



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

OFFICIAL NOTICE AND AGENDA

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

Meeting:	Economic Development Committee
Date/Time:	Wednesday, April 3, 2024, at 5:15 PM
Location:	City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers
ED Members:	Sarah Watson (C), Chad Henke (VC), Lisa Rasmussen, Tom Kilian, and Carol Lukens

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

- 1 Approval of Minutes from March 7, 2024 Meeting
- 2 Presentation from TIF Task Force
- 3 Discussion and Possible Action on Third Amendment to Briq's Riverfront Lease (*Fifrick*)
- 4 Discussion and Possible Action on Sale of 6 acres of City-owned Property of the Northwest Corner of 315 N. 72nd Street (29129073030996) to Green Tree Construction for Residential Development (*Fifrick*)
- 5 Adjourn

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

Members of the public who do not wish to attend in person may view the meeting live or after the fact on the City of Wausau's YouTube Channel: <https://tinyurl.com/WausauCityCouncil> or live on Cable TV, Channel 981. Any person wishing to offer public comment who does not appear in person to do so, may email the City Clerk: Kaitlyn.Bernarde@ci.wausau.wi.us or the Economic Development Manager: Randy.Fifrick@ci.wausau.wi.us with "EDC Public Comment" in the subject line by the start of the meeting. All public comments received, either by email or in person, will be limited to items on the agenda only. Messages related to agenda items received prior to the start of the meeting will be provided to the Committee Chair.

This Notice was Posted at City Hall and Emailed to Local Media Outlets on 3/28/2024 @ 3:30 PM

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

MINUTES

Economic Development Committee Meeting

Date / Time: Thursday, March 7, 2024, at 5:15 P.M. | **Meeting called to order by** Watson at 5:15 P.M.

In Attendance

Members Present: Sarah Watson (C), Tom Kilian, Lisa Rasmussen, Carol Lukens, Chad Henke

Others Present: Liz Brodek, Randy Fifrick, Tammy Stratz, Shannon Graff, Andy Lynch, Juli Birkenmeier, Atty. Anne Jacobson, Alder Doug Diny, Alder Gary Gisselman, Karson Mueller

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

Agenda Item 1 – Approval of Minutes from February 6, 2023, meeting

*Henke motioned to approve, seconded by Lukens. **Motion carried 5-0.***

Agenda Item 2 – Presentation from Wausau Community Development Authority (WCDA) (Juli Birkenmeier)

To see the full presentation, please visit https://www.youtube.com/live/hfenZdlK_po?si=YVRuB1NQ4SZYztZP from minute 2:20 through 12:10.

Rasmussen commented that it would be important to post the Section 8 application period on all social media channels as well as send out a press release.

Agenda Item 3 – Discussion and Possible Action on Property Disposition Program for Redevelopment Purposes (Brodek, Stratz)

Brodek indicated this item was introduced in a previous CISM meeting.

Define redevelopment – for parcels that have some sort of redevelopment for residential or commercial purposes.

The highest bidder will not necessarily be the winner – it will be the bidder with the best use of the property.

*Agenda Item can be seen on the YouTube video from minute 15:00 through 28:09. Rasmussen made a motion to approve policy with additions, seconded by Lukens. **Motion carried 5-0.***

Agenda Item 4 – Discussion and Possible Action on RFP for Single Family Infill Housing (Brodek, Stratz)

The Thomas Street lots not originally being included in the RFP was confusing. Those lots are waiting for the WAM grant to be determined, and therefore, they are not shovel ready. Because of the deadline for ARPA funds, it is important to have projects that are ready to go to use those funds, so that is why they were originally excluded. There was discussion about just including them, with the caveat that whichever projects are ready to go, get the funds.

Kilian requested a line-item breakdown of costs associated with Thomas Street.

West Thomas St. Watch Page was suggested as a communication outlet for the Thomas Street project.

*Rasmussen motioned to move forward on other shovel ready projects, seconded by Henke. **Motion carried 5-0.***

Agenda Item can be seen on the YouTube video from minute 28:10 through 1:06:00.

Agenda Item 5 – Update on Community Listening Sessions (Brodek)

Brodek anticipated 6 sessions, one every two months, but the January/February time frame did not have one scheduled. There are 9 anticipated for the rest of the year. Most of the neighborhood groups are scheduled. Brodek worked with ECDC and HAC to schedule sessions that will have interpreters and culturally appropriate food. The meetings aren't really aligning every two months, but more like just before summer and just after summer.

Watson requested feedback from the meetings.

Agenda Item can be seen on the YouTube video from minute 1:06:00 through 1:15:00.

Agenda Item 6 – Discussion and Possible Action on Third Amendment to Briq's Riverfront Lease (Brodek)

Motion to renew the lease. Henke motioned and Rasmussen seconded.

Kilian requested some details on the lease. Brodek did not have the file in front of her, so Kilian requested to postpone it to the next meeting, which is a joint meeting with finance next Tuesday. Rasmussen said the agenda for the next meeting is too full. Discussion about holding the item over to the April ED meeting.

Motion to hold item for the April meeting. **Motion carried 4-1** with Rasmussen being the dissenting vote.

The agenda item can be seen on the YouTube video from minute 1:20:30 through 1:33:00.

Agenda Item 7 – Discussion and Possible Action on Pre-RFP Checklist (Brodek, Ffrick)

Ffrick created this pre-RFP checklist to consider certain parameters that need to be understood before looking to develop an area. Brodek wanted determination if the committee just wanted to be appraised of the process, or if they wanted to vote on it. Watson suggested adding the alder for the district that the development would be involved. Kilian suggested “does it conform to resolutions and plans that have been adopted by the city.” Watson suggested “what part of the strategic plan does this support.”

Rasmussen motioned to adopt this policy with suggested change, seconded by Henke. **Motion carried 5-0.**

Agenda item can be seen on the YouTube video from minute 1:33:00 through 1:42:20.

Agenda Item 8 – Discussion on Economic Development Committee Meetings scheduled for April (4/2) (Brodek)

Due to the next meeting falling on Election Day the committee agreed to reschedule the April ED meeting on April 3rd at 5:15.

Agenda Item 9 – Discussion and Possible Action on the Sale of 102 Short Street through the Property Disposition Program (Stratz)

This lot is about half the size of a standard lot. There is an offer to purchase from an adjoining parcel. It has been sitting vacant with the city taking care of it. Kilian asked if the offer was in line with the valuation. Comps are difficult because of the size of the parcel. Rasmussen opined that this could be considered more of a remnant of a parcel, rather than a developable parcel, and the price seems fair for that.

Rasmussen motioned to approve, seconded by Lukens. **Motion carried 5-0.**

Agenda item can be seen on the YouTube video from minute 1:15:00 through 1:20:30.

Agenda Item 10 – Adjourn

Meeting Adjourned at 7:00 PM

CITY OF WAUSAU, YouTube MEETING LINKS

ALL City of Wausau Meetings can be viewed at:

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

The ED meeting from 03/07/24 can be viewed at:

- https://www.youtube.com/watch?v=hfenZdlK_po

LEASE AGREEMENT BETWEEN THE CITY OF WAUSAU
AND BRIQ'S SOFT SERVE LLC

THIS AGREEMENT, made this 26th day of June, 2019, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "LESSOR," and Briq's Soft Serve LLC, hereinafter referred to as "LESSEE";

WITNESSETH:

WHEREAS, LESSOR presently owns property in the City of Wausau, a description of such property being attached hereto as "Exhibit 1" and incorporated herein by reference; and

WHEREAS, the property described on "Exhibit 1" contains a concessions building, and LESSEE wishes to lease from LESSOR this building, and LESSOR wishes to lease to LESSEE this building, all upon terms and conditions as follows:

NOW, THEREFORE, and in consideration of the rents, covenants, and agreement herein contained, LESSOR does hereby lease to LESSEE, and LESSEE does lease from LESSOR the concession building located on that land described on "Exhibit 1" attached hereto:

1. PREMISES. LESSOR hereby leases to LESSEE and LESSEE hereby leases from LESSOR that certain building located on property described as follows:

See "Exhibit 1" attached hereto and incorporated herein by reference.

2. DURATION OF LEASE. The initial term of this lease shall be three (3) years, beginning on the 26 day of June, 2019, and terminating on the 25 day of June, 2022. Provided that LESSEE is not then in default, this lease may be renewed upon the mutual agreement of the parties subject only to the fixed renewal increase described in paragraph 3 for additional successive terms of three years each, upon notice by the LESSEE to LESSOR of its intent to renew at least 120 days' prior to end of the then current three year term. If the LESSEE does not exercise its option to renew or the parties cannot agree on the terms for a new lease, then this agreement will terminate on the last day of the existing term.

3. RENT. LESSEE agrees to pay to LESSOR as follows:

The rent shall be One Thousand Dollars (\$1,000) per month (\$12,000 annually) for the initial three (3) year term with a 3% increase applied at the beginning of each successive three-year term for that entire three year term. Payments shall be made at the office of the City Clerk at City Hall, 407 Grant Street, Wausau, Wisconsin, or mailed to that address. Payment shall be received by the 1st day of each month for which the rent is due until the expiration of the lease agreement. (If the rent payment is made by mail, the money must be received by the City Clerk on or before the 1st day of each month.)

4. TAXES. LESSEE shall be responsible for any personal property taxes. LESSOR shall be responsible for all real estate taxes.
5. CONDITION OF PREMISES. LESSEE having inspected the demised premises, agrees to accept the premises in its present condition and state of repair and acknowledges that LESSOR has made no representation as to the condition of the premises. LESSEE acknowledges that it shall be the first occupant of this newly-constructed building.
6. USE OF PREMISES. The premises shall be used for the seasonal operation of a soft-serve ice cream and quick serve food items and related products business, provided that any use shall be a use which is permitted by the zoning ordinances of the City of Wausau.
7. HOURS OF OPERATION. With the exception of the beginning of the season in 2019, LESSEE shall be open from May 1 to October 1 each year, weather permitting. Hours of operation shall be daily (7 days a week) from approximately 11:00 a.m. to 10:00 p.m.
8. MAINTENANCE OF PREMISES. LESSEE agrees to keep the premises in good repair and reasonably clean at its expense, to maintain in good repair all equipment which is within the building on the premises and to return the building and the premises to LESSOR in reasonably good condition, repairing or replacing all broken or missing articles.

LESSEE shall be responsible during open season for keeping the interior space of the concession building reasonably clean at its expense. LESSEE shall also be responsible for daily cleaning and restocking of the public bathrooms during the months of operation. LESSEE shall be responsible during open season for maintaining all public and storage areas in and around the building, including nearby public seating areas and public waste receptacles.

LESSEE shall contract a dumpster at its expense for trash collection to be located in the combined trash enclosure provided by the City (see Exhibit 1).

LESSOR shall have the right to inspect the premises at all reasonable times and if LESSEE fails to keep the premises in a reasonably clean condition, LESSOR may clean the premises and charge the costs thereof to LESSEE.

LESSOR agrees to keep the LESSOR owned areas surrounding and nearby the premises in good repair and reasonably clean during the term of this lease.

9. INTERIOR FIXTURES. LESSOR shall provide, install and hook up a minimum sized 8'x10' walk in cooler and minimum sized 5'x10' walk in freezer and refrigeration systems. LESSOR shall also provide and install a four compartment sink with two side

drainboards and a pre-wash sprayer. These fixtures will become permanent features of the concessions building and shall remain with LESSOR.

10. CHANGES/IMPROVEMENTS OTHER THAN INTERIOR. It is agreed by and between the parties hereto that LESSEE shall not make any changes to or on or do anything to or on the exterior of the building, the land, the parking lot, or the sign, unless specifically permitted by this agreement, such permission to change not to be unreasonably withheld by LESSOR.
11. REMOVAL OF EQUIPMENT, FIXTURES, ETC. LESSEE may remove, at its own expense and without damage to the building or grounds, any equipment, fixtures, personal property, air conditioning equipment, or other similar items owned and installed by LESSEE in or on the demised premises, provided, however, that it leave the premises in the same condition of repair and as tenantable as they were at the making of this agreement and prior to the addition of such equipment or fixtures.
12. EXTERIOR. It is agreed between the parties hereto that LESSOR shall be responsible for the exterior of the building, the doors and the windows, unless the repairs and/or maintenance is necessitated by an act or an omission of LESSEE or someone on the premises for the purpose of conducting business with LESSEE.
13. HEAT AND UTILITIES. It is agreed by and between the parties hereto that LESSEE shall pay and be responsible for any and all natural gas, electrical, heat, light, telephone, water, sewer and any other services and/or utility services used by it during the months of operation for the term of this lease.
14. GOVERNMENTAL REGULATIONS. LESSEE agrees to keep and occupy the premises in accordance with all police, sanitary, health, safety, and other rules, laws, and regulations imposed by any governmental authority.
15. PROPERTY INSURANCE. LESSOR agrees to keep the leased premises insured for fire and extended coverage for the full insurable value thereof. LESSEE agrees to insure all of LESSEE's property on the leased premises, and any improvements that LESSEE might make to the leased premises, for fire and extended coverage for the full insurable value thereof.
16. LIABILITY INSURANCE. LESSEE agrees to carry and pay the premiums for public liability insurance, including liability under the safe place statute, insuring LESSOR against liability for injury to property for at least One Million Dollars (\$1,000,000) and against liability for injury to persons or for loss of life arising out of the use and occupancy of the demised premises, with limits of Two Million Dollars (\$2,000,000) per person and per occurrence, and shall furnish evidence of such insurance to LESSOR. In lieu of the foregoing, if LESSEE carries such public liability insurance under a blanket policy, LESSEE shall furnish LESSOR a current certificate to that effect which states the

amount thereof, the type of coverage, and that LESSOR has been added as a coinsured for the demised premises. LESSOR shall have the right at any time to request LESSEE to raise the herein described limits of coverage. Such increase shall be implemented by LESSEE within thirty (30) days of notice by LESSOR.


17. PARTNERSHIPS. LESSEE may establish and handle the transactions for complementary activities with the approval and coordination of the City/County Park Department.
18. INDEMNIFY AND HOLD HARMLESS. LESSEE agrees to indemnify LESSOR, and to save and hold LESSOR free and harmless from and against any and all judgments, damages, losses, costs, claims, expenses, suits, demands, actions, and/or causes of action of any kind or of any nature, which may be sustained by reason of damage or damages or injury to any person or persons or property or death to any person or persons, or by reason of any other liability imposed by law or by anything or by anyone else upon LESSOR, as the result of and/or due to LESSEE's operations on the premises which are the subject of this lease and/or as a result of and/or due to the presence of LESSEE on the premises which are the subject of this lease agreement and/or the result of and/or due to the existence of this lease agreement; and LESSEE agrees to indemnify and save and hold free and harmless any of LESSOR's appointed, hired, and elected officers, agents, employees and designees from the aforementioned judgments, damages, losses, costs, claims, expenses, suits, demands, actions and/or causes of action of any kind or of any nature, and this specifically includes within this indemnification and hold harmless, attorney's fees and other costs of defense which may be sustained by and/or occasioned to LESSOR and/or any of LESSOR's appointed, hired, and elected officers, agents, employees and designees.
19. RELEASE. LESSEE hereby releases LESSOR, and its officers, agents, employees and designees from all judgments, damages, losses, costs, claims, expenses, suits, demands, actions and/or causes of action of any kind or of any nature, which may result from or be due to LESSEE's operations on the premises which are the subject of this lease and/or as a result of and/or due to the present of LESSEE on the premises which are the subject of this lease and/or as the result of and/or due to the existence of this lease agreement.
20. REPAIRS AND MAINTENANCE. LESSEE shall, during the term of this lease and any renewal or extension thereof, keep the interior of the building on the demised premises in good order, and in presentable appearance, reasonable wear and tear excepted, and shall keep the exterior premises reasonable free of debris and in good order and in a presentable manner. LESSOR's duties for maintaining the demised premises shall include, but shall not be limited to, repairs to the heating system, air-conditioning system, electrical system, plumbing system, walls, floors, ceilings, roof, and windows. In general, the structural components of the building shall be the responsibility of LESSOR to maintain.

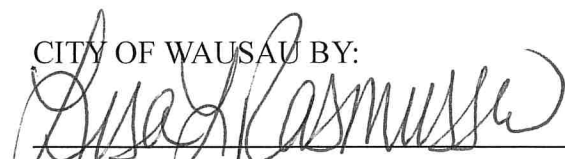
21. ASSIGNMENT—SUBLETTING. LESSEE may not assign or sublet all or any portion of the demised premises without the approval of LESSOR, which approval shall not be unreasonably withheld. LESSOR shall have the right to sell, assign, or transfer LESSOR's interest in this lease agreement.
22. SIGNS. LESSEE may erect such signs, or place lettering or other types of identification upon the demised premises only in compliance with city ordinances and state and federal statutes and codes and with the approval of the City/County Park Department, such approval not to be unreasonably withheld.
23. DAMAGE OR DESTRUCTION. In the event the demised premises shall be destroyed, or so damaged by fire, explosion, windstorm, or other casualty so as to be untenable, LESSOR shall not be bound to restore the demised premises, and this lease agreement shall be immediately terminated. In the event the damage does not render the demised premises untenable, LESSOR shall restore the demised premises with reasonable dispatch and while such damage is being repaired, LESSEE shall be entitled to an equitable abatement of rent. LESSOR shall not be liable or responsible for any delays in rebuilding or repairing due to strikes, riots, acts of God, national emergency, act of a public enemy, governmental laws or regulations, inability to procure materials, labor, or any other causes beyond its control.
24. TERMINATION OF LEASE BY LESSOR. If default is made in the payment of rent, at the times above stated, or if LESSEE shall break any of the covenants and agreements herein contained, or shall willfully or maliciously do injury to the premises, or shall file a petition in bankruptcy or have an involuntary petition in bankruptcy filed against him, or make an assignment for the benefit of creditors, LESSOR or its legal representatives shall have the right at any time thereafter, without notice, to declare this lease void and the term herein contained ended, and may re-enter the premises and expel LESSEE, using such force as may be necessary, without prejudice to any remedies which LESSOR may have to collect arrears of rent.
25. LESSOR'S OPTION TO CURE LESSEE'S BREACH. In the event of any breach hereunder by LESSEE, either in payment of insurance premiums, personal property taxes, charges, rents, fees or licenses levied, charged, or assessed by governmental authority, or in the making of repairs or maintenance, or in failing to deposit policies, or in any other covenants and agreements herein contained, LESSOR may immediately, or at any time thereafter, after five (5) days written notice to LESSEE, cure such breach at the expense of LESSEE. If LESSOR, at any time, by reason of such breach, is compelled to pay, or elects to pay, any money or to do any act which will require the payment of any money, or is compelled to incur any expenses, including reasonable attorney's fees, in instituting or prosecuting any action or proceeding to enforce LESSOR's rights hereunder, the sums so paid by LESSOR with interest at the rate of 10 percent per annum from the date of payment thereof, shall be deemed additional rent hereunder and shall be due from LESSEE to LESSOR from the time of disbursement. It is agreed that after the service of any notice, or the commencement of suits, or after final judgment for

possession of the premises, LESSOR may receive and collect any rent or additional rent due without prejudice to or waiver of an effect upon the said notice, suit, or judgment.

26. CUMULATIVE REMEDIES. All rights and remedies of LESSOR herein enumerated shall be cumulative and none shall exclude any other right or remedy allowed by law, and said rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefor arises.
27. NOTICES. Any notice required or permitted under this lease agreement shall be deemed sufficiently given or served if sent by certified mail, return receipt requested, to LESSEE at 1506 N. River Drive, Wausau, WI 54403, and to LESSOR at City Hall, 407 Grant Street, Wausau, WI 54403. Either party may, by proper notice, at any time from time to time, designate a different address to which notice shall be sent. Notices given in accordance with these provisions may also be made through personal receipt by the party to whom the notice is addressed.
28. INSPECTION. LESSOR or its agents or representatives shall have the right to enter and inspect the premises at reasonable times including during usual business hours and at any time in the event of an emergency that would substantially jeopardize LESSOR's interest in the leased premises.
29. SURRENDER OF PREMISES. LESSEE agrees and covenants that at the termination of this lease agreement or any renewal thereof, it will quietly and promptly yield and surrender said premises to LESSOR in as good condition of repair as when taken by it, reasonable wear and tear and damage by the elements alone excepted.
30. Should LESSEE remain on the premises subsequent to the termination date, LESSEE shall be considered as a month-to-month tenant upon the same terms and conditions as this lease and LESSOR shall have the right to terminate said tenancy upon thirty (30) days' notice.
31. It is agreed that sections 18 and 19 above shall not apply to any judgment, damage, loss, cost claim, expense, suit, demand, action and/or causes of action of any kind to the extent same is caused by the error, omission or other fault of the LESSOR, and to that extent, LESSOR shall indemnify, defend and hold LESSEE harmless, and releases LESSEE and its officers, agents, employees, and designees.

IN WITNESS WHEREOF, this lease agreement has been duly executed the day and year first above written.


Witness

CITY OF WAUSAU BY:


Robert B. Mielke, Mayor
Lisa K. Rasmussen, Acting Mayor

Lisa Pusch

Witness

Toni Rayala

Toni Rayala, Clerk

BRIQ'S SOFT SERVE LLC, BY:

Lisa Pusch

Witness

Kevin Briquelet Miller

Kevin Briquelet Miller, Member

Holly Briquelet Miller

Holly Briquelet Miller, Member

Holly Briquelet Miller

Witness

Lisa Pusch

witness

EXHIBIT 1

Part of Lot 2 of Certified Survey Map No. 17367 recorded in the Office of Register of Deeds for Marathon County in Volume 83 of Certified Survey Maps on Page 24, being part of Sections 25 and 26, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

THIRD AMENDMENT TO LEASE AGREEMENT BETWEEN THE
CITY OF WAUSAU AND BRIQ'S SOFT SERVE LLC

This Amendment ("Amendment") to the Lease Agreement between the City of Wausau, a municipal corporation of the State of Wisconsin ("Lessor") and Briq's Soft Serve LLC ("Lessee") is made this 29th day of February, 2024.

WHEREAS, the City of Wausau and Briq's Soft Serve LLC entered into a Lease Agreement for the concessions building on the Riverfront on June 26, 2019 ("Agreement"); and

WHEREAS, a First Amendment to the lease was entered into on June 9, 2022; and

WHEREAS, a Second Amendment to the lease was entered into on September 25, 2022; and

WHEREAS, the Agreement terminates on September 25, 2023; and

WHEREAS, the parties wish to make certain amendments to the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. As to paragraph 2., DURATION OF LEASE. The lease shall be retroactively effective as of September 25, 2023, and shall be renewed for an additional one-year term, terminating on September 25, 2024.
2. As to paragraph 7., HOURS OF OPERATION. Lessee shall be open from May 29 to September 4, weather permitting. Hours of operation shall be Monday through Thursday, from 2:00 p.m. to 9:00 p.m., and Friday through Sunday, from 12:00 p.m. to 9:00 p.m. Should Lessee have an unexpected closure, signage shall be provided.

To the extent not amended above, the remainder of the terms in the Agreement remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

CITY OF WAUSAU BY:

BRIQ'S SOFT SERVE LLC BY:

Katie Rosenberg, Mayor

Kevin Briquelet Miller, Member

Kaitlyn A. Bernarde, Clerk

Holly Briquelet Miller, Member

To: Economic Development Committee
From: Randy Fifrick, Economic Development Manager
Date: March 28, 2024
Re: Sale of Business Campus Land for Residential



The Wausau City Council recently approved the Green Tree Meadows Subdivision which is located east of 72nd Avenue, north of the existing Morgan Creek subdivision. The southeast corner of the approved preliminary plat is isolated due large wetlands in the area. The City owns an adjoining property that also includes an isolated peninsula of developable land surrounded by wetlands. As part of the discussions with the Developer the idea of adding the City owned property to the residential development was born.

The City-owned property outside of the mapped wetlands is approximately 3.1 acres and based on the layout provides a less than ideal layout for a typical use within the Business Campus. The developer is currently proposing 4 individual residential lots that would access directly off 72nd Avenue, which sees heavy traffic at peak times. Including the City-owned property would allow the Developer to create a short cul-de-sac road that would allow for more buildable lots and one access point for vehicles onto 72nd Avenue.

The City-owned property contains approximately 3.1 acres of upland, non-wetland area. Based on our standard per acre price of \$12,500 for the Business Campus, this would come to \$38,750. The additional land the surrounding wetlands will provide some buffer on the back of these properties to make it 6 acres with no additional cost to the buyer as this land is not developable.

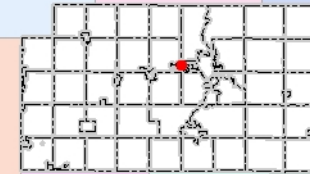
Staff Recommendation: To direct City Staff to work with Green Tree Construction on the sale of 6-acres of land located in the northwest corner of 315 N. 72nd Street (29129073030996) to Green Tree Construction for residential development purpose for \$38,750.



Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



Legend

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

140.96 0 140.96 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Land Information Mapping System

TAYLOR

LINCOLN



WOOD

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Legend

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50.00 0 50.00 Feet

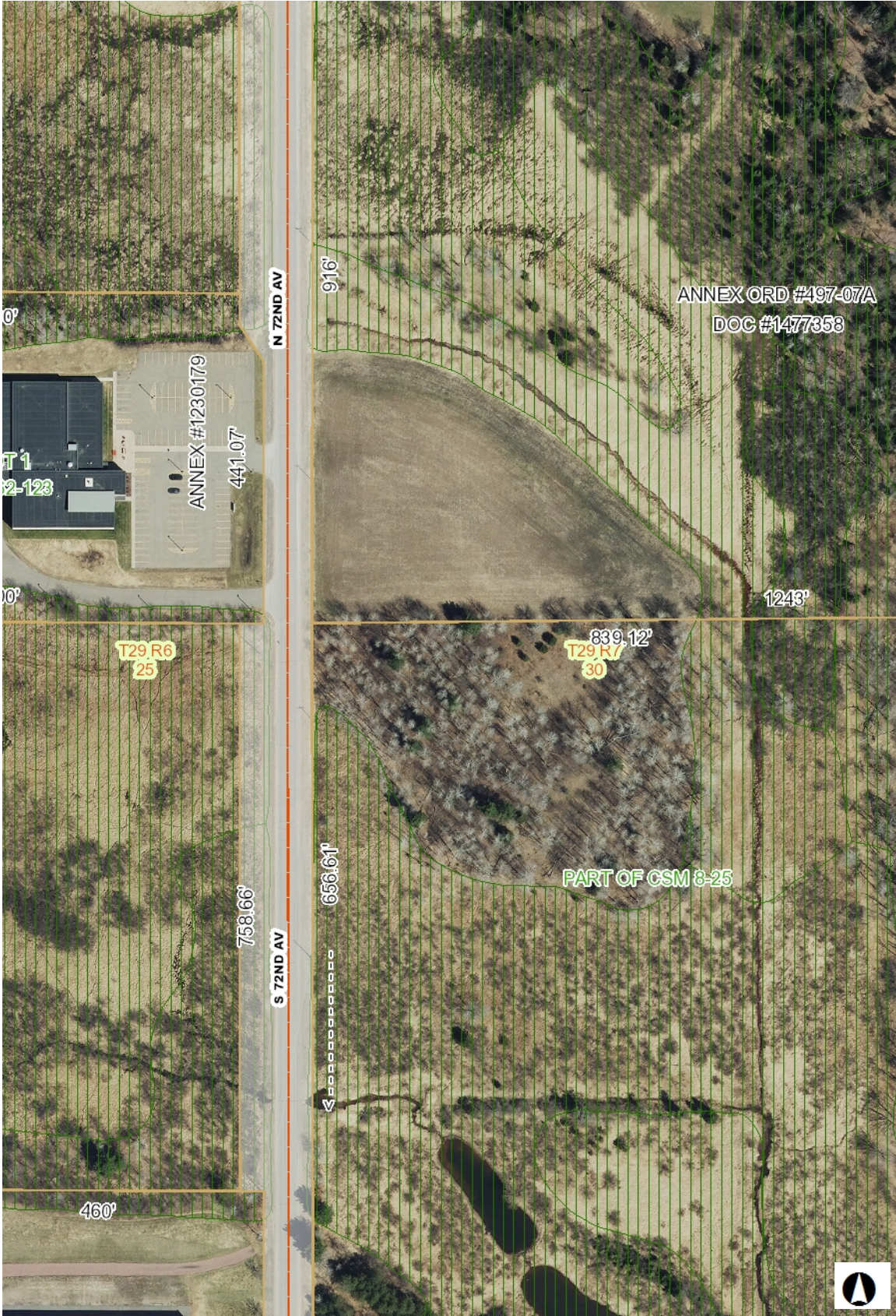
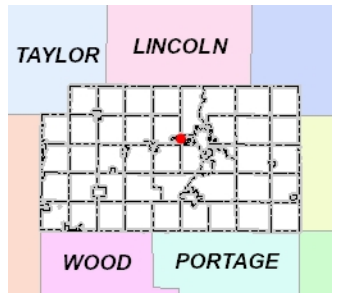


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Notes



Legend

- Road Names
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 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

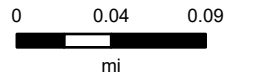
Notes

100.00 0 100.00 Feet

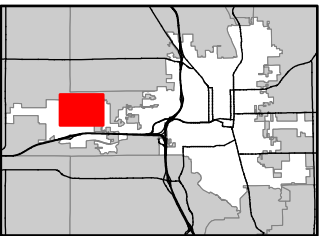
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City of Wausau
DPW

Date Printed: 2/1/2024



- Mile Marker
- Highway Exit
- Right Of Way
- Parcel
- Red: Band_1
- Green: Band_2
- Blue: Band_3

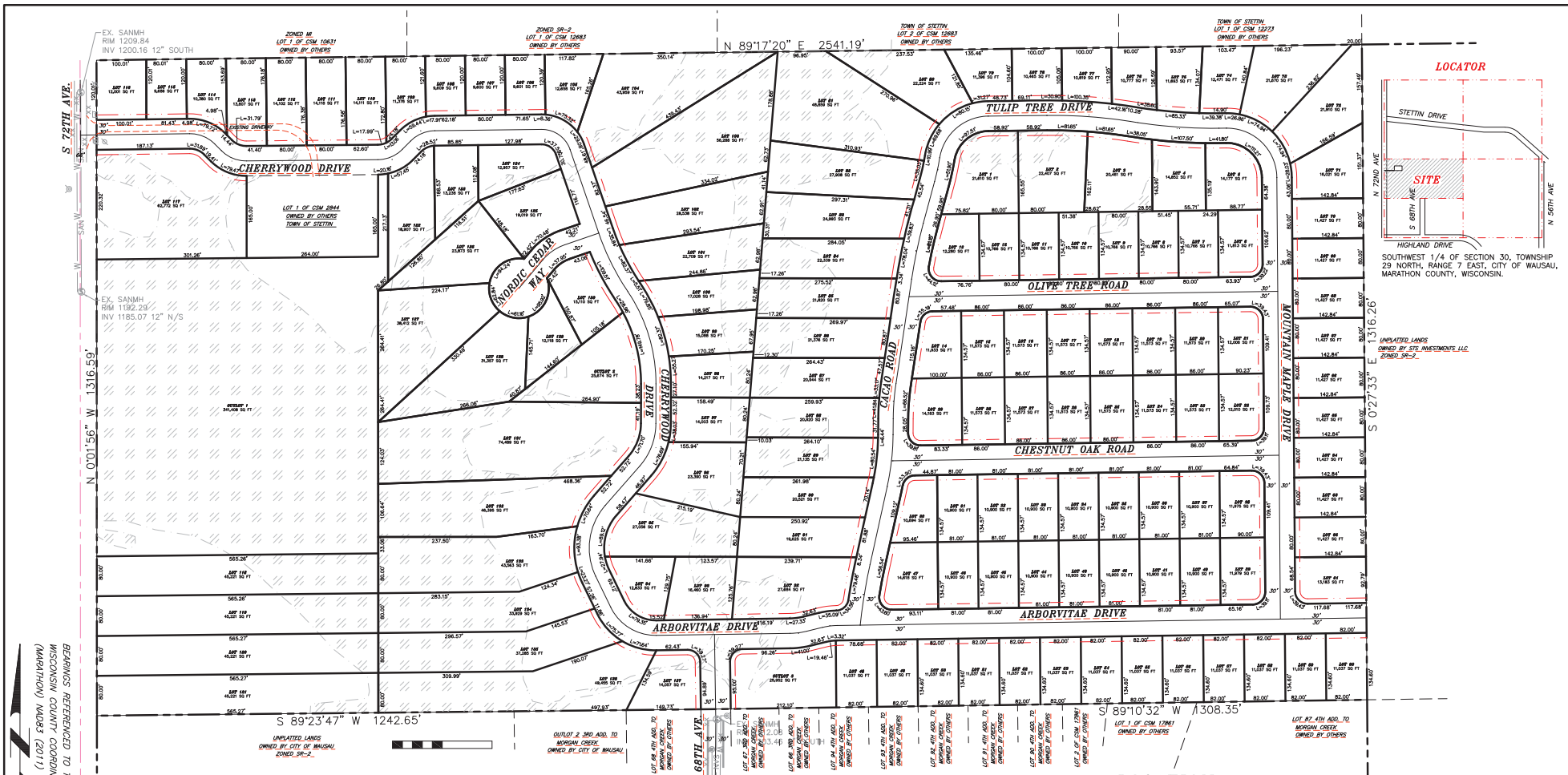


NOTES:

1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us



Preliminary Plat
Location Parcels



BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) (M093) (2011)

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

BY	DATE	DESCRIPTION

- LEGEND**
- - - PROPOSED 10' UTILITY EASEMENT
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING HYDRANT
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING POWERPOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING SANITARY MANHOLE

WETLAND NOTE
WETLANDS SHOWN HEREON WERE PROVIDED BY STAR ENVIRONMENTAL WETLAND DELINEATION.

OUTLOT RESTRICTION
OUTLOTS OF THIS PLAT BEING DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

ZONING NOTE
D6-B LOTS 11-39 FRONT YARD SETBACK 17 FEET SIDE YARD SETBACK 8 FEET REAR YARD SETBACK 30 FEET MINIMUM LOT SIZE 9,600 SQ.FT.
SR-5 LOTS 30-31 FRONT YARD SETBACK 17 FEET SIDE YARD SETBACK 8 FEET REAR YARD SETBACK 25 FEET MINIMUM LOT SIZE 7,000 SQ.FT.

SURVEYOR & ENGINEER
TIMOTHY VREELAND - PROFESSIONAL LAND SURVEYOR
DUSTIN VREELAND - PROFESSIONAL ENGINEER
6103 DAWN STREET
WESTON, WI 54476

OWNER
BLENNER DEVELOPMENTS LLC
JASON BLENNER
PO BOX 40
AMHERST, WI 54408

DEVELOPER
GREEN TREE CONSTRUCTION
THOMAS LUKATEL
2579 REAR CREEK ROAD
STEVENS POINT, WI 54481

LOCATION:
PART OF THE FRACTION N1/2 OF SW1/4, NW1/4 OF THE SE1/4, SE1/4 OF THE NE1/4, AND ALL OF OUTLOT 1 OF CSM 9015-36-18, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

REVISIONS

BY	DATE	DESCRIPTION

TITLE PAGE:
PRELIMINARY PLAT

PROJECT: GREEN TREE MEADOWS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAT DATE:
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: **1" = 100'**
SHEET PRELIM