

# CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT DRAFT PROJECT PLAN



ALLEY / GATEWAY IMPROVEMENTS - NEAR WEST SIDE - WAUSAU  
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# Table of Contents

- INTRODUCTION ..... 2
- PROJECT PLAN OBJECTIVES ..... 2
- REDEVELOPMENT STRATEGY ..... 3
  - NEAR WEST SIDE ..... 3
  - RIVER EDGE DEVELOPMENT ..... 4
  - PUBLIC INFRASTRUCTURE ..... 5
  - QUALITY OF LIFE AND AESTHETIC IMPROVEMENTS ..... 6
  - REDEVELOPMENT, INCENTIVE AND REVOLVING FUND PROGRAMS ..... 7
  - STUDIES ..... 8
- SUMMARY OF FINDINGS ..... 8
- PLAN IMPLEMENTATION AND FLEXIBILITY ..... 10
- STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE BUFFER ZONE ..... 10
- PROJECT COSTS LOCATED WITHIN 1/2MILE OF THE DISTRICT BOUNDARIES ..... 12
- LIST OF ESTIMATED NON-PROJECT COSTS ..... 13
- ANNEXED PROPERTY ..... 13
- CHANGES IN ZONING ORDINANCES ..... 13
- CHANGES TO THE MASTER PLAN, MAP, BUILDING CODE, AND CITY ORDINANCES ..... 13
- RELOCATION ..... 13
- ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU ..... 13
- EXISTING USES AND CONDITIONS OF REAL ESTATE ..... 14
- EQUALIZED VALUE TEST ..... 14
- DISTRICT FINANCIAL PLAN ..... 14
  - ECONOMIC FEASIBILITY STUDY ..... 14
  - REDEVELOPMENT AND PROPERTY VALUES ..... 15
  - PROJECT COSTS ..... 16
    - ..... 16
  - METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED ..... 17
    - FINANCING METHODS ..... 17
  - PROJECTED CASH FLOW ..... 18
- LEGAL DESCRIPTION OF PROPERTY ADDED TO THE DISTRICT ..... 19
- MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT ..... 20
- MAP OF ½ MILE AREA SURROUNDING TAX INCREMENT DISTRICT NUMBER EIGHT ..... 21
- MAP - LAND USES WITHIN TAX INCREMENT DISTRICT NUMBER EIGHT ..... 22
- MAP – BLIGHT DESIGNATION WITHIN TAX INCREMENT DISTRICT NUMBER EIGHT ..... 23
- MAP OF SPECIFIC PROJECTS WITHIN TAX INCREMENT DISTRICT NUMBER EIGHT ..... 24
- LIST OF PROPERTIES WITHIN TID #8 ..... 25
- RESOLUTIONS OF THE JOINT REVIEW BOARD ..... 31
- OPINION OF THE CITY ATTORNEY ..... 32

## INTRODUCTION

The project plan for City of Wausau, Tax Increment District #8 has been prepared in compliance with Wisconsin Statutes Chapter 66.1105(4)(f). The plan establishes the need for the district, details the improvements and project costs, and provides a map of the district and buffer zone. The District consists of approximately 66 acres of land currently zoned for residential, industrial and commercial uses. The District is centrally located along the west side of the Wisconsin River generally bounded by Bridge Street to the north, Stewart Avenue to the south, the River to the east and 3<sup>rd</sup> Avenue to the west. A complete legal description is provided on page 19 and a map of the district is located on page 20. The southern portion of the district, identified as the Near West Side, is located within the Main Street River District and Business Improvement boundaries.

The area within Tax Increment District Eight is plagued by properties that are underutilized or requiring rehabilitation. As such, the district has been found blighted within the meaning of Section 66.1105(4)(gm)(4)(a) of the Wisconsin Statutes, based upon a finding that at least 50%, by area, of the real property within the District is in need of rehabilitation or conservation work. The City has spent significant efforts on the Central Business District located on the east side of the river. Tax Increment District Eight will work in tandem with Tax Increment District Number Three to further the river redevelopment efforts and grow the Central Business District as an employment, residential, entertainment and retail zone. In addition this new district will specifically focus on new initiatives such as the implementation of the Near West Master Plan commissioned by the Wausau Main Street Program in 2007, to create a neighborhood that supports the UW Marathon Campus and to improve the housing stock and increase homeownership within the district.

## PROJECT PLAN OBJECTIVES

Development activities in the City of Wausau are guided by the Economic Development element of the *City of Wausau Comprehensive Plan* with the overall goal being:

*“To improve the economic well-being of Wausau through efforts that involve job creation, job retention, tax base enhancements, and other quality of life initiatives.”*

Specifically, Tax Increment District Number Eight objectives include:

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

# REDEVELOPMENT STRATEGY

The redevelopment strategy of the district while comprehensive; has been divided into strategic areas for presentation in the plan.

## NEAR WEST SIDE

The Near West Side area seeks a cool, hip, ethnically-inclined image and community leaders are seeking creative approaches to tie this neighborhood into the UW Marathon County campus boundaries as well as capitalizing on its own unique amenities to link the Near West Side to downtown Wausau. The neighborhood already offers ethnic shops, whereas the addition of a small grocery store, improvements made to the housing stock and recruitment of eclectic retail would attract locals and visitors alike. The purpose of the creation of Tax Incremental District #8 is to offer capacity in order to implement the recommendations outlined in the Near West Side Master Plan and to leverage Wausau’s Main Street program. The plan also outlines specific studies to provide for proactive zoning to meet future needs of the neighborhood, parking plans to meet present and future demand that is growing and a business recruitment feasibility study.



WEST SIDE MAIN STREET DISTRICT

The creation of TID #8 leverages support from the Main Street program highlighted by the fact that almost 1/3 of the properties in TID #8 are located within the Main Street boundaries presented in the map above. The Main Street director, Near West Side residents and businesses offer opportunities outlined in this plan to strengthen the projects proposed including property improvement grants, sign and sign maintenance grants and branding initiatives.



SILVERSTONE TAX CREDIT HOUSING PROJECT

The Near West Side Master Plan focuses on “full-block” solutions where the development of single parcels are considered and coordinated with a plan for an entire block. Projects proposed such as the affordable housing project on several parcels by Silverstone Partners meets the criterion of a “full-block” solution adding value to the entire area. The parcels bounded by South 2<sup>nd</sup> Ave, Callon Street and Alexander Street make up a large area which will catalyze improvements

throughout the area. The developers requested assistance from the City of Wausau is a criterion for their application with Wisconsin Housing and Economic Development Association's affordable housing tax credit program. The \$8.4 Million dollar project proposed is, in part, to be assisted, as outlined in this plan, by the creation of TID #8. Furthermore, "The Store" on 308 Stewart Avenue is proposing a project that would include housing options, a fast food restaurant and redesign of a gasoline station that sits on an awkward corner with serious safety issues concerning access to the property. The expanded footprint proposed by the owner would not only lend value to that property and alleviate safety hazards; it would also act as a holistic catalyst to the entire Near West Side neighborhood.

## RIVER EDGE DEVELOPMENT

The Wisconsin River is a crucial component of the Central Business District adding recreation, scenic aesthetics, environmental diversity and tax base enhancements. The City adopted the River Edge Master Plan in 1995. The importance of the Wisconsin River and its impact on the economy and the continued vitality of the area has been identified in many other strategic plans including: The City of Wausau's Central Business District Master Plan, the City of Wausau Comprehensive Park and Recreation Plan, The City of Wausau's Comprehensive Plan, The Wausau MPO Bicycle and Pedestrian Plan and Marathon County's Comprehensive Economic Development Plan. Tax Increment District Number Three has been a major financial resource in furthering river edge development initiatives. District Eight will join with District Three to fund development costs. Since the River Edge on the East side of the River is included in the ½ mile buffer zone of District Eight the plan anticipates funding projects on any portion of the trail included within Tax Increment District Eight's boundaries including the buffer zone. The sharing of river edge trail area improvements between Tax Increment Districts Three and Eight provides the greatest financial flexibility and will ensure the completion and development of the trail in the most efficient and effective way possible. Specific river edge development projects include the following.

**Improve trail access.** Currently, there are limited access points to the River Edge Trail on the west side of the river. The trail will be connected to 1<sup>st</sup> Avenue to improve access for pedestrians and bicyclists coming from and going to points westward. One such connection will be made at Stewart Avenue, especially since the trail currently terminates at this point. Another connection will be made from 1<sup>st</sup> Avenue to the trail at Maple Street – this is the location of a railroad bridge that is the future site of a bike and pedestrian bridge to Barker Stewart Island.



RAIL ROAD BRIDGE

**Maintain and enhance trail.** Enhancements to older segments of the trail will improve its usability and preserve views of the river. Currently, most of the trail is indistinguishable from the adjacent blacktop parking lots. Improvements including: landscaping, hardscape, and varied pavement will be added to delineate the trail. The river bank will be landscaped and natural growth controlled to preserve views of the river. An additional pier and a dock could be added between Bridge Street and Stewart Avenue to improve visual and physical access to the river.

**Construct bridge to Barker Stewart Island.** A key linkage between the east and west sides of the River Edge Trail is a bridge from Barker Stewart Island to the west bank of the river. A bridge currently exists from the island to

the east bank. An existing railroad bridge between the west bank and the island provides the potential for a bike and pedestrian bridge to share the existing structure. If it is not feasible to use the existing bridge a separate bridge will be constructed.

## PUBLIC INFRASTRUCTURE

**2<sup>nd</sup> Avenue Reconstruction.** 2<sup>nd</sup> Avenue from Stewart Avenue to Elm Street is a key street segment on the Near West Side. It connects several local businesses and features and the area stakeholders often refer to this street as the neighborhood’s “main street.” The roadway itself needs repairs, and the street overall could use several improvements to approve pedestrian friendliness and attractiveness. Some of the key improvements include: new sidewalks, brick crosswalks, grass boulevards with street trees, decorative lights, banner poles, bike racks and street furniture.

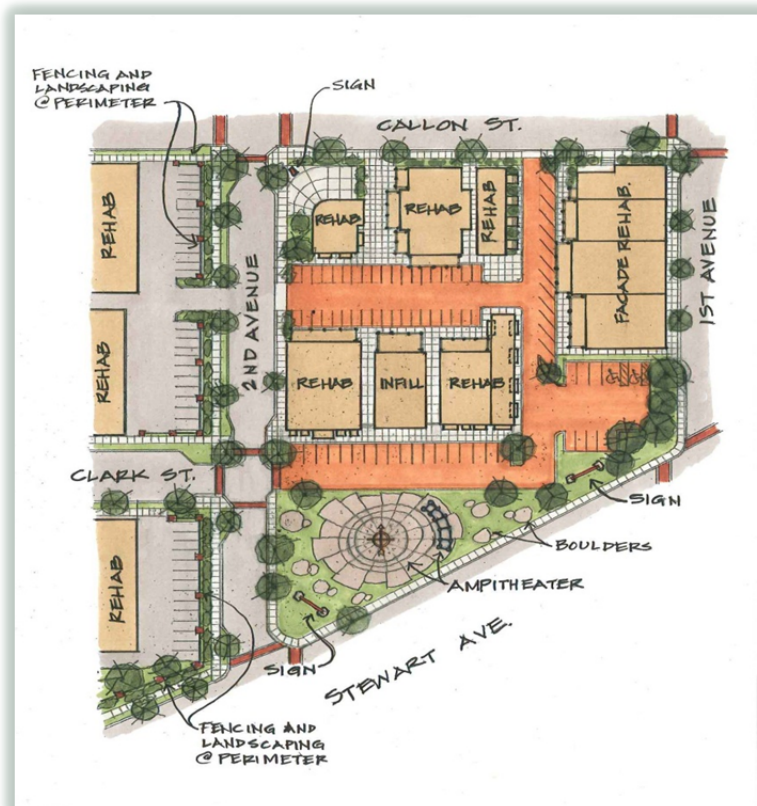
**Stewart Avenue Bicycle and Pedestrian Accommodations.** Redevelopment projects in the neighborhood are likely to provide an influx of new residents and visitors. Stewart Avenue is a main artery in this area, but is currently geared towards automobile movement. Improvements will be made for people travelling by foot and on bicycles. Pedestrian signals and crossings will be installed in the district at 1<sup>st</sup> Ave and 3<sup>rd</sup> Ave, and outside the district at 7<sup>th</sup> Ave and 12<sup>th</sup> Ave. Bicycle accommodations are to be improved with pavement striping, signage, and reconstruction in certain segments currently too narrow.

**Clark Street Improvements.** Clarke Street, east of 2<sup>nd</sup> Avenue, is a highly visible “front door” to the neighborhood. The triangular parking lot adjacent to Stewart Ave should be developed into an attractive public space, with parking to support businesses and provide a setting for special events. The Clark Street Improvement Project renderings were provided through the Main Street Program. The rendering visions the transformation of a blighted, underutilized area into a wonderful mixed-use, life style type center. The project represents a combination of rehabilitation, infill-new construction and a public space area.

### 1<sup>st</sup> Avenue and 3<sup>rd</sup> Avenue Conversion.

If justified by a traffic study, converting the one-way streets in the area back to two-way streets would make the area more pedestrian friendly and could bolster new and existing small businesses. Reconfiguring the existing roadways would require some investment in traffic signals, signage, pavement markings, and potentially minor reconstruction at some intersections.

**Parking Infrastructure.** The City is interested in increasing the residential and commercial density within the business district while preserving parking opportunities. In the near west side substantial areas of private property is utilized for surface parking. In addition, the central business district is experiencing parking shortfalls in specific areas.



MAIN STREET RENDERING

The ability to grow residential and commercial development in the central business district is dependent upon the availability of parking. The plan provides for the construction, reconstruction of parking facilities along with any demolition of existing infrastructure, if necessary. Parking facilities include surface parking lots, parking ramps and related parking enforcement, metering, signage and revenue systems. Parking ramps are extremely expensive yet very effective for minimizing land use in high density areas. Since the ½ mile buffer zone of District Eight overlaps the western areas of Tax Increment District Number Three, the plan anticipates funding parking projects in any area

within the TID Eight boundaries including the buffer zone. The sharing of parking infrastructure costs between Tax Increment Districts Three and Eight provides the greatest financial flexibility and will assist in constructing parking infrastructure in the most efficient and effective way possible.



### QUALITY OF LIFE AND AESTHETIC IMPROVEMENTS

In addition to location-specific projects, the TID #8 plan includes a variety of district-wide initiatives aimed at bolstering economic development and creating a desirable environment in which to work, live, and recreate.

The east side of Eastbay offers an amazing opportunity for murals as the width of the back of the building is visible from the east side of the River. A Mural Program and Public Art Initiative for residences and businesses is included in this TIF # 8 plan to induce murals on backsides of buildings which face public thoroughfares and are in the public's eye, such as the backside of Eastbay.

Businesses and residences are encouraged to invest in public art including monumental, historical and aesthetic statues that depict past and present culture in Northcentral Wisconsin. Futuristic designs are also encouraged to depict the progressive nature of our residents and businesses. The campaign will include an event to paint these murals and unveil the statues much like other traditional events cast in Wausau. Public art contests at local schools to create these statues will complement the main event.

Streetscape improvements (other than 2nd Avenue) including the plan for and implementation of landscaping to include flowers, fountains, trees, and natural buffers, brick sidewalks and decorative street lights will enhance the redevelopment project.

Green space is in short supply and a plan to add green space would create a positive effect on the neighborhood. The city is planning to construct a tot lot, plan green space in strategic areas and work with new developments such as the affordable housing project to enhance playground equipment and other amenities

The public art initiative will work to highlight the other art and historical assets in the community including the Leigh Yawkey Woodson Art Museum, Center for Visual Arts and the Marathon County historical Museum.



MAIN STREET RENDERING

## REDEVELOPMENT, INCENTIVE AND REVOLVING FUND PROGRAMS

**Demolition grants for old buildings.** The city would agree to pay for the demolition costs of particular buildings. The City will establish qualifying buildings within district. Grants would be awarded on a first come, first serve basis.

**Commercial development grants for parking development.** The city acknowledges the need to grow parking and plan for parking as businesses expand in high demand areas. Businesses seeking to expand cannot be deterred by lack of parking and the city would like to assist in the development of parking that meets the needs of the business, while preserving and growing tax base effectively. Importantly, aesthetics is a high priority for this area and parking grants will contain landscaping standards. The city will utilize the public alley system wherever possible to create shared parking and access for each redeveloped block.

**Revolving loan fund toward façade improvements.** Mixed-use properties that provide residential and commercial components are encouraged to approach the City of Wausau with façade improvement projects. In order to spark improvements the city will initiate a façade improvement loan program. The program would be competitive with approximately ten loans valued at \$30,000 each.

**Renditions of façade improvement plans offered as an incentive to residents and businesses leveraged by the Main Street program.** The Main Street program will offer renditions to residents and businesses in the area of Elm from the north to Stewart Ave to the South and from 1<sup>st</sup> Ave on the east side to 3<sup>rd</sup> Ave on the west, or within the Main Street district boundaries. This plan proposes an incentive to provide up to three renditions per year with Main Street program covering the costs up to their limit and the TIF district to cover the requirements of the existing programs.

### **Employee Incentive for expanding business.**

For existing businesses in the area, a further incentive to attract homeowners to the area is proposed in the form of 10 grants of \$1,000 each for a total investment of \$10,000 to a company committed to expanding their job base by at least 25 employees. Job numbers and a commitment to employment retention would accompany the development agreement.

**Loan Program for Homebuyers.** Rehabilitation of the existing housing stock is a priority for this area. Owner occupancy numbers continue to decline which directly correlates to reduced property maintenance and increased crime. The City seeks to reverse these concerning trends through the establishment of low interest loans to homeowners purchasing homes in the neighborhood. Loan could be granted in segments of \$25,000 each up to 10 loans committed for a total investment of \$250,000.



MAIN STREET RENDERING



**Work force Training Grants.** Employees are a company's greatest asset. Work force training grants can help enhance existing skills or introduce new technology skills. These grants can be crucial tools to attract companies to the area.

**Private Developer Assistance.** As a partner in the future redevelopment and revitalization of the Near West Side, the City will encounter the need to provide some level of assistance to potential developers. This assistance is regularly needed in redevelopment projects to offset the additional costs in re-use versus cornfield developments. Not every project will demand the same level of funding. The exact assistance is determined on a case by case basis depending on the overall value of a project, the needs of the developer, the project's public benefits and its impact on the specific objectives of jobs, property values, personal income growth and blight elimination. This assistance is viewed as an investment in the future value increment of the District. The City will execute development agreements with developers and businesses which will identify the type and amount of assistance provided.

## STUDIES

The purpose of the studies is to formulate action plans for implementation.

**1<sup>st</sup> Ave and 3<sup>rd</sup> Ave Traffic Study.** Study the feasibility of converting each of the streets to two-way. Assess the cost to implement the change and the potential effects on the surrounding street network and property values.

**Marketing feasibility study to recruit developers and attract catalytic businesses.** The purpose of the marketing feasibility study is to identify businesses that would thrive on the Near West Side with funds for specific recruitment of businesses identified.

**Parking Strategic and Economic Development Plan for East and West sides of River in Downtown.** The plans over-reaching focus will be economic development in the central business district. The plan outcomes and implementation initiatives will directly link to economic development goals and creating an environment to sustain business and generate more business. The plan will examine the current parking availability including public and private infrastructure and examine strategies to maximize the utilization of existing parking and make recommendations and provide financing scenarios on the strategic investment in off-street public parking developments. Other considerations will be to improve the parking customer experience; examine parking regulations and enforcement procedures; examine parking rate structures that promote the economic development strategy; integrate the needs of the variety of businesses in the central business district including corporations, retail, entertainment, leisure and residential; improve signage; and enhance the physical appearance of parking infrastructure. It is expected the study will be done in collaboration with the Main Street organization and other stakeholders within the Central Business District.

**Zoning Assessment.** Based on recommendations from the traffic, marketing and parking studies, an assessment to determine changes in zoning appropriate to new uses and traffic patterns will be determined.

**Landscaping Design Standards.** The purpose of the study would be to establish design standards for general landscaping, parking lots and streetscapes.

## SUMMARY OF FINDINGS

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

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within**



COMMERCIAL DISTRICT BLIGHT

**the timeframe desired by the City.** The creation of the district provides the suitable conditions to promote redevelopment. The conditions include site preparation, developer incentive payments, infrastructure, parking facilities, river edge development, aesthetic enhancements, pedestrian and bicycle accommodations and housing stock improvements. Based upon market and economic environment, the current conditions and use of the district and the financial challenges of redevelopment; the City has determined that redevelopment of the area will not occur solely as a result of private investment. Without the use of Tax Increment District Financing, redevelopment of the area is unlikely and the area will continue to decline. The City also makes the determination that expenditures contemplated by this plan are necessary to achieve the goals of the District including creation of new tax base, jobs and other economic benefits.

2. **The economic benefits of amending the District, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the costs of the improvements.** In making this determination, the City has considered the following information. As demonstrated in the Economic Feasibility Study and the Cash Flow Projections of this plan amendment, tax increment is critical to the successful financial outcome. With these financial resources, the City will fund the necessary public infrastructure projects to attract and retain commercial enterprises that will increase jobs, income, and property values. In addition, these commercial enterprises will add value by eliminating blight and transform property use to its best and highest purpose. *Finding required by Wisconsin Statutes 66.1105(4m) (c) 1.b.*
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** Given that it is not likely that the District will achieve the objectives of its Project Plan without the continued support of tax increment district financing, and since the District is expected to generate additional economic benefits for the community, the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing jurisdictions. *Finding Required by Wisconsin Statute 66.1105(4m)(c)1.c.*
4. **The requirement for rehabilitation/conservation district.** Tax Increment District Number Eight is being created as a “Rehabilitation District” based on a finding that not less than 50%, by area of the real property within the District boundaries is in need of conservation or rehabilitation.
5. **Enhance Value.** The City finds that improvement of the area is likely to significantly enhance the value of the real property of the entire district. The project costs directly relate to the elimination of blight and will serve to rehabilitate the area consistent with purpose for creating the district.



RESIDENTIAL REHABILITATION

6. **Compliance with Tax Increment District Limitations.** The City has documented within the plan that the equalized value of taxable property of the proposed district plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the City of Wausau.
7. **Complete Project Plan.** The City determines that the project plan is complete and that the required documentation has been presented to the Joint Review Board.
8. **Orderly Development.** The City determines that the plan furthers a number of planning initiatives including the comprehensive plan, River Edge Plan, the MPO Bicycle and Pedestrian Plan and the Near West Side Master Plan which will result in the orderly development of the City.

## PLAN IMPLEMENTATION AND FLEXIBILITY

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

Further, in accordance with Wisconsin Statutes Section 66.1105 (2)(f)1.n, the City will consider using tax increments to pay for project costs incurred for the territory that is located within a one-half mile radius of the district's boundaries and within the City limits. These tax increment expenditures must, by State law, be approved by the Joint Review Board before they can be incurred.

This concept of maintaining a high level of project development flexibility will be a key element of the plan implementation phase in order to maximize the project benefits for the City of Wausau and the other taxing jurisdictions and to otherwise promote the public health, safety, welfare, and prosperity of the community.

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

The proposed public works and improvements are outlined below. The specific kind, number, location and estimated costs are based upon preliminary plans and concepts. These may be modified as to kind, number, location and costs allocated to the district at any time during project execution based on more definitive construction plans, studies, engineering work, developer needs, feasibility studies and construction plans without amendment of this plan. Any expenditure directly or indirectly related to the costs outlined below is considered "project costs" and eligible to be paid with tax increment revenues. Project costs will be diminished by any investment income, land sale proceeds, special assessments or other income generated.

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

- reconstruction of median areas; installation or replacement of traffic signals and traffic signs; pavement marking; right-of-way restoration and installation of fences, berms and landscaping.
2. **PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT.** In order to promote and facilitate development or redevelopment of both residential and commercial properties and to further the objective of blight elimination, the City may contribute to the acquisition of property within the district. The cost of property acquired, and any costs associated with the transaction are eligible costs. Transactional costs include costs such as fee title, easements, appraisals, consultant and broker fees, closing costs, surveying and mapping. Following acquisition, other project costs may be incurred in order to make the project suitable for development/redevelopment. If total project costs incurred by the City to acquire and prepare the site for development/redevelopment exceed the revenues or other consideration received from the sale or lease of the property, the net amount shall be considered “real property assembly costs” as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible project cost.
  3. **ENVIRONMENTAL AUDITS AND REMEDIATION.** Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
  4. **DEMOLITION AND SITE WORK.** Development and redevelopment of the area may require site preparation such as demolition, grading, fill, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.
  5. **ACQUISITION OR RIGHTS-OF-WAY.** The City may need to acquire property to allow for installation of street access, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
  6. **ACQUISITION OF EASEMENTS.** The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
  7. **WATER, SEWER AND STORMWATER IMPROVEMENTS** - to allow for development and/or redevelopment to occur the City may need to construct, alter, rebuild, or expand utility infrastructure within the district. Eligible project costs would include, but are not limited to the following: distribution and collection mains; manholes clean out and valves; hydrants; service laterals; interceptor sewers; stormwater infiltration, filtration and detention; and all related appurtenances.
  8. **ELECTRICAL SERVICE.** In order to assure a site is suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines.
  9. **GAS SERVICE.** In order to create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services.
  10. **COMMUNICATION INFRASTRUCTURE.** In order to create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to, telephone lines, cable lines and fiber optic cable.
  11. **PARKING ENHANCEMENTS AND INFRASTRUCTURE.** The plan provides for the construction, reconstruction and demolition of existing infrastructure if necessary. Parking infrastructure includes surface parking lots and parking ramps and related parking enforcement, metering and revenue systems. It is anticipated that a parking structure or structures of approximately 200-500 parks will be constructed within the boundaries of the district including the ½ mile buffer zone.
  12. **STREETSCAPING AND LANDSCAPING.** The City will provide landscaping and streetscape to improve the aesthetics and attract quality development.
  13. **RIVER EDGE TRAIL ENHANCEMENTS.** The City will construct a bike and pedestrian bridge to connect the east and west side of the river, create river edge access points, improve and create the river walk system and add amenities including but not limited to docks and piers, landscaping, shoreline destination areas,

interpretive signs, public seating and picnic areas, kayak and canoe launches, lighting and other trail amenities. These expenditures may occur anywhere along the trail so long as it is within the district boundaries or ½ mile buffer zone.

14. **DEVELOPMENT OF PUBLIC AND GREEN SPACES.** The City will construct public areas and green spaces.
15. **PUBLIC ART.** The City will fund a public art and mural campaign including but not limited to sculpture, murals, topiary, water art and garden art. It is the intention that these expenditures may occur anywhere within the district boundaries or ½ mile buffer zone.
16. **CASH GRANTS AND DEVELOPMENT INCENTIVES.** The City may enter into development agreements with property owners or developers for the purpose of sharing costs, such as those outlined above, as well as costs associated with the private development, to encourage the desired kind of improvements, eliminate blight and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant. Funds may be provided in the form of a cash grant, forgivable loan, direct loan or loan guarantee. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project.
17. **PROFESSIONAL SERVICE.** The project plan includes a number of studies including parking strategic plan, landscape standards policy, market feasibility study and central business district zoning analysis. These studies along with the costs of other outside professionals to undertake and implement the plan are considered eligible costs.
18. **FINANCE COSTS –** Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
19. **ADMINISTRATIVE COSTS.** These include but are not limited to a portion of the staff salaries associated with managing the project plan through implementation and termination. Accounting and legal fees associated with the management of the plan. Engineering, surveying, inspection, planning, community development, financial and legal are a sample of staff activities involved in managing these plans.
20. **PAYMENTS MADE AT THE DISCRETION OF THE COMMON COUNCIL-** Payments made at the discretion of the Common Council may include but are not limited to development incentives such as training funds, low interest loans to businesses that may be locating in the district, marketing of the properties within the district, creation of revolving loan fund.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID district. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its right to add or delete specific projects or change the scope and/or timing of projects without amending the plan as projects, developments and other spending activities are individually authorized by the Common Council.

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

Project costs located within the ½ mile zone include:

- Cash Grants and Developer Incentives
- Parking Infrastructure
- River Edge Trail development

## LIST OF ESTIMATED NON-PROJECT COSTS

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

## ANNEXED PROPERTY

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

## CHANGES IN ZONING ORDINANCES

Current zoning within the boundaries of the amendment area includes properties zoned M-1 and M-2 (Industrial); R-3 and R-4 (Residential); B-2 AND B-3(Business) and UDD as outlined on Map 4, Page 19. The City has received a request to rezone 110,113,&115 Alexander Street from B-2, Community Service District and 215 South 2<sup>nd</sup> Avenue & 114 Callon Street from B-3, General Commercial District, to UDD, Unified Development District and approve a General Development Plan to allow for construction of a 4 story, 61 unit affordable apartment project with private off-street parking and recreation space. Other changes in the zoning classification of specific properties will be considered in accordance with existing State laws, local ordinances and established procedures and will be likely initiated by private investment.

Studies which have been outlined in the plan may recommend changes to the City of Wausau’s parking, landscape standards, density and land use zoning ordinances. Any proposed zoning ordinance changes will be considered in accordance with existing State laws, local ordinances and established procedures.

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

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

## RELOCATION

Chapter 32 of the Wisconsin Statutes will be followed relative to displacement of residents and businesses from the property acquired as part of this project plan. If federal funds are used in the project, the Federal Uniform Relocation Act will also be followed. Where state law and federal law conflict, the most stringent rule will apply. A separate relocation plan for any public acquisitions that involve displacement of persons will be prepared and approved by the Wisconsin Department of Industry, Labor and Human Relations prior to initiation of negotiations to acquire the property occupied by potential displacees.

## ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

The creation of TID #8 and implementation of the projects in this project plan amendment are consistent with the economic development goal identified in the *City of Wausau Comprehensive Plan* and also with several of the objectives, policies, and economic development strategies established in that report. The planned projects will promote the orderly development of the City of Wausau. By creating well designed and strategically located areas for residential and business, land use conflicts and infrastructure deficiencies can be avoided. By providing financial incentives to stimulate private development projects, the City is able to ensure that economic growth continues to occur, thus

offsetting the inevitable loss of jobs and incomes when economic conditions force the closure of employers in the community.

By utilizing the provisions of the Tax Increment Law, the City can increase property values through development projects that result in increased tax base. The creation of TID #8 will add to the tax and employment base of the community, will generate positive secondary impacts in the community through increased local disposable incomes, and improve public facilities in the community.

## EXISTING USES AND CONDITIONS OF REAL ESTATE

Map 3 on Page 22, shows the existing generalized uses in the district and the extent of building development on each of the properties located within the district.

### EQUALIZED VALUE TEST

Wisconsin's Tax Increment Law 66.1105(4)(gm)14.c. requires that the equalized value of the taxable property in the proposed district, plus the value of increment of all existing Tax Incremental Districts, does not exceed 12 percent of the total equalized value of taxable property within the City. The table to the right provides the necessary calculation showing the City maintains sufficient capacity to create the district.

EQUALIZED VALUE TEST				
TID DISTRICT	BASE YEAR	2011 DISTRICT EQUALIZED VALUE	2011 DISTRICT INCREMENT VALUE	
2	1990	\$ 28,070,700	\$ 27,898,400	
3	1994	113,527,400	70,708,700	
4	1996	2,656,800	2,583,800	
5	1997	45,419,600	45,045,500	
6	2005	67,791,800 *	39,034,800	
7	2006	43,069,800	13,543,900	
		\$ 300,536,100	\$ 198,815,100	
VALUE OF TAX INCREMENT DISTRICT EIGHT			38,558,500	
TOTAL VALUE WITH NEW DISTRICT			\$ 237,373,600	
TOTAL CITY EQUALIZED VALUE			\$ 2,652,252,200	
12% TEST			8.95%	

\* TID 6 was amended after the 2011 Equalized District Values were published by the Department of Revenue. The Value of the Amendment Area based upon the Amendment Project Plan was \$49,736,800

### DISTRICT FINANCIAL PLAN

The plan provides one potential sequence of improvements and the related public expenditures and related issuance of debt. However, in reality, public investment will be initiated by private investment to assure that there is sufficient increment within the district to fund debt retirement. The City will implement a number of strategies within Development Agreements to mitigate the risk of unrealized value growth. In addition, annual deficits which may occur in the initial years of the district will be managed by interfund loans by the City's general fund and managed in compliance with the TID interfund loan policy adopted by the Common Council.

### ECONOMIC FEASIBILITY STUDY

The cash flow presented on Page 18, presents the projected sources and uses of funds for the district through maturity. The project costs are detailed on Page 16. The borrowing plans are also outlined on Page 16 with the City's borrowing capacity detailed above. The projected development plans, values and increment generated follow on Page 15. The timing of development is based upon developer discussions along with best estimates. The property values are considered conservative which is warranted given the current economic climate. The cash flow reveals sources in excess of uses at the termination date of the district.

## REDEVELOPMENT AND PROPERTY VALUES

Tax Increment District Eight is strategically located along the west side of the Wisconsin River and a short distance from the Interstate and Marathon Campus. This location will be attractive to residential, retail and commercial redevelopment. The proposed public infrastructure improvements along with developer incentives are structured to maximize redevelopment and related property values. Specific redevelopment areas are targeted on Map 5, page 24. Possible private redevelopment projects and the related increases in increment valuation are presented in the following table.

REDEVELOPMENT TAX INCREMENT DISTRICT NUMBER EIGHT						
USE	AREA	NET INCREASE IN INCREMENT VALUATION				
		2014	2016	2018	2019	2021
Affordable Housing Complex	Northwest Corner of Alexander Street - Full Block Development	\$ 2,500,000				
Mixed Use Retail/Commerical/Residential	Corner of 4th Avenue and Stewart Ave	\$ 1,700,000				
Single Family Residential Improvements	District Wide					
Residential Complex - Riverside	401 South 1st Avenue and 415 South 1st Avenue		\$ 1,500,000			
Commerical Redevelopment	Bridge Street Commercial Zone		\$ 3,000,000	\$ 1,000,000		
Clark Street Project	Bounded by South 2nd Ave, Stewart Avenue, 3rd Avenue and Clark St	\$ 1,000,000				
Commerical Redevelopment	Stewart Avenue				\$ 1,500,000	
Commerical Redevelopment	East Bay					\$ 10,000,000
Residential Complex - River Side	201 N 1st Avenue			\$ 1,500,000		
		\$ 5,200,000	\$ 4,500,000	\$ 2,500,000	\$ 1,500,000	\$ 10,000,000

**INFLATION AND PROPERTY VALUES.** Historically property values within the City have increased at a steady rate. The recent recessionary influences have actually resulted in property value reductions in certain components of the real estate market. The tax increment projected at the table on the left maintains a conservative inflationary factor of ½ percent through 2028 and a 1.5% increase for the years 2029 through 2038.

**EQUALIZED TAX RATE.** The equalized value tax rate adjusts annually based upon property valuation and the tax levy required by each taxing jurisdictions. Levy Limits and cost containment measures has resulted in a stabilized or declining equalized tax rate. A fixed rate of \$27 has been used for the projection.

**TAX INCREMENT.** A total of \$14,440,339 of increment is expected over the life of Tax Increment District Number Eight. These increments are sufficient to fund the project costs of the district which are estimated at \$13,397,085. Based upon the existing allocation of tax increment, the impact to the overlying jurisdictions over the maximum life of the district is:

City	32.27%	\$4,659,897
County	19.11%	2,759,549
School District	41.17%	5,945,088
Technical College	7.45%	1,075,805
		<u>\$14,440,339</u>

REVENUE YEAR	PROJECTED INCREMENT VALUATION	TAX INCREMENT
2014	\$5,200,000	\$140,400
2015	\$5,226,000	\$141,102
2016	\$9,726,000	\$262,602
2017	\$9,774,630	\$263,915
2018	\$12,274,630	\$331,415
2019	\$13,836,003	\$373,572
2020	\$13,905,183	\$375,440
2021	\$23,974,709	\$647,317
2022	\$24,094,583	\$650,554
2023	\$24,215,056	\$653,806
2024	\$24,336,131	\$657,076
2025	\$24,457,811	\$660,361
2026	\$24,580,101	\$663,663
2027	\$24,703,001	\$666,981
2028	\$24,826,516	\$670,316
2029	\$25,198,914	\$680,371
2030	\$25,576,897	\$690,576
2031	\$25,960,551	\$700,935
2032	\$26,349,959	\$711,449
2033	\$26,745,209	\$722,121
2034	\$27,146,387	\$732,952
2035	\$27,553,583	\$743,947
2036	\$27,966,886	\$755,106
2037	\$28,386,390	\$766,433
2038	\$28,812,185	\$777,929
<b>TOTAL INCREMENT</b>		<b>\$14,440,339</b>



# PROJECT COSTS

TAX INCREMENT DISTRICT NUMBER EIGHT									
PROJECT COST LIST									
	2012	2013	2014	2015	2016	2018	2019	2021	TOTAL
<b>STREETS</b>									
2ND AVENUE RECONSTRUCTION				\$825,000					\$825,000
STEWART AVENUE BICYCLE AND PEDESTRIAN ACCOMODATIONS		\$155,000	\$55,000						\$155,000
1ST AND THIRD AVENUE CONVERSION			\$140,000						\$55,000
CLARK STREET IMPROVEMENTS								\$4,000,000	\$140,000
PARKING INFRASTRUCTURE		\$30,000	\$50,000	\$250,000					\$4,330,000
RIVER EDGE IMPROVEMENTS			\$90,000	\$450,000		\$350,000			\$890,000
STREET SCAPE AND PUBLIC ART		\$30,000	\$20,000	\$180,000					\$230,000
STUDIES	\$65,000	\$45,000							\$110,000
PROPERTY ACQUISITION	\$80,000	\$80,000	\$80,000	\$80,000					\$320,000
DEMOLITION, RELOCATION AND SITE PREPARATION (PRIVATE AND PUBLIC)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$100,000	\$50,000	\$250,000
RESIDENTIAL REDEVELOPMENT								\$50,000	\$300,000
DEVELOPMENT GRANTS AND INCENTIVES		\$250,000							\$250,000
SILVERSTONE		\$375,000			\$150,000	\$300,000	\$150,000	\$350,000	\$1,325,000
OTHER PROPERTIES		\$50,000	\$50,000	\$50,000	\$50,000	\$100,000	\$10,000		\$310,000
COMMERICAL REVOLVING LOAN/GRANT FUND								\$150,000	\$150,000
WORKFORCE DEVELOPMENT AND TRAINING		\$50,000							\$50,000
HOMEOWNER LOAN PROGRAM		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000			\$250,000
<b>OTHER COSTS</b>									
PLANNING, ENGINEERING, FINANCIAL, LEGAL AND ADMINISTRATION	\$21,750	\$174,750	\$87,750	\$290,250	\$52,500	\$135,000	\$24,000	\$647,500	\$1,433,500
TOTAL ESTIMATED PROJECT COSTS WITHOUT FINANCING:	\$166,750	\$1,339,750	\$672,750	\$2,225,250	\$402,500	\$1,035,000	\$184,000	\$5,297,500	\$11,323,500
FINANCING COSTS	\$28,765	\$251,100	\$136,050	\$404,000	\$89,500	\$198,600	\$51,750	\$913,820	\$2,073,585
TOTAL ESTIMATED COSTS WITH FINANCING	\$195,515	\$1,590,850	\$808,800	\$2,629,250	\$492,000	\$1,233,600	\$235,750	\$6,211,320	\$13,397,085
AMORTIZATION PERIOD IN YEARS	10	10	10	10	10	10	10	10	
ANNUAL DEBT RETIREMENT	\$ 19,552	\$ 159,085	\$ 80,880	\$ 262,925	\$ 49,200	\$ 123,360	\$ 23,575	\$ 621,132	

## METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED

### FINANCING METHODS

Implementation of this project plan will require the City issue obligations to provide financing for the Projects undertaken. The following is a list of the types of obligations the City will likely use.

General Obligation Bonds or Notes – The City may issue GO Bonds or Notes to finance the cost of Projects included within this plan. Wisconsin Statutes limit the principal amount of GO debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value. The City’s current legal debt margin of \$85,358,733 and existing outstanding debt of \$45,927,751 provides more than ample capacity for future debt issues.

Equalized Value at January 1, 2011	\$2,625,729,678
Percent Allowed	5%
Legal Debt Margin Percentage	\$131,286,484
Less: Outstanding General Obligation Debt	\$45,927,751
Available Debt Margin	\$85,358,733
Debt Utilized	34.98%

Bonds Issued to Developers – The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make the annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City’s borrowing capacity.

PROJECTED CASH FLOW

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT DRAFT PROJECT PLAN | 3/26/2012

**CITY OF WAUSAU  
TAX INCREMENTAL DISTRICT NUMBER EIGHT  
PROJECTED CASH FLOW**

Year	2012		2013		2014		2015		2016		2018		2019		2021		Development Tax Increment	Annual Surplus (Deficit)	Cumulative Balance	
	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service	Estimated Debt Service				
2013	\$8,765																\$140,400	(\$8,765)	(\$8,765)	
2014	\$8,765	\$159,085	\$159,085														\$141,102	(\$27,450)	(\$36,215)	
2015	\$8,765	\$159,085	\$159,085	\$80,880													\$262,602	(\$107,628)	(\$143,843)	
2016	\$8,765	\$159,085	\$159,085	\$80,880	\$151,684												\$263,915	(\$137,812)	(\$281,655)	
2017	\$8,765	\$159,085	\$159,085	\$80,880	\$151,684	\$171,228											\$331,415	(\$307,727)	(\$589,382)	
2018	\$8,765	\$159,085	\$159,085	\$80,880	\$151,684	\$171,228	\$76,167										\$373,572	(\$240,227)	(\$829,609)	
2019	\$8,765	\$159,085	\$159,085	\$80,880	\$151,684	\$171,228	\$76,167	\$23,575									\$375,440	(\$274,237)	(\$1,103,846)	
2020	\$8,765	\$159,085	\$159,085	\$80,880	\$151,684	\$171,228	\$76,167	\$23,575	\$23,575								\$647,317	(\$295,944)	(\$1,399,790)	
2021	\$8,765	\$159,085	\$159,085	\$80,880	\$151,684	\$171,228	\$76,167	\$23,575	\$23,575								\$650,554	(\$24,067)	(\$1,423,857)	
2022	\$8,765	\$159,085	\$159,085	\$80,880	\$151,684	\$171,228	\$76,167	\$23,575	\$23,575								\$653,806	(\$20,830)	(\$1,444,687)	
2023		\$159,085	\$159,085	\$80,880	\$151,684	\$171,228	\$76,167	\$23,575	\$23,575								\$657,076	(\$670,982)	(\$2,115,669)	
2024				\$80,880	\$151,684	\$171,228	\$76,167	\$23,575	\$23,575								\$660,361	(\$508,627)	(\$2,624,296)	
2025					\$151,684	\$171,228	\$76,167	\$23,575	\$23,575								\$663,663	(\$424,462)	(\$3,048,758)	
2026						\$171,228	\$76,167	\$23,575	\$23,575								\$666,981	(\$269,476)	(\$3,318,234)	
2027							\$171,228	\$151,684	\$171,228								\$670,316	(\$94,930)	(\$3,413,164)	
2028									\$76,167								\$680,371	(\$91,595)	(\$3,504,759)	
2029																	\$690,576	(\$5,373)	(\$3,510,132)	
2030																	\$700,935	\$28,407	(\$3,481,725)	
2031																	\$711,449	\$38,766	(\$3,442,959)	
2032																	\$722,121	\$49,280	(\$3,393,679)	
2033																	\$732,952	\$722,121	(\$2,671,558)	
2034																	\$743,947	\$732,952	(\$1,938,606)	
2035																	\$755,106	\$743,947	(\$1,194,659)	
2036																	\$766,433	\$755,106	(\$439,553)	
2037																	\$777,929	\$766,433	\$326,880	
2038																			\$777,929	\$1,104,809
<b>TOTAL</b>	<b>\$87,650</b>	<b>\$1,590,850</b>	<b>\$808,800</b>	<b>\$1,516,840</b>	<b>\$1,712,280</b>	<b>\$761,670</b>	<b>\$235,750</b>	<b>\$621,690</b>	<b>\$14,440,339</b>											

## LEGAL DESCRIPTION OF PROPERTY ADDED TO THE DISTRICT

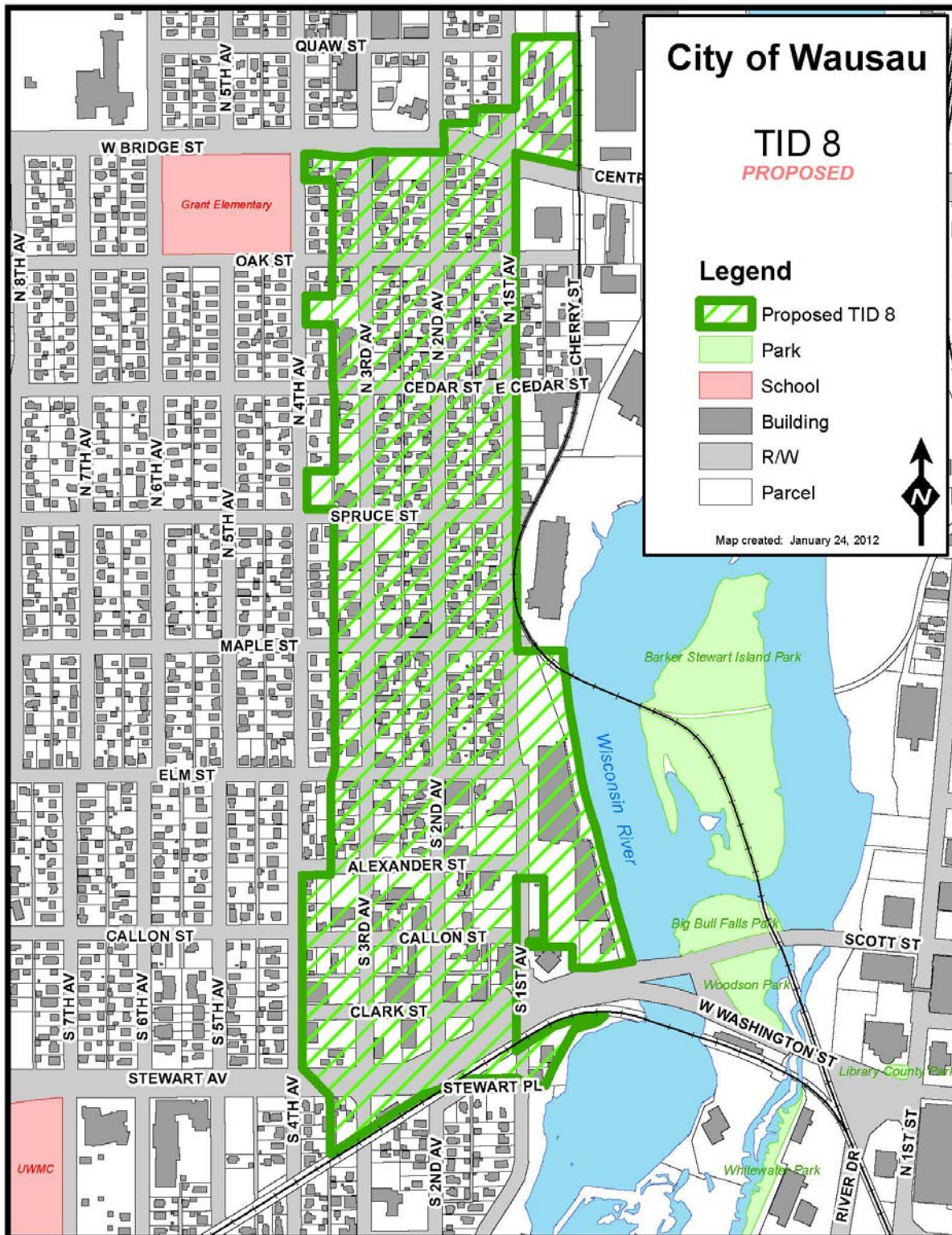
The land area proposed to be added to in the second amendment to TID #8 includes the following:

*Part of the East ½, Section 26, and part of the Government Lot 1, Section 35, all in Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:*

*Commencing at the intersection of the North right-of-way of Stewart Avenue and the East right-of-way of South 4<sup>th</sup> Avenue, the point of beginning;*

*Thence North, along said East right-of-way, to the South right-of-way of Alexander Street; thence East, along said South right-of-way, to the East line of Lot 6, Block 11, A. Stewart's Addition to Wausau; thence North, to the Southwest corner of Lot 1, Block 12, said A. Stewart's Addition; thence North, along the West lines of Lots 1, 2, 3, 4 and 5, said Block 12, to the Northwest corner of said Lot 5; thence Northeasterly, to the Southwest corner of Lot 1, Block 1, Mary Poor's Second Addition; thence North, along the West lines of Lots 1, 2, 3, 4, 5 and 6, said Block 1, to the Northwest corner of said Lot 6; thence North, to the Southwest corner of Lot 1, Block 2, said Mary Poor's Second Addition; thence North, along the West lines of said Lots 1, 2, 3, 4, 5 and 6 of said Block 2, to the Northwest corner of said Lot 6; thence Northerly, to the Southwest corner of Lot 1, Block 3, said Mary Poor's Second Addition; thence West, along the South line of said Block 3, to the West line of said Block 3; thence North, along said West line, to the North line of Lot 11, said Block 3; thence East, along said North line and along said North line extended Easterly, to the West line of Lot 3, said Block 3; thence North, along said West line and along the West lines of Lots 4, 5 and 6, to the Northwest corner of said Lot 6; thence Northerly, to the Southwest corner of Lot 1, Block 4, C.A. Barwig's Subdivision of Block 4 of Mary Poor's Second Addition to the City of Wausau; thence North, along the West lines of Lots 1, 2, 3, and 4, said C.A. Barwig's Subdivision, to the South line of Lot 12, said C.A. Barwig's Subdivision; thence West, along said South line, to the West line of said Lot 12; thence North, along said West line and along the West line of Lot 11, said C.A. Barwig's Subdivision, to the North line of said Lot 11; thence East, along said North line, to the West line of Lot 7, said C.A. Barwig's Subdivision; thence North, along said West line and along the West line of Lot 8, said C.A. Barwig's Subdivision, to the Northwest corner of said Lot 8; thence Northerly, to the Southwest corner of Lot 1, Block 3, Eva P. Quaw's Addition to Wausau; thence North, along the West lines of Lots 1, 2, 3, 4 and 5, said Block 3, to the South line of Lot 9, said Block 3 extended Easterly; thence West, along said South line extended Easterly and along said South line, to the West line of said Lot 9; thence North, along said West line and along the West line of Lot 8, said Block 3, to the Southerly right-of-way of West Bridge Street; thence Easterly, along said Southerly right-of-way, to the East right-of-way of North 2<sup>nd</sup> Avenue; thence North, along said Easterly right-of-way extended Northerly, to the North line of Lot 7, Block 6, Eva P. Quaw's Fourth Addition to Wausau; thence East, along said North line, to the West line of Lot 5, said Block 6; thence North, along said West line, to the North line of said Lot 5; thence East, along said North line and said North line extended Easterly, to the East right-of-way of North 1<sup>st</sup> Avenue; thence North, along said East right-of-way, to the South line of Lot 2 of Certified Survey Map No. 11894 recorded in the Office of Register of Deeds for Marathon County in Volume 50 of Certified Survey Maps on Page 182; thence East, along said South line, to the Southeast corner of said Lot 2; thence Easterly, to the Southwest corner of Lot 1 of Certified Survey Map No. 6992 recorded in the Office of Register of Deeds for Marathon County in Volume 26 of Certified Survey Maps on Page 185; thence East, along the South line of said Lot 1, to the East line of said Lot 1 and the West line of a 16' wide railroad right-of-way; thence South, along said West line, to the Northerly right-of-way of Central Bridge Street; thence Westerly, along said Northerly right-of-way, to the East right-of-way of North 1<sup>st</sup> Avenue; thence Southerly, along said East right-of-way, to the South right-of-way of Maple Street; thence East, along said South right-of-way and along said South right-of-way extended Easterly, to the Westerly line of the Wisconsin River; thence Southerly, along said Westerly line, to the Northerly right-of-way of East Stewart Avenue; thence Westerly, along said Northerly right-of-way, to the East line of Lot A of Certified Survey Map No. 8789 recorded in the Office of Register of Deeds for Marathon County in Volume 34 of Certified Survey Maps on Page 167; thence North, along said East line, to the North line of said Lot A; thence West, along said North line, to the East right-of-way of South 1<sup>st</sup> Avenue; thence North, along said East right-of-way, to the South line of Lot B of said Certified Survey Map No. 8789; thence East, along said South line, to the East line of said Lot B; thence North, along said East line, to the North line of said Lot B; thence West, along said North line and along said North line extended Westerly, to the West right-of-way of South 1<sup>st</sup> Avenue; thence South, along said West right-of-way, to the Southerly line of a railroad right-of-way lying Southerly of and adjacent to East Stewart Avenue; thence Easterly, along said Southerly line of a railroad right-of-way, to the Easterly line of the parcel described in Document No. 1609718 recorded in the office of Register of Deeds for Marathon County; thence Southwesterly, along said Easterly line and along the Easterly line of the parcel described in Document No. 1326635 recorded in the Office of Register of Deeds for Marathon County, to the South line of said parcel described in Document No. 1326635; thence Westerly, along said South line, to the East right-of-way of South 1<sup>st</sup> Avenue; thence Northwesterly, to the intersection of the West right-of-way of South 1<sup>st</sup> Avenue and the North right-of-way of Stewart Place; thence Westerly, along said North right-of-way and along said North right-of-way extended Westerly, to the Northerly line of said railroad right-of-way lying Southerly of and adjacent to Stewart Avenue; thence Westerly, along said Northerly line of a railroad right-of-way, to the West line of Lot 5, Block 1, Stewart and Alexander's Addition to Wausau; thence North, along said West line and along the West lines of Lots 4, 3, 2 and 1, to the South right-of-way of Stewart Avenue; thence Northwesterly, to the intersection of the North right-of-way of Stewart Avenue and the East right-of-way of South 4<sup>th</sup> Avenue, the point of beginning.*

# MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT

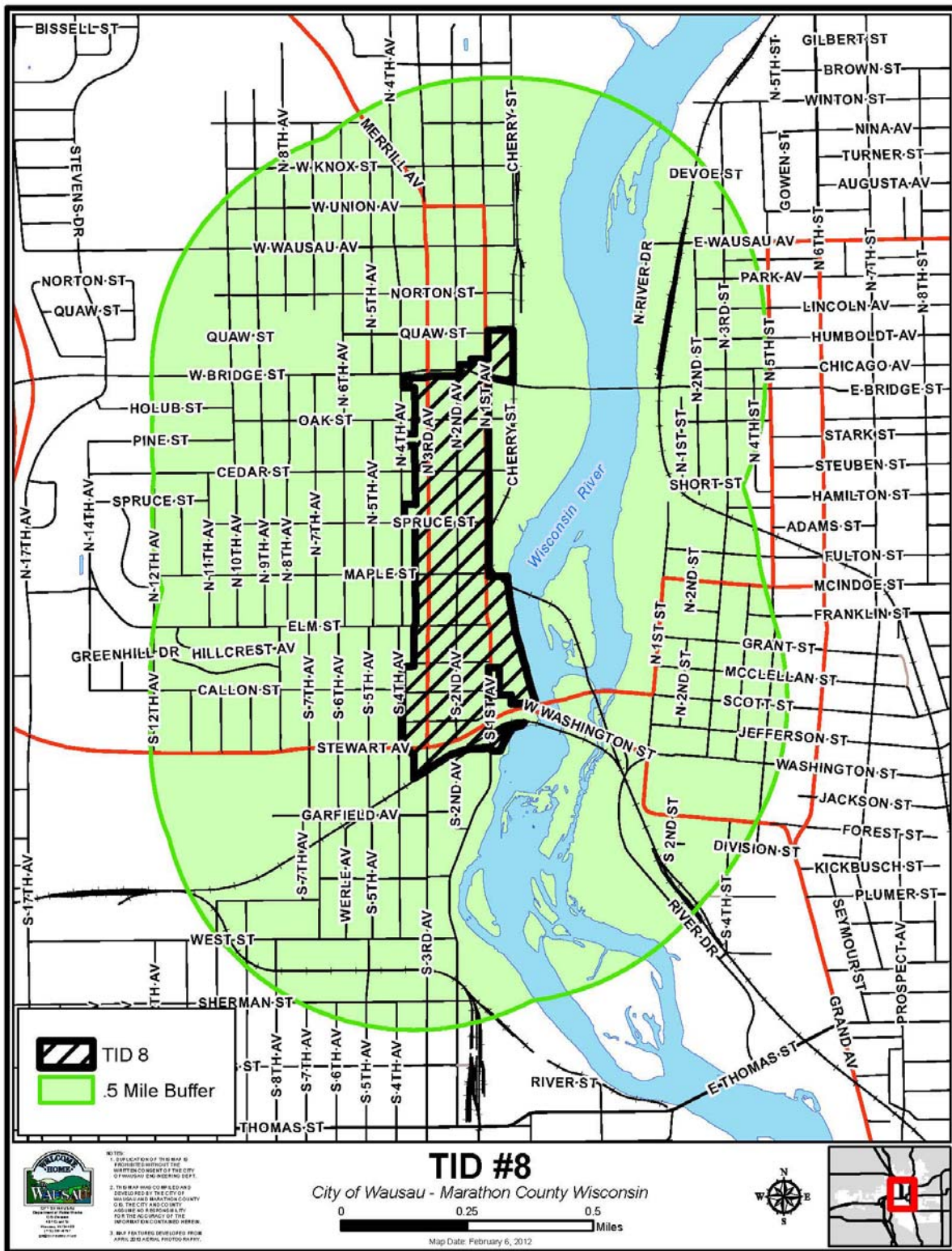


CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT DRAFT PROJECT PLAN | 3/26/2012

MAP 1- MAP OF PROPOSED DISTRICT

# MAP OF 1/2 MILE AREA SURROUNDING TAX INCREMENT DISTRICT NUMBER EIGHT

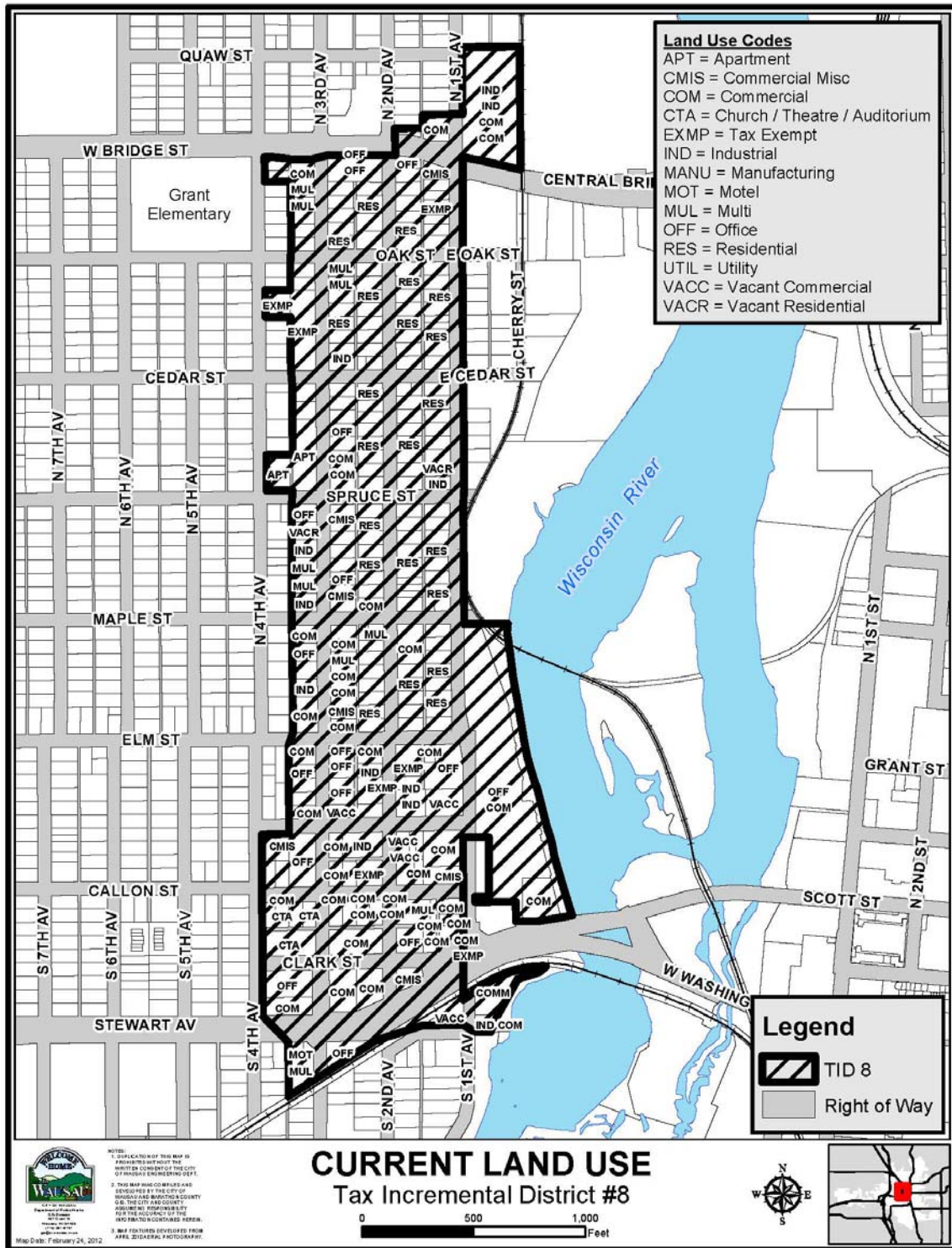
CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT DRAFT PROJECT PLAN | 3/26/2012



MAP 2 - MAP OF 1/2 MILE AREA SURROUNDING AMENDED TID #8

# MAP - LAND USES WITHIN TAX INCREMENT DISTRICT NUMBER EIGHT

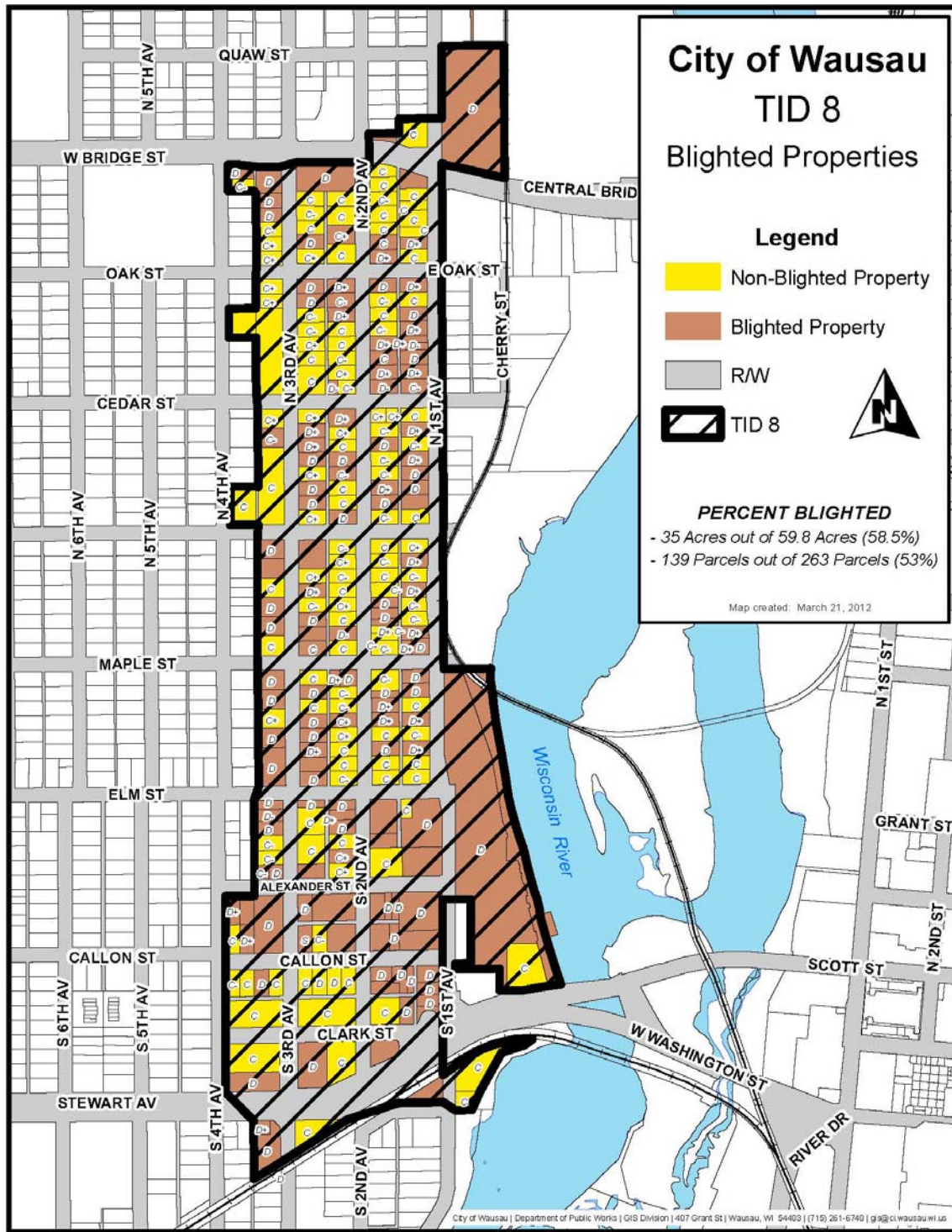
CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT DRAFT PROJECT PLAN | 3/26/2012



MAP 3 – MAP OF CURRENT LAND USE WITHIN THE DISTRICT

# MAP – BLIGHT DESIGNATION WITHIN TAX INCREMENT DISTRICT NUMBER EIGHT

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT DRAFT PROJECT PLAN | 3/26/2012

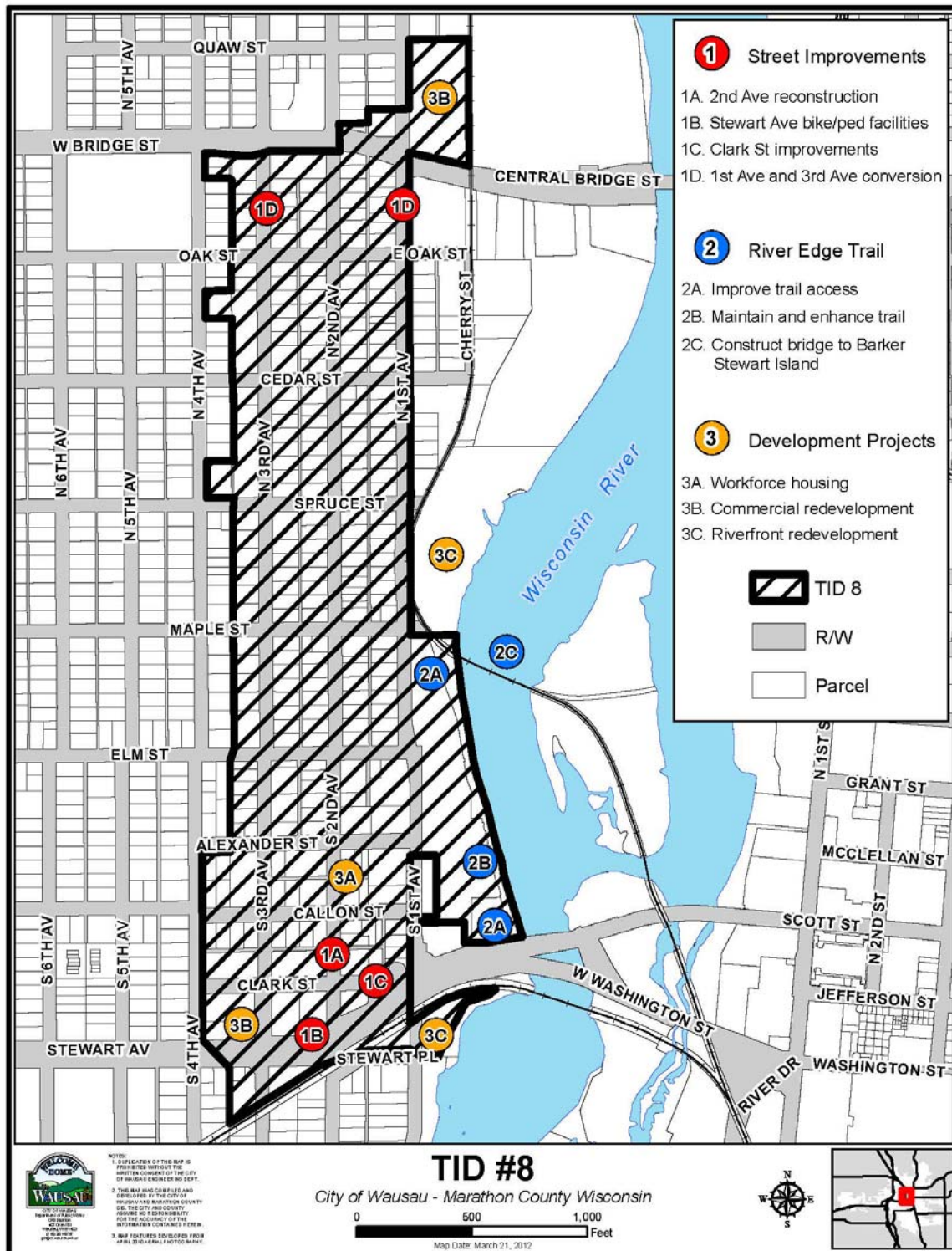


MAP 4 – MAP OF BLIGHT DESIGNATION BY PARCEL



# MAP OF SPECIFIC PROJECTS WITHIN TAX INCREMENT DISTRICT NUMBER EIGHT

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT DRAFT PROJECT PLAN | 3/26/2012



MAP 5 – MAP OF PROJECTS

# LIST OF PROPERTIES WITHIN TID #8

## LIST OF PROPERTIES WITHIN TAX INCREMENT DISTRICT NUMBER EIGHT

Full Parcel ID Number	Propert Owner	Property Address	Assessed Land Value	Assessed Improvement Value	Total Assessed Value	Total Equalized Value	Zoning
29129072610978	STONE BUILDING CENTE	102 CENTRAL BRIDGE ST	\$ 559,600	\$ 198,400	\$ 758,000	\$ 735,400	M1
29129072610024	BUCH	102 W BRIDGE ST	109,800	64,000	173,800	168,600	B3
29129072610025	BUCH	110 W BRIDGE ST	30,800	-	30,800	29,900	R3
29129072610264	BRIDGE STREET PARTNE	205 W BRIDGE ST	240,000	509,200	749,200	726,800	B2
29129072610260	JUVONEN	115 W BRIDGE ST	47,400	179,800	227,200	220,400	B2
29129072610112	SHERF COMMERCIAL DEV	527 N 4TH AVE	15,700	20,000	35,700	34,600	R3
29129072610261	SHERF COMMERCIAL DEV	305 W BRIDGE ST	90,700	106,900	197,600	191,700	B2
29129072610131	JUVONEN	107 W BRIDGE ST	56,600	21,100	77,700	75,400	B2
29129072610133	THAO	519 N 2ND AVE	16,500	83,500	100,000	97,000	R3
29129072610113	SHERF COMMERCIAL DEV	523 N 4TH AVE	13,800	61,500	75,300	73,100	R3
29129072610130	STURM	520 N 1ST AVE	13,100	62,600	75,700	73,400	R3
29129072610125	BRIDGE STREET PARTNE	517 N 3RD AVE	15,700	65,700	81,400	79,000	R3
29129072610134	HER	517 N 2ND AVE	13,800	64,400	78,200	75,900	R3
29129072610122	DUWE	518 N 2ND AVE	16,500	57,400	73,900	71,700	R3
29129072610109	JAECK	518 N 3RD AVE	31,700	89,400	121,100	117,500	R3
29129072610139	BARTTELT	518 N 1ST AVE	10,500	51,100	61,600	59,800	R3
29129072610126	KAD ESTATES LLC	513 N 3RD AVE	15,700	53,300	69,000	66,900	R3
29129072610140	DOUANGBOUPHA	515 N 2ND AVE	19,300	69,300	88,600	86,000	R3
29129072610121	DITTBRENDER	514 N 2ND AVE	22,000	121,400	143,400	139,100	R3
29129072610108	CARLSON	514 N 3RD AVE	35,800	65,100	100,900	97,900	R3
29129072610138	COMM DEV AUTH OF WAU	514 N 1ST AVE	-	-	-	-	R3
29129072610127	WITTER	511 N 3RD AVE	15,700	54,300	70,000	67,900	R3
29129072610107	SEVERT	512 N 3RD AVE	15,700	64,600	80,300	77,900	R3
29129072610141	CORTES	511 N 2ND AVE	16,500	73,300	89,800	87,100	R3
29129072610120	YANG	512 N 2ND AVE	22,000	77,900	99,900	96,900	R3
29129072610137	LIPSCOMB	510 N 1ST AVE	10,500	66,300	76,800	74,500	R3
29129072610128	ABT	507 N 3RD AVE	15,700	43,900	59,600	57,800	R3
29129072610142	XIONG	505 N 2ND AVE	16,500	65,300	81,800	79,400	R3
29129072610136	ZUNKER	506 N 1ST AVE	10,500	60,500	71,000	68,900	R3
29129072610106	GREEN	508 N 3RD AVE	15,700	68,800	84,500	82,000	R3
29129072610119	NARLOCK	504 N 2ND AVE	22,000	67,800	89,800	87,100	R3
29129072610135	CONDON	504 N 1ST AVE	15,700	76,500	92,200	89,400	R3
29129072610129	LANG	501 N 3RD AVE	15,700	80,300	96,000	93,100	R3
29129072610143	PAGEL	114 OAK ST	16,500	54,000	70,500	68,400	R3
29129072610105	PELTIER	504 N 3RD AVE	15,700	70,400	86,100	83,500	R3
29129072610170	FOCHS	432 N 1ST AVE	15,700	45,800	61,500	59,700	R3
29129072610171	THAO	431 N 2ND AVE	16,500	47,200	63,700	61,800	R3
29129072610187	HER	430 N 2ND AVE	16,500	47,700	64,200	62,300	R4
29129072610188	GERUM	431 N 3RD AVE	38,300	108,600	146,900	142,500	R4
29129072610198	FOSTER-HANKE	430 N 3RD AVE	15,700	86,700	102,400	99,300	R3
29129072610169	STEINES	426 N 1ST AVE	15,700	59,100	74,800	72,600	R3
29129072610172	FEDERAL NATIONAL MOR	427 N 2ND AVE	16,500	57,500	74,000	71,800	R3
29129072610186	GUSS	426 N 2ND AVE	16,500	27,100	43,600	42,300	R4
29129072610189	GUSS	425 N 3RD AVE	38,300	44,000	82,300	79,800	R4
29129072610197	ABT	426 N 3RD AVE	15,700	81,800	97,500	94,600	R3
29129072610168	MCCLAY ENTERPRISES W	424 N 1ST AVE	15,700	42,800	58,500	56,800	R3
29129072610173	DRAKE PROPERTIES LLC	421 N 2ND AVE	16,500	71,900	88,400	85,800	R3
29129072610185	ZAITZ	422 N 2ND AVE	16,500	67,500	84,000	81,500	R3
29129072610190	SMAZAL	421 N 3RD AVE	15,700	63,400	79,100	76,700	R3
29129072610195	1ST ENGLISH LUTHERAN	402 N 3RD AVE	-	-	-	-	R3
29129072610262	FIRST ENGLISH EVANGE	417 N 4TH AVE	-	-	-	-	R3
29129072610167	SPULAK	418 N 1ST AVE	15,700	47,000	62,700	60,800	R3
29129072610174	ROLOFF	419 N 2ND AVE	16,500	62,200	78,700	76,300	R3
29129072610184	TRADER PROPERTIES LL	420 N 2ND AVE	16,500	62,000	78,500	76,200	R3
29129072610191	SHEBUSKI	419 N 3RD AVE	15,700	75,400	91,100	88,400	R3
29129072610166	DYMORA	416 N 1ST AVE	8,300	49,500	57,800	56,100	R3
29129072610175	DRAKE PROPERTIES LLC	413 N 2ND AVE	16,500	53,000	69,500	67,400	R3
29129072610183	OLSON	414 N 2ND AVE	16,500	73,000	89,500	86,800	R3
29129072610192	RENNIE	415 N 3RD AVE	15,700	96,200	111,900	108,600	R3
29129072610165	HEISE	414 N 1ST AVE	7,800	30,600	38,400	37,300	R3
29129072610164	BERNA	412 N 1ST AVE	15,700	39,000	54,700	53,100	R3
29129072610176	THAO	411 N 2ND AVE	16,500	58,400	74,900	72,700	R3
29129072610182	WOLLER	410 N 2ND AVE	16,500	70,700	87,200	84,600	R3
29129072610193	FORD	411 N 3RD AVE	15,700	77,800	93,500	90,700	R3
29129072610163	VOIGT	408 N 1ST AVE	15,700	66,500	82,200	79,700	R3

LIST OF PROPERTIES WITHIN TAX INCREMENT DISTRICT NUMBER EIGHT

Full Parcel ID Number	Propert Owner	Property Address	Assessed		Total Assessed Value	Total Equalized Value	Zoning
			Land Value	Improvement Value			
29129072610181	SOWINSKI	408 N 2ND AVE	16,500	75,300	91,800	89,100	R3
29129072610194	JEFF DETERT ENTERPRI	407 N 3RD AVE	71,100	142,800	213,900	207,500	B2
29129072610162	DOMBROWSKI	402 N 1ST AVE	15,700	64,800	80,500	78,100	R3
29129072610178	BARTELT	401 N 2ND AVE	16,500	51,500	68,000	66,000	R3
29129072610180	RASTL	402 N 2ND AVE	11,900	58,000	69,900	67,800	R3
29129072610179	BLOCZYNSKI	210 CEDAR ST	5,900	24,800	30,700	29,800	R3
29129072610243	VANDER GEEST	332 N 1ST AVE	15,700	69,800	85,500	82,900	R4
29129072610244	LOFGREN	111 CEDAR ST	7,400	72,700	80,100	77,700	R4
29129072610245	REEMTSMA	329 N 2ND AVE	10,200	77,700	87,900	85,300	R4
29129072610226	VANG	328 N 2ND AVE	20,900	57,400	78,300	76,000	R4
29129072610228	SELLUNG	329 N 3RD AVE	15,700	82,600	98,300	95,400	B2
29129072610212	SA GROUP PROPERTIES	328 N 3RD AVE	20,900	78,700	99,600	96,600	R3
29129072610242	KRAMER	326 N 1ST AVE	15,700	55,900	71,600	69,500	R4
29129072610246	LINK	327 N 2ND AVE	16,500	81,300	97,800	94,900	R4
29129072610229	PRIME CAPITAL LLC	325 N 3RD AVE	15,700	49,600	65,300	63,300	B2
29129072610225	ANCHORBANK FSB	326 N 2ND AVE	14,600	87,200	101,800	98,800	R4
29129072610211	ABC RENTALS LLC	324 N 3RD AVE	20,900	61,700	82,600	80,100	R3
29129072610241	HER	324 N 1ST AVE	15,700	67,400	83,100	80,600	R4
29129072610247	PRAZUCH	323 N 2ND AVE	16,500	48,800	65,300	63,300	R4
29129072610230	JACOBI	321 N 3RD AVE	15,700	60,600	76,300	74,000	B2
29129072610224	TESCH	322 N 2ND AVE	14,000	65,900	79,900	77,500	R4
29129072610240	MORALES MARTINEZ	318 N 1ST AVE	15,700	29,300	45,000	43,700	R4
29129072610248	LANG	319 N 2ND AVE	16,500	57,900	74,400	72,200	R4
29129072610223	GRANGER	320 N 2ND AVE	15,700	29,500	45,200	43,800	R4
29129072610231	CARLY JEAN PROPERTIES	319 N 3RD AVE	35,600	64,300	99,900	96,900	B2
29129072610239	ABC RENTALS LLC	316 N 1ST AVE	15,700	41,700	57,400	55,700	R4
29129072610249	B & H INVESTMENTS LL	315 N 2ND AVE	16,500	65,600	82,100	79,600	R4
29129072610222	JANKA	316 N 2ND AVE	16,500	45,700	62,200	60,300	R4
29129072610232	VINCELLI	313 N 3RD AVE	15,700	72,000	87,700	85,100	B2
29129072640213	BURT	310 N 1ST AVE	15,700	56,500	72,200	70,000	R4
29129072640214	FOSTER	309 N 2ND AVE	16,500	58,000	74,500	72,300	R4
29129072640207	REIN	310 N 2ND AVE	16,500	66,300	82,800	80,300	R4
29129072640208	ALTRA FEDERAL CREDIT	311 N 3RD AVE	35,600	55,000	90,600	87,900	B2
29129072640228	HELKE FUNERAL HOME	302 SPRUCE ST	265,000	542,500	807,500	783,400	UDD
29129072640212	CHAMPINE	306 N 1ST AVE	14,000	-	14,000	13,600	R4
29129072640215	LEWANDOWSKI	307 N 2ND AVE	16,500	17,900	34,400	33,400	R4
29129072640206	GLEASON	308 N 2ND AVE	16,500	98,800	115,300	111,900	R4
29129072640209	SKRZYPCZAK	305 N 3RD AVE	35,600	93,400	129,000	125,100	B2
29129072640211	SCHULTZ	116 SPRUCE ST	34,500	69,200	103,700	100,600	R4
29129072640216	JOHNSON	301 N 2ND AVE	16,500	56,700	73,200	71,000	R4
29129072640205	DEFORTH	302 N 2ND AVE	16,500	95,400	111,900	108,600	R4
29129072640210	SPARKS	301 N 3RD AVE	15,700	93,400	109,100	105,800	B2
29129072640009	PLISCH	232 N 1ST AVE	15,700	86,800	102,500	99,400	R4
29129072640010	MALEY	231 N 2ND AVE	16,500	66,600	83,100	80,600	R4
29129072640076	POLAND	228 N 3RD AVE	57,100	128,400	185,500	180,000	B2
29129072640062	HINKENS	232 N 2ND AVE	16,500	60,100	76,600	74,300	R4
29129072640063	HELKE FUNERAL HOME I	223 N 3RD AVE	76,600	13,700	90,300	87,600	B2
29129072640008	SCHMIRLER	228 N 1ST AVE	15,700	66,700	82,400	79,900	R4
29129072640011	MOUA	227 N 2ND AVE	16,500	64,300	80,800	78,400	R4
29129072640061	SANDAS	226 N 2ND AVE	16,500	75,900	92,400	89,600	R4
29129072640075	ALBEE PROPERTY MANAG	222 N 3RD AVE	17,800	-	17,800	17,300	B2
29129072640007	XIONG	224 N 1ST AVE	15,700	59,900	75,600	73,300	R4
29129072640012	HER	221 N 2ND AVE	16,500	62,000	78,500	76,200	R4
29129072640060	HOGANSON FAMILY	222 N 2ND AVE	16,500	58,700	75,200	73,000	R4
29129072640064	ROBERTS	221 N 3RD AVE	15,700	105,900	121,600	118,000	B2
29129072640074	NEWTON	220 N 3RD AVE	57,100	108,300	165,400	160,500	B2
29129072640006	KAD ESTA TES LLC	220 N 1ST AVE	15,700	58,500	74,200	72,000	R4
29129072640013	PARKER	219 N 2ND AVE	16,500	81,200	97,700	94,800	R4
29129072640059	CONRAD	218 N 2ND AVE	16,500	116,700	133,200	129,200	R4
29129072640065	HOVRE	217 N 3RD AVE	15,700	50,700	66,400	64,400	B2
29129072640005	MALLUM	216 N 1ST AVE	15,700	60,900	76,600	74,300	R4
29129072640014	FILIATREAU X	215 N 2ND AVE	12,400	60,400	72,800	70,600	R4
29129072640072	SELL	212 N 3RD AVE	42,800	7,200	50,000	48,500	B2
29129072640058	MARTENS	214 N 2ND AVE	16,500	85,600	102,100	99,000	R4
29129072640066	PASSOW	213 N 3RD AVE	15,700	70,200	85,900	83,300	B2
29129072640015	FOSS	211 N 2ND AVE	12,400	56,700	69,100	67,000	R4
29129072640004	BETTS	210 N 1ST AVE	15,700	54,300	70,000	67,900	R4

Full Parcel ID Number	Property Owner	Property Address	Assessed Land Value	Assessed Improvement Value	Total Assessed Value	Total Equalized Value	Zoning
29129072640067	OSELKA INVESTMENTS L	211 N 3RD AVE	43,800	425,900	469,700	455,700	B2
29129072640071	SELL	208 N 3RD AVE	57,100	188,200	245,300	238,000	B2
29129072640016	QUALITY RENTAL PROPE	209 N 2ND AVE	8,300	48,800	57,100	55,400	R4
29129072640003	JOHNSON	208 N 1ST AVE	13,100	39,000	52,100	50,500	R4
29129072640017	FRENKEL	207 N 2ND AVE	8,300	52,900	61,200	59,400	R4
29129072640056	KOSTLEVY	206 N 2ND AVE	16,500	47,500	64,000	62,100	R4
29129072640068	OSELKA INV ESTMENTS L	207 N 3RD AVE	43,800	11,400	55,200	53,600	R4
29129072640018	SORLIE	205 N 2ND AVE	8,300	64,700	73,000	70,800	R4
29129072640070	COSMOS PROPERTIES LL	202 N 3RD AVE	54,300	37,600	91,900	89,200	B2
29129072640002	FOCHS	204 N 1ST AVE	12,600	47,700	60,300	58,500	R4
29129072640001	FOCHS	108 MAPLE ST	6,400	49,300	55,700	54,000	R4
29129072640019	YANG	201 N 2ND AVE	16,500	43,500	60,000	58,200	R4
29129072640055	MARKS-SARGENT	204 N 2ND AVE	34,500	233,600	268,100	260,100	B2
29129072640069	THAO	214 MAPLE ST	15,700	81,300	97,000	94,100	R4
29129072640976	EASTBAY INC	160 E STEWART AVE	106,600	-	106,600	103,400	B3
29129072640992	EASTBAY INC	111 S 1ST AVE	833,700	3,870,900	4,704,600	4,564,000	B3
29129072640976	EASTBAY INC	160 E STEWART AVE	106,600	-	106,600	103,400	B3
29129072640027	THAO	132 N 1ST AVE	15,700	49,800	65,500	63,500	R4
29129072640028	YANG	129 N 2ND AVE	24,800	67,400	92,200	89,400	R4
29129072640044	JOHNSON PROPERTIES	130 N 2ND AVE	18,800	98,700	117,500	114,000	R4
29129072640046	JOHNSON PROPERTIES O	207 MAPLE ST	5,300	30,200	35,500	34,400	R4
29129072640047	BECKER	129 N 3RD AVE	15,700	74,500	90,200	87,500	B2
29129072640090	THURS	130 N 3RD AVE	50,000	97,800	147,800	143,400	B2
29129072640026	CRAWFORD	126 N 1ST AVE	15,700	60,100	75,800	73,500	R4
29129072640048	BECKER	127 N 3RD AVE	43,800	58,000	101,800	98,800	B2
29129072640043	BECKER	126 N 2ND AVE	13,800	54,000	67,800	65,800	R4
29129072640089	KARKAR JACK	124 N 3RD AVE	57,100	218,200	275,300	267,100	B2
29129072640030	WISNEWSKI	125 N 2ND AVE	8,800	46,200	55,000	53,400	R4
29129072640025	HER	122 N 1ST AVE	15,700	63,000	78,700	76,300	R4
29129072640031	SMITH	121 N 2ND AVE	16,500	75,100	91,600	88,900	R4
29129072640042	POMASL	122 N 2ND AVE	16,500	62,400	78,900	76,500	R4
29129072640049	MARTENS	123 N 3RD AVE	43,800	57,900	101,700	98,700	B2
29129072640088	KASPER	120 N 3RD AVE	20,900	75,000	95,900	93,000	B2
29129072640024	YACH	120 N 1ST AVE	15,700	38,300	54,000	52,400	R4
29129072640032	HOGANSON	117 N 2ND AVE	16,500	45,900	62,400	60,500	R4
29129072640041	SERVICE FUNDING CORP	118 N 2ND AVE	16,500	57,900	74,400	72,200	R4
29129072640050	RV APARTMENTS LLC	121 N 3RD AVE	44,000	92,100	136,100	132,000	B2
29129072640023	GUSS	114 N 1ST AVE	15,700	69,100	84,800	82,300	R4
29129072640033	ROUSH	115 N 2ND AVE	16,500	67,800	84,300	81,800	R4
29129072640040	SMAZAL	114 N 2ND AVE	16,500	75,500	92,000	89,300	R4
29129072640051	TWIN WILLOWS PROPERT	115 N 3RD AVE	43,800	76,000	119,800	116,200	B2
29129072640087	KOCEJA	112 N 3RD AVE	57,100	84,700	141,800	137,600	B2
29129072640022	MENGER	110 N 1ST AVE	15,700	57,600	73,300	71,100	R4
29129072640034	KORDELSKI	109 N 2ND AVE	16,500	45,100	61,600	59,800	R4
29129072640039	YANG	110 N 2ND AVE	16,500	75,600	92,100	89,300	R4
29129072640052	ROLOFF	111 N 3RD AVE	15,700	61,600	77,300	75,000	B2
29129072640086	BMW FUEL MART LLC	102 N 3RD AVE	142,700	67,100	209,800	203,500	B2
29129072640021	CARTER	108 N 1ST AVE	15,200	73,800	89,000	86,300	R4
29129072640035	JOHNSON	105 N 2ND AVE	16,500	62,700	79,200	76,800	R4
29129072640038	JOZWIAK	106 N 2ND AVE	16,500	59,100	75,600	73,300	R4
29129072640053	FEHL	105 N 3RD AVE	43,800	10,700	54,500	52,900	B2
29129072640020	MCCLAY ENTERPRISES W	102 N 1ST AVE	16,200	73,800	90,000	87,300	R4
29129072640036	KUE	103 N 2ND AVE	16,500	82,600	99,100	96,100	R4
29129072640037	HOWE	102 N 2ND AVE	16,500	68,600	85,100	82,600	R4
29129072640054	FEHL	101 N 3RD AVE	43,800	241,200	285,000	276,500	B2
29129072640221	COMMUNITY CREDIT UNI	110 S 1ST AVE	213,800	627,100	840,900	815,800	B2
29129072640128	J & L OF WAUSAU LLC	111 ELM ST	29,400	159,300	188,700	183,100	B2
29129072640129	SALVATION ARMY THE	103 S 2ND AVE	-	-	-	-	B2
29129072640115	MAAS INC	102 S 2ND AVE	30,500	254,900	285,400	276,900	B2
29129072640116	NORDE MEMORIALS INC	101 S 3RD AVE	33,600	48,000	81,600	79,200	B2
29129072640102	BURT	102 S 3RD AVE	26,900	116,200	143,100	138,800	B2
29129072640222	VALLEY COMMUNITIES	107 S 3RD AVE	129,100	413,400	542,500	526,300	B2
29129072640101	BURT	104 S 3RD AVE	13,100	15,100	28,200	27,400	B2
29129072640189	MAAS INC	106 S 2ND AVE	11,000	59,600	70,600	68,500	B2

Full Parcel ID Number	Propert Owner	Property Address	Assessed Land Value	Assessed Improvement Value	Total Assessed Value	Total Equalized Value	Zoning
29129072640220	FROSTMAN	108 S 2ND AVE	33,900	111,300	145,200	140,900	B2
29129072640100	JEFFREY & DEBRA CANN	110 S 3RD AVE	46,100	60,000	106,100	102,900	B2
29129072640112	FOCHS	114 S 2ND AVE	16,500	52,500	69,000	66,900	B2
29129072640120	GASSNER REAL ESTATE	117 S 3RD AVE	134,400	253,000	387,400	375,800	B2
29129072640099	ROLOFF	114 S 3RD AVE	15,700	58,900	74,600	72,400	B2
29129072640226	S D ELLENBECKER INC	110 ALEXANDER ST	140,800	-	140,800	136,600	B2
29129072640225	ZUIVELFABRIEK LLC	121 S 2ND AVE	76,800	24,200	101,000	98,000	B2
29129072640111	PETZKE	118 S 2ND AVE	16,500	78,300	94,800	92,000	B2
29129072640098	PRINZ	116 S 3RD AVE	15,700	67,200	82,900	80,400	B2
29129072640110	GAUERKE	122 S 2ND AVE	16,500	67,700	84,200	81,700	B2
29129072640121	GASSNER REAL ESTATE	214 ALEXANDER ST	53,800	-	53,800	52,200	B2
29129072640097	GRAYKOWSKI'S DISTRIB	118 S 3RD AVE	23,700	34,900	58,600	56,800	B2
29129072640109	BOGGS	306 ALEXANDER ST	9,400	41,100	50,500	49,000	B2
29129072640133	SBW CAPITAL PARTNERS	210 S 1ST AVE	202,800	211,500	414,300	401,900	B3
29129072640142	CLINE	113 ALEXANDER ST	8,300	35,000	43,300	42,000	B2
29129072640141	RICE	115 ALEXANDER ST	8,300	45,500	53,800	52,200	B2
29129072640138	S D ELLENBECKER INC	215 S 2ND AVE	91,900	-	91,900	89,200	B3
29129072640149	GREAT FAITH INC	211 ALEXANDER ST	-	-	-	-	B2
29129072640148	SCHILLING	211 S 3RD AVE	53,800	19,400	73,200	71,000	B2
29129072640152	HE INVESTORS LLC	216 S 3RD AVE	202,800	456,500	659,300	639,600	B2
29129072640157	HE INVESTORS LLC	309 ALEXANDER ST	53,800	4,700	58,500	56,800	R3
29129072640156	WUNSCH	313 ALEXANDER ST	16,500	67,100	83,600	81,100	R3
29129072640137	S D ELLENBECKER INC	114 CALLON ST	35,800	79,200	115,000	111,600	B3
29129072640138	S D ELLENBECKER INC	215 S 2ND AVE	91,900	-	91,900	89,200	B3
29129072640143	SALVATION ARMY THE	202 CALLON ST	-	-	-	-	B2
29129072640154	B & H INVESTMENTS LL	312 CALLON ST	16,500	61,300	77,800	75,500	R3
29129072640155	MOORE	316 CALLON ST	16,500	81,400	97,900	95,000	R3
29129072640145	GENRICH	210 CALLON ST	16,500	73,700	90,200	87,500	B2
29129072640146	DOROTHY BUILER SURVI	215 S 3RD AVE	53,800	190,600	244,400	237,100	B2
29129072640122	CITIZENS BANK & TRUS	102 CALLON ST	101,400	8,700	110,100	106,800	B3
29129072640977	EASTBAY INC	150 E STEWART AVE	135,900	155,600	291,500	282,800	B3
29129072640170	RIVER VALLEY BANK	302 S 1ST AVE	75,600	334,000	409,600	397,400	B3
29129072640171	FILIA TREAUX INVESTME	109 CALLON ST	25,100	102,700	127,800	124,000	B3
29129072640172	VOIGT	113 CALLON ST	44,900	185,400	230,300	223,400	B3
29129072640173	KUHTZ PROPERTIES LLC	301 S 2ND AVE	43,200	65,300	108,500	105,300	B3
29129072640164	RJM ROGERS LLC	210 CLARK ST	264,500	393,500	658,000	638,300	B2
29129072640166	SCHAEFER	205 CALLON ST	53,800	101,100	154,900	150,300	B2
29129072640165	HERZOG	209 CALLON ST	53,800	83,400	137,200	133,100	B2
29129072640164	RJM ROGERS LLC	210 CLARK ST	264,500	393,500	658,000	638,300	B2
29129072640160	LABOR TEMPLE CO-OP A	318 S 3RD AVE	80,600	195,500	276,100	267,900	B2
29129072640162	PAUL	307 CALLON ST	44,100	66,600	110,700	107,400	B2
29129072640160	LABOR TEMPLE CO-OP A	318 S 3RD AVE	80,600	195,500	276,100	267,900	B2
29129072640163	MALLUM	313 CALLON ST	16,500	37,500	54,000	52,400	R3
29129072640174	COMMUNITY DEVELOPMEN	303 S 2ND AVE	-	-	-	-	B2
29129072640169	PASSOW	308 S 1ST AVE	54,000	224,400	278,400	270,100	B3
29129072640168	K&D PROPERTIES LLC	312 S 1ST AVE	54,000	256,000	310,000	300,700	B3
29129072640176	MOREHEAD	108 CLARK ST	53,800	222,400	276,200	267,900	B3
29129072640175	EMMERICH & ASSOCIATE	120 CLARK ST	107,500	235,700	343,200	332,900	B3
29129072640164	RJM ROGERS LLC	210 CLARK ST	264,500	393,500	658,000	638,300	B2
29129072640160	LABOR TEMPLE CO-OP A	318 S 3RD AVE	80,600	195,500	276,100	267,900	B2
29129072640167	STATE OF WISCONSIN	102 CLARK ST	-	-	-	-	B3
29129073510170	UNION PACIFIC RR CO	221 RIVER DR	-	-	-	-	B42
29129072640991	LAPREE	401 S 1ST AVE	129,500	119,600	249,100	241,700	B3
29129072640178	EMMERICH & ASSOCIATE	119 CLARK ST	88,200	4,600	92,800	90,000	B3
29129072640184	EMMERICH & ASSOC INC	402 S 2ND AVE	167,900	301,900	469,800	455,800	B2
29129072640182	WMCR HOLDING COMPANY	222 STEWART AVE	204,700	434,300	639,000	619,900	B2
29129072640188	WAUSAU 404 S 3RD WI	404 S 3RD AVE	215,000	370,100	585,100	567,600	B2
29129072640186	WAUSAU 308 STEWART W	308 STEWART AVE	161,400	119,000	280,400	272,000	B2
29129072640177	WITTER	414 S 1ST AVE	53,000	-	53,000	51,400	B2
29129072640990	WEST SIDE BATTERY &	415 S 1ST AVE	61,900	143,300	205,200	199,100	B3
29129073510025	WITTER	215 STEWART AVE	158,700	207,600	366,300	355,400	B2
29129073510050	XIONG	512 S 3RD AVE	164,900	125,100	290,000	281,300	B2
29129073510068	SCHWENDEMAN	305 STEWART AVE	10,300	96,300	106,600	103,400	B2

# RESOLUTIONS OF THE COMMON COUNCIL

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

JOINT RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES	
Approving the Boundaries and Project Plan and the Creation of Tax Incremental District Number Eight (TID #8)	
Committee Action:	Plan Comm: Approved 6-0 ED Comm: Approved 4-0 Finance: Approved 3-0
Fiscal Impact:	The project plan is not an expenditure commitment
File Number:	12-0316
Date Introduced:	April 10, 2012

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

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

**WHEREAS**, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and the Plan Commission has determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the plan of Tax Increment District Number Eight; and

**WHEREAS**, on March 20, 2012 the Plan Commission held a public hearing on approving the boundaries and the project plan of Tax Increment District Number Eight; and

**WHEREAS**, the district has been found blighted within the meaning of Wisconsin Statue Section 66.1105(4)(gm)(4)(a), based upon a finding that at least 50% by area, of the real property within the District is in need of rehabilitation or conservation work.

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

**WHEREAS**, as required by State Statute, a public hearing notice was mailed to each parcel considered blighted within the district; and

**WHEREAS**, in accordance with Wisconsin's Tax Increment Law, the area to be included in Tax Incremental District Number Eight, City of Wausau, has been designated and recommended by the Plan Commission as provided in the project plan; and

**WHEREAS**, the plan commission adopted the project plan for the territory to be included in Tax Incremental District Number Eight; and

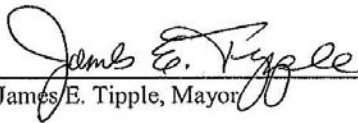
**WHEREAS**, the Finance Committee and Economic Development Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

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

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law, as follows:

1. That the district has been found blighted within the meaning of Wisconsin Statute Section 66.1105(4)(gm)(4)(a), based upon a finding that at least 50% by area, of the real property within the District is in need of rehabilitation or conservation work;
2. That the equalized value of taxable property of the district plus the value increment of all existing districts do not exceed 12 percent of the total equalized value of taxable property within the city;
3. That the improvement of the area included in Tax Incremental District Number Eight is likely to significantly enhance the value of substantially all of the other real property in such district;
4. That the project costs in the project plan directly serve to promote development consistent with the purposed for which the district was created;
5. That the project plan for the development of the property in the area included in Tax Incremental District Number Eight is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
6. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the boundaries of the district and the project plan; and
7. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the boundaries and plan of Tax Incremental District Number Eight.

Approved:

  
James E. Tipple, Mayor

# RESOLUTIONS OF THE JOINT REVIEW BOARD

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

RESOLUTION OF THE JOINT REVIEW BOARD
Approving the Boundaries and Project Plan for Tax Incremental Financing District Number Eight, City of Wausau (TID # 8)
Date Introduced: 4/11/2012

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

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

**WHEREAS**, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 30 days after receipt of the council approval to consider the proposed plan amendments; and

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

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

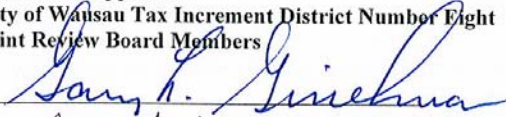
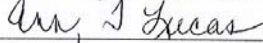
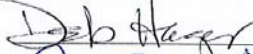

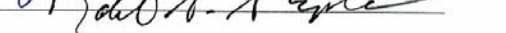
- That development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the creation of the district and project plan,
- That the economic benefits of creating the district, as measured by increased employment, business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

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

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

Passed and Approved

City of Wausau Tax Increment District Number Eight  
Joint Review Board Members

  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District



# OPINION OF THE CITY ATTORNEY



Office of the City Attorney

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

April 5, 2012

Wausau Common Council Members  
Joint Review Board Members  
407 Grant Street  
Wausau WI 54403

Re: Project Plan Tax Incremental District Number Eight

Ladies and Gentlemen:

I have reviewed the "draft" of the project plan for the Tax Incremental District Number Eight. It appears that the project plan is complete and complies with all the requirements of Section 66.1105(4) of the Wisconsin Statutes, with the following minor correction:

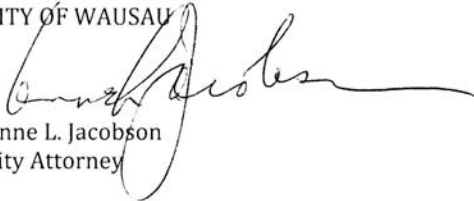
p. 10, the reference to "Wisconsin Statutes Section 66.1106(2)(f)1.n." should be "66.1105(2)(f)1.n."

If the project plan remains the same as this preliminary draft, then I would opine that the project plan is complete and in compliance with Section 66.1105(4) of the Wisconsin Statutes.

Should you need my opinion on anything else or need any other assistance in this matter, please let me know.

Very truly yours,

CITY OF WAUSAU

  
Anne L. Jacobson  
City Attorney

ALJ:lp