



*** 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, August 7, 2024, at 5:30 PM
Location:	City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers
EDC Members:	Carol Lukens-Chair, Chad Henke-Vice Chair, Terry Kilian, Gary Gisselman, and Victoria Tierney

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

1. Approval of Minutes from June 4 and July 2, 2024 Meetings
2. Discussion and Possible Action on Consent to Transfer, Waiver of Right of First Refusal, Termination of Recorded Deed Restrictions and Recording Set of Revised Restrictions for 8220 Enterprise Drive
3. Presentation and Discussion of Proposals Received for Riverlife South Request for Interest (RFI)
 - a. T Wall Enterprises
 - b. Wangard Partners
4. **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: relating to review and recommendation of Proposals Received for Riverlife South Request for Interest (RFI)
5. **RECONVENE** into Open Session to take action on Closed Session items, as necessary
6. Update on Commonwealth Affordable Housing Project at 700 Grand Ave (*Fifrick*)
7. Update on Infill Housing Project and Request for Bids (*Stratz*)
8. Adjourn

Carol Lukens, Chairperson

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

Members of the public 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 Development Director: 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 8/1/2024 @ 7:45 AM

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: Tuesday, June 4, 2024, at 5:30 P.M. | **Meeting called to order by** Henke at 5:30 P.M.

In Attendance

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

Members Absent: Carol Lukens

Others Present: Liz Brodek, Randy Fifrick, Tammy Stratz, Shannon Graff, Mayor Doug Diny, Atty. Anne Jacobson, Kimm Weber (MCDEVCO),

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 Meeting Minutes from May 7, 2024

*Alder Kilian moved to approve minutes, seconded by Tierney. **Motion carried 4-0.***

Agenda Item 2 – Presentation by Greater Wausau Chamber of Commerce (Eckmann)

Dave Eckmann from the Greater Wausau Area Chamber of Commerce presented on the needs of Wausau. See YouTube recording for full presentation (linked listed below) at time: 6:25-20:15

Agenda Item 3 – Discussion and Possible Action on Sale of 1717 Arlington Lane to Ghidorzi Investment I, LLC. (Fifrick)

Fifrick provided details on the possible sale of this property. He noted the Ghidorzi team approached the city to purchase the city-owned property which is currently landlocked and surrounded by other properties owned by Ghidorzi. Fifrick explained the City Assessor estimated the value of the property at \$182,000 which Ghidorzi is prepared to pay. Fifrick noted if Ghidorzi is able to purchase this parcel, it will make way for larger scale planning and development in the area.

Kilian asked for the property's history, how and why the city acquired it and noted the positioning of it seemed unusual. Fifrick explained it was difficult to find history on the parcel. He said it may have been purchased around 1993, possibly back further, but an exact date was unable to be determined. Fifrick surmised the parcel was acquired for the right of way for the highway. Kilian also asked who paid for the retaining wall. Fifrick said there was a development agreement between the City and Ghidorzi where Ghidorzi did the work and paid for a lot of the work that was completed. Kilian noted about ¾ of the wall is on the city's property, which Fifrick said seemed about right. Kilian then asked if there were any resolutions requiring the city to release an RFP for this 6.7-acre parcel. Fifrick responded that due to the special circumstances of Ghidorzi owning the surrounding parcels, any development on that parcel would be limited nor has it been on staff's radar considering the location so getting it back on the tax roll and selling the property to a developer who for a larger development, seemed to be in the city's best interest, especially with getting a fair market price for it as well.

Gisselman asked how the assessor determined the value because the area of the parcel seems to be expensive territory with good potential for development. Fifrick explained the assessor compared the parcel to assessments of the surrounding properties and also considered that 1/3 of the parcel is swamp with only 2.24 acres being buildable and the parcel only has road access through an easement that can be reneged at any time.

Kilian asked again why it wasn't best to put this parcel out for an RFP. Fifrick answered that due to the complexity of the parcel, the fact that it contains a large wetland area, he doesn't foresee there being any interest in the parcel.

*Gisselman motioned to approve the sale, seconded by Tierney. **Motion carried 4-0.***

Agenda Item 4 – Discussion and Possible Action on Consent to Transfer and Waiver of Right of First Refusal 2105 N 2nd St., Wausau (Stratz)

Stratz explained that the City issued a commercial Rehabilitation loan to Thrive Properties, LLC in the amount of \$150,500.00 to assist with renovations at 2105 N 2nd Street to turn the property into a restaurant which included verbiage in the loan agreement that the City would have a right of first refusal if Thrive vacated the property. Staff were made aware of an accepted offer to purchase the current owners received and they are now requesting the city to waive its first right of refusal to allow the sale to occur. Stratz indicated in a discussion with the seller's attorney, the new buyer intends to keep the property a restaurant and the unpaid balance owed to the City will be fully satisfied through proceeds which will replenish the Commercial Rehabilitation Fund.

Kilian asked if Thrive had an opportunity to pay back the loan since it was originated. Stratz indicated they have made just under \$27,000 in payments but have been delinquent the past four years due to Covid. However, she noted everyone was allowed to be delinquent during Covid as a result of the financial implications the pandemic caused. When businesses started reopening and things returned to normal, Thrive was unable to revive their business. Stratz said with accumulated interest, Thrive owes just over \$145,000.

*Kilian motioned to approve the Consent to Transfer and Waiver of Rights of First Refusal, seconded by Tierney. **Motion carried 4-0.***

Adjourn

*Gisselman motioned to adjourn, seconded by Tierny. **Motion carried 4-0.***

Meeting Adjourned at 6:02 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 06/04/24 can be viewed at:

- <https://www.youtube.com/live/135n748TSyU?si=U3fgmXF9vb4KGDxe>

MINUTES

Economic Development Committee Meeting

Date / Time: Tuesday, July 2, 2024, at 5:30 P.M. | **Meeting called to order by** Lukens at 5:30 P.M.

In Attendance

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

Others Present: Liz Brodek, Tammy Stratz, Mayor Doug Diny, Atty. Anne Jacobson, Kimm Weber (MCDEVCO), Ashley Dadabo (DNA Taverns, LLC), Tom Kilian

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 June 4, 2024, Meeting

Postponed to next meeting

Agenda Item 2 – Presentation by MCDEVCO (Webb)

Kimm Weber from MCDEVCO presented on what MCDEVCO does. Brief history of MCDEVCO was given, Kimm then discussed how MCDEVCO and the City of Wausau and County of Marathon work together. See YouTube recording for full *presentation (linked listed below)* at time: 3:48

Agenda Item 3 – Discussion and Possible Action on Sale of 1210 N 3rd Street to DNA Taverns, LLC (Brodek)

Liz Brodek discussed the basis of this agenda item which is a sale from the City of Wausau to DNA Taverns, LLC. Terry Kilian posted questions/concerns regarding the location of the driveway. This is an item that is being worked out with the Engineering Department. Ashley Dadabo stated that they do have an easement on the rear of the property off the alley as well as possibly off 3rd St. Ashley Dadabo stated that she does hold other LLC's and is familiar with potential parking and traffic issues. Confirmation was given that this is a sale of the property and not a gift. Gary Gisselman inquired about the potential future development of the neighborhood. Tammy Stratz spoke to this regarding that the property was purchased as a blighted property; since the City was unable to purchase the other property (1212 N 3rd St) there is nothing that can be done with the property of 1210 N 3rd St due to the small size. Gary Gisselman also stated as long as the brick building next to the Polack Inn is refurbished he is in favor of this sale. See YouTube recording for full *presentation (linked listed below)* at time: 17:51

Henke motioned to approve the sale, seconded by Tierney. Motion carried 5-0.

Agenda Item 4 – Update - Thomas Street Redevelopment: DNR WAM Grant & Potential Transfer to Wausau Community Development Authority (Brodek)

No Action Required.

Agenda Item 5 – Update: Affordable Infill Request for Bids at 722 and 727 Jefferson Street and 1019 Bridge Street (Stratz)

No Action Required.

Adjourn

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

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 07/02/24 can be viewed at:

➤ <https://www.youtube.com/watch?v=Te-fHhQEwvE>

To: Economic Development Committee

From: Randy Fifrick, Interim Community Development Director

Date: August 7, 2024

Re: Termination of Recorded Deed Restrictions and Recording Set of Revised Deed Restrictions for 8220 Enterprise Drive



Landmark Leasing currently owns the building located at 8220 Enterprise Drive in the Wausau West Side Industrial Park. The building is being leased by Compass Group which owns Canteen which operates out of the building. They are looking to sell the property to another investor and have requested changes to the standard deed restrictions for the property.

Over the last 3 years City Staff has been working to update the standard deed restrictions that are recorded when the City sells a property within the Wausau Business Campus. Based on historical requirements, when a property is being sold the City is asked to waive our right of first refusal. We have been updating the deed restrictions as these requests have been brought forward. These updated deed restrictions clarify the requirements for these properties especially after construction has occurred.

Staff recommends the City approve the termination of the current recorded deed restrictions for 715, 717, 719, 721 and 723 S. 72nd Avenue and recording the new set of revised deed restrictions.

CITY OF WAUSAU STANDARD DEED RESTRICTIONS
FOR WAUSAU BUSINESS CAMPUS – EXISTING PROPERTIES

1. CITY shall approve any sale or transfer of the property or improvements on the property to a tax-exempt entity, as evidenced by a resolution adopted by the CITY, authorizing such action. The CITY does not need to approve the sale or transfer to tax paying entities, so long as the use of the property complies with zoning ordinances.
2. Any use of the property or buildings on the property and all improvements placed on the premises and any alterations done thereto shall fully comply with the CITY's zoning ordinances, and any and all other laws, codes and regulations.
3. No premises, or any part thereof, shall be leased, assigned, transferred or sublet, in whole or in part, without fully complying with the CITY's zoning ordinances.
4. The entire area between the building(s) of each site and the front property line, except for driveways, shall be landscaped with a combination of street trees, trees, ground cover and shrubbery, and properly maintained. All unimproved areas not utilized for parking or outside storage shall be maintained in a weed-free condition. Grass shall be maintained in accordance with Municipal Code.
5. The construction of all buildings and improvements placed on the premises and any alterations or future additions done thereto shall fully comply with CITY's zoning ordinances, and any and all other laws, codes and regulations, and specifically, adequate provisions shall be made by the GRANTEE to comply with building setbacks, parking and off-street loading, roadway access, stormwater, lighting, fire protection, and hard surfacing provisions of CITY Code.
6. Before any outside area is used for storage, or storage or parking of trucks, trailers, tractors and other motor vehicles, prior approval or site plan approval for such storage parking must be received, in writing, from the CITY.
7. No land shall be developed or altered that results in flooding, erosion, or sedimentation to adjacent properties. All runoff shall be properly channeled into a storm drain, watercourse, storage area or other storm water management facility.
8. There shall be no on-site dumping of anything contrary to CITY health and sanitation and zoning ordinances.
9. All railroad service to GRANTEE's property shall be subject to any agreements in effect between the railroad company and CITY. Railroad lead tracks may not be used for loading or unloading purposes.

10. The CITY may, unilaterally, in the future, by Resolution, exempt the land or any portion of the land from one or all of the above covenants, regulations, or restrictions, and/or encumbrances. The CITY may, unilaterally, in the future, by Resolution, require Grantee to grant the City any easement needed for public purposes without cost to the City.
11. These restrictions supersede any conflicting restrictions and/or regulations and/or covenants and/or encumbrances previously passed by the CITY, and/or recorded in the office of the Marathon County Register of Deeds, which affect the land which is subject to this deed, that have not been formally rescinded by the CITY. Any restrictions, regulations, covenants and/or encumbrances which affect the land which is subject to this deed, and which are not in conflict with these restrictions herein, are still specifically deemed to be in full force and effect.
12. These restrictions shall be considered deed restrictions and the covenants, burdens and restrictions shall run with the land in perpetuity and shall forever bind grantee, its successors and assigns.
13. These deed restrictions may be enforced by the CITY by either or both of the following methods:
 - a. Action. The enforcement of the restrictions contained in these deed restrictions may be by proceeding at law or in equity against any person or persons breaching or attempting to breach any restriction, to restrain such breach or to recover damages.
 - b. Notice and City's Right to Rectify. If any parcel owner has failed in any of the duties or responsibilities created by these deed restrictions, then the City may give such owner written notice of such failure and such person shall within ten (10) days after receiving such notice, rectify the failure or breach. Should any person fail to fulfill the duty or responsibility within such period, then the City shall have the right and power to enter onto the parcel and perform such duty or responsibility without any liability for damages for wrongful entry, trespass, or otherwise to any person. The owner for whom such work is performed shall promptly reimburse the City within thirty (30) days after receipt of a statement of such work.

Updated 5/4/24

WARRANTY DEED
Document Title

Document No.

THIS DEED, made between, City of Wausau, a municipal corporation of the State of Wisconsin, Grantor, and Landmark Leasing LLC, a Wisconsin limited liability company, Grantee.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in Marathon County, State of Wisconsin:

Lot 1 of Certified Survey Map No. 17226 recorded in the Office of Register of Deeds for Marathon County in Volume 82 of Certified Survey Maps on Page 24, as Document No. 1701488; being part of the East one-half (E1/2) of the Northwest quarter (NW1/4) of Section 36, Township 29 North, Range 6 East, City of Wausau, Marathon County, Wisconsin.

Recording Area

Name and Return Address:

Landmark Leasing LLC
Mike Kilinski
5909 N. 39th Avenue
Wausau WI 54401

Charge City of Wausau

PIN: 291.2906.362.0951

Exempt from Fee and Transfer Return Under 77.25(2), Wis. Stats.

This is not homestead property.

Exceptions to warranties: Covenants, conditions, easements, restrictions, and reservations of record.

Dated this 15th day of April, 2016.

CITY OF WAUSAU BY:

James E. Tipple
* James E. Tipple, Mayor

Toni Rayala
* Toni Rayala, Clerk

AUTHENTICATION

Signature(s) _____
authenticated this ____ day of _____, 2016.

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT DRAFTED BY
Anne L. Jacobson, City Attorney
for the City of Wausau
City Hall, Wausau, WI 54403

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
MARATHON COUNTY)

Personally came before me this 15th day of April, 2016, the above named James E. Tipple, Mayor, and Toni Rayala, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Lisa A. Parsch
* Lisa A. Parsch
Notary Public, State of Wisconsin
My commission: 7/10/16

STANDARD DEED RESTRICTIONS
FOR WAUSAU BUSINESS CAMPUS

1. GRANTEE shall build within one year of the date on which the conveyance to the subject property and the consideration for that conveyance are transferred (the date of closing).

2. In the event GRANTEE fails to start construction or make substantial use of the land within one year of the date of purchase, the City of Wausau (CITY) shall have the option of repurchasing the land at the original sale price, plus the cost, less depreciation, if any, of any documented, mutually agreed upon improvements made to the property. "Improvements" shall include all labor and material costs not previously reimbursed by CITY in connection with the purchase, hauling, placement, and compaction of fill necessary to bring the land to grade.

In the event GRANTEE elects to convey all or any portion of said land, the land shall first be offered to CITY and CITY shall have the option of repurchasing the land at the lesser of the following: The price and terms offered to GRANTEE by a prospective buyer; or at the original sale price, plus the cost, less depreciation, if any, of any improvements made to the property, plus any outstanding, unpaid special assessments levied against that portion of the parcel.

The offer to CITY shall be by registered mail, return receipt requested, mailed to the City Clerk.

CITY shall have 90 days after the expiration of the one year time limit, or after the notice of intent to convey, to exercise its option to repurchase, unless an extension of time is mutually agreed upon and set forth in writing. Action on the repurchase shall be by a resolution adopted by the Common Council of CITY. If the option is exercised, conveyance to CITY shall be by warranty deed free and clear of all liens or encumbrances created by act or default of the GRANTEE.

This repurchase restriction runs with the land as do all the restrictions contained on this document, and all heirs and assigns of GRANTEE and every owner of the parcel shall be subject to this restriction and to all the restrictions in this document.

3. No building or driveway shall be constructed or erected, any addition made to the exterior of a building, nor shall any change in the use of the premises be made until plans showing the nature and location on the site of the proposed improvements, and the proposed use of the premises shall be approved in writing by the Economic Development Committee or its successor committee.

4. All improvements placed on the premises and any alterations done thereto shall fully comply with CITY's zoning ordinances, and any and all other laws, codes and regulations, and specifically, adequate provisions shall be made by the GRANTEE to comply with the setback, parking and off-street loading provisions of the Zoning Code.

5. No premises, or any part thereof, shall be leased, assigned, transferred or sublet, in whole or in part, without the prior written consent of CITY, and only after a resolution passed by the Wausau Common Council, authorizing the action.

6. All leases or premises in such site shall provide for termination or other penalty, and all conveyances or grants of other interests or premises in said site shall provide for reversion or other penalty if the proposed improvements of the premises so leased or granted is not begun or completed in time represented by the proposed lessee or purchaser and accepted by the Committee or Council (not to exceed one year).

7. CITY shall retain possession to any and all of the black dirt and topsoil on the premises. Excess land fill material, other than black dirt and topsoil not wanted by GRANTEE, shall not be removed from the premises by the GRANTEE without first offering the same to CITY, free of charge.

8. There shall be no on-site dumping of anything which CITY indicates shall not be dumped.

9. GRANTEE shall submit to CITY plans and specifications as to the improvements intended to be placed thereon, and a timetable showing anticipated completion dates of the improvements.

10. All railroad service to GRANTEE's property shall be subject to any agreements in effect between the Chicago and North Western Railway Company, Chicago, Milwaukee, St. Paul and Pacific Railroad Company or any other railroad company and CITY. Railroad lead tracks may not be used for loading or unloading purposes.

11. The entire area between the building(s) of each site and the front property line, except for driveways, shall be landscaped with a combination of street trees, trees, ground cover and shrubbery. All unimproved areas not utilized for parking or outside storage shall be maintained in a weed-free condition. A proposed landscape plan for the entire parcel shall be submitted in conjunction with the submittal required in paragraph 9 above.

12. No parcel adjoining Stewart Avenue shall have direct access onto Stewart Avenue unless approved by CITY.

13. Before any outside area is used for storage, or storage or parking of trucks, trailers, tractors and other motor vehicles, prior approval for such storage parking must be received, in writing, from CITY.

15. Prior to the construction of any buildings and improvements on the premises, the owners shall present plans to the appropriate City committee and shall receive approval from the City Council prior to the construction thereof.

16. The Common Council and/or the Economic Development Committee or its successor committee may, unilaterally, in the future, by resolution, provide for other and/or further covenants, regulations, restrictions, and/or encumbrances to this land, or they may exempt the land

or any portion of the land from one or all of the above covenants, regulations, or restrictions, and/or encumbrances.

17. These restrictions supersede any conflicting restrictions and/or regulations and/or covenants and/or encumbrances previously passed by the Common Council, and/or recorded in the office of the Marathon County Register of Deeds, which affect the land which is subject to this deed. Any restrictions, regulations, covenants and/or encumbrances which affect the land which is subject to this deed, and which are not in conflict with these restrictions herein, are still specifically deemed to be in full force and effect.

18. These restrictions shall be considered deed restrictions and the covenants, burdens and restrictions shall run with the land in perpetuity and shall forever bind grantee, its successors and assigns.

StandardDeedRestrictions-LandmarkLeasing4/16

To: Economic Development Committee
From: Randy Fifrick, Interim Community Development Manager
Date: August 7, 2024
Re: Request for Interest on Riverlife South Properties Responses



The past May, the City of Wausau released a Request for Interest (RFI) for development of the Riverlife South area. The City invited developers to express interest and provide information on their company and plans for the area.

Based on the RFI, successful proposals should: (1) Be creative in its use and add value to the neighborhood and surrounding businesses; (2) Propose a use that complements the existing area uses and maximizes property tax value of the land to City; (3) Meets the City's Urban Design Guidelines, highlights the natural amenities, and fulfills the unique nature of the site.

The City received two complete responses for the redevelopment project. They are summarized below, with each full proposals found by clicking the following link: <https://www.wausauwi.gov/your-government/community-development/economic-development/requests-for-proposals-rfp>

T. Wall Enterprises

While their current priorities are the Foundry on 3rd development and the Mall Redevelopment, they are interested in developing Riverlife South in the next few years if the City does not select a developer for the riverfront property.

Wangard Partners

The Development proposal calls for approximately 135 units in two 4 story multifamily buildings as well as park area and walking trails to compliment and further activate the Riverfront Development District.

The developers have been asked to attend the Committee Meeting, provide a presentation on their interest and answer questions from the Committee. After the Committee feels that their questions have been answered we will go to closed session to discuss the projects and potentially forward a recommendation to City Council.

Staff will be reviewing each response and ranking them based on the criteria contained in the RFI. Those rankings will be shared with the Committee during closed session at the meeting for consideration.

To: Wausau City Council
From: Randy Fifrick, Economic Development Manager
Date: August 7, 2024
Re: Update on 700 Grand Ave Sites Redevelopment

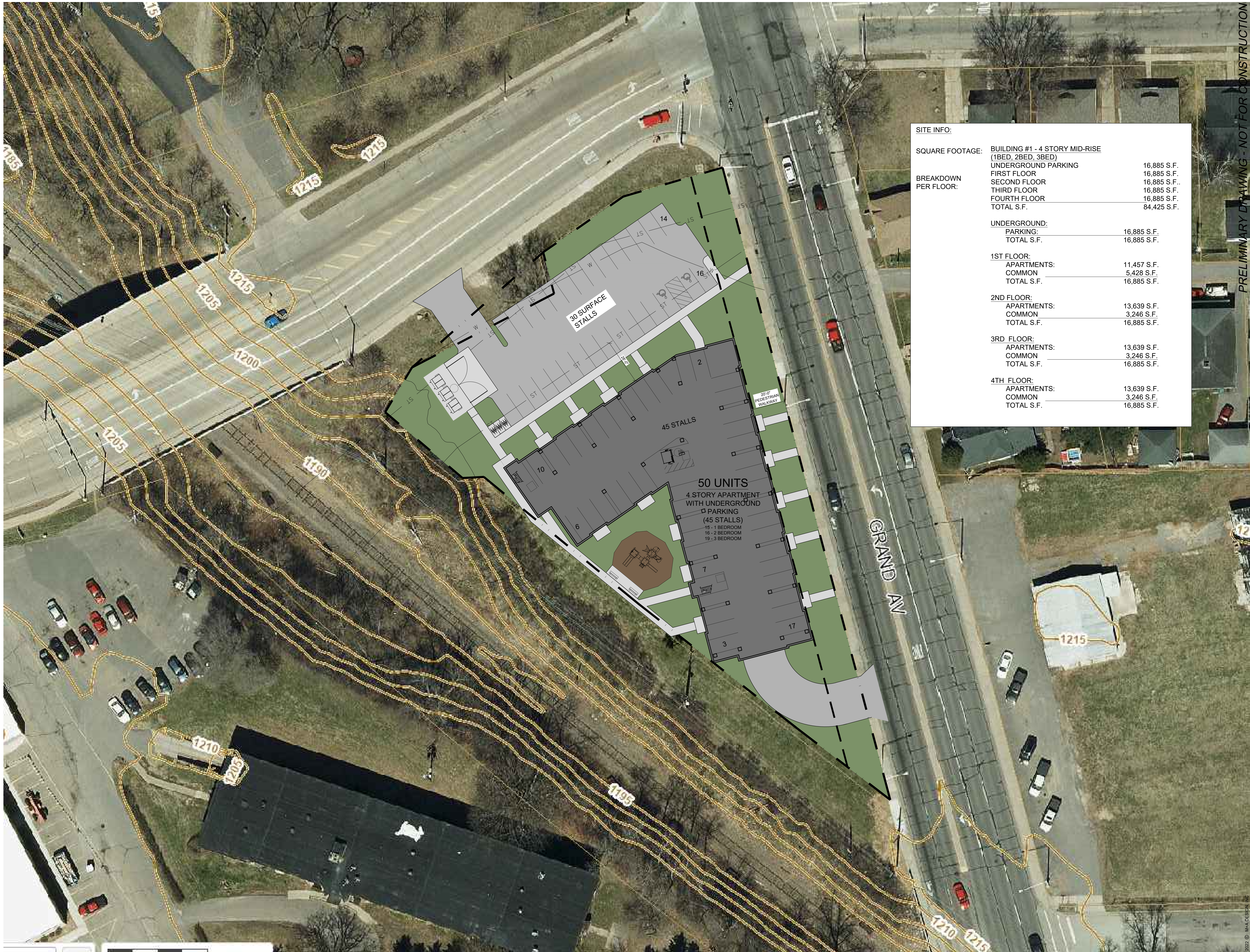


In August of 2022, the City of Wausau released a Request for Proposals for development of the 700 Grand Ave sites south of the City's Downtown. The Committee and Council ultimately selected Commonwealth Development's proposal for a four-story, 50-unit affordable housing development comprised of mid-rise style apartments. The proposed project will have one, two, and three-bedroom units serving individuals and families with younger children. This project crucially relies on Low Income Housing Tax Credits (LIHTC), which were not approved in 2023, but were secured earlier this year.

However, unforeseen challenges emerged during detailed design phases, notably the relocation of an older storm sewer and water infrastructure which crosses the northern project site. Originally estimated at \$780,190, these cost estimates have escalated to between \$1.2 and \$1.6 million.

Working with Commonwealth, they were recently able to amend their site configuration to avoid the existing utilities on the site. After receiving the geotechnical report their team convened to devise a solution that avoids the City incurring approximately \$1.6 million in costs to relocate the utility pipes. The new configuration pushes the building to the south portion of the site while maintaining the same number of units.

Staff will work with Commonwealth to draft a development agreement that will be presented to the Economic Development and Finance Committees this fall. Public Works & Engineering will be starting the process in August to reserve the necessary right-of-way for future road projects. Commonwealth intends to start construction in the spring of 2025.



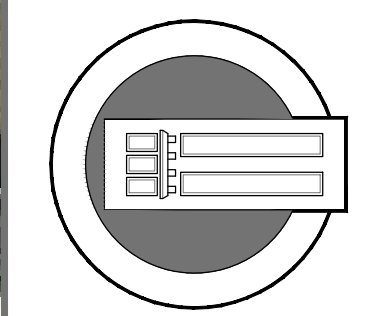
SITE INFO:

SQUARE FOOTAGE:	BUILDING #1 - 4 STORY MID-RISE (1BED, 2BED, 3BED)	
	UNDERGROUND PARKING	16,885 S.F.
BREAKDOWN PER FLOOR:	FIRST FLOOR	16,885 S.F.
	SECOND FLOOR	16,885 S.F.
	THIRD FLOOR	16,885 S.F.
	FOURTH FLOOR	16,885 S.F.
	TOTAL S.F.	84,425 S.F.
UNDERGROUND:		
	PARKING:	16,885 S.F.
	TOTAL S.F.	16,885 S.F.
1ST FLOOR:		
	APARTMENTS:	11,457 S.F.
	COMMON	5,428 S.F.
	TOTAL S.F.	16,885 S.F.
2ND FLOOR:		
	APARTMENTS:	13,639 S.F.
	COMMON	3,246 S.F.
	TOTAL S.F.	16,885 S.F.
3RD FLOOR:		
	APARTMENTS:	13,639 S.F.
	COMMON	3,246 S.F.
	TOTAL S.F.	16,885 S.F.
4TH FLOOR:		
	APARTMENTS:	13,639 S.F.
	COMMON	3,246 S.F.
	TOTAL S.F.	16,885 S.F.

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
 24 SOUTH BROOKE STREET
 FOND DU LAC, WISCONSIN 54937
 lpetrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
 24 SOUTH BROOKE STREET
 FOND DU LAC, WISCONSIN 54935
 (920) 922-8170 FAX: (920) 922-8171



700 GRAND
 700 GRAND AVE.
 WAUSAU, WI

JOB NUMBER:
2022.44
 SHEET
C1.3

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

2022 © M+A DESIGN, INC.