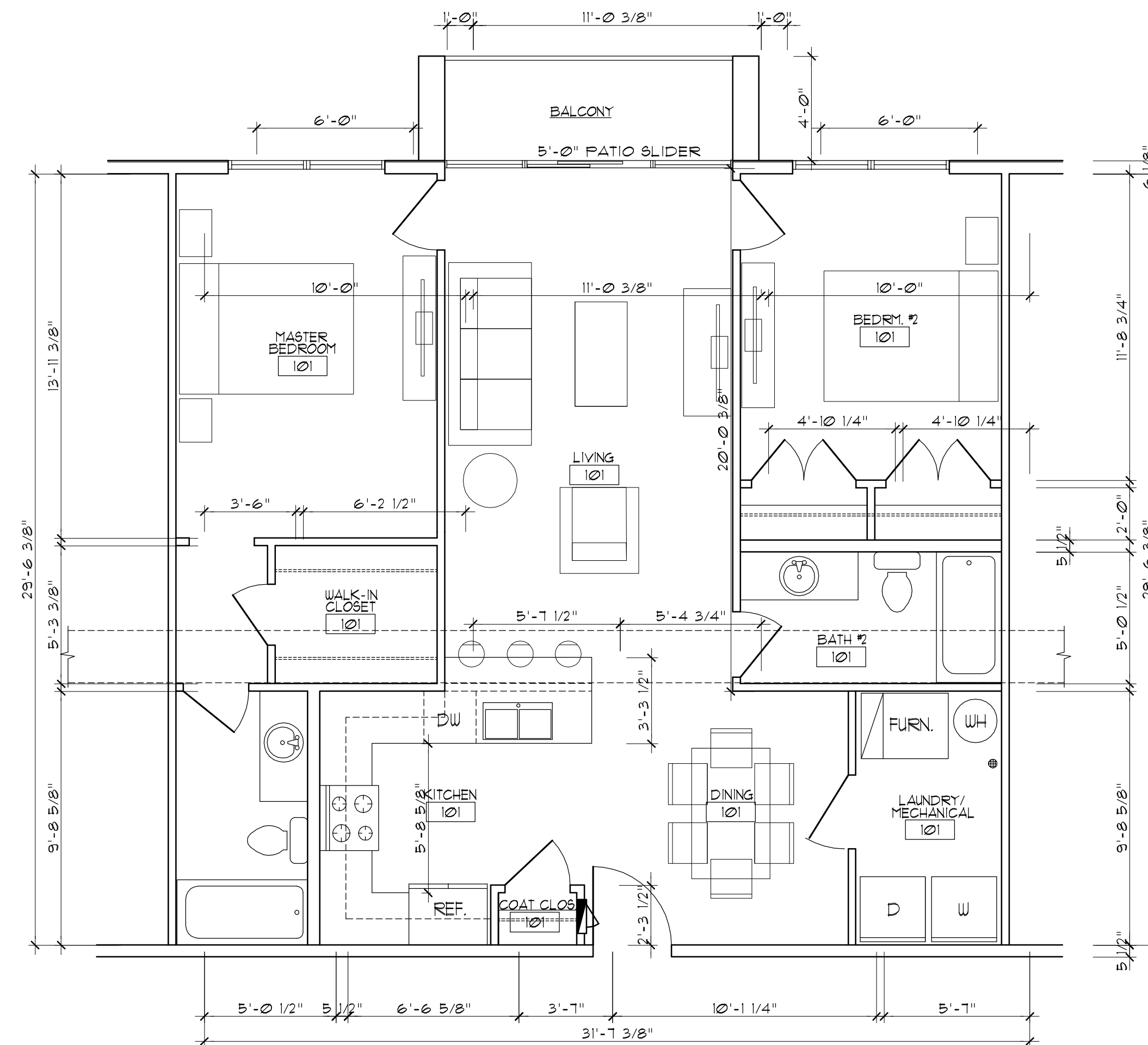




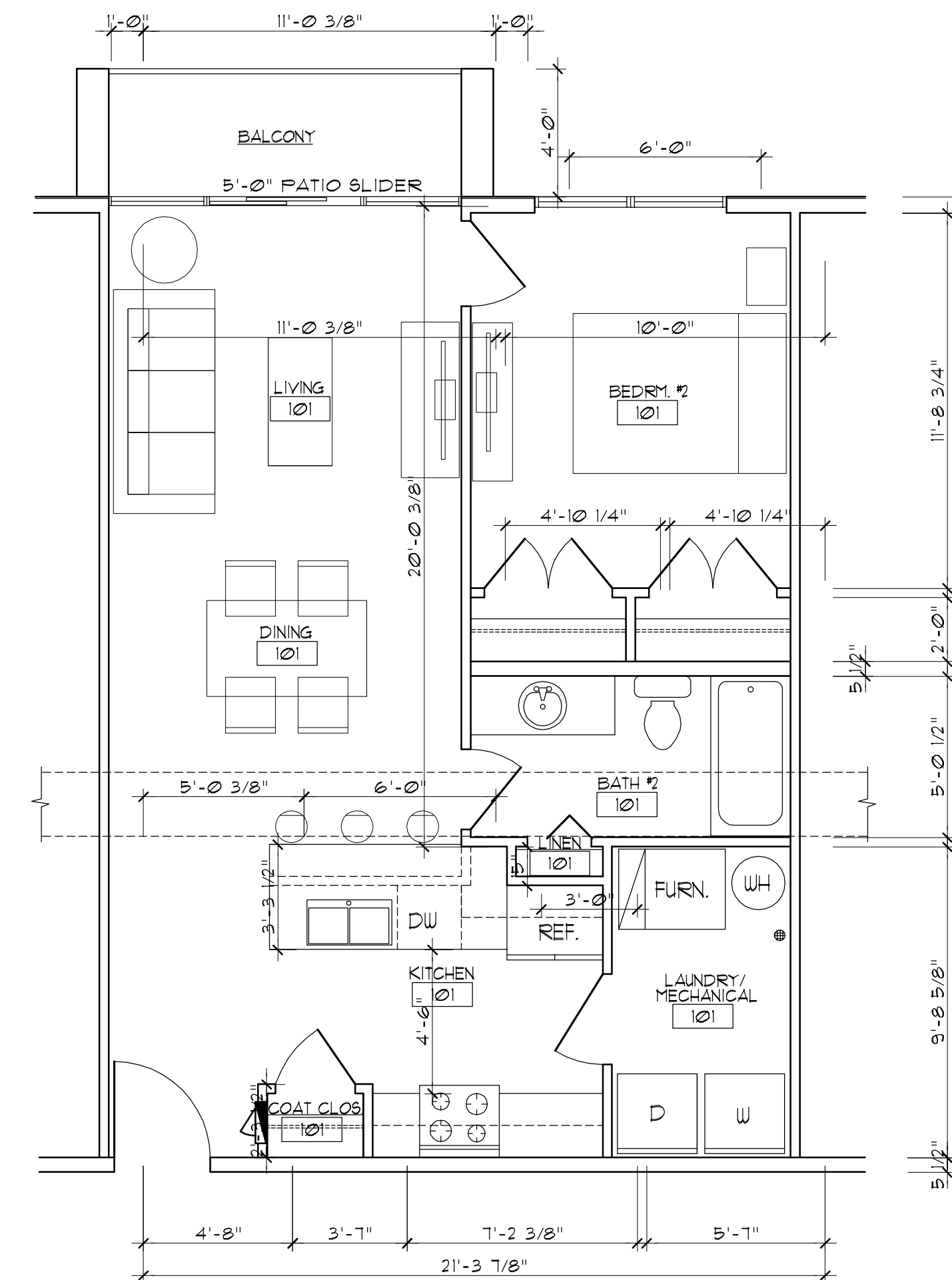
1 VERSION 'C': 2-BEDRM. UNIT PLAN - 935 SF.
 SCALE: 1/4" = 1'-0"



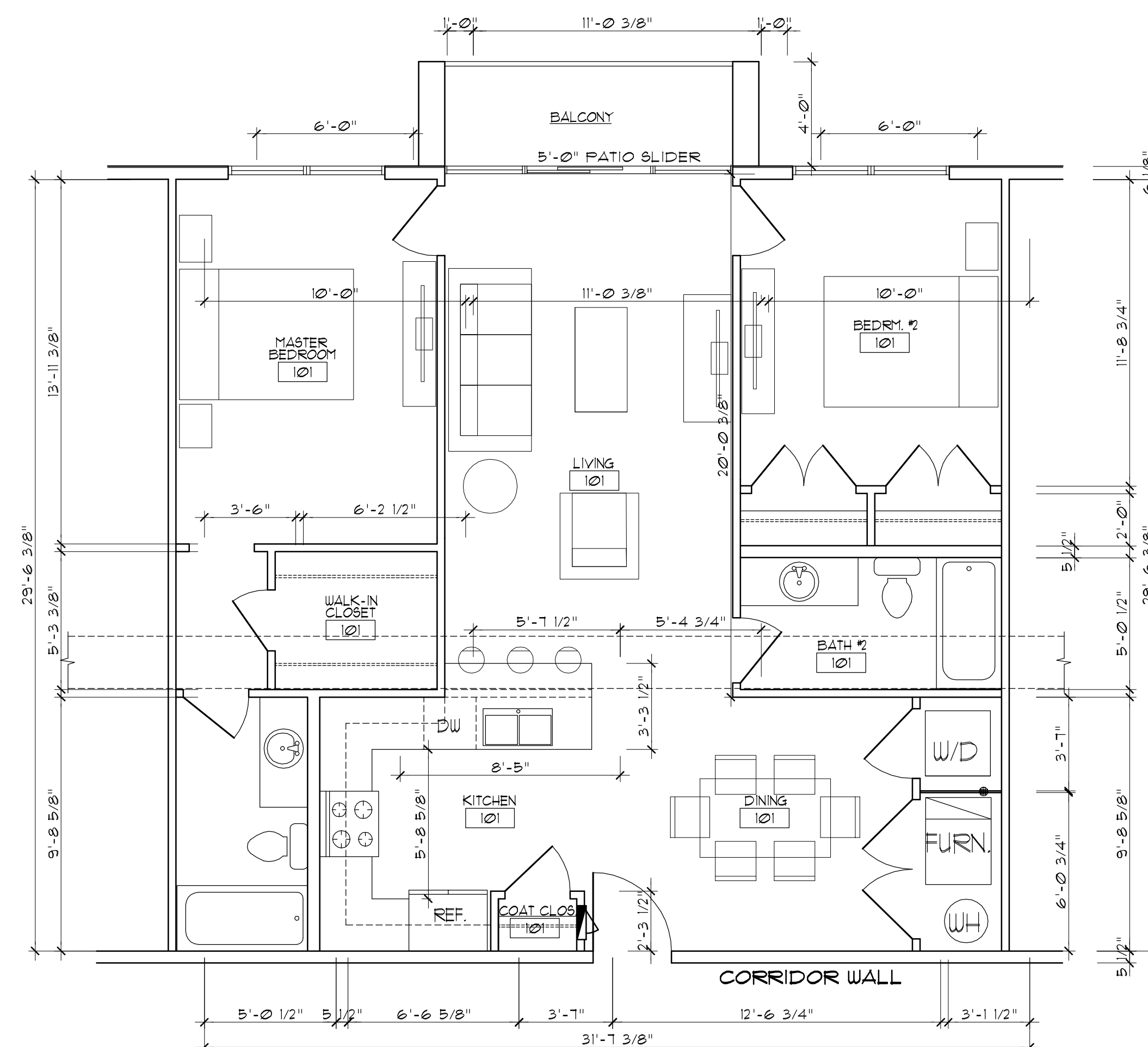
2 VERSION 'C': 1-BEDRM. UNIT PLAN - 630 SF.
 SCALE: 1/4" = 1'-0"



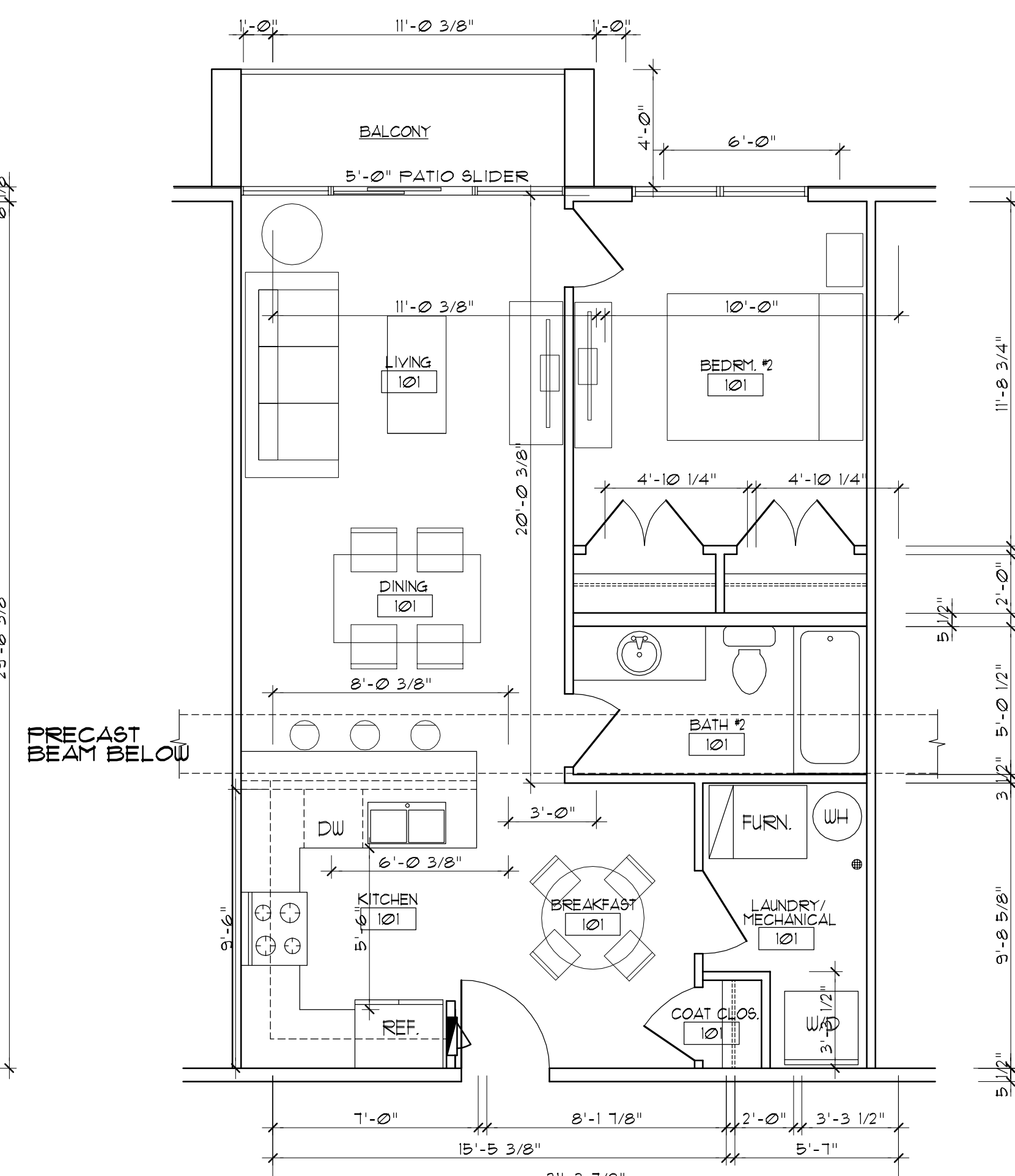
3 VERSION 'B': 2-BEDRM. UNIT PLAN - 935 SF.
 SCALE: 1/4" = 1'-0"



4 VERSION 'B': 1-BEDRM. UNIT PLAN - 630 SF.
 SCALE: 1/4" = 1'-0"



1 VERSION 'A': 2-BEDRM. UNIT PLAN - 935 SF.
 SCALE: 1/4" = 1'-0"



2 VERSION 'A': 1-BEDRM. UNIT PLAN - 630 SF.
 SCALE: 1/4" = 1'-0"



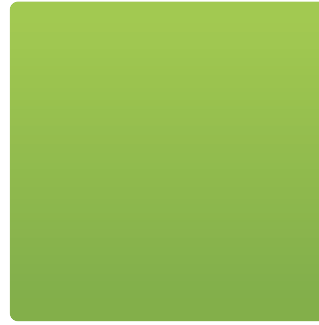
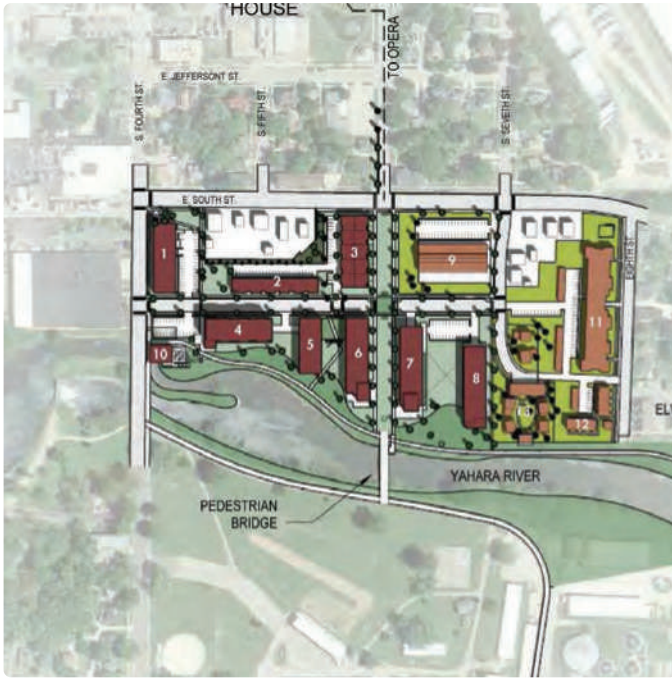
Planning, Community and Economic Development

To: Economic Development Committee, 4/2/19

RE: Mountain Lanes Redevelopment

The City has received an Application for Assistance for the redevelopment of the current, vacant Mountain Lanes site. The developer proposes an approximately \$7.5mil project which includes 58 market rate multifamily apartments and an approximately 8,000sq.ft. medical office building and has requested a TIF incentive of \$601,520.





PROPOSAL

DOWNTOWN WAUSAU TOWERS AREA MARKET STUDY

WAUSAU, WI • MARCH 29, 2019





29 MARCH 2019

Bradley Sippel
City of Wausau
300 Main Street
Wausau, WI 53590

RE: DOWNTOWN WAUSAU TOWERS AREA MARKET STUDY

On behalf of Neighborhood Planners, Engberg Anderson Architects, WGI, and Place Dynamics (Project Team) thank you for the opportunity to submit this proposal to work in partnership with the City of Wausau as it prepares development concepts and parking strategies for the study area.

Our team includes expertise in urban planning, market analysis, urban design, and parking strategies. Based on our discussion with the City we understand the focus of the study is to identify alternatives for creating a more vibrant neighborhood to the north of the core downtown area. With the tremendous success of downtown, and the on-going development occurring to the north (East Riverfront Area), this study will help bridge the gap between the two districts with a set of land use, urban design/development, and parking recommendations.

Our team is attracted to this project because of the opportunity to continue transforming the riverfront into into a recognizable district that supports a mix of shopping, dining, living, and other uses. We will work closely with the City and a group of downtown stakeholders to prepare a compelling vision for this district. Based on stakeholder meetings, a review of prior studies, and additional analysis, we will craft redevelopment concepts and alternatives, along with recommendations for parking.

Based on these findings, Neighborhood Planners and Engberg Anderson will prepare future redevelopment scenarios in an engaging process involving key stakeholders and the City. The final plan will include compelling visual renderings and a set of market and parking strategies to help guide implementation.

Thank you for the opportunity to share this proposal. I will be the primary point of contact and project manager for this project and can answer any questions you may have concerning our proposal.

Respectfully submitted,

A handwritten signature in black ink that reads "Andrew Dane". The signature is written in a cursive, slightly slanted style.

Andrew F. Dane, Principal
Neighborhood Planners LLC
602 N. Lawe St., Appleton, WI 54911
andrew@neighborhoodplanners.org
920.585.3593

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Signed Signature Page.....26

Qualifications and Experience

Statement of Qualifications

Neighborhood Planners is a small, boutique urban planning with one employee, Andrew Dane. A description of the services provided can be found on the following page of this proposal. I have over 20 years of experience providing a broad range of urban planning and design assistance to municipalities.

Our highly experienced team, led by Neighborhood Planners, will be working directly on this assignment and are available to initiate the project immediately. The five individuals listed below comprise our entire team, and the City will be working directly with us on the project.

As Project Manager, **Andrew Dane** will be the primary point of contact with the City and lead stakeholder engagement efforts for the study. He will be responsible for implementation planning and plan preparation. Andrew has worked closely with each member of the team (except for WGI) on a variety of projects including private real estate development, corridor planning, urban design and economic development. See resume for professional qualifications.

Eric Ponto and Amanda Koch, Engberg Anderson, have several decades of planning and design experience executing successful urban infill and mixed use projects in Wisconsin. They are currently working with Andrew on a private real estate project in the Fox Cities. Their role includes goal setting, design concepts, graphic design/renderings, cost estimating, and implementation planning. Engberg Anderson has 37 full time employees. See resume for professional qualifications.

Michael Stumpf, Place Dynamics, has over 25 years of experience in land use planning and economic development planning. Michael will provide market-based recommendations for the study. Place Dynamics has one full time employee. See resume for professional qualifications.

Andrew Miller, WGI, has over 20 years of experience as a planner and senior consultant, working with downtown organizations and municipal governments throughout the country. As a downtown parking management consultant, he has assisted dozens of cities and downtown organizations to establish successful, effective downtown parking management programs. Andrew will provide parking recommendations. WGI has 600 employees.



Engberg
Anderson
ARCHITECTS



Engberg
Anderson
ARCHITECTS

ABOVE: Engberg Anderson regularly participates in community design workshops exploring redevelopment alternatives



Andrew Dane founded Neighborhood Planners LLC in 2018 after 20 years of community planning and development experience in both the public and private sectors.

Our passion is helping build great neighborhoods and communities. We help communities achieve their vision through thoughtful community engagement, technical problem-solving, strategy development and implementation.

Andrew is highly active in his neighborhood, having formed the Lawrence City Park Neighborhood Association. Through Neighborhood Investments LLC, he has also created a platform for neighbors to invest in residential and commercial property rehabilitation.

Contact:

Andrew F. Dane, Principal
Neighborhood Planners LLC
602 N. Lawe St., Appleton, WI 54911
andrew@neighborhoodplanners.org
920.585.3593

Services Include:

- Urban Design
- Waterfront Planning
- Park system plans
- Park and trail planning and design
- Public engagement
- Corridor planning
- Downtown Planning
- Bike and Pedestrian Plans
- Redevelopment Planning
- Neighborhood Planning
- Market Analysis
- Feasibility Studies
- Economic Development Planning

“Andrew has helped WiRED identify and pursue unique real estate opportunities outside the greater Milwaukee market. Andrew looks at real estate the same way we do: it’s not about buildings that take up space - it’s about spaces that structure lives. While I deeply appreciate his technical expertise, it is his total commitment to community building that I find so compelling. Working with Andrew has helped me evolve WiRED’s approach to real estate development and the critical role that neighborhoods play in meeting the social demands of the people that live in them.”

Blair Williams, President, WiRED Properties



Andrew Dane AICP, ENV SP, NCI, LEED® ND

Project Manager and Stakeholder Engagement Lead

Mr. Dane is an urban planner with extensive experience assisting both rural and urban communities as well as private industry. Andrew is a highly skilled and confident group process leader and facilitator, with extensive experience designing and leading public participation and community engagement processes. He specializes in project planning and implementation assistance for complex projects including parks, waterfronts, trails, land use, transportation, redevelopment, historic preservation, and downtown revitalization.

EDUCATION

Master of Science
Urban and Regional Planning
University of Arizona-Tucson (2002)

Bachelor of Science
Conservation Biology
University of Wisconsin-Madison
(1994)

REGISTRATIONS/ CERTIFICATIONS

LEED AP Neighborhood
Development (LEED AP ND), U.S.
Green Building Council

Charrette Facilitator (NCI), National
Charrette Institute

Envision Sustainability Professional
(ENV SP), Institute for Sustainable
Infrastructure

Certified Plann (AICP), American
Institute of Certified Planners

Integrated Community Sustainability
Planning Certification (ICSP), The
Natural Step

PROFESSIONAL ASSOCIATIONS

American Planning Association
Wisconsin Chapter

Institute for Sustainable
Infrastructure

U.S. Green Building Council

The Natural Step, Member

Wisconsin Downtown Action Council

EXPERIENCE

- Water Street Corridor Plan Menasha, WI
- Retail Market Study, Columbus, OH
- Corridor Revitalization Plan, Tulsa, OK
- Pocket Neighborhood Dev., Eau Claire, WI
- Neighborhood Revitalization, Appleton, WI
- Market Analysis/Downtown Plan, Elm Grove, WI
- Parking & Pedestrian Plan, Egg Harbor,
- Downtown Master Plan, East Stroudsburg, PA
- Business Service Center, Eureka, CA
- Business Service Development, Eureka, CA

PRIOR EXPERIENCE

BUSINESS DISTRICTS AND REDEVELOPMENT

- Master Plan, Sherwood, WI
- Downtown Master Plan, Appleton, WI
- Downtown Revitalization Plan, Clintonville, WI
- Downtown Master Plan, Marshfield, WI
- Downtown Vision Plan, Menasha, WI
- Strategic Plan, Chippewa Falls Main Street
- Downtown Plan, Porter, IN
- Downtown Revitalization Plan, Gering, IN
- Downtown Redevelopment Plan, Elm Grove, WI
- Downtown Plan, Porter, IN

LAND USE AND TRANSPORTATION

- Bicycling and Pedestrian Plan, Fish Creek, WI
- Bicycling and Pedestrian Wayfinding Plan, WI
- Transportation Plan, Sherwood, WI
- 54th Street Preliminary Design, Edina, MN
- Miller's Bay Neighborhood Plan, Oshkosh, WI
- Downtown Parking Study, Fish Creek, WI
- Comprehensive Plan Workshop, Marshfield, WI
- Comprehensive Plan, Stevens Point, WI
- Comprehensive Plan, Appleton, WI
- Comprehensive Plan, Barron County, WI

ENERGY & SUSTAINABILITY

- Biomass Feasibility Studies, Bad River Tribe, WI
- Recycling Optimization Study, Chippewa County
- Solid Waste/Recycling Plan, Fond Du Lac Tribe
- Solid Waste Management Plan, La Crosse Co.
- Energy Conservation Plan, Chippewa County
- Biofuels Feasibility Study, MRRPC, WI
- Biofuels Feasibility Study, Thilmany Papers, WI
- Biofuels Due Diligence Study, Xcel Energy, WI
- Energy Conservation Plan, Oneida Tribe, WI
- Strategic Energy Plan, Chippewa County, WI

ECONOMIC DEVELOPMENT

- Brownfields Historic Fill Permit, Neenah, WI
- Riverside North Redevelopment, La Crosse, WI
- Housing Plan, City of South Tucson, AZ
- Economic Dev. Plan, Vernon County, WI
- Economic Impact Study, N. WI State Fair
- Economic Impact of Crafts/Arts, NW WI
- Water System Capacity Study, Eau Claire, WI
- Business Park Feasibility Study, Eau Claire, WI
- IMPLAN Impact Studies, Barron County
- IMPLAN Impact Studies, Chippewa County, WI
- BRE Study, Polk-Barron County, WI
- Value-Added Wood Product Study, MRRPC, WI
- Marketing Co-op Feasibility Study, WI

PARKS AND OPEN SPACE

- Waterfront Master Plan, Fish Creek, WI
- Arrowhead Park Waterfront Plan, Neenah, WI
- Trails Master Plan, Appleton, WI
- River Management Plan, Kiel, WI
- Master Land Use Plan, La Crosse Co. Landfill
- Kinnickinnick River Corridor Plan, River Falls, WI
- Comprehensive Outdoor Rec. Plan, Suring, WI
- Wayfinding and Streetscape Plan, Fish Creek, WI
- Lyons Park Creek Sustainability Review, MMSD

Miller's Bay Neighborhood Streetscape Design Plan, Oshkosh, WI



Eric J. Ponto

PARTNER

Eric Ponto became Partner at Engberg Anderson in 2016. A recognized designer of award-winning projects in the mixed-use, urban planning, and multi-family housing markets including The North End, The Posner Building, Dwell Bay View and Lighthouse 4041, Eric is highly regarded for his project management skills. He has cultivated long-standing relationships with his clients since joining the firm in 2002.

EDUCATION

University of Wisconsin-Milwaukee,
Master of Architecture, 1996

University of Wisconsin-Milwaukee,
Bachelor of Science - Architectural
Studies, 1989

ACTIVITIES | AFFILIATIONS

University of Wisconsin-Milwaukee
School of Architecture & Urban
Planning Alumni Association
President, 2000 - 2011

Organized exhibition: "Unbuilt
Milwaukee"

Organized roundtable discussion:
"Emerging Voices in Design"

Organized roundtable discussion:
"Modernism to Mediocrity?"

ACADEMIC EXPERIENCE

University of Wisconsin-Milwaukee,
Adjunct Professor, 2002, 2006

AWARDS | RECOGNITION

211-213 Broadway, Milwaukee, WI
Mayor's Design Award, 2017

The North End, Milwaukee, WI
AIA WI Design Award of Merit, 2010;
The Business Journal Real Estate
Awards, Best Development
Residential, First Place, 2010;
Daily Reporter Top Project, 2010

Atelier, Milwaukee, WI
Daily Reporter Top Project, 2017
The Business Journal Real Estate
Awards, Best Development

LightHorse 4041, Shorewood, WI
WI Chapter of American Planning
Assoc., Urban Design Award, 2013

Toussaint Square, Milwaukee, WI
Milwaukee Awards for
Neighborhood Development

RELEVANT EXPERIENCE

The North End, Milwaukee, WI

Master Plan Master Plan for a 450-unit condominium development on a former leather company brownfield site along the Milwaukee River north of downtown. LEED-ND® (Neighborhood Development) certification is anticipated.

ONE at North End (Phase I) ONE at North End includes 83-units (partial WHEDA financed) with 13,000 sf retail space and 144-space underground parking structure
Portrait + Silhouette (Phase II) Two additional mixed-use retail and apartment buildings: Portrait contains 55-units; Silhouette is 100-units (including some WHEDA financed). Phase 2 also includes a new public park (Denim Park)

Vignette (Phase IV) Vignette expands the North End with an additional 155-units, an outdoor swimming pool and grilling station, mini-bowling lanes, a fitness center, and an extension of the Riverwalk

Chroma (Phase V) Chroma includes 88-units, a pet grooming center, and a rooftop clubhouse with 30'X30' outdoor terrace and grilling station

Historic Third Ward Riverwalk, Milwaukee, WI

Master plan and design for this half-mile public walkway which runs along the east bank of the Milwaukee River and connects with the existing downtown Riverwalk. Built as a pile-supported wooden boardwalk over the water, this segment incorporates design elements of the area's industrial heritage and emphasizes environmental education.

Beer Line "B" Redevelopment Project Study, Milwaukee, WI

Preparation of master plan and neighborhood code for 44-acre redevelopment area; includes housing, retail, Public Park and riverwalk in association with Dan Solomon. Engberg Anderson subsequently designed Trostel Housing, a 135-unit apartment/condo project on the riverfront site.

Harborpark Redevelopment Plan, Kenosha, WI

Redevelopment plan and architectural standards for 42-acres on Lake Michigan shore and adjacent to downtown; previously a Chrysler Motors industrial site, the project includes Brownfield cleanup and offers public/private opportunities for cultural, recreation, retail and housing development.

MillerCoors Streetscaping, Milwaukee, WI

12-block long streetscaping project along a state highway that serves as a major regional thoroughfare. Marks historic Miller Valley as a tourist destination, upgrades corporate tour facilities and enhances the neighborhood pedestrian experience.

Riverheath, Appleton, WI

A new development that reclaims a brownfield industrial waterfront site. The project combines multi-unit housing, office and retail space into a dense core.



Amanda Koch

AIA | ARCHITECT

Amanda enjoys working with clients to determine the best way to achieve their goals for a project while guiding them to a solution that is both functional and aesthetically pleasing. Since joining Engberg Anderson, she has been involved in multiple community charrettes and an international urban planning project. Amanda is an integral member of our design team, having worked on several complex multi-building, mixed-use projects.

Since 2012, she has taught various design courses as an Adjunct Professor at both MIAD and the UWM School of Architecture and Urban Planning.

RELEVANT EXPERIENCE

EDUCATION

University of Wisconsin-Milwaukee
Master of Architecture, 2015

Milwaukee Institute of Art and
Design
Bachelor of Fine Arts, 2011

REGISTRATIONS

Registered Architect: WI

ACTIVITIES | AFFILIATIONS

American Institute of Architects,
Member

Racine at North Beach, Racine, WI

Racine at North Beach is a multi-phase, mixed-use development bordered by Lake Michigan and Racine's Root River. The development will contain approximately 470 units and numerous amenities, along with several retail spaces at street level.

The Flats @ Grandview Commons, Madison, WI

Six residential buildings at two stories each, along with a community clubhouse that will be the central location for resident amenities. Catering to small families, this development will offer 94 apartment homes.

Metrotech, Madison, WI

Five-story mixed-use development will feature 115 apartment homes for the independent living senior, along with first floor amenity and retail space.

Five Fifty Ultra Lofts, Milwaukee, WI

Part of the new Milwaukee Bucks Arena District, Five Fifty Ultra Lofts is a mixed-use project that features 112 units and many amenities including a rooftop club room and outdoor terrace, fitness room, an indoor/outdoor lounge, storage areas on every residential floor and an on-site leasing office.

Tannery at Edge of the River, Racine, WI

The first phase of the Edge of the River development, the Tannery is a multi-family renovation and addition with 129 units ranging in size from 400-square-foot micro units to large two-story lofts. The renovated building features exposed timber framing, high ceilings, and a new penthouse addition with club room and outdoor terrace. Additional amenities include a fitness room, leasing office, and direct access to Racine's planned Riverwalk.

The Hills Luxury Commons, Milwaukee, WI

Located in the historic Brewer's Hill neighborhood, The Hills Luxury Commons is a three-phase development. Block A features a four-story mixed-use residential building with retail on the first level. Block B houses a community clubhouse and 32 apartment homes in three residential buildings. Block C includes seven townhomes, each with a private roof terrace and a two-car garage.

MICHAEL STUMPF

Principal



Education

MS Urban/Economic Geography

BS Public Administration

Northern Illinois University
1995

Certifications

American Institute of Certified
Planners (AICP) – #019408

Certified Economic Developer
(CEcD) – #1782

Professional

American Planning Association

International Economic
Development Council

Mid-America Economic
Development Council (Board)

National Trust for Historic
Preservation

Wisconsin Downtown Action
Council (Board, President)

Wisconsin Economic Development
Association

Michael Stumpf is a community strategist with more than thirty years of experience in government and as a private consultant. Michael is an expert in applying market intelligence to craft effective community and economic development strategies.

After beginning his career in retail development, Michael spent 15 years as an economic development director for communities in Illinois, Wisconsin, and Colorado. In 2005 he left his position as the economic development director for the City of Boulder, Colorado, to form Place Dynamics.

Through more than 140 projects in 27 states and provinces, Michael has gained extensive knowledge of the alternative approaches employed in various regions of the country, and in differing types of urban and rural communities. His work in economic development and downtown revitalization has received several professional awards.

As an economic development director, Michael was instrumental in implementing business district strategies in both downtowns and emerging commercial areas. He has continued to make revitalization a large part of his consulting practice, incorporating his background in market analysis and knowledge of development. Michael has been on the board of the Wisconsin Downtown Action Council since 1996.

Michael has expertise in business location decision-making in both the retail and primary industry sectors. He has authored numerous articles on industrial site selection and retail markets. Michael applies this knowledge in helping communities to site and plan successful commercial business districts and employment centers. His retail work encompasses all types of commercial areas, mixed-use neighborhoods, and shopping centers. He has conducted the market feasibility, site selection, and development planning for business or industrial parks with public and private investment approaching \$1 billion.

Michael's work in community planning has tended to focus on market-driven approaches and small area development or redevelopment plans. These have included neighborhoods, development sites, parks, and waterfronts, in addition to comprehensive planning and related activities such as impact fees, economic impact analysis, and demographic or economic studies.

Experience

BUSINESS DISTRICTS AND REDEVELOPMENT

- 124th St and Lisbon Rd Redevelopment Plan, Brookfield, WI
- Allen Creek / Union St. Redevelopment Plan, Evansville, WI
- Commercial Corridor Plans, Appleton, Wisconsin
- Commercial Corridors Study, Rochester, New York
- Downtown Concept Plan, Port Arthur, Texas
- Downtown Plan, Appleton, Wisconsin
- Downtown Plan, Belvidere, Illinois
- Downtown Plan, Boulder, Colorado
- Downtown Plan, Clintonville, Wisconsin
- Downtown Plan, Elm Grove, Wisconsin
- Downtown Plan, Marshfield, Wisconsin
- Downtown Plan, Mazomanie, Wisconsin
- Downtown Plan, Menasha, Wisconsin
- Downtown Plan, Whitewater, Wisconsin
- Downtown Redevelopment Sites, Janesville, Wisconsin
- Downtown Strategic Assessment, Sioux City, Iowa
- Fox River Corridor Redevelopment Plan, Appleton, WI
- Hawthorn Melody Redevelopment, Whitewater, WI
- Hilltop Small Business Study, Columbus, Ohio
- International Marketplace, Indianapolis, Indiana
- Interstate 94 Corridor Plan, Raymond, Wisconsin
- James Street Redevelopment Plan, Whitewater, WI
- Jefferson Street Redevelopment Plan, Whitewater, WI
- Layton Boulevard Strategy, Milwaukee, WI
- Near West Side Strategy, Milwaukee, Wisconsin
- Oneida Street Corridor Plan, Appleton, Wisconsin
- Richmond Street Corridor Plan, Appleton, Wisconsin
- Superior Trade Zone Strategy, Michigan
- Town Center Plan, Ledgeview, Wisconsin
- Town Center Plan, Raymond, Wisconsin
- Town Center Plan, Tylertown, Mississippi
- Washington Av Redevelopment Workshop, Madison, WI
- Whitewater Hotel Redevelopment, Whitewater, WI
- Wisconsin Avenue Corridor Plan, Appleton, Wisconsin

Andrew's professional background includes over 20 years of experience as a planner and senior consultant, working with downtown organizations and municipal governments throughout the country. As a downtown parking management consultant, he has assisted dozens of cities and downtown organizations to establish successful, effective downtown parking management programs. Prior to his consulting work, Andy served as Director of Downtown Planning & Development in Kalamazoo, Mich., and as the Executive Director of the Pottsville Area Development Corporation (PADCO) in Pottsville, Penn. In both positions, he was responsible for the management of downtown development districts and in linking parking planning, management and development with overall revitalization and economic development efforts. The Kalamazoo downtown parking system that Andrew managed was one of the first municipal parking operations in the U.S. to be privatized under a non-profit community development corporation and it continues to serve as a parking management model for downtowns throughout the country.



Andrew Miller, AICP

RELEVANT EXPERIENCE

Cedar Falls Downtown Parking Study, IA, City of Cedar Falls, Project Manager, Supervisor.

Andy is currently engaged with the City of Cedar Falls to update a parking study that was performed by Community Main Street volunteers and provide updated analyses and recommendations. The online parking survey that was developed for the study received over 2,600 completed responses and provided valuable information on downtown parking conditions and perceptions.

Parking Analysis & Management Plan, Neenah, Wisconsin, Project Manager. The City of Neenah (population of 25,000) is unique in that it has a large number of daytime employees for a small downtown. Managing hundreds of paper-based permits while trying to protect customer and visitor parking from being abused by employees was a constant challenge. Andy completed an analysis and management plan that documented existing conditions and developed recommendations for technology upgrades and system-wide improvements. Final deliverables included RFP assistance for technology improvements that included electronic permitting, LPR enforcement and a new back-end electronic ticket processing system.

Downtown Parking Study, Eau Claire, Wisconsin, Project Manager. Andrew was responsible for the project management processes while developing a parking study. The city of Eau Claire, Wisconsin has experienced a tremendous amount of redevelopment in the downtown area. Andrew led team members from WGI who supported the development of current and future growth activities by performing shared parking modeling and providing estimates on parking needs based on various development scenarios. Final deliverable includes a strategic plan to position the parking system and accommodate current and future parking needs.

Downtown Dayton Parking Study, OH, Supervisor, Project Manager. Andy and his team developed an on-street evaluation focusing on the transportation needs for the city. Dayton is the 6th largest city on Ohio. Previously, the city has suffered economic setbacks due to loss of the NCR Corporate Headquarters and a major downsizing by General Motors Corporation. Despite these setbacks, new leadership has pushed downtown Dayton to experience an economic and cultural renaissance. Because of this economic resurgence, the city recognized a need to address its on-street parking program to modernize and improve the parking system to position the downtown for continued growth and revitalization. WGI assisted in this effort by performing a study of the downtown on-street parking program and making recommendations that will modernize the parking program and significantly improve customer satisfaction.

Wheaton Parking Payment Management Study, IL, Supervisor, Project Manager. The city of Wheaton underwent a comprehensive downtown parking payment management study by WGI. The project focused on improving paid parking for commuters in the downtown area. The study included a financial analysis of the parking revenue system, a comparable city analysis of the metro line, and an online survey. Final recommendations included upgrading the parking enforcement technology and integrating enforcement eliciting permitting to creating a more efficient revenue system.

Registrations:

American Institute of Certified Planners: Michigan #019296, 2004

Education:

Bachelor of Science, Public Service - Pennsylvania State University, 1987

Certifications:

Certified Assessing Officer

Affiliations:

American Planning Association
International Downtown Association
International Parking Institute
Michigan Downtown Association
Michigan Parking Association
Urban Land Institute

Total Years of Experience:

29

Proposed Approach

This section of the proposal includes a project plan which addresses the requirements set forth in the City's RFP. Our team does not anticipate the need for any physical space and/or equipment, other than helping coordinate space for proposed workshops and public meetings. The total number of stakeholder meetings in the proposed project budget is three (3). This number does not include staff meetings, either in-person or remote.

Task One: Project Kick Off

We will initiate the project with a kick off meeting. Prior to the meeting our team will prepare a digital base map of the study area to facilitate in-person discussion of challenges and opportunities within the corridor. In consultation with City staff Project Manager, Andrew Dane will prepare an agenda for the Kick Off meeting.

1.1 Project Kick Off Meeting with Staff

- a. Introductions
- b. Project expectations from staff
- c. Expectations from stakeholders
- d. Finalize stakeholder engagement plan
- e. Identification of advisory committee (if applicable)
- f. Discuss schedule and key milestones, including bi-weekly project coordination meetings
- g. Review City's relevant parking, landscape, and site design requirements; discuss results of prior market studies and expectations for additional market analysis
- h. Site tour

Task 1 Deliverables:

- Written stakeholder engagement plan
- Updated schedule
- Site tour written summary annotated to project site map

Task Two: Towers Area Today Report

Our multi-disciplinary team will prepare a succinct, highly graphical and easy to read Towers Area Today report summarizing existing physical, land use, circulation, market, and community conditions. This 6-8 page report will be used to create a shared framework of understanding around the key issues and opportunities impacting the study area prior to moving on to the conceptual design phase. The report will include the following analysis:

- Physical conditions/setting
- Existing and proposed connectivity
- Market and parking conditions
- Key trends impacting study area
- Prior related planning & City's goals for the project



2.1 Stakeholder Interviews

Interview key stakeholders as identified by the City.

2.1 Market Analysis for potential sites and area

Prepare a market study for the redevelopment area with a focus on updating existing market information for site and study area

2.3 Analysis of existing parking plan demand assumptions.

2.3 Prepare Towers Area Today

Task 2 Deliverables:

- Market Study
- Towers Area Today Report
- Initial Parking Assessment

Task Three: Towers Area Design Workshop

Andrew Dane and Eric Ponto will lead a design workshop resulting in up to three (3) alternative redevelopment frameworks.

The workshop will engage City staff and the stakeholder team in an intensive, hands-on series of meetings in order to generate initial alternatives for redevelopment of the study area including road configuration options, active transportation infrastructure, green space, infill and redevelopment opportunities. Hands-on drawing, graphical presentations, image boards, vignette sketches, and visual preference exercises will be used to ensure a highly productive and engaging series of meetings. The following tasks will be refined based upon input from the City:

3.1 Design Workshop Planning Meeting

- a. Presentation of Towers Area Today Report
- b. Meet with City Staff and stakeholders

3.2 Design Workshop Day 1 (6pm-8pm)

- a. Present Towers Area Today Report
- b. Discuss development objectives, connectivity objectives, streetscape objectives, open space bike/pedestrian, and vehicular circulation and parking objectives

3.3 Day 2 – Design Workshop (9am – 5pm)

- a. Present up to three alternative sketch frameworks
- b. Discuss and explain key attributes of each including potential advantages & disadvantages
- c. Receive feedback on conceptual designs including parking

Task 3 Deliverables:

- Updated parking analysis to reflect alternatives
- Towers Area design objectives
- Visual preference exercise results
- Development framework alternatives and renderings
- Workshop presentation boards
- Workshop summary

Task Four: Prepare and present draft Towers Area Redevelopment Plan

This task begins with a review and discussion of the results of the Design Workshop completed in Task 3. Andrew Dane and Eric Ponto will meet with City staff and the stakeholders to evaluate and select one or more redevelopment alternatives for further refinement.

4.1 Meeting to discuss results of Design Workshop

4.2 Prepare refined alternatives and renderings based on task 4.1

4.3 Present and receive feedback on refined alternatives at in-person meeting with City and stakeholders

4.4 Develop site specific parking ratios utilizing the information developed during the project and published industry parking standards such as the Urban Land Institute (ULI) and the Institute of Transportation Engineers (ITE). Parking ratios will consider:

- a. Shared parking opportunities for compatible land uses
- b. Weekday, evening, and weekend peak parking demand
- c. Special events

4.5 Based on the projected land uses and the site specific parking ratios determine parking supply needs for the area (limited to one scenario of less than 6 blocks).

4.6 Based on the projected land uses and the site specific parking ratios determine parking supply needs for the area (limited to one scenario of less than 6 blocks).

4.7 Identify potential parking facility sites and determine the number of parking spaces and approximate size (levels) that could be developed, up to 3 scenarios.

4.8 Prepare draft final Towers Area Redevelopment Plan

Task 4 Deliverables:

- Redevelopment framework and renderings
- Circulation framework
- Open space and circulation framework
- Site specific parking ratios
- Parking supply needs
- Potential parking facility sites, including, number of parking spaces and approximate size (levels) that could be developed, up to 3 scenarios.

Task Five: Prepare final Towers Area Redevelopment Plan

This task begins with a review and discussion of the results of task four. Our team will facilitate a meeting with City staff and the stakeholder group to identify final redevelopment and parking recommendations. The process for completing this task includes:

- 5.1 Discuss results of previous task with staff and stakeholders
- 5.2 Prepare Final Towers Area Redevelopment Plan
- 5.3. Present final Towers Area Redevelopment Plan to City and stakeholders
- 5.4 Finalize plan and appendices for adoption by City

Task 5 Deliverables:

- Project base maps
- Project meeting agendas and summaries
- Plans, sketches, announcements, PowerPoint presentations and related documents
- Final colored redevelopment framework
- Final Concept Image boards
- Final Concept vignette and elevations board
- Final renderings to illustrate proposed redevelopment
- Final Towers Area Redevelopment Plan (PDF format) including final concepts described above, market analysis, and parking recommendations



Schedule

Neighborhood Planners can work with the City of Wausau to determine a final project schedule that takes into consideration factors like the scheduling of regular City meetings, holidays or other activities that may impact availability, grant or budget deadlines, design deadlines, and other issues. The following is a proposed schedule, based on an anticipated MAY 1 2019 start date.

Project Kick Off	MAY
Towers Area Today Report	MAY
Design Workshop	MAY/EARLY JUNE
Draft Redevelopment Plan	AUGUST
Final Redevelopment Plan	SEPTEMBER
Adoption	OCTOBER



Andrew Dane leads neighborhood design workshop for the Water Street Corridor in Menasha, WI.

Cost Analysis and Budget

Hourly Billing Rates

Andrew Dane, Neighborhood Planners, \$100/HR

Eric Ponto, Engberg Anderson, \$160/HR

Amanda, Koch, \$120/HR

Additional Engberg Anderson staff rates if required, \$75-\$120

(Graphic designers, architects, project production, etc.)

Michael Stumpf, Place Dynamics, \$100/HR

Andy Miller, WGI, \$120/HR

Other Costs

TRAVEL. Our team does not charge for travel.

START UP COSTS. Our team does not have any start up costs associated

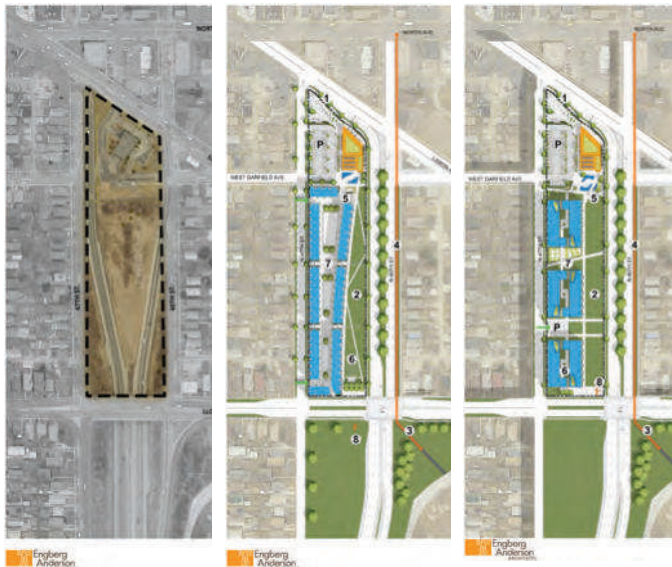
MEETING ATTENDANCE. Our team does not charge for meeting attendance. The design workshop and draft final presentations will be billed at the hourly rates identified above.



ABOVE: Engberg Anderson's renderings for Phase 3 of Riverheath Development on the Fox River in downtown Appleton

Cost Analysis and Budget for Primary Services

HOURLY RATE	Dane		Ponto		Koch		Graphic Designer		Stumpf		Miller		SUBTOTAL
	100		160		120		75		100		120		
TASK	HRS.	COST	HRS.	COST	HRS.	COST	HRS.	COST	HRS.	COST	HRS.	COST	
1. Project Kick Off	2	\$200	2	\$320	0	\$0.00	0	\$0	1	\$100	1	\$120	\$740
2. Towers Area Today Report	8	\$800	0	\$0	0	\$0.00	0	\$0	12	\$1,200	16	\$1,920	\$3,920
3. Towers Area Design Workshop	12	\$1,200	12	\$1,920	0	\$0.00	0	\$0	0	\$0	0	\$0	\$3,120
4. Prepare & Present Draft Redev. Plan	16	\$1,600	8	\$1,280	12	\$1,440.00	24	\$1,800	8	\$800	12	\$1,440	\$8,360
5. Prepare & Present Final Redev. Plan	16	\$1,600	8	\$1,280	8	\$960.00	24	\$1,800	8	\$800	12	\$1,440	\$7,880
TOTALS	54	\$5,400	30	\$4,800	20	\$2,400.00	48	\$3,600	29	\$2,900	41	\$4,920	\$24,020



ABOVE: *Redevelopment planning in Milwaukee*

Claims, Licensure, and Non-Discrimination Violations

None of the firms or individuals included in this proposal have any current licensure or non-discrimination claims against them, nor have they had any in the past five years, with one exception. Engberg Anderson has had (2) settled claims in the last 5 years.



Engberg
Anderson
ARCHITECTS



Engberg
Anderson
ARCHITECTS



Rendering examples

Engberg
Anderson
ARCHITECTS

Work Samples & References

Marshfield Downtown Plan

DOWNTOWN MASTER PLAN

March 10, 2015

City of Marshfield

Brief Project Overview

Andrew led public involvement activities and served as the lead land use planner on this project. Michael Stumpf, Place Dynamics was the lead author of the report.

The updated Plan focused on key redevelopment opportunities for downtown Marshfield, including a downtown plaza, a mix of in-fill housing products, hotel, office and concentrated retail and restaurant opportunities.

Results/Implementation

Following completion of the study, the City constructed an urban green street and public plaza downtown. Additional infill housing is also being pursued for the redevelopment areas identified in the plan.

Public Engagement Strategies

On-line survey/downtown walking tours/open house during Christmas parade/visual preference exercise/visionsing workshop

Key Recommendations

Catalytic projects included a green street corridor economic development recommendations, and an urban plaza. Strategies and an implementation plan were grounded in a custom market analysis and review of key downtown strengths and weaknesses.

Contact Information

Reference for Andrew Dane and Mike Stumpf

Josh Miller, Community Planning & Economic Development Director
Marshfield, WI
josh.miller@ci.marshfield.wi.us
715.486.2075



“I’ve had the pleasure of working with Andrew on a couple of planning projects over the past few years. Working with Andrew is a truly collaborative process and he has always been open to incorporating our ideas into the projects we’ve worked on together. His facilitation and consensus-building skills brought out some great ideas from the community that were instrumental in how our plans were developed. After working with Andrew on a recent update to the downtown master plan, the City had a much clearer vision for how to develop our 2nd Street Corridor and downtown plaza. Shortly after the adoption of that plan, we were able to develop the first two blocks of the corridor. In the summer of 2018, the Wenzel Family Plaza, a multigenerational gathering space adjacent to the 2nd Street corridor, was dedicated and open to the public.”
-Josh Miller, City of Marshfield



Appleton Downtown Plan

Brief Project Overview

Andrew served as project manager responsible for leading public involvement efforts and integrating market analysis and planning recommendations into the final Plan. The Downtown Plan and Comprehensive Plan update included urban design concepts, downtown business retention and expansion recommendations, public art and creative placemaking, riverfront analysis and linkages, land use and streetscape recommendations.

Results/Implementation

Following completion of the study, the City moved forward with the following initiatives identified in the study:

- Downtown Mixed-Use Library
- Reconstruction of Jones Park
- Ellen Korte Peace Park
- New riverfront trails and pedestrian bridges
- Multi-family adaptive reuse of Zuelke Building
- Wayfinding Signage
- Public Arts Commission

Public Engagement Strategies

On-line commenting platform with over 3,000 responses/
 downtown walking tours/downtown biking tour/design charrette/open house/artist focus groups/developer interviews/visioning workshop

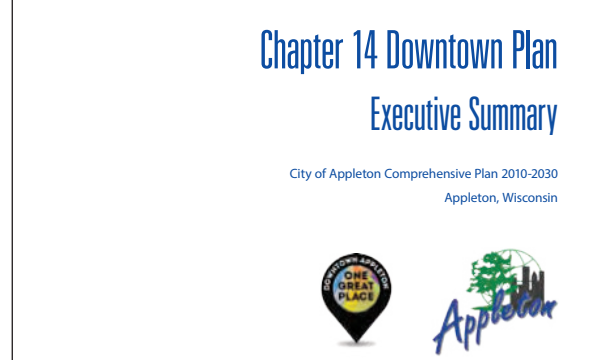
Key Recommendations

The plan recommended the City pursue a mixed-use library and additional downtown infill multi-family housing. The plan recommended the City strengthen efforts to make downtown more walkable while also strengthening adjacent neighborhoods.

Contact Information

Reference for Andrew Dane

Jennifer Stephany
 Executive Director
 Appleton Downtown
 Incorporated
jennifer@appletondowntown.org
 920.954.9112



Jones Park framework plan highlights strategies to increase connectivity between downtown Appleton and the Fox River. Inset photos illustrate opportunities to brand the riverfront through the use of lighting, and to create destination social gathering places for the community.

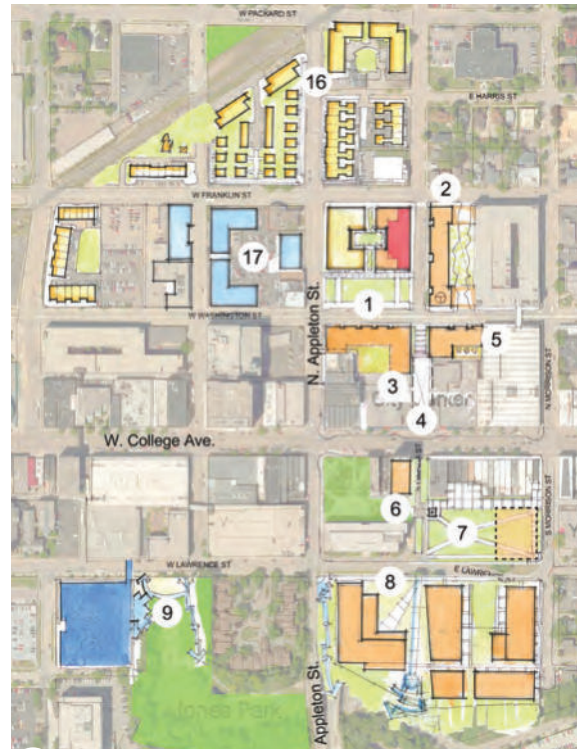




LEFT:
Sketch showing reimaged
College Avenue streetscape
and volunteers painting
Parklet Place



BELOW:
View looking west down Soldier's Square
toward Zuelke Buiding (inset) and
perspective of redeveloped YMCA parking
ramp into civic plaza with mixed use
building



Andrew Dane collaborated with Engberg
Anderson to prepare Appleton's Downtown Plan.
The plan generated broad based community
support for a new mixed-use library, downtown
housing, riverfront parks and trails.



Brief Project Overview

Engberg Anderson led planning and design of a new mixed-use neighborhood in downtown Appleton along the Fox River.

Results/Implementation

To date over 170 apartment units have been delivered or under construction, as well as 31,000 square feet of retail and restaurants.

Public Engagement Strategies

Stakeholder interviews/focus groups/neighborhood meetings

Key Recommendations

The development plan identified several multi-family buildings, a public ice rink and plaza, music venue, retail, and eating and dining.

Contact Information

Reference for Eric Ponto

Mark Geall, President
Tanesay Development
181 S Riverheath Way Suite 200
info@tanesay.com
312.846.6313

Phase 3 of Riverheath includes a new mixed-use building and public amenities including an outdoor ice rink and plaza.



Building B4



Riverheath

Appleton, Wisconsin

Aimed at providing Appleton with a vibrant, interconnected community environment, RiverHeath is a new development that will reclaim a dormant industrial waterfront site. The site, comprised of 15 acres along the Fox River at the heart of Appleton, is within walking distance of Lawrence University and College Avenue.

The first to be completed, Townhome buildings A1-A7, are located on 16-acres on the south west side of the Riverheath site. The townhomes are 2,400 sf of living space.

Status

Completed 2009 | Master Plan
Completed 2014 | Building C1
Completed 2014 | Building B4

Size

2,400 sf townhomes
70,000 sf B4

Construction Cost

\$25 million



Gulf Coast Public Market is planned for four acres owned by the Dickinson Economic Development Corp. The \$12 million project will feature the market, an outdoor public gathering area, splash pad and small, locally owned businesses. (ABOVE + RIGHT)



Windsor Locks Market. Engberg Anderson is currently in the planning stages of a new public market in Windsor Locks, Connecticut. The market is expected to become a social as well as commercial center at the heart of the revitalized Main Street. Its location between Springfield and Hartford, adjacent to the new commuter rail station on Main Street, makes it ideal for attracting regional customers.

1. NEW ROUNDABOUT
 2. FUTURE COMMERCIAL BLDGS
 3. HISTORIC CASTLE HOUSE
 4. MONTGOMERY MILL REDEV.
 5. HISTORIC TRAIN STATION
 6. NEW HARTFORD LINE RAIL STATION
 7. WINDSOR LOCKS CANAL
 8. CONNECTICUT RIVER
 9. WINDSOR LOCKS CANAL TRAIL
 10. PESCI PARK
- A. MARKET PLAZA
 - B. RESTAURANT/RETAIL TERRACE
 - C. EXPOSED UNDERGROUND RIVER/WATER FEATURE
 - D. TRAIL TO CASTLE
 - E. PEDESTRIAN WALKWAY/CANAL OVERLOOK
 - F. CANAL BRIDGE
 - G. PICNIC PARK
 - H. AMPHITHEATER
 - I. PESCI PARK CONNECTION
 - J. NEW PARKING RAMP W/ HOUSING AND GREEN ROOF ABOVE

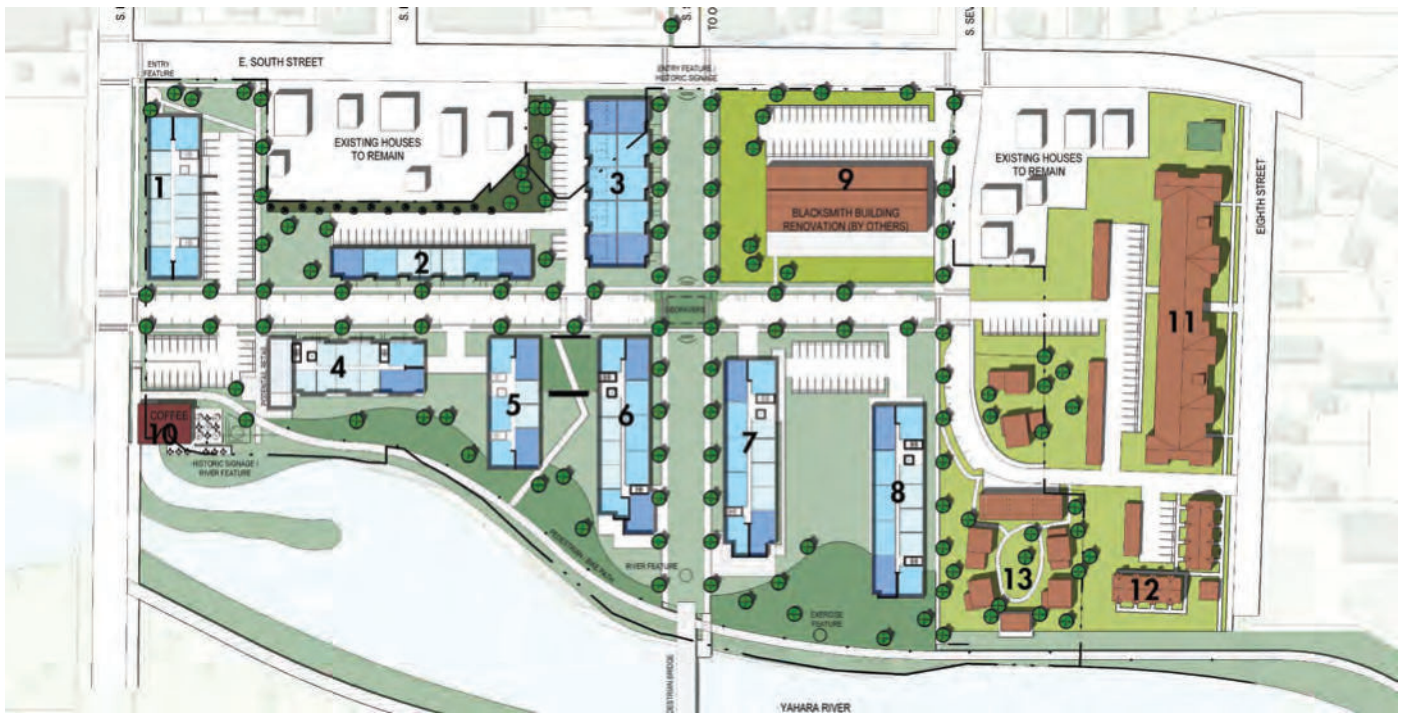


WINDSOR LOCKS MARKET

SITE PLAN
4/30/2018



Engberg Anderson Project No. 182859



SOUTHWEST VIEW

STOUGHTON RIVERFRONT REDEVELOPMENT | DESIGN CHARRETTE



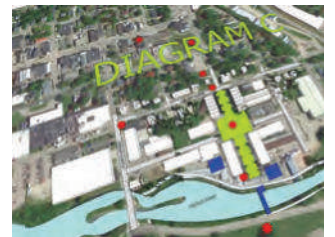
STOUGHTON RIVERFRONT REDEVELOPMENT | DESIGN CHARRETTE



SCHEME B



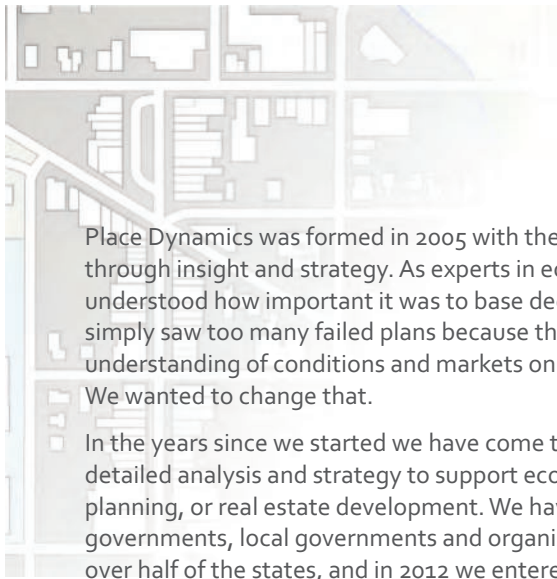
STOUGHTON RIVERFRONT REDEVELOPMENT | DESIGN CHARRETTE



SCHEME C

STOUGHTON RIVERFRONT REDEVELOPMENT

ABOVE: Engberg Anderson Design Workshop results for downtown riverfront redevelopment in Stoughton, WI.



PLACE DYNAMICS

Insight and Strategy

Place Dynamics was formed in 2005 with the idea of bringing places to life through insight and strategy. As experts in economic and market research we understood how important it was to base decisions on good information. We simply saw too many failed plans because they did not gain a good understanding of conditions and markets on which to build their strategies. We wanted to change that.

In the years since we started we have come to be known as a premier source for detailed analysis and strategy to support economic development, land use planning, or real estate development. We have completed projects for state governments, local governments and organizations, and private developers in over half of the states, and in 2012 we entered the Canadian market.

Our preferred project is one that seeks to turn good information into actionable strategy. Place Dynamics excels at gathering and analyzing the information needed to understand conditions, trends, opportunities, and challenges. We use this knowledge to craft effective and original responses designed to get results.

3090 S. Country Lane
 New Berlin • WI • 53146
 262-510-2131 (Wisconsin)
 720-440-2131 (Colorado)
www.placedynamics.com

Founded in 2006

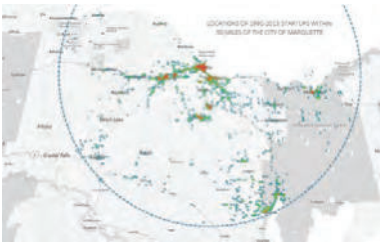
Michael Stumpf, Principal

Registered as a Wisconsin
 Limited Liability Corporation

Veteran-Owned Business

ECONOMIC DEVELOPMENT

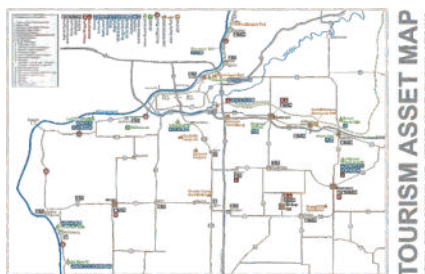
- Economic Development Planning
- Entrepreneurship and Small Business
- Cluster and Target Industry Analysis
- Business/Industrial Park Planning
- Incubation and Coworking Strategies
- Tourism Studies and Strategies
- Real Estate Development Planning
- Economic and Fiscal Analysis



STRATEGY	CHALLENGES	OPPORTUNITIES	ASSETS	COMPETITION	FUTURE SCENARIOS
1. Does the organization have a clear vision of its future? (Yes/No/Partial)	1. Are there any major challenges or risks to the organization's success? (Yes/No/Partial)	1. Are there any major opportunities or strengths for the organization? (Yes/No/Partial)	1. What are the organization's key strengths and assets? (Yes/No/Partial)	1. Who are the organization's main competitors? (Yes/No/Partial)	1. What are the organization's key future scenarios? (Yes/No/Partial)
2. Does the organization have a clear vision of its future? (Yes/No/Partial)	2. Are there any major challenges or risks to the organization's success? (Yes/No/Partial)	2. Are there any major opportunities or strengths for the organization? (Yes/No/Partial)	2. What are the organization's key strengths and assets? (Yes/No/Partial)	2. Who are the organization's main competitors? (Yes/No/Partial)	2. What are the organization's key future scenarios? (Yes/No/Partial)
3. Does the organization have a clear vision of its future? (Yes/No/Partial)	3. Are there any major challenges or risks to the organization's success? (Yes/No/Partial)	3. Are there any major opportunities or strengths for the organization? (Yes/No/Partial)	3. What are the organization's key strengths and assets? (Yes/No/Partial)	3. Who are the organization's main competitors? (Yes/No/Partial)	3. What are the organization's key future scenarios? (Yes/No/Partial)
4. Does the organization have a clear vision of its future? (Yes/No/Partial)	4. Are there any major challenges or risks to the organization's success? (Yes/No/Partial)	4. Are there any major opportunities or strengths for the organization? (Yes/No/Partial)	4. What are the organization's key strengths and assets? (Yes/No/Partial)	4. Who are the organization's main competitors? (Yes/No/Partial)	4. What are the organization's key future scenarios? (Yes/No/Partial)
5. Does the organization have a clear vision of its future? (Yes/No/Partial)	5. Are there any major challenges or risks to the organization's success? (Yes/No/Partial)	5. Are there any major opportunities or strengths for the organization? (Yes/No/Partial)	5. What are the organization's key strengths and assets? (Yes/No/Partial)	5. Who are the organization's main competitors? (Yes/No/Partial)	5. What are the organization's key future scenarios? (Yes/No/Partial)

MARKET RESEARCH

- Retail Market Analysis
- Lodging/Dining Market Analysis
- Office/Industrial Market Analysis
- Housing Market Analysis and Studies
- Market and Fiscal Feasibility Studies
- Demographic Analysis
- Survey Research



COMMUNITY PLANNING

- Downtown Revitalization
- Commercial Corridor Planning
- Real Estate Redevelopment and Reuse
- Neighborhood Development Planning
- Disaster Preparedness and Recovery
- Land Use Planning



Market Analysis Methodology

A customizable model with verified local data and assumptions

Most market analyses are conducted using estimates from vendors. They automated processes they use require one methodology, one set of data, and one set of assumptions to cover any place or situation. That can lead to a great deal of error in the results, especially as the study area gets smaller. Place Dynamics is unique in that we do not buy estimates from others, but customize a market analysis model unique to your community. Highlights of our approach include:

- Local data is used to prepare population estimates and to adjust inputs for known changes to trends.
- Household outputs include a breakdown of housing demand by age, housing type, and lease or sale price.
- Retail sales are based on an actual inventory of businesses in your community.
- The model predicts expenditures by product line, product line sales by type of retail store, and market potential by store type.
- The model assesses the market penetration of your study area, not simply comparing all sales in the trade area to the trade area market potential.
- Retail and dining market potential is calculated for up to four different groups: residents in the trade area, workers in the study area, visitors, and college students.
- Market potential is converted from dollars to the retail floor area that can be supported in the community.

RETAIL MARKET ANALYSIS

International Marketplace District

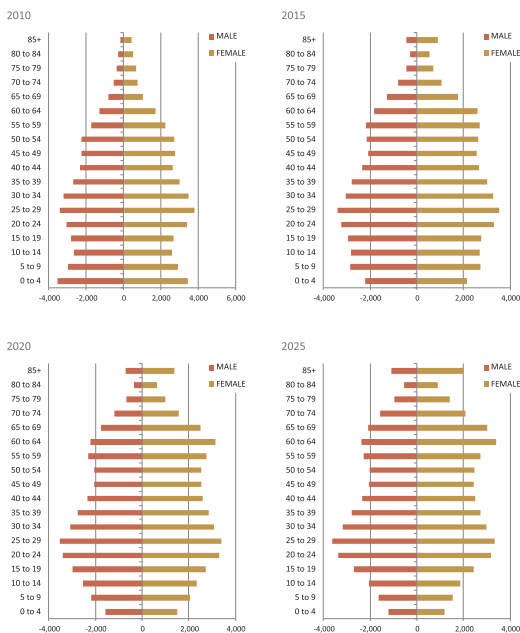
Trade Area Analysis
Saturday, December 26, 2015

DESCRIPTION	NAICS	2015			
		TRADE AREA MARKET POTENTIAL	STUDY AREA ESTIMATED SALES	MARKET SHARE OF TRADE AREA	GAP OR (SURPLUS)
New car dealers	441110	\$91,249,000	\$64,742,000	35%	\$26,507,000
Used car dealers	441120	\$8,688,000	\$121,043,000		(\$112,355,000)
Recreational vehicle dealers	441210	\$3,135,000	\$0	0%	\$3,135,000
Motorcycle, boat, and other motor vehicle dealers	441220	\$6,036,000	\$0	0%	\$6,036,000
Automotive parts and accessories stores	441310	\$5,534,000	\$7,400,000	87%	(\$1,866,000)
Tire dealers	441320	\$3,683,000	\$3,890,000	86%	(\$207,000)
Furniture stores	442110	\$7,578,000	\$11,750,000	95%	(\$4,172,000)
Floor covering stores	442210	\$2,555,000	\$900,000	23%	\$1,655,000
Other home furnishings stores	442290	\$3,899,000	\$700,000	11%	\$3,199,000
Appliance, television, and other electronics stores	443110	\$10,967,000	\$17,875,000	99%	(\$6,908,000)
Computer and software stores	443120	\$2,605,000	\$700,000	21%	\$1,905,000
Camera and photographic supplies stores	443130	\$490,000	\$0	0%	\$490,000
Home centers	444110	\$17,324,000	\$0	0%	\$17,324,000
Paint and wallpaper stores	444120	\$1,257,000	\$3,211,000		(\$1,954,000)
Hardware stores	444130	\$2,636,000	\$0	0%	\$2,636,000
Other building material dealers	444190	\$15,505,000	\$0	0%	\$15,505,000
Outdoor power equipment stores	444210	\$745,000	\$0	0%	\$745,000
Nursery, garden center, and farm supply stores	444220	\$4,227,000	\$0	0%	\$4,227,000
Supermarkets and other grocery stores	445110	\$60,792,000	\$48,400,000	50%	\$12,392,000
Meat markets	445210	\$710,000	\$250,000	35%	\$460,000
Fish and seafood markets	445220	\$234,000	\$200,000	86%	\$34,000
Fruit and vegetable markets	445230	\$435,000	\$0	0%	\$435,000

POPULATION PROJECTIONS

International Marketplace District

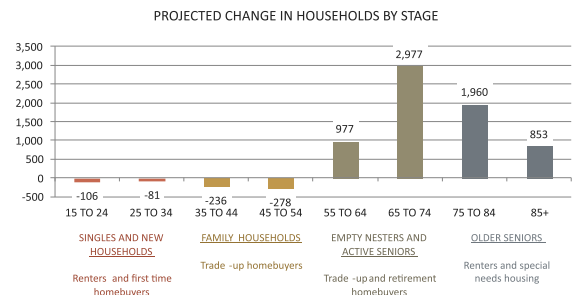
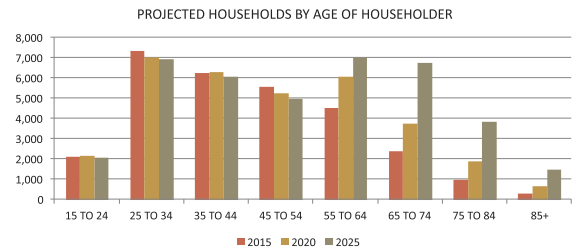
Trade Area Analysis
Saturday, December 26, 2015



HOUSEHOLD PROJECTIONS

International Marketplace District

Trade Area Analysis
Saturday, December 26, 2015





MISSION STATEMENT

To exceed expectations by providing an unsurpassed consulting experience through responsiveness and the quality of our services, while also creating a work environment that is rewarding to all.

866.909.2220 www.WGInc.com/parking

WGI is a full-service consulting firm founded in 1972 to provide a comprehensive range of infrastructure services. WGI has since diversified by offering related professional services that include Civil Engineering, Surveying and Mapping, Transportation Engineering, Structural Engineering, Subsurface Utility Engineering, Landscape Architecture, Land Planning, Environmental Sciences, Architecture, Water Resources, Creative Services, and Parking Solutions.

Our origins in parking go back to 1983, when our Parking Solutions Division was known as Carl Walker, Inc. Today, the Division offers a wide range of parking solutions such as structural engineering and functional design, feasibility and financial studies, architecture, design-build, restoration and preservation, technical assessment, master planning, and mobility solutions.

We specialize in the creative planning and design of environmentally conscious parking infrastructure and use the latest transformative technologies to support our comprehensive services. Our diverse portfolio within the realm of parking includes international airports, hospitals, sporting arenas, shopping and urban plazas, mixed-use developments, municipalities, downtown organizations, and cultural centers.

Our staff has been involved in the completion of thousands of parking studies, the evaluation and restoration of over 1,000 existing parking structures, and the design of over 1,500 parking structures. Our goal is to achieve user, owner, and community acceptance while maintaining a balance between aesthetics, user comfort, durability and cost.

WGI's Parking Solutions Division has branch offices nationwide including locations in Michigan, Illinois, North Carolina, Indiana, Texas, and Florida.



COMPANY PROFILE



CITY OF SHEBOYGAN PARKING STUDY AND ANALYSIS

LOCATION:

Sheboygan, Wisconsin

REFERENCE:

Chad Pelishek
Director of Planning & Development
City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081
Phone: 920.459.3383
Email: Chad.Pelishek@sheboyganwi.gov

PROJECT DATES:

January - October 2017

ROLE:

Parking Consultant

PROJECT MANAGER:

Jon Forster, CAPP

TOTAL COST:

\$40,000

A beautiful Lake Michigan waterfront community, Sheboygan has a hometown atmosphere and strong economic engine. Given the city's robust employment and need for housing, a large parcel downtown was converted from abandoned commercial storage space to modern apartments including over 200 units and an outdoor amphitheater. The new residents enjoy a vibrant downtown with many shops and restaurants, including a classic stage theater for productions.

With the continual growth downtown, the parking system has encountered pressure to accommodate an influx in vehicles and economic development. WGI conducted a parking study for Sheboygan focused on parking demand for parking, on-street parking assets, policy, and enforcement. An important goal was determining whether a parking structure was needed immediately or in the future. WGI assisted in identifying peak demand

areas and parking allocation strategies which allowed the city to accommodate current parking needs and plan for a future parking structure.

PROJECT HIGHLIGHTS

- Changes to permit parking allocation and pricing strategy to provide more open parking spaces
- Modifications to the parking enforcement program to create more consistency with emphasis on meeting customer needs.
- Interviews with local business owners to identify patron and employee parking needs.
- Analysis of fees, rates and parking system expenses to identify weaknesses and increase financial strength.
- Review of meter technology to identify need for meter equipment upgrades.



ENGINEERING // TRANSPORTATION // GEOSPATIAL // ENVIRONMENTAL // ARCHITECTURE // PLANNING // STRUCTURAL SOLUTIONS // LANDSCAPE ARCHITECTURE // PARKING SOLUTIONS // SUBSURFACE UTILITY ENGINEERING // CREATIVE SERVICES

SIGNATURE BLOCK

Note: Please return this page with your proposal.

The undersigned, an authorized agent of his/her company, hereby certifies:
(X) familiarization with all terms, conditions, and specifications herein stated,
(X) company is qualified to perform work and services as proposed,
(X) that the proposal submitted is valid until June 1, 2019_____ (date).

Neighborhood Planners

Andrew Dane

Company Name

Authorized Signature

602 N Lawe Street

Andrew Dane

Mailing Address

Printed Name

Appleton, WI, 54911

President

City, State, Zip

Title

LLC

920.585.3593

Type of Entity (S-Corp, LLC, etc.)

Phone Number

www.neighborhoodplanners.org

andrew@neighborhoodplanners.org

Web Site

Email Address