

# REQUEST FOR BIDS

City of Wausau  
Community Development Department

## Single-Family Infill Housing

1019 W Bridge Street

The City of Wausau Community Development Department is seeking proposals for Single-Family Homes for the purchase and installation of a Modular Single-Family home on a city-owned lot.

Copies of the bid package are available at Community Development Department, 407 Grant Street, Wausau, WI 54403 between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday. In order to qualify to submit proposals for this project, contractors must be able to provide proof of their Dwelling Contractor's and Dwelling Contractor Qualifier's licenses and all necessary insurance – including Worker's Compensation and minimum umbrella coverage per house. For further information or questions, please contact Tammy Stratz at Community Development Department at 715-261-6682 or by Email at [tammy.stratz@ci.wausau.wi.us](mailto:tammy.stratz@ci.wausau.wi.us).

Bids are due in a *sealed* envelope to Community Development by 4:00 p.m. on Tuesday, November 5, 2024. Bids will be opened at the Board of Public Works on Wednesday, November 6 at 10:00.

This publication and the activities described herein were funded by the State of Wisconsin, Department of Administration, Division of Housing, with the use of HOME program funds, United States Housing and Urban Development for the use of CDBG and ARPA funds.

Please publish on Monday, October 7, 2024 and Thursday, October 10, 2024.

# **SINGLE FAMILY HOMES**

**for**  
**Infill Lots in Wausau**

The City of Wausau is requesting bids for the development of a single-family home on designated in-fill lots. Buildings to be UDC approved 2-bedroom, 1-bath home. Square footage to be between 1000 – 1300 sq ft. Use the final bid sheet at the end of this proposal; however, provide pictures/layouts/square footage of the proposed home. Review the attached addendums for additional regulations/requirements. Interior/exterior finishes to be “middle-of-the-road” quality with warranties to go towards new homeowner.

Lot is located at **1019 W Bridge Street**. (See attached maps for location and lot information.) Potential proposed concepts of homes the city is envisioning are attached to this request. Please use those when proposing a potential home. You may use one out of your inventory of houses as long as the exterior looks similar to the concepts. The proposed exterior house design should aesthetically fit in with the other style of homes in both neighborhoods.

See attached GIS and CSM maps for location. Parcel is shovel ready; however, trees may be needed to be removed for development. City will be responsible for the removal of trees that are identified by contractor. Driveway should incorporate existing curb cut onto Bridge Street. Plan for this house to be placed on a full basement. There is an alley in back that can also be utilized for additional parking if able/desired.

In addition to the purchase, moving and installation of the modular home, the following will be the responsibility of the general contractor:

**DRIVEWAY/WALKWAYS/SIDEWALK AND STREET REPAIR** – Utilize existing curb cuts for driveway. Excavate 6" deep as well as any additional soft spots. Install clean crushed aggregated base course compacted in place and sloping away from the house and garage. Install new 12-foot asphalt 2" thick driveway from new garage site to road slopped away from house and garage. Provide and install curb approach as directed by City of Wausau Engineering Department. For walkway from front door to sidewalk and from garage service door to rear entry: excavate 6" deep as well as any additional soft spots. Install clean crushed aggregated base course compacted in place. New concrete slab 4 -5" thick, sloping away from the home and garage, built according to all applicable codes and ordinances. Sidewalk repair/replace and street repair according to City of Wausau’s Engineering Department’s direction – contractor must be bonded and approved by the City to perform the approach, sidewalk repair/replacement and street repair.

## Single Family Homes

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**FOUNDATION/BASEMENT** – 8' high, 8" thick, poured concrete walls, floor w/required footings. Build stairway to/from main level to basement. Floor covering to match that at main level. Build according to all applicable codes and ordinances. Build utility room for mechanicals. Hang drywall but no need to complete. Prepare layout for potential finishing of basement by owner at a later date but to include snubbed in for later bathroom construction.

**PLUMBING** - All plumbing will be completed by a State of Wisconsin licensed master plumber. Install water and sewer laterals from street to house as directed by Wausau Water Works and the City of Wausau's Plumbing Inspector. Plumbing for washing machine located in the utility room in the basement and snub out for future potential bathroom. Provide and install utility sink in laundry area.

**FURNACE** - Provide and install new 90%+ high efficiency, Energy Star, direct vent, natural gas furnace with all proper electrical connections, insulated duct work as needed and installed according to manufacturer's instructions. Provide and install programmable thermostat. Any ductwork in non-conditioned space shall be insulated and duct air test per SPS 232.

**WATER HEATER** – Provide and install new .65 efficient Energy Star 40-gallon natural gas, direct vented water heater.

**SUMP PUMP/RADON SYSTEM** – Provide and install sealed sump pump and radon mitigation system. Sump pump to be installed according to all codes and ordinances.

**NATURAL GAS** – Provide and install natural gas supply lines – location by Wisconsin Public Service. Interior lines to furnace and water heater.

**ELECTRICAL**– All electrical to be completed by a State of Wisconsin licensed and insured master electrician. Provide and install new 200-amp underground service, new panel, circuit breakers - location by Wisconsin Public Service. Provide and install separate outlets for washing machine, dryer, dishwasher, and sump pump.

Garage - Provide and install underground 120-volt, 20-amp circuit to garage. Provide and install electrical for garage door opener, two interior lights and two receptacles, and one exterior light for each door opening – overhead door light to be motion detected.

**GARAGE** – Build new 24' x 24' (two-car) garage. Proximity to house to meet codes for each lot. (Can be attached or detached.) Siding, soffit/fascia and roofing to match that of the house. Provide and install standard, white, solid core service door and white overhead door (no windows) with garage door opener. Provide and install one or two windows – placement to be determined when garage placement is set. Provide and install electrical as indicated above.

**LANDSCAPING** – Provide an allowance for landscaping – including but not limited to yard clean up, topsoil, grass seeding and straw placement to eliminate runoff.

## GENERAL

- Contractor to break out the price for the modular home versus the additional construction items contractor must complete or subcontract out. Please provide a list of subcontractors.
- Contractor to provide proof of insurance complete with workman's compensation for employees, house moving insurance, and umbrella coverage of not less \$2,000,000 per occurrence. A certificate of insurance will need to be provided before the project begins for each individual project.
- Contractor to provide copies of Contractor's license(s) with the submittal of this proposal.
- All proper permits are required and copies to be furnished to the Community Development Department.
- All dumpster and permits fees to be included in bids.
- All work to be done in good workmanship manner and done according to all manufactures specifications and warranties – all warranties to be passed on to owner at end of construction.
- Property to meet new construction codes and Energy Star standards. Any questions, contact the City's Building Inspections Department for guidance.
- The contractors are responsible for calling for all necessary City inspections as needed throughout the project and to ensure obtaining an Occupancy Permit when the project is complete.
- Allow Community Development's staff and project manager to inspect throughout the construction process for quality of workmanship during construction.
- Each lot will be surveyed and four corners marked prior to construction by City staff, if not completed already.
- See exterior design standards of the zoning code for in-fill housing. Here is the [link](#). At WMC 23.07.10(5)

**Bids are due to Community Development by 4:00 p.m. on Tuesday, November 5, 2024, in a sealed envelope. Bids will be opened at Board of Public Works on Wednesday, November 6, 2024, at 10:00 a.m. The Development Department will evaluate the proposals and take recommendations to the following Economic Development Committee for their approval. Please provide a list of possible sub-contractors, and building suppliers you will use along with a proposed timeline for construction to begin and be completed with your proposal. Any questions should be directed to Tammy Stratz at 715-261-6682 or [tammy.stratz@ci.wausau.wi.us](mailto:tammy.stratz@ci.wausau.wi.us).**

The City reserves the right to reject any or all proposals based on designs or extreme expense.

**BID SHEET**  
**(please return this portion in the sealed bid along**  
**with necessary attachments)**

1019 W. Bridge Street	House purchase price	Finished Product for Occupancy Permit
2 Bedroom with basement:	\$ _____	\$ _____
Two car garage:		\$ _____

Approximate delivery date: \_\_\_\_\_ Completion date: \_\_\_\_\_

(Goal is to have project start in the spring with foundation work with house completion and ready to sell by fall.)

Bid is good for \_\_\_\_\_. (length in days and/or months)

I have read and acknowledge Addendums A, B, and C and will comply with all the applicable, required federal regulations and insurance requirements.

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Company Representative (print)

\_\_\_\_\_  
Company Address

\_\_\_\_\_  
Company Phone Number

\_\_\_\_\_  
Company E-mail Address

\_\_\_\_\_  
Signature of Company Representative

Please have the following included in bid package:

- |  |   |
|--|---|
| _____ Timeline of proposed project                 | _____ Exterior designs of proposed home |
| _____ Proof of Insurance                           | _____ Interior designs of proposed home |
| _____ Copies of Contractor's license(s)            | _____ List of proposed sub-contractors  |
| _____ Examples of prior projects                   | _____ Signed addendum                   |
| _____ Any miscellaneous documents<br>by contractor |   |

APPROVAL:

The City of Wausau hereby approved the attached bid for the construction of a single-family home located at 1019 W. Bridge Street. The Contractor has provided the necessary documentation to enter into a construction contract with the city.

\_\_\_\_\_  
Doug Diny, Mayor (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kaitlyn Bernarde, City Clerk (signature)

\_\_\_\_\_  
Date

407 Grant Street, Wausau, WI 54403  
Company Address

Tammy Stratz  
City of Wausau Contact

tammy.stratz@wausauwi.gov  
Company E-mail Address

ADDENDUM  
Scoring Page

Exterior design meets the expectations of the referenced designs  
(maximum of 20 points) \_\_\_\_\_

Layout of interior design flows well and no wasted space  
(maximum of 10 points) \_\_\_\_\_

House & Garage maximize use of property (garage fits well on  
on the back of the lot (maximum of 10 points) \_\_\_\_\_

Type and style of materials are listed and with visuals  
i.e. quality of materials (cabinets, flooring, mechanicals)  
(maximum of 20 points) \_\_\_\_\_

Total construction price is consistent with type of materials  
listed and is in the City's anticipated budget  
(maximum of 25 points) \_\_\_\_\_

Contractor provided a list of subcontractors  
(maximum of 5 points) \_\_\_\_\_

Examples of prior projects are similar to the City's ask  
(maximum of 5 points) \_\_\_\_\_

Meets expected construction year requested by the City  
(maximum of 5 points) \_\_\_\_\_

TOTAL (maximum of 100 points): \_\_\_\_\_

## **ADDENDUM B**

### **City of Wausau Federal Funding Requirements**

#### **1. Access and Maintenance of Records**

The contractor must maintain all required records for five years after final payments are made and all other pending matters are closed.

At any time during normal business hours and as frequently as is deemed necessary, the contractor shall make available to the City of Wausau, the State Auditor and the Department of Housing and Urban Development, for their examination, all of its records pertaining to all matters covered by this contract and permit these agencies to audit, examine, make excerpts or transcripts from such records, contract, invoices, payrolls, personnel records, conditions of employment, and all other matters covered by this contract.

#### **2. Civil Rights**

The Contractor must comply with the following laws and regulations:

- Title VI of the Civil Rights Act of 1964 (P.L. 88-352).  
*(States that no person may be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal Financial Assistance in the basis of race, color, or national origin.)*
- Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended.
- Wisconsin Civil Rights statutes – Section 111.31  
*(These statutes mirrors the Federal Civil Rights Act.)*
- Section 109 of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309)  
*(Provides that no person shall be excluded from participation in, denied the benefits of, or subjected to discrimination on the basis of race, color, national origin, sex, age, or handicap under any program or activity funded in part or in whole under Title I of the Act.)*
- The Age Discrimination Act of 1975, as amended (42 U.S.C. 1601 et seq.)  
*(Provides that no person on the basis of age, be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving Federal Financial Assistance.)*
- Section 504 of the Rehabilitation Act of 1973, as amended (P.L. 93-112, 29 U.S.C. 794).  
*(Provides that no otherwise qualified individual shall solely by reason of his/her handicap be excluded from participation in, be denied the benefits of, or be discriminated against under any program or activity receiving Federal Financial Assistance.)*



- Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213)  
*(Provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications.)*
- Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u).  
*(Provides to the greatest extent feasible, that training and employment opportunities be made available to lower-income residents of project areas and that contracts be awarded to small businesses located within the project area or owned in substantial part by project area residents.)*
- Federal Executive Order 11246, as amended by Executive Order 11375.  
*(Provides that no one be discriminated in employment.)*
- Federal Executive Order 11063, as amended by Executive Order 12259.  
*(Prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities provided with **federal** funds.)*

**3. Certification Regarding Government-wide Restriction on Lobbying.**

“The Recipient certifies, to the best of his or her knowledge and belief, that:

- i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the Recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- ii. In any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Recipient shall complete and submit Standard Form-LLL, “Disclosure Form to Report Federal Lobbying” in accordance with its instruction.
- iii. The Recipient shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contacts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. “Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.”

**4. Lead-Safe Housing Regulations**

24 CFR Part 35 et. al.

Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Properties and Housing Receiving Federal Assistance, Final Rule.

**5. Notice of Awarding Agency Requirements and Regulations Pertaining to Reporting**

The Contractor must provide information as necessary and as requested by the City of Wausau for the purpose of fulfilling all requirements related to the CDBG program.

## EQUAL OPPORTUNITY

During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- (3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers representative of the contractor's commitments under Section 202 of the Executive Order No. 11246 of September 24, 29165, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (4) The contractor will comply with all provisions of Executive Order No. 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (5) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (6) In the event of the contractor's non-compliance with the nondiscrimination clause of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of September 24, 29165, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions or noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interest of the United States.

## HOUSING AND URBAN DEVELOPMENT ACT OF 1968

### SECTION 3 CLAUSE

- A. The work to be performed under this contract is on a project assisted under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project to be awarded to business concerns which are located in or owned in substantial part by persons residing in the areas of the project.
- B. The parties to this contract will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability that would prevent them from complying with these requirements.
- C. The contractor will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding if any, a notice advising said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.
- D. The contractor will include this Section 3 clause in every subcontract; for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the Subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Section 3. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Section 3 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
- E. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Section 3, and all applicable rules and orders of the Department issued there under prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors, and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors, and assigns to those sanctions specified by the grant or loan agreement or contract through Federal assistance is provided, and to such sanctions as are specified by 24 CFR Section 135.135.

## ADDENDUM C

### INDEMNITY, BONDS, AND INSURANCE

**INDEMNIFICATION.** To the fullest extent allowable by law, Contractor hereby indemnifies and shall defend and hold harmless the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers and each of them from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs, and expenses of whatsoever kind or nature whether arising before, during, or after completion of the work hereunder and in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of Contractor or of anyone acting under its direction or control or on its behalf in connection with or incident to the performance of this Agreement. Contractor's aforesaid indemnity and hold harmless agreement shall not be applicable to any liability caused by the sole fault, sole negligence, or willful misconduct of the City of Wausau, or its elected and appointed officials, officers, employees or authorized representatives or volunteers. This indemnity provision shall survive the termination or expiration of this Agreement.

In any and all claims against the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers by an employee of Contractor, any subcontractor, or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor or any subcontractor under Worker's Compensation Acts, Disability Benefit Acts, or other employee benefit acts.

No provision of this Indemnification clause shall give rise to any duties not otherwise provided for by this Agreement or by operation of law. No provision of this Indemnity clause shall be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity that would otherwise exist as to the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers under this or any other contract. This clause is to be read in conjunction with all other indemnity provisions contained in this Agreement. Any conflict or ambiguity arising between any indemnity provisions in this Agreement shall be construed in favor of indemnified parties except when such interpretation would violate the laws of the state in which the job site is located.

Contractor shall reimburse the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any received by the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

**INSURANCE REQUIREMENTS.** Unless otherwise specified in this Agreement, the Contractor shall, at its sole expense, maintain in effect at all times during the performance of the Work, insurance coverage with limits not less than those set forth below with insurers and under forms of policies set forth below.

**a. Worker's Compensation and Employers Liability Insurance** - The Contractor shall cover or insure under the applicable labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. The Contractor shall provide statutory coverage for work related injuries and employer's liability insurance with limits of \$1,000,000 each accident, \$1,000,000 disease policy limit, and \$1,000,000 disease each employee.

**b. Commercial General Liability and Automobile Liability Insurance** - The Contractor shall provide and maintain the following commercial general liability and automobile liability insurance:

**Coverage** - Coverage for commercial general liability and automobile liability insurance shall be at least as broad as the following:

1. Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 0001)
2. Insurance Services Office (ISO) Business Auto Coverage (Form CA 0001), covering Symbol 1 (any vehicle)

**Limits** - The Contractor shall maintain limits no less than the following:

1. General Liability - One million dollars (\$1,000,000) per occurrence (\$2,000,000 general aggregate if applicable) for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the project/location (with the ISO CG 2503, or ISO CG 2504, or insurer's equivalent endorsement provided to the City of Wausau or the general aggregate including product-completed operations aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability - One million dollars (\$1,000,000) for bodily injury and property damage per occurrence limit covering all vehicles to be used in relationship to the Agreement.
3. Umbrella Liability – Two million dollars (\$2,000,000) following form excess of the primary General Liability, Automobile Liability and Employers Liability Coverages. Coverage is to duplicate the requirements as set forth herein.

**c. Required Provisions** - The general liability umbrella liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers are to be given additional insured status (via ISO endorsement CG 2010, CG 2033, or insurer's equivalent for general liability coverage) as respects: liability arising out of activities performed by or on behalf of the Contractors; products and completed operations of the Contractor; premises occupied or used by the Contractor; and vehicles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations

on the scope of protection afforded to the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

2. For any claims related to this project, the Contractor's insurance shall be primary insurance as respects the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Any insurance, self-insurance, or other coverage maintained by the City of Wausau, its elected and appointed officials, officers, employees, or authorized representatives or volunteers shall not contribute to it.
3. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers.
4. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. Each insurance policy required by this agreement shall state, or be endorsed to state, that coverage shall not be canceled by the insurance carrier or the Contractor, except after sixty (60) days (10 days for non-payment of premium) prior written notice by U.S. mail has been given to the City of Wausau.
6. Such liability insurance shall indemnify the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers against loss from liability imposed by law upon, or assumed under contract by, the Contractor for damages on account of such bodily injury (including death), property damage, personal injury, completed operations, and products liability.
7. The general liability policy shall cover bodily injury and property damage liability, owned and non-owned equipment, blanket contractual liability, completed operations liability **with a minimum of a 24-month policy extension**, explosion, collapse, underground excavation, and removal of lateral support, and shall not contain an exclusion for what is commonly referred to by the insurers as the "XCU" hazards. The automobile liability policy shall cover all owned, non-owned, and hired vehicles.
8. All of the insurance shall be provided on policy forms and through companies satisfactory to the City of Wausau and shall have a minimum A.M. Best's rating of A- VII.

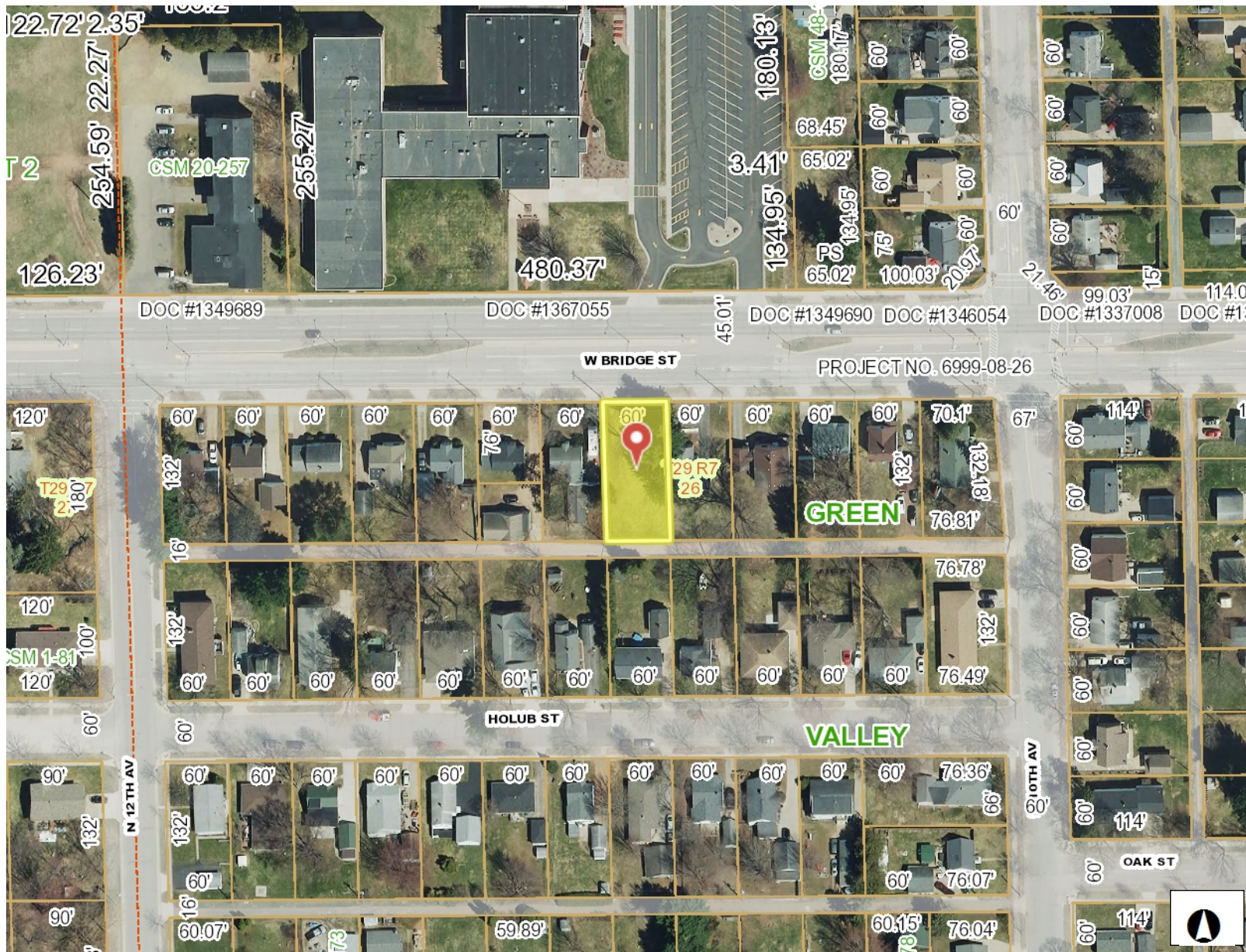
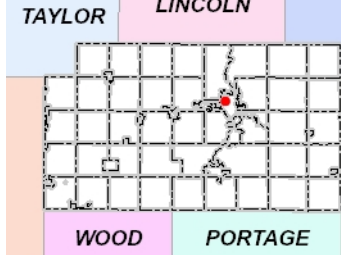
**d. Deductibles and Self-Insured Retentions** - Any deductible or self-insured retention must be declared to and approved by the City of Wausau. At the option of the City of Wausau, the insurer shall either reduce or eliminate such deductibles or self-insured retentions.

**e. Evidence of Insurance** - Prior to execution of the agreement, the Contractor shall file with the City of Wausau a certificate of insurance (Acord Form 25-S or equivalent) signed by the insurer's representative evidencing the coverage required by this agreement. Such evidence **shall include** an additional insured endorsement signed by the insurer's representative. Such evidence shall also include confirmation that coverage includes or has been modified to include all required provisions as detailed herein.

**f. Responsibility for Work** - until the completion and final acceptance by the City of Wausau of all the work under and implied by this agreement, the work shall be under the Contractor's responsibility care and control. The Contractor shall rebuild, repair, restore and make good all injuries, damages, re-erectments, and repairs occasioned or rendered necessary by causes of any nature whatsoever.

**g. Sub-Contractors** - In the event that the Contractor employs other contractors (sub-contractors) as part of the work covered by this agreement, it shall be the Contractor's responsibility to require and confirm that each sub-contractor meets the minimum insurance requirements specified above.





### Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

70.55 0 70.55 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

### Notes

STATE OF WISCONSIN - MARATHON COUNTY  
 RECORDED  
 05-24-2024 at 11:09 AM  
 DEAN J. STRATZ, REGISTER OF DEEDS  
 DOC#: 1899103  
 CSM MAP # 19812  
 Pages: 2

# CERTIFIED SURVEY MAP

LOT 8, BLOCK 5, GREEN VALLEY ADDITION, BEING PART OF THE SW 1/4 OF THE NW 1/4,  
 SECTION 26, T 29 N, R 7 E, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

FOR  
 CITY OF WAUSAU

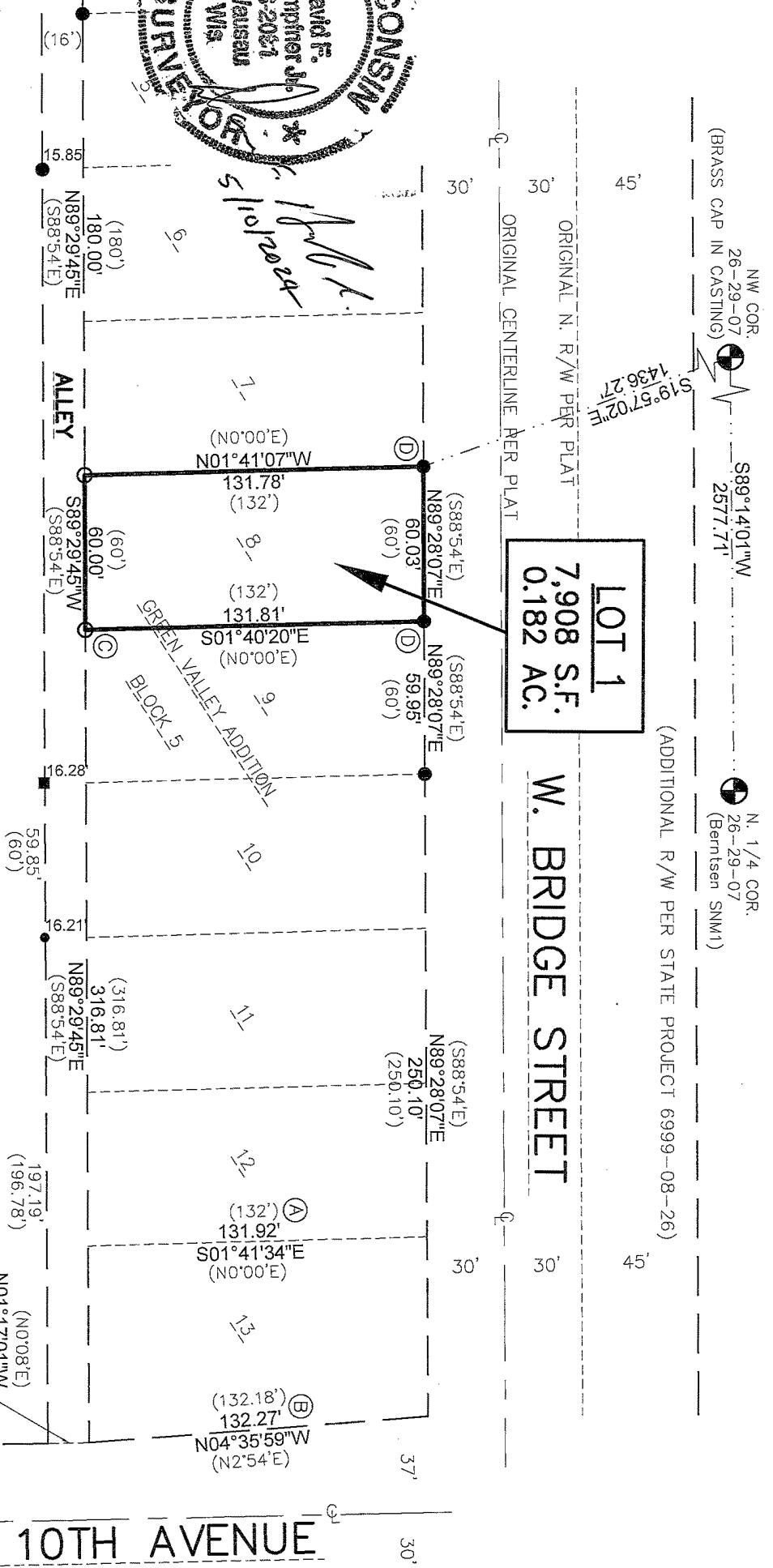


BEARINGS REFERENCED TO NORTH LINE OF  
 NW 1/4, SECTION 26, T29N, R7E,  
 MAR. CO. COORD. SYS. BEARING S89°14'01"W.

- LEGEND**
- 3/4" IRON ROD FOUND
  - 3/4" NOM. (1.1") IRON PIPE FOUND
  - 1" NOM. (1.3" O.D.) IRON PIPE FOUND
  - 2" NOM. (2.4" O.D.) IRON PIPE FOUND
  - ⊕ PLS CORNER PER COUNTY RECORDS
  - 3/4" x 18" IRON ROD (1.50 LBS/FT) SET
  - ( ) RECORDED AS



- SURVEYOR'S NOTES**
- Ⓐ RECORD LOT LENGTHS USED FOR ALLEY R/W PRORATION.
  - Ⓑ LOT LENGTH CALCULATES TO 132.30' USING RECORD NORTH, WEST, AND SOUTH LOT LENGTHS.
  - Ⓒ TIPPED 1" IRON PIPE FOUND 0.7' WEST OF CORNER. LEFT IN PLACE. NOT USED FOR THIS SURVEY.
  - Ⓓ SET CROSS CUT IN CONCRETE SIDEWALK ABOVE POSITION OF FOUND 1" IRON PIPE UNDER SIDEWALK. NOT INTENDED TO REPLACE CORNER, ONLY TO AID AS WITNESS TO IT.
- FIELD WORK COMPLETED 4/10/2024.





**CSM MAP #19812**

**CERTIFIED SURVEY MAP FOR CITY OF WAUSAU**

I hereby certify: That I have surveyed and mapped, by order of the City of Wausau, Tammy Stratz, Community Development Manager, Lot 8, Block 5, Green Valley Addition, being part of the Southwest ¼ of the Northwest ¼, Section 26, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 26; thence S89°14'01"W, along the North line of the NW¼ of said Section 26, 2577.71 feet to the Northwest corner of said Section 26; thence S19°57'02"E, 1436.27 feet to the Northwest corner of said Lot 8, the point of beginning;

Thence N89°28'07"E, along the North line of said Lot 8, 60.03 feet to the East line of said Lot 8; thence S01°40'20"E, along said East line, 131.81 feet to the South line of said Lot 8; thence S89°29'45"W, along said South line, 60.00 feet to the West line of said Lot 8; thence N01°41'07"W, along said West line, 131.78 feet to said Northwest corner of Lot 8, the point of beginning, containing 0.182 acres;

Subject to easements, restrictions, and roadways of record.

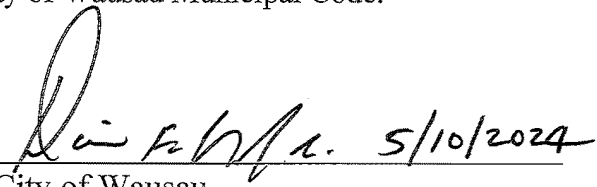
That this map is a correct representation of all the exterior boundaries of said land.


That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying and mapping said land.

That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

That this map complies with Chapter 21.14 of the City of Wausau Municipal Code.



  
City of Wausau  
Department of Public Works  
Engineering Division  
407 Grant Street, Wausau, WI 54403  
David F. Huempfer, Jr., S-2091  
City Surveyor

  
ZONING ADMINISTRATOR  
BEING DULY APPOINTED BY THE COMMON COUNCIL, DO HEREBY CERTIFY THE ATTACHED CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY IN THE REGISTER OF DEEDS' OFFICE.  
DATE 5/17/2024



# CITY OF WAUSAU - COMMUNITY DEVELOPMENT

## CONCEPTUAL SCHEME A: 2 BEDROOM UNIT 2023 NEIGHBORHOOD PRESENTATION



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

FOOTPRINT TOTAL S.F. = 1,738  
LIVABLE S.F. = 1,215

**FUNKTION**  
Design Studio

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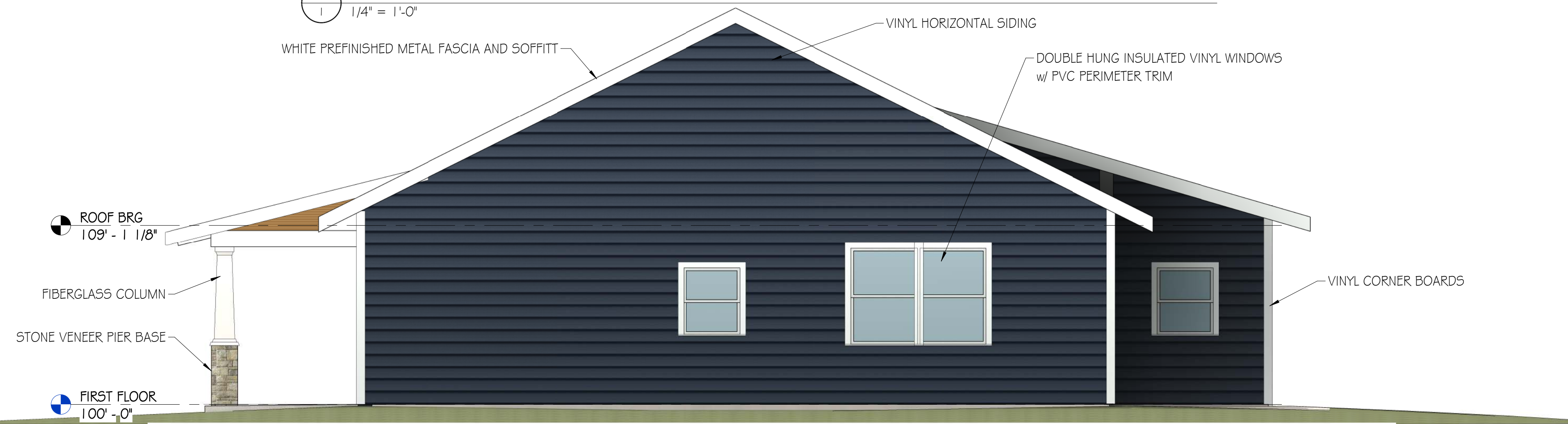
2 SOUTH ELEVATION  
1/4" = 1'-0"



3 WEST ELEVATION  
1/4" = 1'-0"



4 NORTH ELEVATION  
1/4" = 1'-0"



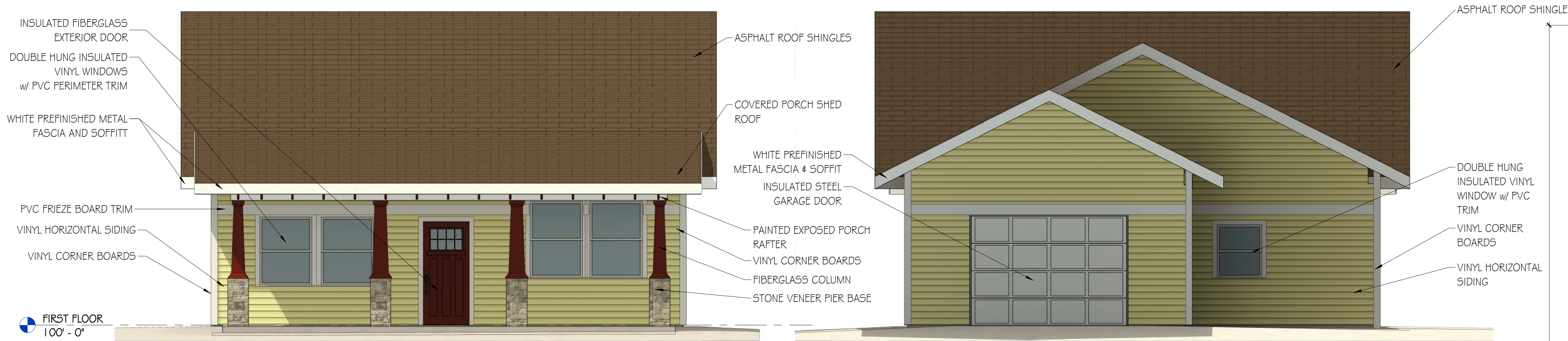
5 EAST ELEVATION  
1/4" = 1'-0"



# CITY OF WAUSAU - COMMUNITY DEVELOPMENT

## CONCEPTUAL SCHEME B: 2 BEDROOM UNIT

### 2023 NEIGHBORHOOD PRESENTATION

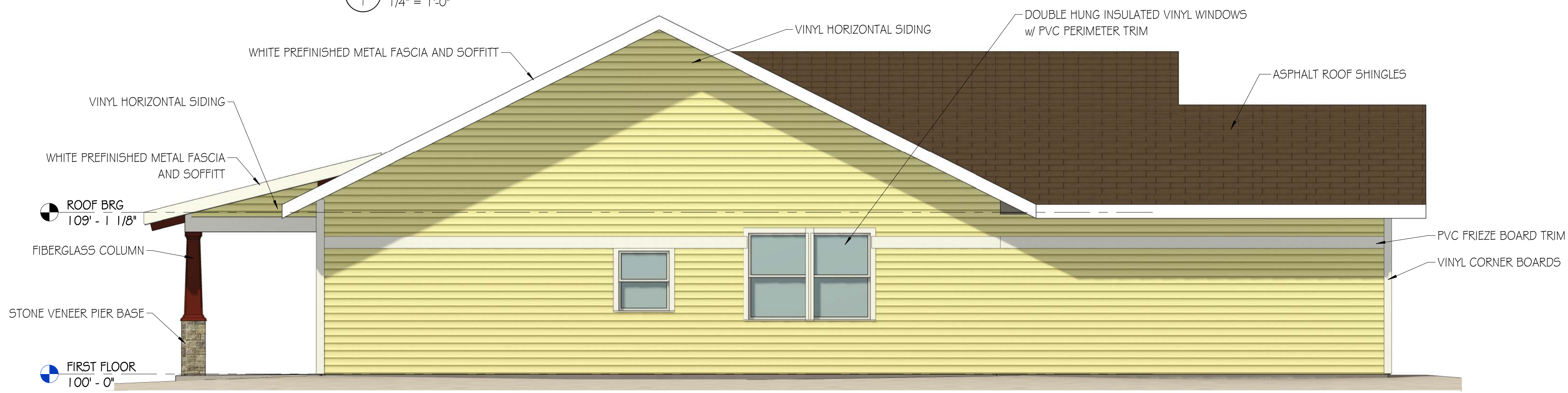


2 SOUTH ELEVATION  
1/4" = 1'-0"

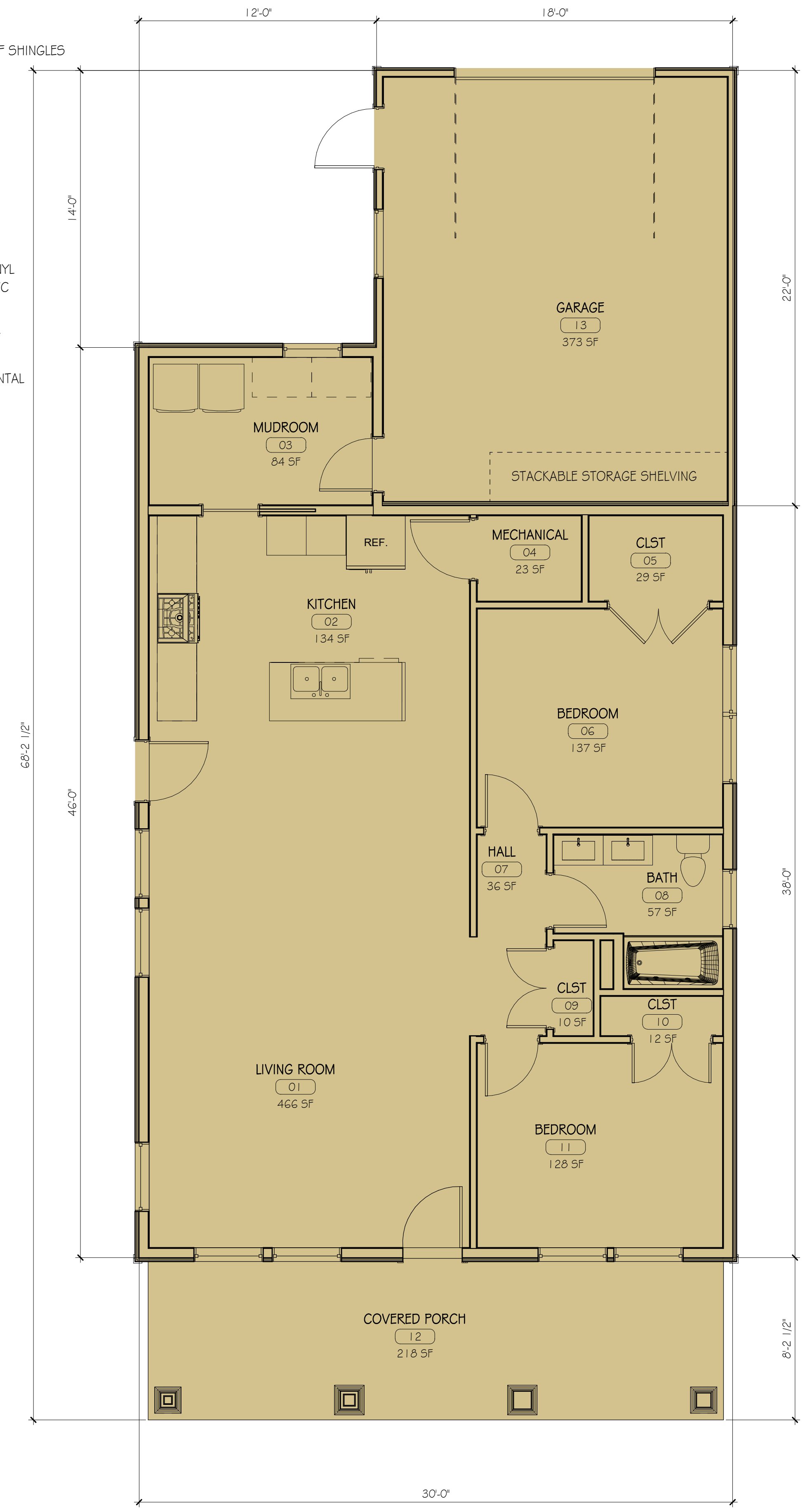
4 NORTH ELEVATION  
1/4" = 1'-0"



3 WEST ELEVATION  
1/4" = 1'-0"



5 EAST ELEVATION  
1/4" = 1'-0"



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

FOOTPRINT TOTAL S.F. = 1,900  
LIVABLE S.F. = 1,261

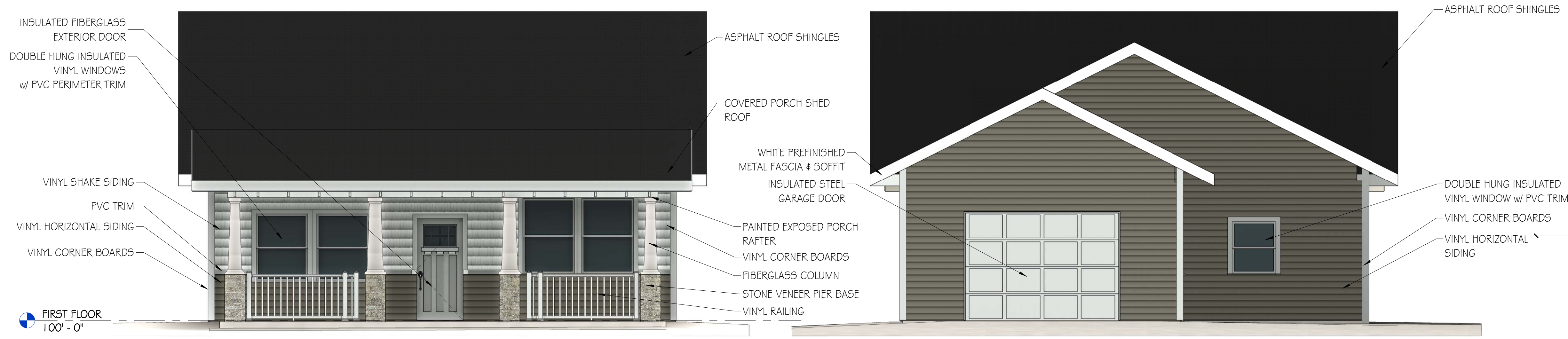




# CITY OF WAUSAU - COMMUNITY DEVELOPMENT

## CONCEPTUAL SCHEME C: 2 BEDROOM UNIT

### 2023 NEIGHBORHOOD PRESENTATION



2 SOUTH ELEVATION  
1/4" = 1'-0"

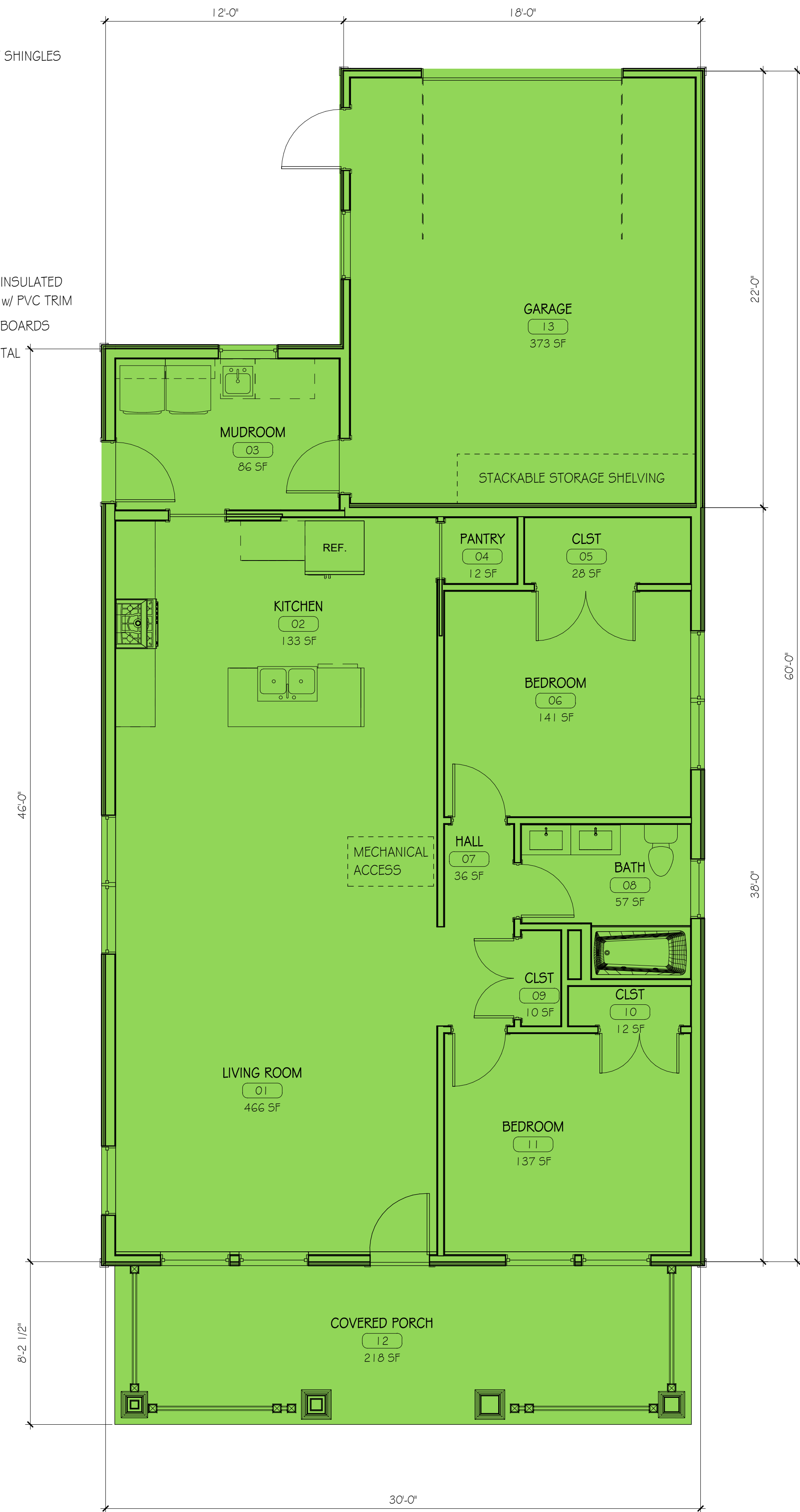
4 NORTH ELEVATION  
1/4" = 1'-0"



3 WEST ELEVATION  
1/4" = 1'-0"



5 EAST ELEVATION  
1/4" = 1'-0"

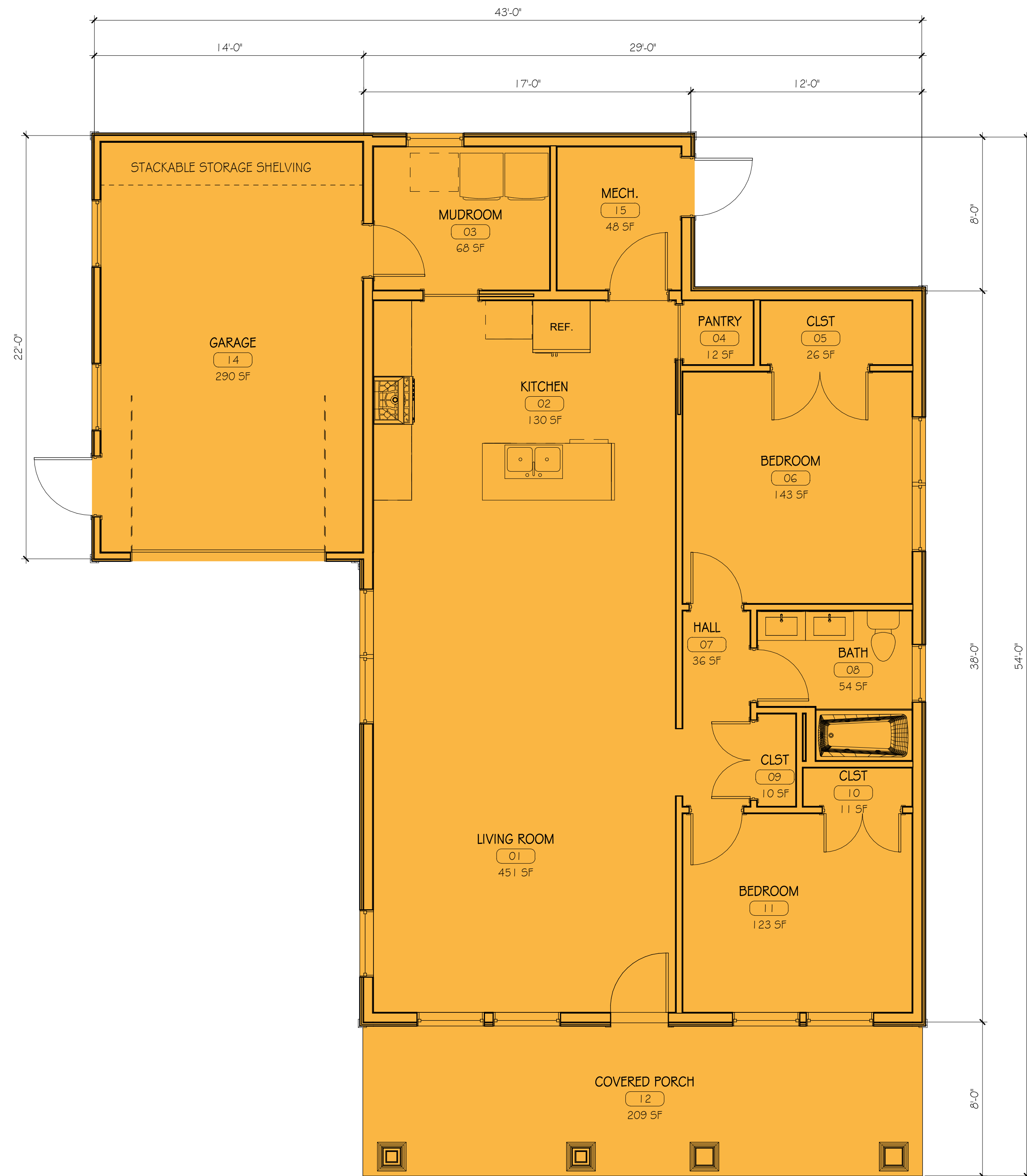


1 FIRST FLOOR PLAN  
1/4" = 1'-0"

FOOTPRINT TOTAL S.F. = 1,900  
LIVABLE S.F. = 1,261



**CITY OF WAUSAU - COMMUNITY DEVELOPMENT**  
**CONCEPTUAL SCHEME D: 2 BEDROOM UNIT**  
 2023 NEIGHBORHOOD PRESENTATION



1 FIRST FLOOR PLAN  
 1/4" = 1'-0"

FOOTPRINT TOTAL S.F. = 1,805  
 LIVABLE S.F. = 1,280

