



OFFICIAL NOTICE AND AGENDA

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

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:	PLAN COMMISSION OF THE CITY OF WAUSAU
Date/Time:	Tuesday, February 21, 2017 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - BOARD ROOM
Members:	Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt, Brueggeman

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

1. Approve the minutes of the January 17, 2017 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 2401 North Third Street from M1, Limited Industrial District, to B2, Community Service District. (Samuels Group)
3. **PUBLIC HEARING:** Consideration of Proposed Amendment of Boundaries and Project Plan for Tax Incremental District Number Six.
4. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment of Tax Incremental District Number Six, City of Wausau, Wisconsin"
5. Discussion and possible action on amending the Precise Implementation Plan at 916/918/924/940 South 17th Avenue to allow for signage, in a UDD, Unified Development District.
6. Discussion and possible action on amending the Precise Implementation Plan at 1418 North First Street, in a UDD, Unified Development District.
7. Discuss Business Campus Master Plan.
8. Discussion and Authorization of Public Hearing for Zoning of Business Campus.
9. Next meeting date and future agenda items for consideration.

Adjournment

Mayor Rober B. Mielke - Committee Chairperson

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 2/16/2017 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the Planning Department at 407 Grant Street, Wausau, WI 54403 or (715) 261-6760.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, DeSantis, Parks Department, County Planning, Samuels Group.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 16, 2017
Subject: Staff report for upcoming meeting

This memo summarizes the agenda items for the February 21st Plan Commission meeting. Attachments to this memo provide additional information for each item. Additional staff comments and discussion will take place at the meeting itself.

#1 – Minutes from the January meeting

Previous meeting minutes should be reviewed and placed on file if there are no changes.

#2 – Rezone 2401 N. 3rd Street from M1 to B2

The property owners are seeking the zoning change to allow for an office use in an existing building. The property is adjacent to Athletic Park and the offices will be related to use of the park. The attached zoning map shows M2 (General Industrial) zoning to the west of the subject parcel, and R3 (Two Family Residential) to the east of the baseball stadium. A change in zoning to B2 (Community Service) would allow for the proposed office use while serving as a “buffer” zoning district between the heavy industrial to the west and the residential to the east. Other industrial properties in the area have turned to commercial zoning, and this trend is expected to continue in the immediate area.

#3 and #4 – Amend Tax Increment District Number Six (TID 6)

City staff is proposing an amendment to TID 6 mainly to facilitate the future construction of a new Liberty Mutual office building at 2101 W. Bridge Street. This property would be the only new territory added to the existing TIF district. The plan amendment seeks to use increment from the project in order to fund developer incentives and infrastructure improvements in the area.

Wisconsin Statutes require a public hearing at Plan Commission in order to make a TID amendment. The Joint Review Board, composed of members of the other local taxing jurisdictions, must review and approve the amendment. The City’s Economic Development and Finance committees have both recommended in favor of adopting the proposed amendment. The Common Council must also review and approve the plan,

which is attached. The Resolution for Common Council to consider is also contained in this packet.

#5 – Amend UDD for 17th Ave property approving signage

The parcel at 916/918/924/940 S. 17th Avenue recently received zoning approval for construction of a physical therapy center. At the time of approval, signage was not finalized and was not approved as part of the overall package. It was requested that the signage come back for subsequent approval in order to allow other aspects of the development to proceed. The property owners have finalized their signage plan and are now seeking its approval. The plans are attached. Staff has compared the signage proposal to other existing signage in the area and has found them to be generally consistent. A question still remains about the proposed location for the monument sign, particularly as it relates to future development of the property. This will be discussed in more detail at the meeting.

#6 – Amend UDD for 1418 N. 1st Street

The developers of the Atrium Lofts are proposing a few minor changes to the site plan as they move closer to construction. The plans have previously received both general and precise approval. Overall, the number of parking stalls in the parking lot is staying the same. One of the small parking lot islands is being removed, but the main central island will remain. Minor changes pertaining to utilities are being proposed, such as the addition of a concrete transformer pad within the island, and the addition of a bank of gas meters between the building and parking lot. Perhaps the biggest change being proposed is the relocation of the dumpster from the rear of the parking lot to the front (i.e., along 1st Street). The dumpster will be screened as proposed in the attached details. Signage is being proposed for the front wall of the dumpster enclosure.

#7 & 8 – Business Campus Master Plan

The City has been planning for the expansion of the Business Campus onto land that was recently purchased east of County Road O and north of Highland Drive. These 200-plus acres are currently vacant and need to be provided with infrastructure in order to be developed. The City has been working with consultants to establish a master plan for the area that maximizes the development potential of the land, while still preserving many of its natural characteristics. The attached plan shows a preliminary street alignment which would also be the main route for underground utilities. This alignment considers the location of environmentally sensitive areas (minimizing impact to them), changing elevations of the land, and access to all areas of the property. A cross-section diagram of the right-of-way is included on the plan to show what will be included with the street.

This land was purchased and annexed into the city with the intent of expanding the Business Campus. The majority of the Business Campus is currently zoned IP (Industrial Park District). When property is annexed into the city, the zoning essentially defaults to R1 (Single Family Residence District). A public hearing at Plan Commission needs to be held in order to establish a different zoning district.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 17, 2017, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Peckham, Lindman, Brueggeman, Bohlken

Others Present: Lenz, Hebert, Wanserski, Osswald, Knotek

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Mielke called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the December 20, 2016 meeting.

Brueggeman motioned to approve the minutes of the December 20, 2016 meeting. Bohlken seconded. Peckham said that the oil exchange should be changed to oil change. Engen said that the change would be made. The motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on rezoning 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District.

Lenz said that the city is the owner of the parcel and is the petitioner. This was introduced last month. It is the formal oil change building and is currently being used as storage for the police department. The lot will be combined with the rest of the block, and staff felt the zoning should all be the same.

Mayor Mielke closed the public hearing.

Brueggeman motioned to rezone 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

PUBLIC HEARING: Discussion and possible action on rezoning 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District.

Lenz said that the item was brought to the commission last month. The city owns the property, along with the others on the block. The lot is located at the southwest corner of Thomas Street and Grand Avenue. The houses on the parcels were razed several years ago and the lots will likely be combined for a development or street improvements in the future. This would make the zoning consistent with the other properties on the block.

Mayor Mielke closed the public hearing.

Brueggeman motioned to rezone 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District. Peckham seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

PUBLIC HEARING: Amend the General Development Plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house in a UDD, Unified Development District.

Lenz said that these parcels are in the Greenwood Hills area, west of the golf course. It was planned to have a variety of different uses. Some of the residential uses have been built. Appendix A in the packet shows the original plan. The amendment would be for the southwest corner of the original plan. Some 2-unit and 4-unit buildings that are shown on the original plan would be replaced with 16-unit buildings.

This is a large site, almost 20 acres. The number of residential units would increase slightly from 63 units to 80 units. The lots are zoned unified development district, so the general development plan would need to be amended. If the plan is approved, the precise implementation plan would need to be submitted and approved as well. Amending the general plan would be approving the different arrangement of buildings. The petitioner and engineer are present for questions.

Jim Wanserski, principle owner and developer of the property, said most everything was accurate, but wanted to clarify a few things. On January 25, 2005, the final plat for the 82.5 acre development was approved by CISM was also approved by the Plan Commission on January 3, 2005. In January 2005, a letter was sent to Joe Pribanich indicating that there would be three phases to the development. This item would be for Phase II. In the letter, the total number of buildings and total number of occupants was spelled out. At the time, it was identified that there would be 177 buildings and 373 occupants. With the amendments of Phase I and Phase II and the elimination of Phase III, the building count has been reduced to 164 and the total occupants have been reduced to 339. If the entire plan is reviewed, there is a reduction in the number of buildings and occupants. Wanserski said that he lives right across the street from where these buildings would go up and said that he has a vested interest in the aesthetics. Wanserski showed the commission and audience members renderings of the buildings. The reason for the change is that the market has changed since 2005 and people want to downsize and get rid of their homes. This will be a leased facility.

Gisselman asked if the vote would be for the four large box buildings on the plan. Wanserski said that it would be the combination of the four 16-unit and the eight 2-unit buildings. Gisselman said that he wasn't sure where the buildings would be placed in reference to Osswald Road. Wanserski said that it may be part of Green Vistas Drive. The water and sewer lines are installed on the road and it has been rough graded. It would be part of the precise implementation plan. Gisselman said it is not a current road. Wanserski said that is correct. Lenz showed the map to the commission, which outlined the two large lots that have addresses on Osswald Road. The parcels would be divided further as structures are built.

Peckham asked if there are any plans to incorporate geothermal, passive solar or active solar. Wanserski said that hasn't been discussed yet, as they haven't gotten to the mechanical detail yet. There is the potential for it.

Hebert asked if the road will be a private road or if it will be dedicated. Wanserski said that it will be dedicated and they hope to work with the city with similar street lights. It will come back as part of the precise plan. Hebert asked what the timeline is. Wanserski said that they were looking at starting in March or April and hope to complete by December.

Chris Osswald, 2715 Osswald Road, said that if there will be lighting on Osswald Road, it would start to change the landscape of the property. Osswald asked if the access points on Osswald Road will affect Hawthorne Lane. Lenz said that with unified development districts, Plan Commission can require lighting plans for the private property. The question was about city lights, so that would have to be reviewed, perhaps by CISM. Lindman said that the surrounding area would need to be reviewed. It would be reviewed during the precise implementation plan. Lindman said that lighting may not be needed on Osswald Road. Wanserski said that lighting was not being proposed for Osswald Road, but would be requested on the new road. Lenz said that he didn't think there would be any changes associated with Hawthorne Lane and said most of that road is in the town. Gisselman said that previous plan commission members had discussed the infrastructure usage on Hawthorne Lane. Lenz said that the density is now less than what was previously proposed, and no recommendations were made for Hawthorne Lane.

Mayor Mielke closed the public hearing.

Brueggeman motioned to amend the general development plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplex condominium units and a club house in a UDD, Unified Development District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to

Common Council on February 14, 2017.

Discussion and possible action on approving the Comprehensive Outdoor Recreation Plan.

Peter Knotek, Assistant Director of the Parks Department, said he is present to discuss the Comprehensive Outdoor Recreation Plan. The plan gives the department direction for the next 5 years or so. The executive summary of the plan was included in the packet. There is more in the plan, but it is site specific. Knotek gave the commission an overview of the plan. The Park and Recreation Committee approved the plan at the last meeting. The recommendations included in the plan are to comply with ADA requirements, updating the aging play equipment and future parks and spaces. The plan is a guideline and it doesn't all happen within the time frame.

Hebert asked how the survey was distributed. Knotek answered the survey was online and was advertised in the city newsletter, on Facebook, cities website, parks department website and in the local newspaper. Hebert asked about private investments for parks like Brockmeyer Park. Knotek said that was incorporated into the plan.

Peckham said that in the plan it had stated that teens were underserved and asked if there is anything in the works. Knotek said that there is room for expansion and said that the teen population is difficult to serve. The skate park and improvements to the pools are gauged to run for younger kids to the older teens. An important aspect of the plan is that it allows for funding from state and federal grants. Peckham asked if the bike polo is attracting teenagers or mainly twenty-somethings. Knotek said that he gets the impression that it is mainly twenty-somethings. Knotek said that they are working on some tournaments and believes that it could be very popular with the older teens.

Brueggeman said the plan goes over working with other municipalities for bike recreation and extending the Mountain Bay Trail. Brueggeman said that a property on Northwestern Ave was recently before the commission that would have helped facilitate the expansion of the Mountain Bay Trail – he asked how staff or Common Council take in account the significant benefits that would have occurred when weighing the decision to move forward with a development. It is a balanced decision and there was some discussion about traffic problems. Knotek said that with every new development that comes into the city, the plans are circulated through various departments, including the Parks Department. There is a parkland dedication that is required. Knotek said that they are still working on the Northwestern Avenue property and the trail. Lenz said that the developer can choose to donate land for park space or pay parkland fees. Knotek said that each development is looked at for park or trail potential. Lenz said that plans are not necessarily binding, but they help to secure land acquisition or easements to bring trails to fruition.

Peckham motioned to approve the Comprehensive Outdoor Recreation Plan. Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

Discussion and possible action on amending the Official City Map for the realignment of Curling Way at Townline Road.

Lindman said that this item would be to protect the city's interest. Townline Road is proposed to be reconstructed from Grand Avenue to the top of the hill in 2019. Curling Way comes in at a very odd angle and near the railroad tracks; the proposal would be to relocate Curling Way. The cities interest is protected by putting it on the city map. In the future, a building could not be placed where the road would be realigned to. At some time in the future, the property may be acquired through the eminent domain process in order to realign the road.

Brueggeman asked why at this time and what does it mean for that property owner. Lindman answered that the property owner could not build in the section. There is a building on the property that would not be affected. It does split the property. There are federal funds in the Townline project to assist and it is a benefit to relocate the road with the high cost of the railroad tracks.

Lenz said that this was at CISM and there was some discussion from a neighbor. Lindman added that there was something read aloud, since he was unable to make the meeting. The property owner opposes this and feels that it will devalue the property. The property has been for sale for a significant amount of time. It is in the best interest of the city and there is potential for a parking lot and will make it pedestrian friendly.

Gisselman read a synopsis of the letter that is located on the CISM minutes. Lenz said that the action for this meeting is to put the road alignment on the official city map – there are still issues to be worked out and values to be determined.

Peckham said that the owner would not be compensated until the city jumps and decides to purchase. This was verified. Peckham said that having that dangle over the property could reduce the value, but also gives him assurance that someone will buy it before too long. The property has been for sale for some time and this is a 2019 street project.

Gisselman motioned to amend the official city map for the realignment of Curling Way at Townline Road. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2017.

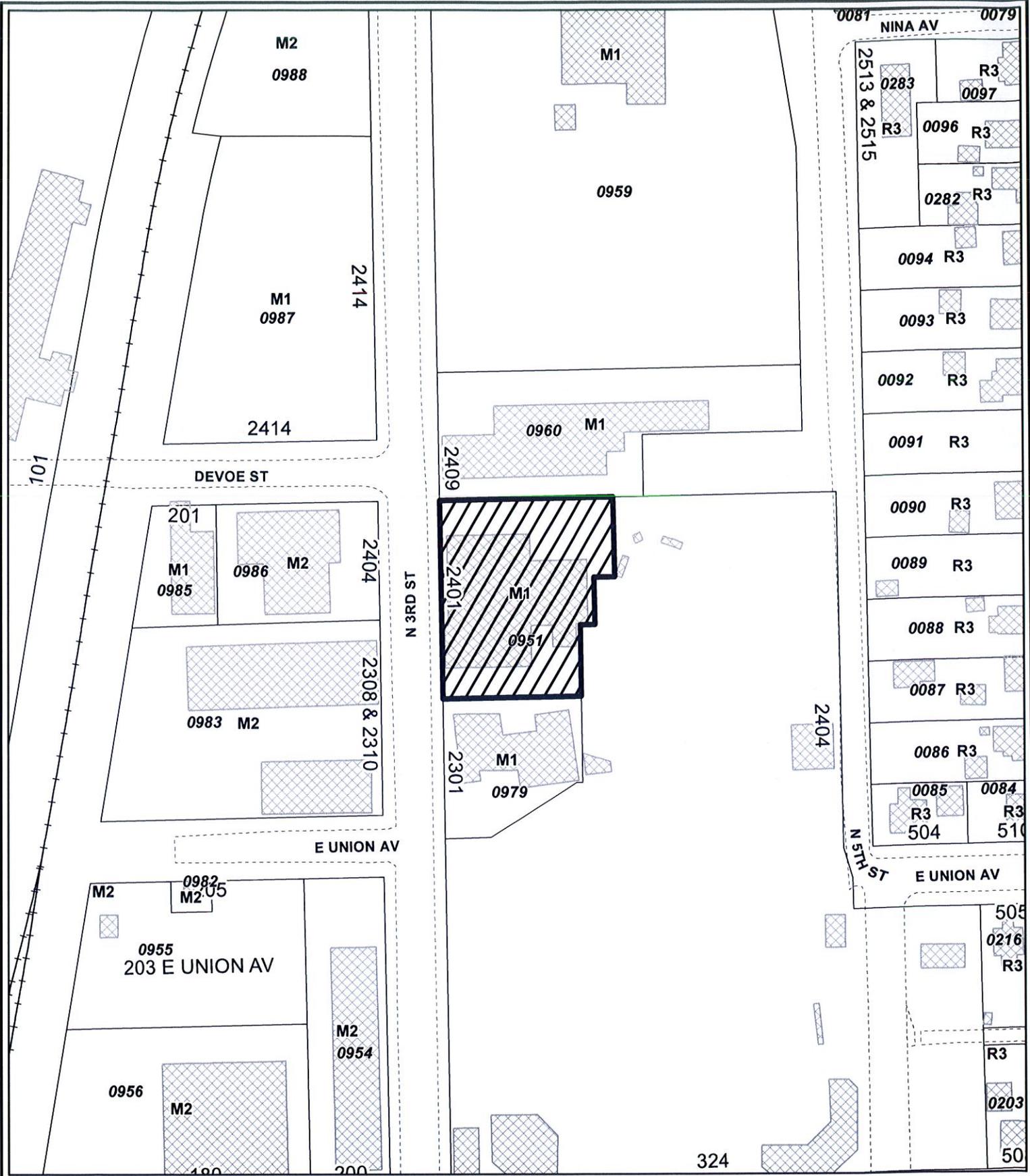
Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, February 21, 2017.

Adjournment

Brueggeman motioned to adjourn, seconded by Bohlken. Motion carried unanimously 6-0 and the meeting adjourned at 5:50 p.m.

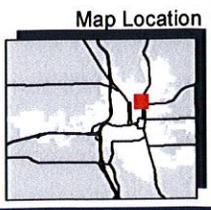
The Plan Commission is next scheduled to meet at 5:00 p.m. on February 21, 2017.



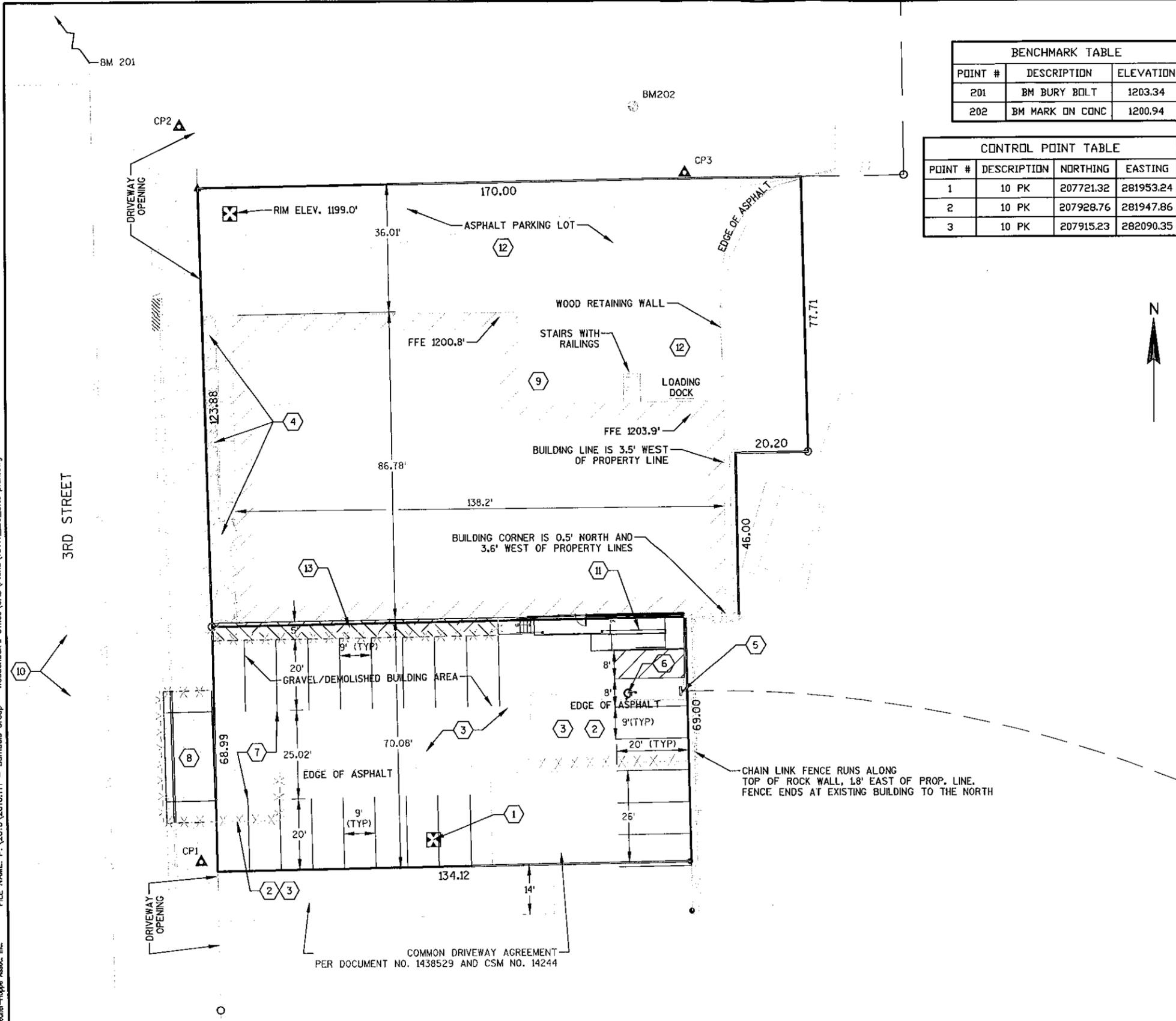
City of Wausau
Marathon County Wisconsin

0 100 200
Feet

-  Area of Interest
-  Building



LAYOUT: 2.0
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 Copyright 2017, Becher-Hoppe Assoc. Inc.



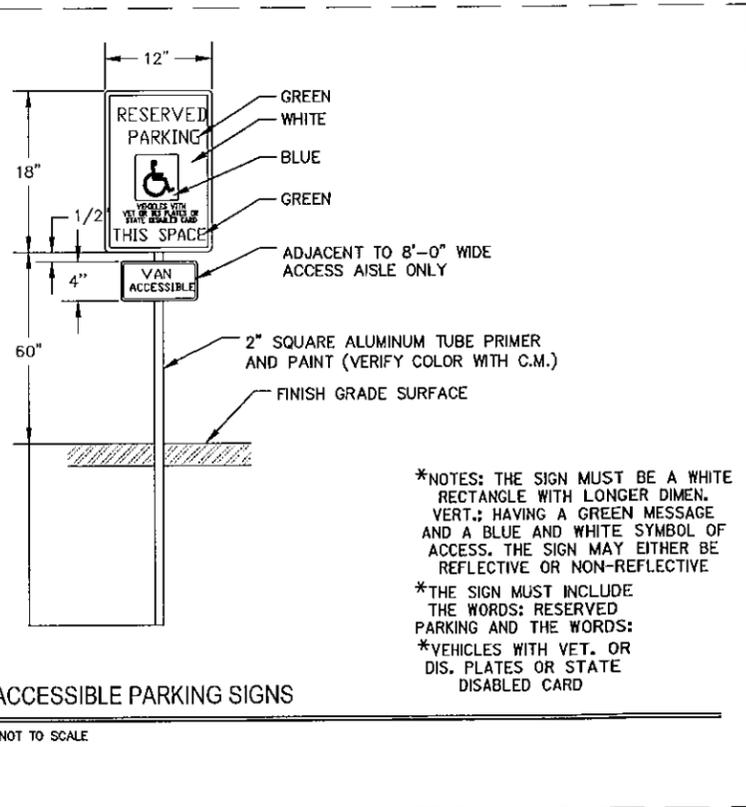
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POINT #	DESCRIPTION	ELEVATION
201	BM BURY BOLT	1203.34
202	BM MARK ON CONC	1200.94

CONTROL POINT TABLE			
POINT #	DESCRIPTION	NORTHING	EASTING
1	10 PK	207721.32	281953.24
2	10 PK	207928.76	281947.86
3	10 PK	207915.23	282090.35



◇ KEYED NOTES ◇

1. INSTALL INLET PROTECTION
 2. EXISTING PAVEMENT TO BE REMOVED
 3. RESHAPE EXISTING BASE COURSE ADD ADDITIONAL BASE AGGREGATE DENSE 1-1/4 INCH TO PREPARE FOR 3-INCH OF ASPHALTIC PAVEMENT (TWO 1-1/2 INCH LIFTS)
 4. EXISTING LANDSCAPING TO BE REMOVED AND RE-LANDSCAPED
 5. HANDICAP PARKING SIGN MOUNTED ON POST
 6. HANDICAP STALL MARKING
 7. PAVEMENT MARKING 4-INCH
 8. 6-INCH CONCRETE DRIVEWAY APPROACH. TIE INTO EXISTING ROADWAY, REMOVE SIDEWALK, AND CURB AND GUTTER AS NEEDED.
 9. DUMPSTER LOCATION
 10. DEMOLISHED BUILDING ABANDONED GAS AND WATER SERVICE
 11. STAIRS, RAMPS AND RAILINGS BY OTHERS (SEE ARCHITECTURAL DRAWINGS)
 12. EXISTING LOADING DOCK, NORTHERN ENTRANCES AND ALL OTHER SITE FEATURES WILL REMAIN.
 13. 5' WIDE LANDSCAPE AREA
- GENERAL NOTES
1. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
 2. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
 3. COORDINATE CONSTRUCTION IN THE RIGHT OF OF WAY WITH THE LOCAL AUTHORITIES.
 4. 103'-0" = 1203.90' ON ARCHITECTURAL PLANS
 5. 100'-6" = 1201.40' ON ARCHITECTURAL PLANS



*NOTES: THE SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMEN. VERT.; HAVING A GREEN MESSAGE AND A BLUE AND WHITE SYMBOL OF ACCESS. THE SIGN MAY EITHER BE REFLECTIVE OR NON-REFLECTIVE
 *THE SIGN MUST INCLUDE THE WORDS: RESERVED PARKING AND THE WORDS: VEHICLES WITH VET. OR DIS. PLATES OR STATE DISABLED CARD

ACCESSIBLE PARKING SIGNS

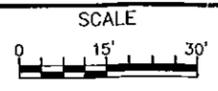
NOT TO SCALE



330 Fourth Street
 Wausau, WI • 54402-8000
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 becherhoppe.com

DRAWN BY: KJB
 CHECKED BY: MMH
 DATE: 01/31/17

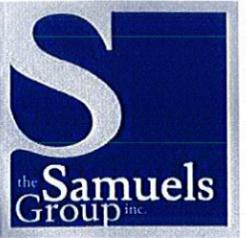
PROJECT NO: 2016.111
 REV. DATES:



WOODCHUCK'S OFFICE
 WAUSAU WI

SITE PLAN

SHEET
 2.0



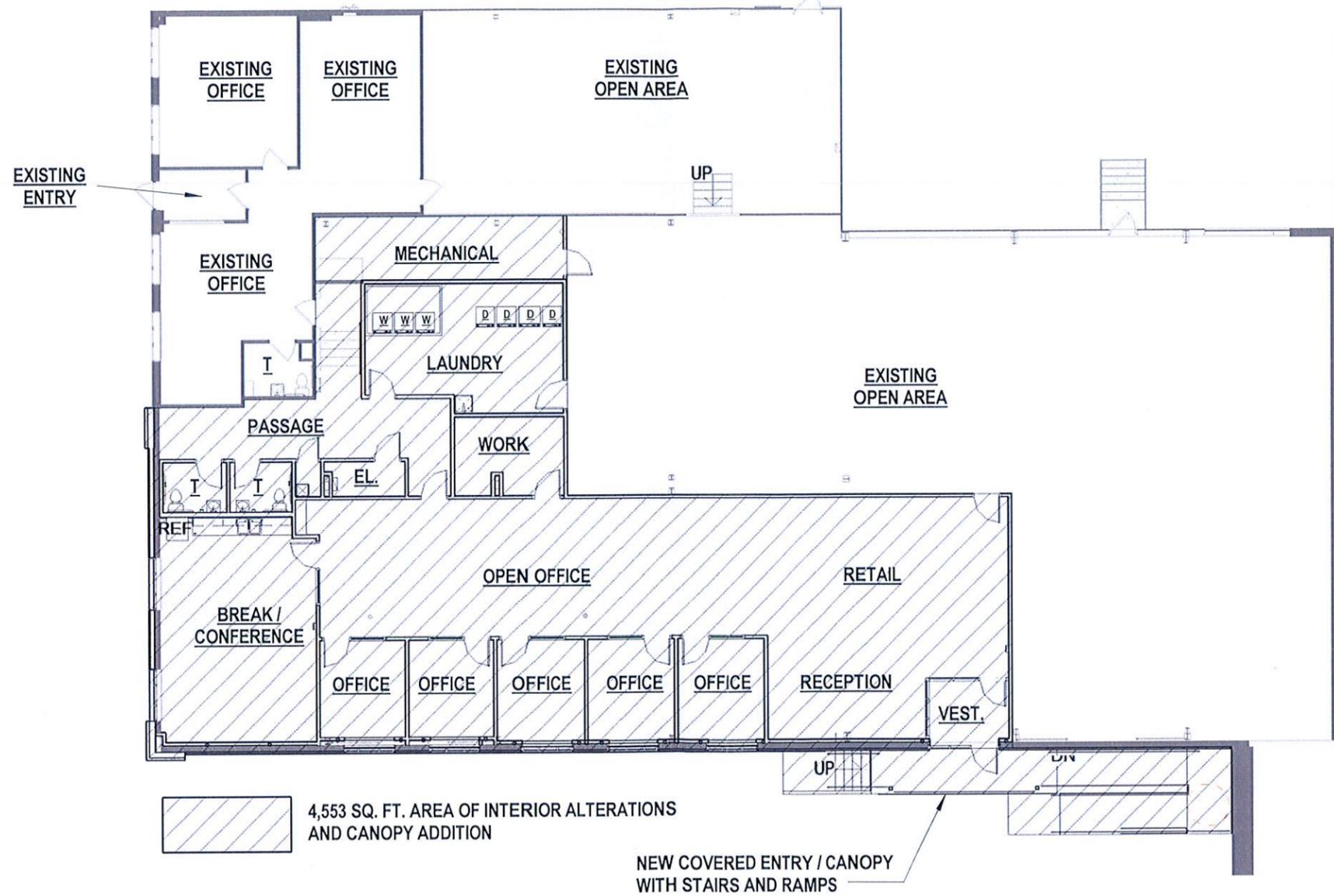
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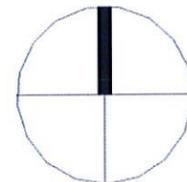
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fax 515.288.0471

ISSUED FOR: _____ DATE _____
COND. USE APP. 2017-01-30



1 FLOOR PLAN
1/16" = 1'-0"



NORTH
ALL PLANS THIS SHEET
USE THIS ORIENTATION

WISCONSIN WOODCHUCKS' CORP. OFFICE
ADDITIONS AND ALTERATIONS
2401 NORTH 3rd STREET
WAUSAU, WI 54403

DATE 2016-12-20
PROJECT NUMBER 6991D
DRAWN BY dg
CHECKED BY dg
TIMESTAMP 1/26/2017 1:56:19 PM
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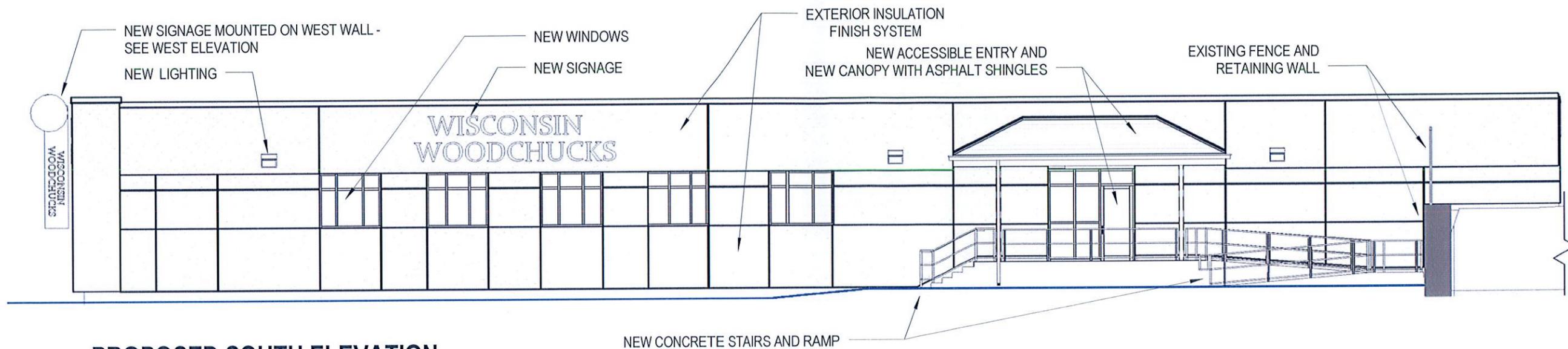


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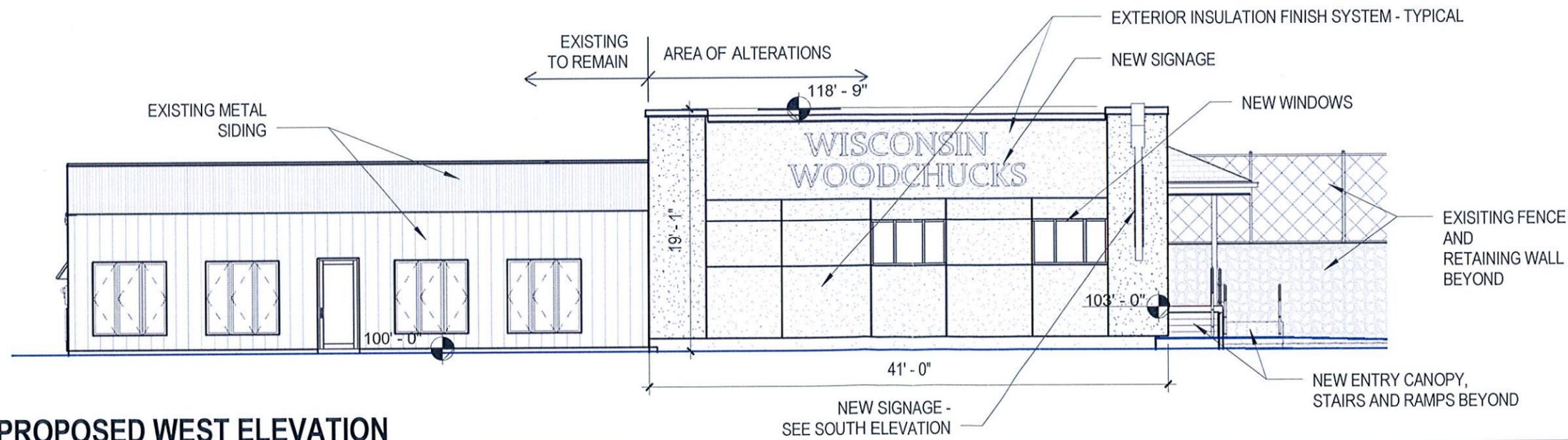
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 fax 319.233.3191

DES MOINES, IOWA OFFICE
 317 6th Avenue, Suite 720
 Des Moines, IA 50309
 phone 515.288.0467
 fax 515.288.0471

ISSUED FOR: DATE
 COND. USE APP. 2017-01-30



1 PROPOSED SOUTH ELEVATION
 1" = 10'-0"



2 PROPOSED WEST ELEVATION
 1" = 10'-0"

WISCONSIN WOODCHUCKS' CORP. OFFICE

ADDITIONS AND ALTERATIONS

2401 NORTH 3rd STREET
 WAUSAU, WI 54403

DATE 2016-12-20
 PROJECT NUMBER 6991D
 DRAWN BY dg
 CHECKED BY dg
 TIMESTAMP 1/26/2017 1:56:21 PM
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CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #3



Finance and Economic Development Committee: February 14, 2017

Joint Review Board: February 20, 2017

Plan Commission: February 21, 2017

Common Council: February 28, 2017

Joint Review Board : Tentative March 9, 2017

PLAN DRAFT DATE:

2/9/2017

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HISTORY OF THE DISTRICT AND TID FINANCING

This document is the Third Amendment to the *Tax Incremental Finance District No. 6 Project Plan*. The original district was established and approved by the Wausau Common Council on May 10, 2005, and approved by the Joint Review Board on May 11, 2005. The plan facilitated infrastructure and development along 20th Avenue, County Road U and 17th Avenue north of Stewart Avenue.

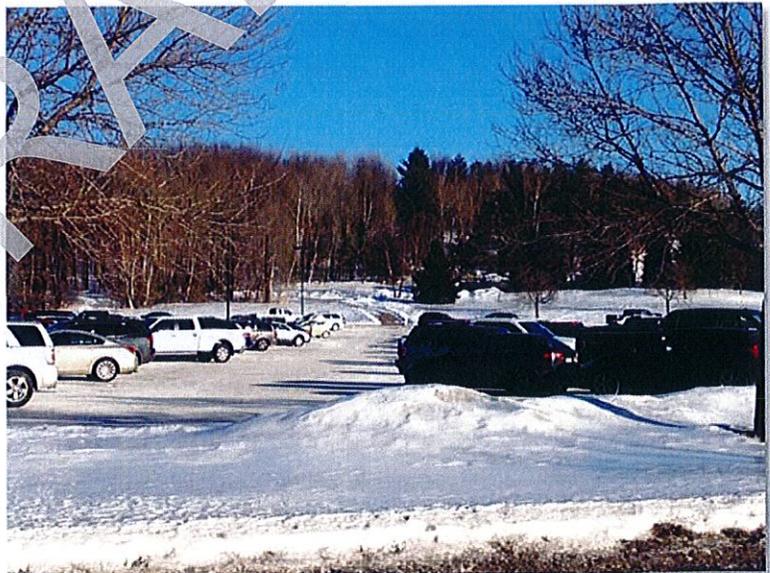
The 1st plan amendment was approved by Council on June 8, 2010 and by the Joint Review Board on June 24, 2010. The amendment provided for infrastructure improvements to Sherman Street, Stewart Avenue and 17th Avenue corridors and contemplated renewal of the former Wausau Window & Walls area and the underutilized commercial properties west of 17th Avenue and north of 52 Parkway.

Amendment Number Two furthered the City's goal to improve infrastructure and support private sector renewal efforts of underutilized and blighted properties along the arterial corridors of West Thomas Street, South Seventeenth Avenue and the Highway K Interchange.

Amendment Number Three contains a single parcel boundary amendment to include the proposed construction site of the Liberty Mutual Wausau headquarters building, project costs related to development incentives and improvements to infrastructure located within the district and its half mile boundary.

For over 30 years, the City of Wausau has used tax increment financing (TID) to fund a variety of economic development projects in the Central Business District, Business Campus and in the growing commercial areas in the vicinity of U.S. Highway 51 all of which are considered the three major employment nodes in the City's 2016 Comprehensive Plan.

TID is a State-authorized, locally driven program to promote tax base expansion and stimulate new development. TID is aimed at eliminating blight, rehabilitating declining property values, promoting industry and encouraging mixed-use development. The Tax Increment Law allows a community to recapture the costs of public expenditures made to stimulate new development, from the property taxes generated by the new development. Fundamental to the TID law is the concept that new development will benefit an area broader than the municipality in which the development occurs. Unfortunately, an inequity occurs because the community must finance the entire cost of public expenditures needed to facilitate the development. The TID law recognizes that without the TID expenditures, the development could not have occurred. Thus, the TID law provides that all property taxes levied on increased property value within a TID district are retained by the community to finance the public expenditures made within the TID district. The base value (the value that existed at the time the TID district is created), however, continues to provide the same level of revenues to all of the



LIBERTY MUTUAL PROPOSED CONSTRUCTION SITE

taxing jurisdictions. Once all of the public expenditures have been repaid, all taxing jurisdictions can collect taxes levied on the new value.

State statutes are very specific as to how a TID district is created. First, a TID project plan is developed and presented to the Plan Commission for a formal public hearing. The Commission makes a recommendation on the TID project plan to the City Council. The Council then must pass a resolution adopting the TID project plan and establishing the TID boundaries. Finally, a Joint Review Board is created with members from the city, school district, county, technical college district, and one member at large. The Joint Review Board reviews the TID plan and public hearing comments and approves the creation of the TID district. The procedures for amending the boundaries of a tax increment district and a project plan are largely the same as those specified above for creating a district.

AMENDMENT PURPOSE AND SUMMARY

The purpose of the third project plan amendment is to add the proposed Liberty Mutual construction parcel to the existing boundaries of Tax Increment District #6. The plan amendment and related increment will seek to fund the development incentive and infrastructure. The infrastructure improvements focus in the new development area and within the half-mile boundary.

This Project Plan Amendment supplements, and does not supersede or replace components of the original Project Plan or any components of the previously adopted Project Plan Amendments. All components of the original Project Plan and its previously adopted Project Plan Amendments remain in effect.

Based upon current law, Tax Increment District Six expenditure period ends in 2020 with the termination required in 2025. Based upon the increment expected, the obligations to Liberty Mutual and infrastructure improvements, it is expected that the District will terminate at the mandated closure of 2025. The city elected an amendment, rather than new district creation, so that the property value growth will return to the taxing entities much sooner.

Liberty Mutual is the fifth largest property and casualty insurer in the United States. They employ more than 55,000 people within 800 offices throughout the world. Liberty Mutual began its operations in Wisconsin in 1919 and currently employs 900 workers in Wausau. These jobs include insurance service and production roles, information technology including software development and corporate functions. The average salary is \$60,000 excluding benefits and the annualized payroll of the Wausau office is approximately \$54,000,000.

In 2016 Liberty Mutual sold its former Wausau headquarters building to Aspirus and is now leasing back the space. Liberty Mutual is proposing to construct a new office building on an adjacent land parcel which will be added to the District boundaries. The new 150,000 square foot building will be designed to meet the current and future business needs of the workforce and will incorporate a parking garage. The potential investment to construct and equip the facility is \$50 million. The project timetable entails construction to begin in the 3rd quarter of 2017 with final completion in the 1st quarter of 2019. Liberty Mutual has requested financial assistance in the form of six annual payments equal to 90% of the projects generated taxes but not to exceed \$4.95 million. These costs will go toward site work, infrastructure and parking. As required by law the City and Liberty Mutual will enter into a development agreement.

The property exchange with Aspirus and the construction of the new Wausau headquarters for Liberty Mutual are considered economically advantageous for the area. As highlighted in the City's Comprehensive Plan, the 10 year growth statistics for the area project 5% gains in the finance/insurance industry and 34% gains in the medical industry.

The property exchange provides facilities and land for medical expansion and will position Liberty Mutual to be competitively prepared to meet increased business demands.

In addition to the developer assistance of \$4.95 million, the City plans to improve street infrastructure within the district and half mile boundary including:

- Reconstruction of 1st Avenue which is located within the ½ mile boundary of the district \$1,880,000
- Reconstruction of Plaza Drive which is located within the ½ mile boundary of the district \$312,000
- Reconstruction of Callon Street which is located within the ½ mile boundary of the district \$456,000
- Streetscape and pedestrian improvements within the medical and Liberty campus and West 52 Parkway located within the ½ mile boundary of the district \$400,000
- Asphalt Overlay, street curb, gutter and concrete replacement and street infrastructure improvements within the District and ½ mile boundary of \$1,600,000.

The current TID #6 boundaries and the recommended territory expansion are shown on Page 11. The map on page 12 provides the buffer area that is ½ mile from the amended boundaries this is also an allowable area to fund expenditures as outlined in the project plan. Specific projects or activities included in the amendment are listed within the plan and identified on page 14.

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 Economic Development Goal that, *"the City of Wausau has a diverse economy that is a place of opportunities where people and businesses can grow and be successful."*

Amending the boundaries of Tax Incremental District Number Six will advance the same objectives as the original Project Plan and will:

- a. Promote retention, expansion, and attraction of development and employers thereby facilitating the creation of new jobs and increased tax base.
- b. Provide appropriate financial incentives to encourage business expansion.
- c. 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.
- d. Generate new property tax increments within a reasonable time from each specific development project within the TID District to fully repay the City's TID project expenditures associated with the development project.
- e. Increase per capita income in the community.
- f. Increase the availability of properly located, adequately serviced business sites.
- g. Further the objectives of the Wausau MPO Bicycle and Pedestrian Plan and the River Edge Master Plan.
- h. Eliminate blight and foster urban renewal.

In accordance with these broad objectives, this document contains plans for improvement of the area to accommodate and facilitate industrial, mixed-use and redevelopment activities within the district.

SUMMARY OF FINDINGS

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

1. That the “but for” amendment of the Project Plan, 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 the timeframe desired by the City. In making this determination, the City has

considered the following information: the expenditures contemplated by this plan amendment are necessary to achieve the original goals of the District Project Plan, including creation of new tax base, jobs and other economic benefits. The City expects that without the amendment, development of the site would not occur in the manner, values or timeframe planned. *Finding required by Wisconsin Statutes 66.1105(4m) (c) 1.a.* Liberty Mutual analyzed and compared construction cost data for green field sites versus the proposed site which is burdened with slope challenges, rock and clearing costs. In addition, the site size limitation necessitates a parking garage which increases project costs dramatically. The City’s financial assistance will neutralize these cost obstacles. The project will require minimal public infrastructure improvements since the street system currently meets the traffic patterns of the medical and commercial campus.

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 Section of this Project Plan, the total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported. In addition, the City will manage the infrastructure projects to ensure they remain affordable within the increment generated by the district.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** If approved, the boundary amendment will become effective for valuation purposes as of January 1, 2017. As of this date, the value of the undeveloped Liberty Mutual land parcel will be frozen and the property taxes collected on this base value will continue to be distributed amongst the taxing entities. Taxes levied on the new construction and future property appreciation will be collected by the TID District and used to finance the TID eligible project costs outlined the project plan and related amendments. 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 improvements made within the amended area are likely to enhance significantly the value of substantially all of the other real property in the District.
5. The equalized value of the taxable property within the territory to be added to the District by this amendment plus the value increment of all other existing tax incremental districts within the City does not exceed the 12% of the total equalized value of taxable property within the City.
6. The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
7. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

PLAN IMPLEMENTATION AND FLEXIBILITY

After review by the Committees of Finance and 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 improvements and project costs are programmed in the most cost effective manner.

OWNERS OF TERRITORY TO BE ADDED TO TAX INCREMENT DISTRICT #6

The sole parcel to be added to the district boundaries is the Liberty Mutual proposed construction site located at 2101 W Bridge Street. A map of the district including the parcel addition may be found on page 13. The parcel currently has an assessed value of \$1,122,000 and an equalized value of \$1,090,500. The parcel is 20.83 acres in size and currently zoned IB.

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT

The following table depicts the expected infrastructure costs and construction timetable.

PROJECTS	2017	2018	2019	2020	TOTAL
STREETS					
PLAZA DRIVE	312,000				312,000
CALLON STREET		456,000			456,000
1ST AVENUE			1,880,000		1,880,000
OTHER STREET IMPROVEMENTS				1,600,000	1,600,000
STREETScape AND PEDESTRIAN IMPROVEMENTS			400,000		400,000
PLANNING, ADMINISTRATIVE, FINANCIAL AND LEGAL	30,000	30,000	50,000	50,000	\$ 160,000
PROJECT COSTS WITHOUT FINANCING	342,000	486,000	2,330,000	1,650,000	\$ 4,808,000

STREETS AND PAVEMENT IMPROVEMENTS – The City will construct and or reconstruct certain streets. This construction or reconstruction may include or be limited to installation or replacement of traffic signals, construction or reconstruction of median areas, curb and gutter replacement, sidewalk, catch basins, asphalt or concrete pavement replacement, installation or replacement of streetlights, retaining walls, signs, pavement markings, bicycle accommodations and pedestrian crossings.

RIGHT OF WAY ACQUISITION – The City may acquire right of way for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

ACQUISITION OF EASEMENTS – The City may acquire easements for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

WATER, SEWER AND STORM WATER - Water, sewer and storm water utility work including extension and/or upgrades of existing mains, laterals, hydrants and service connections. In addition, storm water management will be added where necessary including but not limited to construction of retention/detention basins and other storm water management facilities.

STREETSCAPING AND PEDESTRIAN IMPROVEMENTS – In order to attract development consistent with the objectives of this plan the City may install amenities to enhance the aesthetic of the area. These improvements include but are not limited to landscaping, plantings, trees, decorative items and benches. These and any other similar amenities are eligible project costs.

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.

CASH GRANTS (DEVELOPMENT INCENTIVES) – The City may enter into development agreements with property owners or developers for the purpose of sharing costs to encourage the desired kind of improvements 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.

PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT- Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District projected that 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District the project plan amendment

FINANCING COSTS – Interest, financing and debt issuance costs, premiums and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

ADMINISTRATIVE COSTS – The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs including but not limited to employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with implementation of the plan.

PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS – The costs of professional services rendered and other costs incurred in relation to the creation, administration and termination of the District and the undertaking of the projects contained within this plan are eligible Project Costs. Professional services include, but are not limited to architectural, environmental; planning; engineering; legal audit financial and costs of informing the public with respect to the plan amendment and plan implementation.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. 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 ability to implement only those projects that remain viable and affordable as the plan period proceeds. In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under the Wisconsin Statutes 66.1105, in the written opinion of counsel retained by the City as Bond Counsel, then such project or projects shall be deleted and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed.

Project costs will be diminished by any income, special assessments or other revenues including user fees or charges other than tax increments received or reasonably expected to be received by the City in connection with the implementation of this Plan.

EQUALIZED VALUE TEST

Wisconsin's Tax Increment Law requires that the equalized value of the taxable property in the proposed amendment area, 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 left demonstrates compliance with this requirement.

EQUALIZED VALUE TEST			
TID DISTRICT	BASE YEAR	2016 DISTRICT EQUALIZED VALUE	2016 DISTRICT INCREMENT VALUE
3	1994	123,438,200	80,619,500
5	1997	53,242,300	52,868,200
6	2005	138,440,700	58,731,200
7	2006	48,662,900	19,137,000
8	2012	39,478,200	4,069,300
9	2012	2,067,800	835,400
10	2013	49,938,800	4,225,800
		\$ 455,268,900	\$ 220,486,400
VALUE OF THE AMENDMENT AREA			1,122,000
TOTAL VALUE WITH THE AMENDMENT			\$ 221,608,400
TOTAL CITY EQUALIZED VALUE			\$ 2,608,454,600
12% TEST			8.50%

ANNEXED PROPERTY

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

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated "non-project costs" associated with this second amendment to Tax Incremental District Number Six.

PROPOSED CHANGES IN ZONING ORDINANCES

Current zoning of the parcel in the amendment area is I-B (Business) as shown on the map on page 13. No specific zoning district boundary changes are proposed which are directly related to adoption of this project plan amendment.

Any changes in zoning which may later be proposed for land within the amendment area will be considered in accordance with existing State laws, local ordinances, and established procedures and will not be considered an amendment to this project plan.

PROPOSED CHANGES TO THE MASTER PLAN, MAP, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. 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

It is not anticipated that persons or businesses will be relocated for the implementation of Plan Amendment Number Three. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section Chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunity for continued growth in tax base, job opportunities and general positive economic development.

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

EXISTING USES AND CONDITIONS OF REAL ESTATE

The map on page 13, shows the existing use of the parcel in the amendment area. The areas added in this amendment are vacant and underutilized.

ECONOMIC FEASIBILITY STUDY

The cash flow projection presented on Page 17, presents projected sources and uses of funds for the district amendment through maturity. Information used to compile this data is based upon the projected annual surplus (deficits) of the existing district, the expected increment and obligation to Liberty Mutual and the other project costs and related debt retirement contained within this project plan amendment.

Tax increment estimates were created using the development estimates and completion dates presented within the project plan. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change.

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

This amendment comes at the tail end of the districts expenditure period. The most significant obligation of the amendment is the developer assistance. The developer agreement will be structured so that the city's developer obligation will be 90% of the increment related to the current year's tax bill payable after the taxes are paid in full. This payment scenario eliminates any cash flow concerns or the need for financing. The balance of the infrastructure projects will be scheduled so that: 1. Significant deficits are not accumulated 2. That debt obligations remain affordable and within the City's borrowing capacity. 3. That the much of the improvements will be planned and committed for once the Thomas Street Reconstruction is completed. This will eliminate overspending risk due to unanticipated change orders or overruns. Finally, the City continually evaluates TID cash flow and financial performance of the district to ensure that financial expectations are met. The reconstruction of Plaza Drive in 2017 and Callon in 2018 will be funded with accumulated increment on hand. The projects proposed for 2019 and 2020 will be financed with debt retirement

AVAILABLE FINANCING METHODS

Implementation of this Amendment may result in the issuance of debt for the infrastructure improvements. It is expected that any loans will be in durations that reflect the life of the district. Page 18 provides potential amortization schedules.

General Obligation Notes or State Trust Fund Loans – The City may issue GO Notes to finance the cost of Projects included within this plan amendment. 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 provides more than ample capacity for future debt issues.

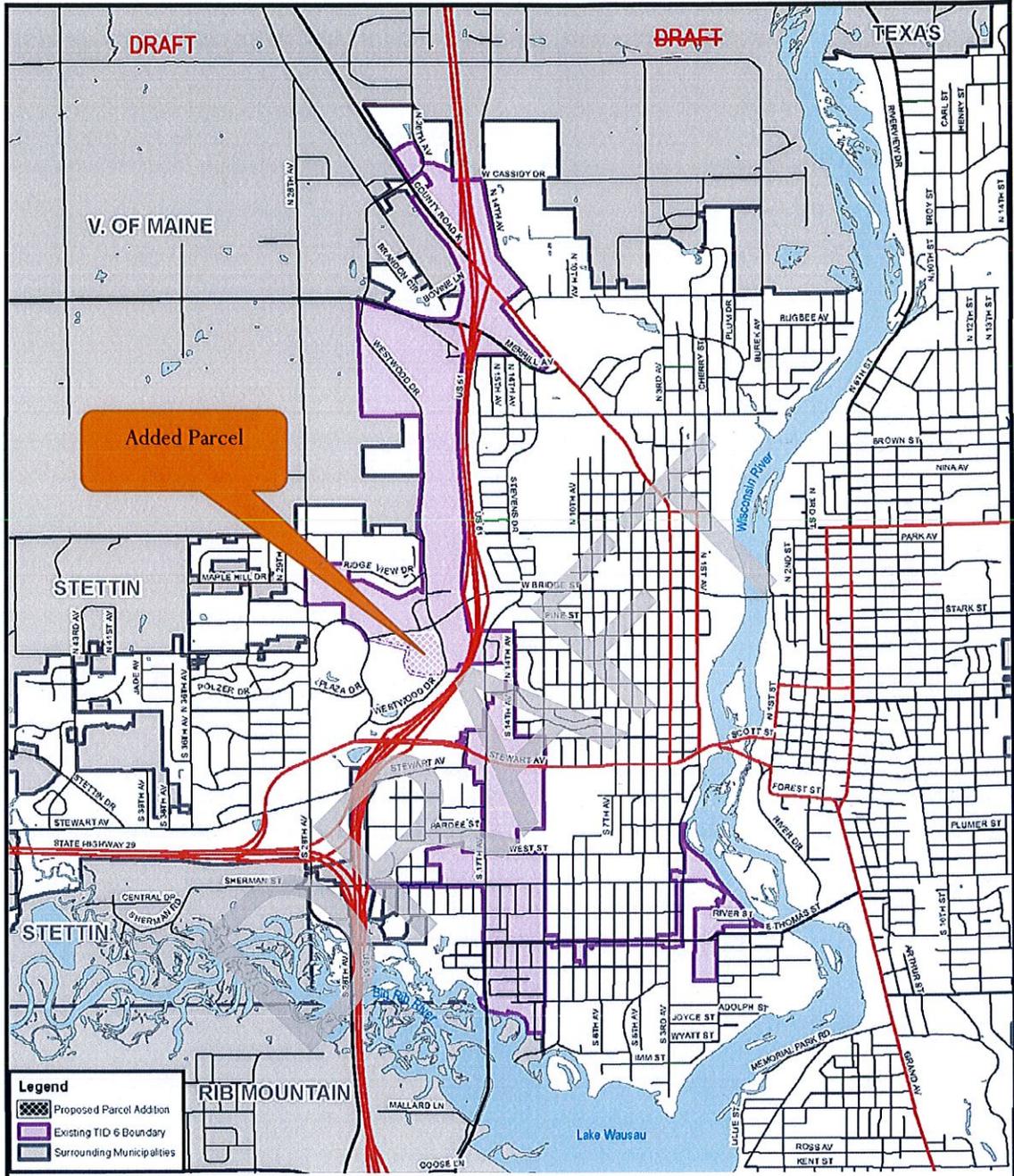
The City could seek alternate funding sources not contemplated at this time.

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

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District the project plan amendment anticipates \$4,648,000 of eligible project costs within the half-mile boundary including:

- Reconstruction of 1st Avenue \$1,880,000
- Reconstruction of Plaza Drive \$312,000
- Reconstruction of Callon Street \$456,000
- Streetscape and pedestrian improvements within the medical and Liberty campus and West 52 Parkway \$400,000
- Asphalt Overlay, street curb, gutter and concrete replacement and street infrastructure improvements within the District and ½ mile boundary of \$1,600,000.

MAP OF TAX INCREMENT DISTRICT NUMBER SIX AND AMENDMENT TERRITORY

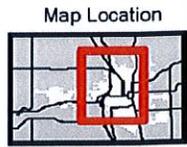
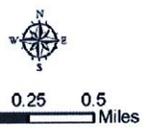


Legend

 Proposed Parcel Addition
 Existing TID 6 Boundary
 Surrounding Municipalities

NOTES
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY USE THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.

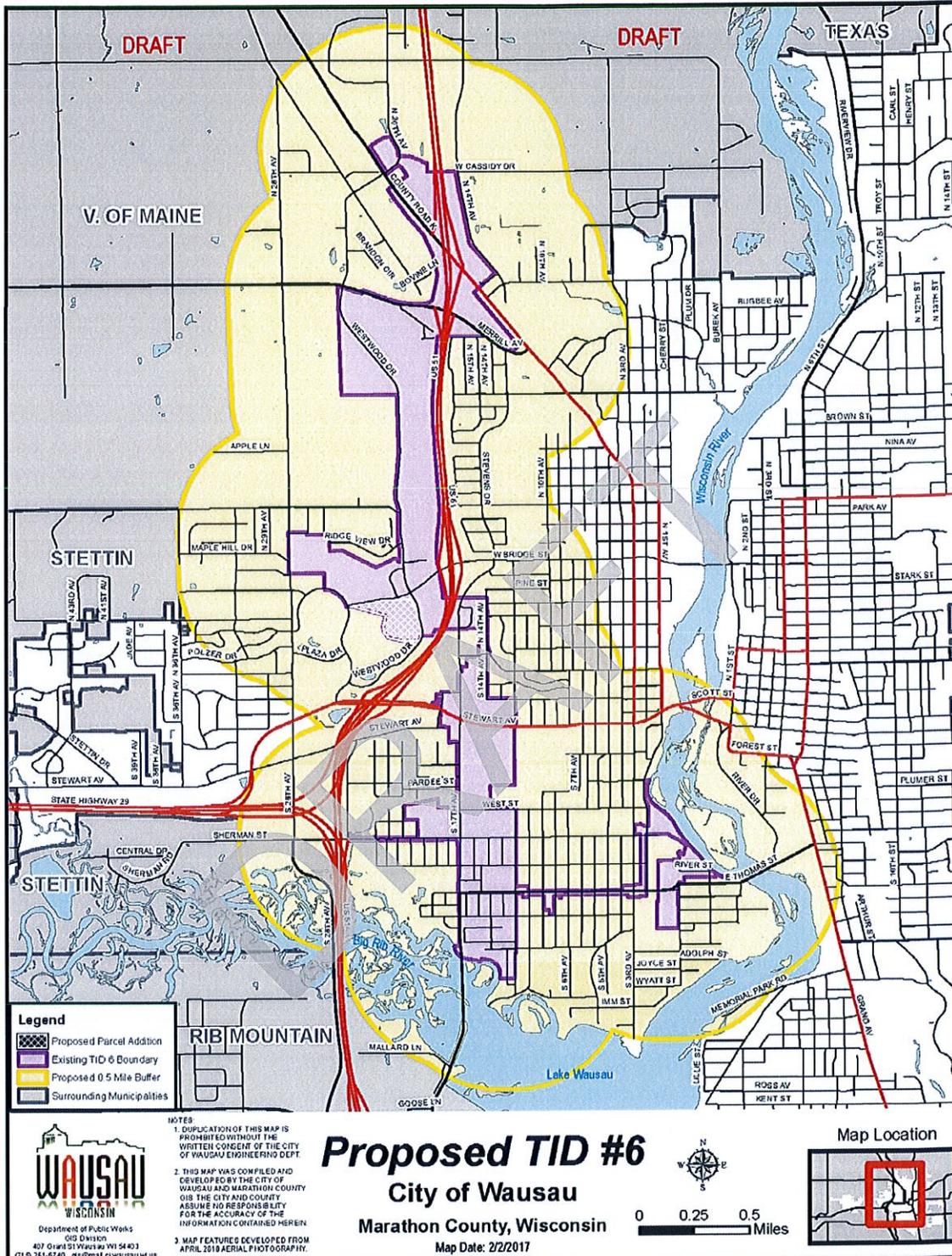
Proposed TID #6
 City of Wausau
 Marathon County, Wisconsin
 Map Date: 2/22/2017



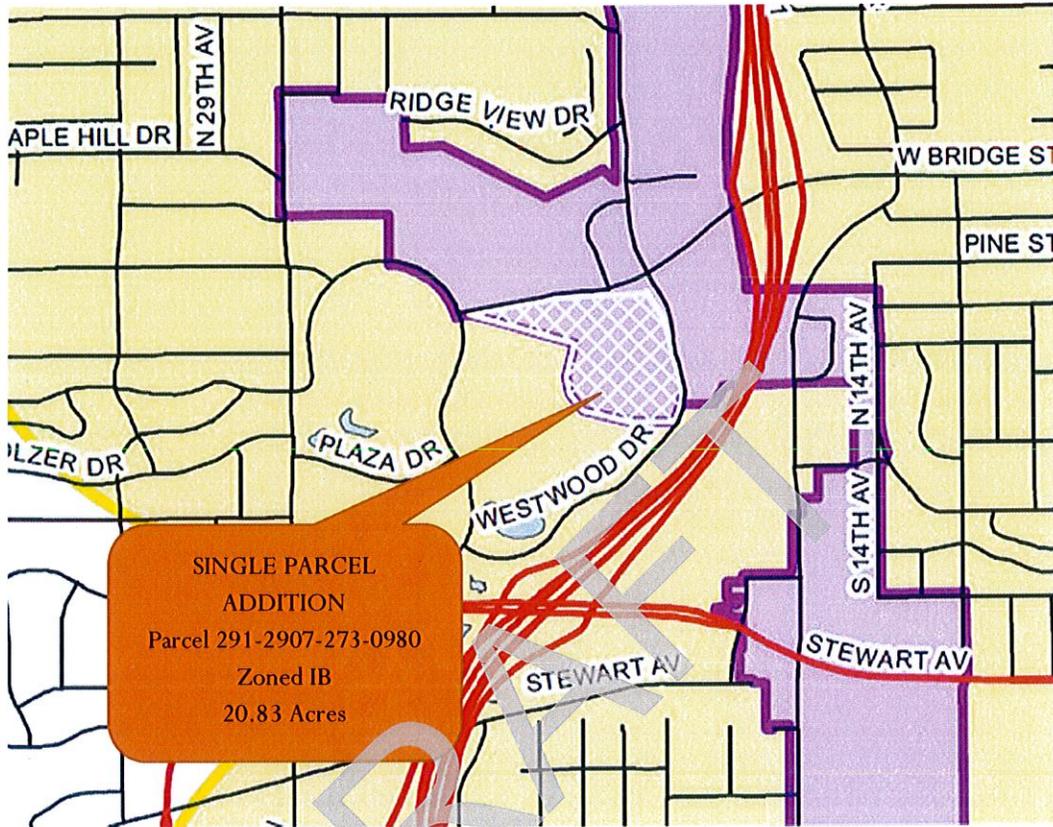
CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #3 | 2/9/2017

MAP OF 1/2 MILE AREA SURROUNDING AMENDED TID SIX

CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #3 | 2/9/2017

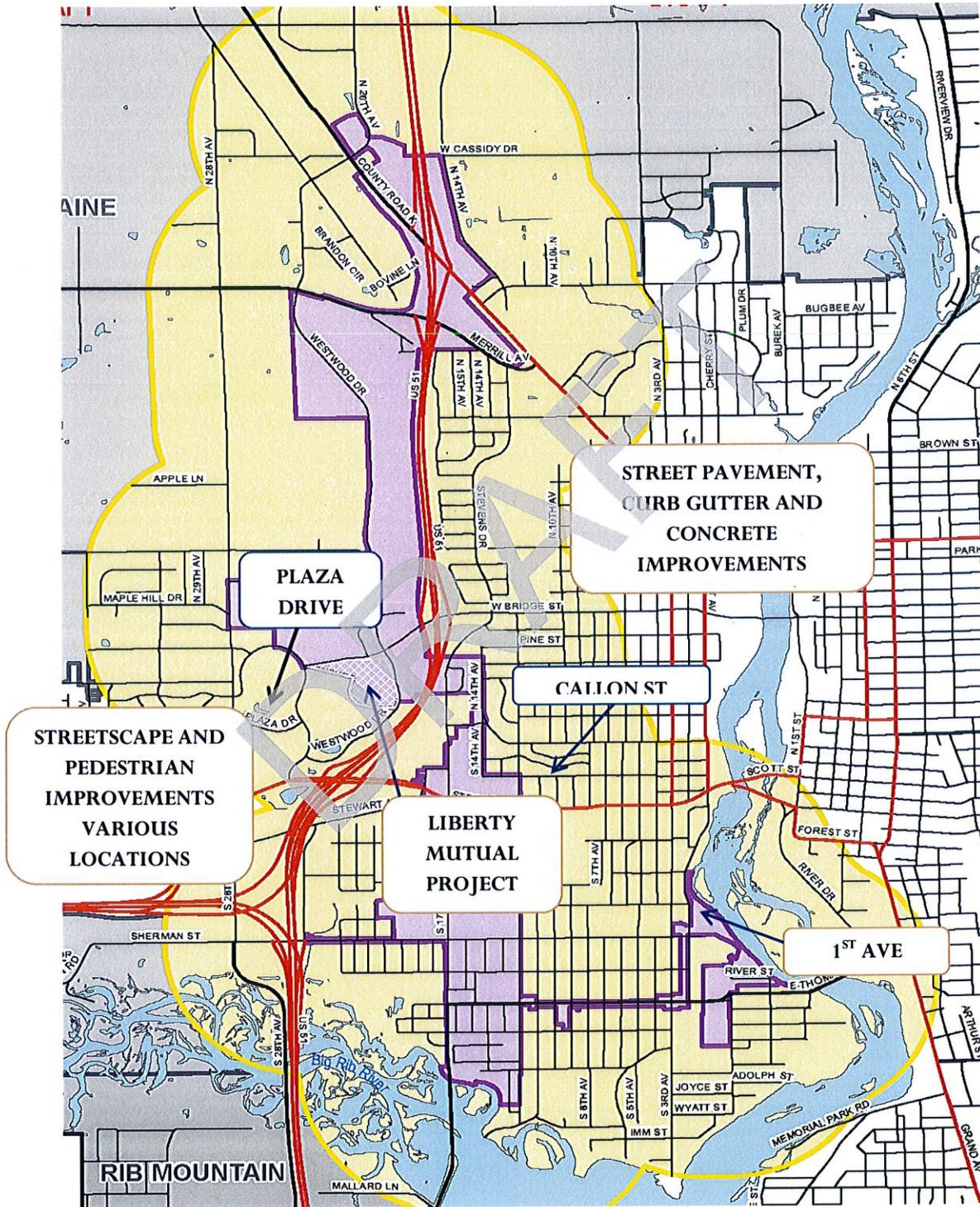


MAP - SHOWING EXISTING USES AND CONDITIONS WITHIN THE TERRITORY TO BE ADDED



MAP OF PROPOSED IMPROVEMENTS AND USES WITHIN THE TERRITORY ADDED AND ½ MILE BOUNDARIES

CITY OF WAUSAU TAX INCREMENT DISTRICT SIX PROJECT PLAN AMENDMENT #3 | 2/9/2017



CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

2016 TAX YEAR DATA					
	County		\$ 12,082,950		18.80%
	Technical College		3,021,847		4.70%
	City		23,879,534		37.15%
	School District		25,291,416		39.35%
	TOTAL		\$ 64,275,747		
	County	Technical College	City	School	Total
2019	\$ 2,444	\$ 611	\$ 4,830	\$ 5,115	\$ 13,000
2020	234,485	58,643	463,412	490,810	1,247,350
2021	236,829	59,229	468,046	495,720	1,259,824
2022	239,198	59,821	472,726	500,677	1,272,422
2023	241,590	60,420	477,454	505,682	1,285,146
2024	244,006	61,024	482,228	510,739	1,297,997
2025	246,446	61,634	487,050	515,847	1,310,977
2026	248,910	62,250	491,921	521,006	1,324,087
	\$ 1,693,908	\$ 423,632	\$ 3,347,667	\$ 3,545,596	\$ 9,010,803

TAX INCREMENT PROJECTION WORKSHEET

City of Wausau
 Tax Increment District Six Amendment Number Three
 Tax Increment Projection Worksheet

Construction Year	Value Added	Total Valuation Added	January 1, Valuation Year	Budget Year/Revenue Year	Tax Rate	Tax Increment	90% Developer Payment	Increment towards Infrastructure Projects
2017	500,000	500,000	2018	2017	26.00	\$ 13,000		\$ 13,000
2018	47,000,000	47,500,000	2019	2018	26.26	1,247,350	1,122,615	124,735
2019		47,500,000	2020	2019	26.52	1,259,824	1,133,841	125,983
2020		47,500,000	2021	2020	26.79	1,272,422	1,145,180	127,242
2021		47,500,000	2022	2021	27.06	1,285,146	1,156,631	128,515
2022		47,500,000	2023	2022	27.33	1,297,997	391,733	906,264
2023		47,500,000	2024	2023	27.60	1,310,977		1,310,977
2024		47,500,000	2025	2024	27.88	1,324,087		1,324,087
						\$ 9,010,803	4,950,000	\$ 4,060,803

PROJECTED CASH FLOW

City of Wausau
Tax Increment District Six Amendment Number Three
Cash Flow

	SOURCES OF FUNDS			USES OF FUNDS				Surplus (Deficit)
	Expected Annual Excess/Shortfall of Increment From Existing District Activity	Excess Increment from Liberty Development	Infrastructure and Retirement 1st Ave Administration	Debt Retirement 1st Ave	Debt Retirement Other	Infrastructure		
2017	\$ 1,449,864		342,000				1,107,864	
2018	(85,014)		486,000				536,850	
2019	(83,858)	13,000	50,000				415,992	
2020	(344,401)	124,735	50,000	365,955			(219,629)	
2021	(289,850)	125,983		365,955	295,356		(1,044,807)	
2022	(157,179)	127,242		365,955	295,356		(1,736,055)	
2023	(85,579)	128,515		365,955	295,356		(2,354,430)	
2024	107,550	906,264		365,955	295,356		(2,001,927)	
2025	110,775	1,310,977		365,955	295,356		(1,241,486)	
2026	651,125	1,324,087		365,955	295,356		72,415	
	\$ 1,273,433	\$ 4,060,803	\$ 928,000	\$ 2,561,685	\$ 1,772,136			

2019 AND 2020 FINANCING

2019 1ST AVE AND OTHER IMPROVEMENTS LOAN

Compound Period: Annual
 Nominal Annual Rate: 3.000%

CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	2/9/2019	2,280,000.00	1		
2 Payment	2/9/2020	365,954.49	7	Annual	2/9/2026

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	2/9/2019				2,280,000.00
1	2/9/2020	365,954.49	68,400.00	297,554.49	1,982,445.51
2	2/9/2021	365,954.49	59,473.37	306,481.12	1,675,964.39
3	2/9/2022	365,954.49	50,278.93	315,675.56	1,360,288.83
4	2/9/2023	365,954.49	40,808.66	325,145.83	1,035,143.00
5	2/9/2024	365,954.49	31,054.29	334,900.20	700,242.80
6	2/9/2025	365,954.49	21,007.28	344,947.21	355,295.59
7	2/9/2026	365,954.49	10,658.90	355,295.59	0.00
Grand Totals		2,561,681.43	281,681.43	2,280,000.00	

OTHER INFRASTRUCTURE FINANCING

Compound Period: Annual
 Nominal Annual Rate: 3.000%

CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	2/9/2020	1,600,000.00	1		
2 Payment	2/9/2021	295,356.00	6	Annual	2/9/2026

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	2/9/2020				2,000,000.00
1	2/9/2021	295,356.00	48,000.00	247,356.00	1,352,644.00
2	2/9/2022	295,356.00	40,579.32	254,776.68	1,097,867.32
3	2/9/2023	295,356.00	32,936.02	262,419.98	835,447.34
4	2/9/2024	295,356.00	25,063.42	270,292.58	565,154.76
5	2/9/2025	295,356.00	16,954.64	278,401.36	286,753.40
6	2/9/2026	295,356.00	8,602.60	286,753.40	0.00
Grand Totals		1,772,136.00	172,136.00	2,000,000.00	

RESOLUTION OF THE COMMON COUNCIL

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

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT AND FINANCE COMMITTEES

Approving the Boundaries and Project Plan for Amendment Three to Tax Incremental Financing District Number 6, City of Wausau (TID # 6)

Committee Action: Plan Commission
Finance Committee
Economic Development Committee

Fiscal Impact: The project plan is not an expenditure commitment

File Number: 05-0406 Date Introduced: February 28, 2017

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and industrial development activities and improving infrastructure within 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, Tax Increment District Number Five was created by the City in May 10, 2005; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within the 1/2 mile, of boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is

complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 21st, 2017 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the newly proposed amended boundaries and plan of TID # 6; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, the area to be included in Amendment Three to Tax Incremental District Number Six, City of Wausau, has been designated and recommended by the Plan Commission as provided in the project plan; 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 plan amendment,
- That 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 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 territory described and shown on in the Project Plan Amendment Three is hereby included in the amended boundaries of Tax Incremental District Number Six, City of Wausau;
2. That real property within the area included in the amended district is suitable for industrial sites within the meaning of Section 66.1101 of the Wisconsin Statutes and has been zoned for industrial use and will remain zoned for industrial use for the life of the district. To further define industrial development, this plan refers to the definition of "industrial project" found in Section 66.1103(2)(k) to include but not be limited to the following: assembling, fabricating, manufacturing, mixing or processing facilities, telecommunications facilities, pollution control facilities, printing facilities, hospitals, clinics, nursing homes, animal hospitals and veterinary clinics, industrial park facilities, national or regional headquarter facilities, recreational facilities, convention centers, trade centers as well as related hotels/motels, warehousing, distribution, research, data processing facilities;
3. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of s 66.1101 and has been zoned for such industrial uses. Furthermore, at the time of adoption of the creation Resolution for this District, and any subsequent Resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the Resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1.

4. 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;
5. That the improvement of the area included in Amendment Three to Tax Incremental District Number Six is likely to significantly enhance the value of substantially all of the other real property in such district;
6. That the project costs directly serve to promote industrial development, consistent with the purpose for which the district was created;
7. That the project plan for the development of the property in the area included in Amendment Three of Tax Incremental District Number Six is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
8. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
9. 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
10. 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 of Amendment Three to Tax Incremental District Number Six and the project plan.

Approved:

Robert B. Mielke Mayor

DRAFT

RESOLUTION 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 Amendment Three to Tax Incremental Financing District Number 6, City of Wausau (TID # 6)	
File Number:	Date Introduced:

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the boundaries and project plan for Tax Increment District Number Six, (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 45 days after receipt of the council approval to consider the proposed plan amendments; and

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

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

- The 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 plan amendment,
- 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 cost of the improvements,
- 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 Amendment Number Two for the City of Wausau Tax Increment District Number Six be approved,

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

Passed and Approved on _____, March 2016

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

Representing

City of Wausau

Citizen Member

Marathon County

Northcentral Technical College

Wausau School District

OPINION OF THE CITY ATTORNEY

to follow shortly!

DRAFT

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

RESOLUTION OF THE PLAN COMMISSION, ECONOMIC DEVELOPMENT
AND FINANCE COMMITTEES

Approving the Boundaries and Project Plan for Amendment Three to Tax Incremental Financing District Number 6, City of Wausau (TID # 6)

Committee Action: Plan Commission
Finance Committee
Economic Development Committee

Fiscal Impact: The project plan is not an expenditure commitment

File Number: 05-0406

Date Introduced: February 28, 2017

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and industrial development activities and improving infrastructure within 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, Tax Increment District Number Five was created by the City in May 10, 2005; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within the 1/2 mile, of boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;

- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 21st, 2017 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, the Finance Committee and the Economic Development Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the newly proposed amended boundaries and plan of TID # 6; and

WHEREAS, in accordance with Wisconsin's Tax Increment Law, the area to be included in Amendment Three to Tax Incremental District Number Six, City of Wausau, has been designated and recommended by the Plan Commission as provided in the project plan; 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 plan amendment,
- That 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 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 territory described and shown on in the Project Plan Amendment Three is hereby included in the amended boundaries of Tax Incremental District Number Six, City of Wausau;
2. That real property within the area included in the amended district is suitable for industrial sites within the meaning of Section 66.1101 of the Wisconsin Statutes and has been zoned for industrial use and will remain zoned for industrial use for the life of the district. To further define industrial development, this plan refers to the definition of "industrial project" found in Section 66.1103(2)(k) to include but not be limited to the following: assembling, fabricating, manufacturing, mixing or processing facilities, telecommunications facilities, pollution control facilities, printing facilities, hospitals, clinics, nursing homes, animal hospitals and veterinary clinics, industrial park facilities, national or regional headquarter facilities, recreational facilities, convention centers, trade centers as well as related hotels/motels, warehousing, distribution, research, data processing facilities;
3. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of s 66.1101 and has been zoned for such industrial uses. Furthermore, at the time of adoption of the creation Resolution for this District, and any subsequent Resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the Resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1.

4. 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;
5. That the improvement of the area included in Amendment Three to Tax Incremental District Number Six is likely to significantly enhance the value of substantially all of the other real property in such district;
6. That the project costs directly serve to promote industrial development, consistent with the purpose for which the district was created;
7. That the project plan for the development of the property in the area included in Amendment Three of Tax Incremental District Number Six is approved and that the plan is feasible and in conformity with the City's community and economic development objectives;
8. That the City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.
9. 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
10. 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 of Amendment Three to Tax Incremental District Number Six and the project plan.

Approved:

Robert B. Mielke Mayor

9204 Packer Drive, Wausau, WI 54401 715-842-9402
www.graphicshouse.com

SALES REP: JAMUS B	DATE: 11-29-2016	JOB NUMBER: XX-XXX
SALES MTH: <i>Miller</i>	QUOTE NUMBER: 11463	REVISION: 1-5-2017-A

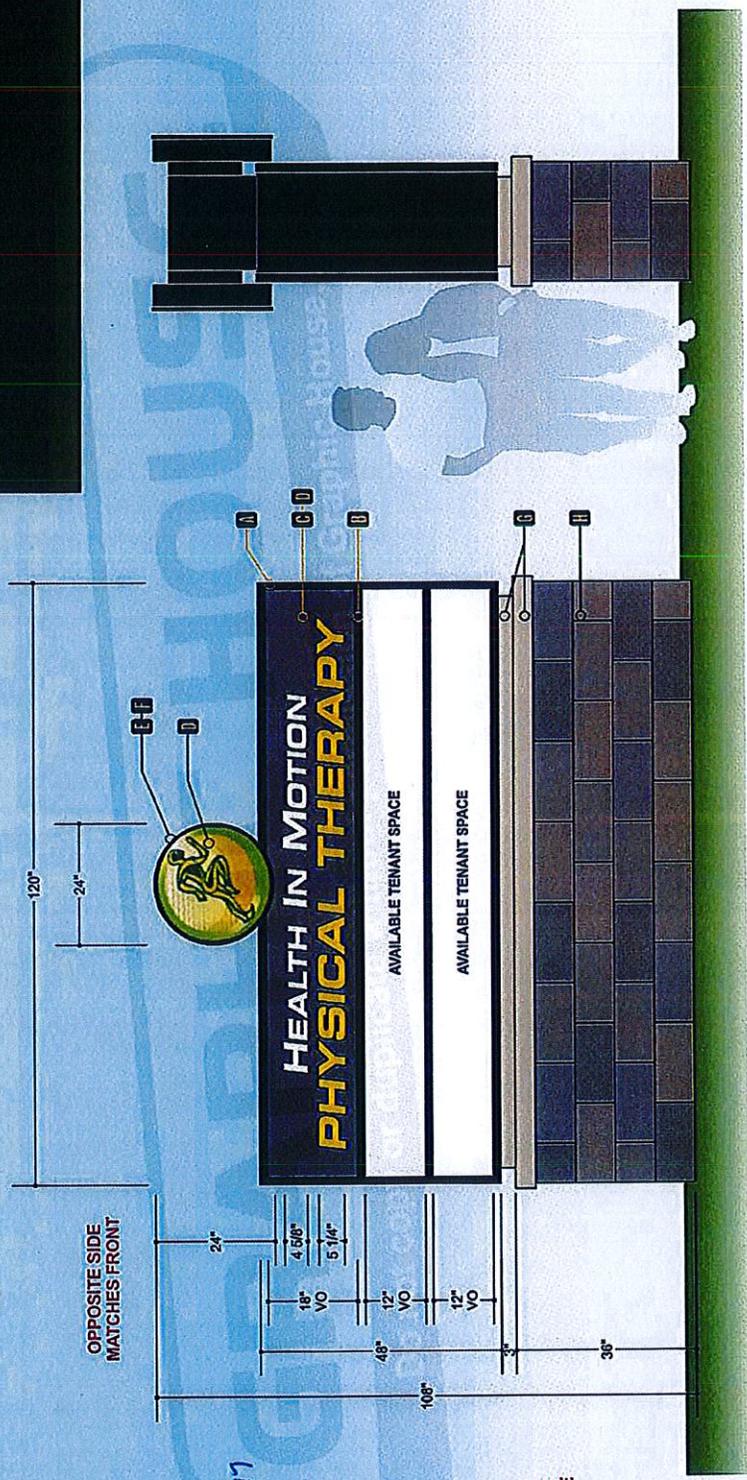
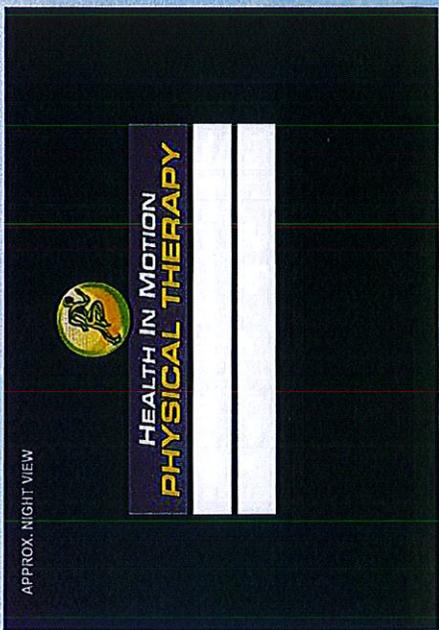
Submittals and/or photos must be submitted
before installation.

- (1) OF 1 (1) ELEMENT
- A. ALUM. FORMED CABINET, LT W/ WHITE LED'S
 - D. 2-PAIR DIVIDERS
 - C. WHITE POLYCARBONATE FACES
 - D. DOUBLE PRINTED VINYL W/ GLOSS LAMINATE
 - E. ALUM. FORMED LOGO CABINET, BLACK RETURN, LT W/ WHITE LED'S
 - F. BLACK TRIM-CAP
 - G. PAINTED ALUM. REVEAL & BASE CAP
 - H. STANDARD STYLE BRICK VENEER W/ STANDARD GREY JOINTS

- P1 - Black (P&H)
- P1 - Tan to match building (f&h) — *ETA 2/17*
- White Polycarbonate
- DP1 - PMS 120c (P&H)
- DP2 - Black
- DP3 - PMS Cool Grey, 10c (P&H)

VECTORIZED FILE REQUIRED
TO ACCURATELY REPRODUCE
LOGO GRAPHIC

Need brick color also



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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www.graphichouseinc.com

SALES REP: JAMIE B
DATE: 1/2-29-2016
SALES WITH: [Signature]
JOB NUMBER: 11466
QUOTE NUMBER: XX-XXX
VERSION: 1-8-2017-C

PLEASE PRINT NAME AND ADDRESS OF SHOP/PROJECT
ADDRESS: [Blank]
CITY: [Blank]
STATE: [Blank]

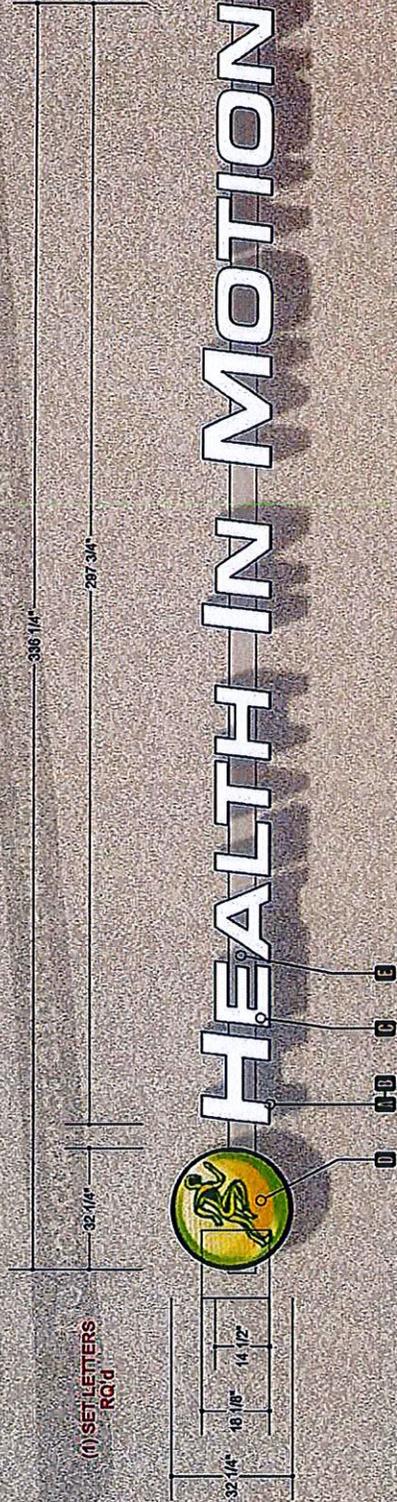
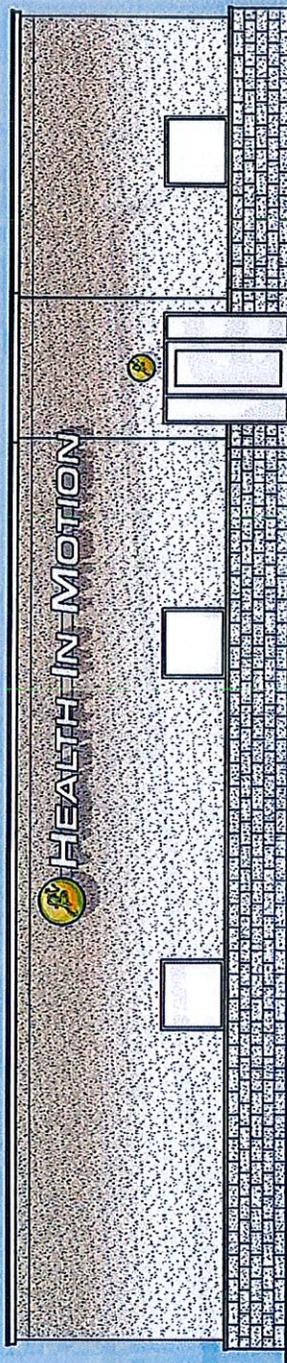
- A. ALUM. FORMED LOGO & LETTERS. BLACK RETURNS. UV W/ WHITE LOGS
- B. BLACK TRIM-CAP
- C. WHITE ACRYLIC LETTER FACES
- D. MILK WHITE ACRYLIC LOGO FACES. DOUBLE PRINTED W/ UV GLOSS LAMINATE
- E. ALUM. FORMED BACKWAY

- P1 - Black Returns (1) X
- P1 - Tan to match building (10) *ETA 2/17*
- White Acrylic Faces (C)
Milk White Acrylic Faces (D)

VECTORIZED FILE REQUIRED TO ACCURATELY REPRODUCE LOGO GRAPHIC

APPROX. NIGHT VIEW

HEALTH IN MOTION

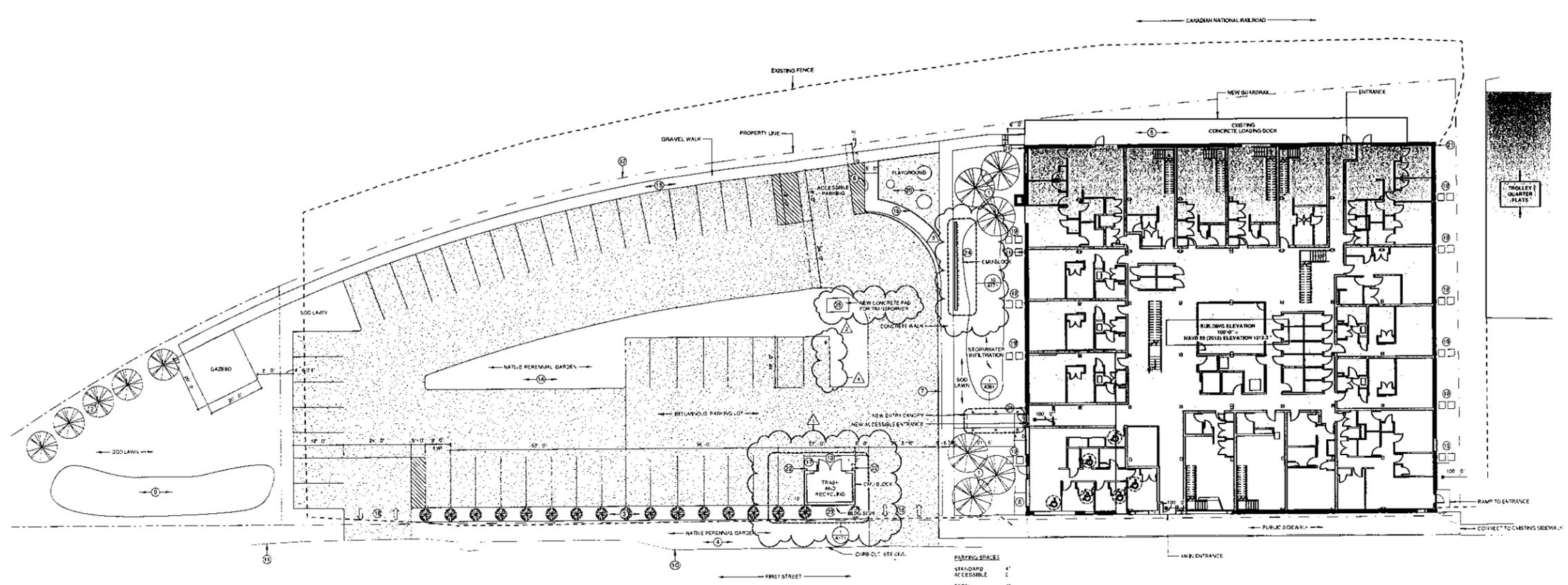


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01/25/17

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1 ARCHITECTURAL SITE PLAN
A001 1/8" = 1'-0"



PARKING SPACES	
STANDARD	4
ACCESSIBLE	2
TOTAL	6

SITE PLAN KEYNOTES	
NUMBER	DESCRIPTION
1	TRAIL MIXED SPECIES SOY TREES
2	TRAIL MIXED SPECIES SOY TREES
3	SEVEN EIGHTY EIGHTY FOUR FIVE
4	REMOVE ALL EXISTING TREES AND SPRUCE ALONG STREET EDGE
5	PATCH LOCALS AND UNIFORM CONCRETE TO CREATE TRANSPARENT SURFACE
6	TRAIL MIXED SPECIES SOY TREES
7	TRAIL MIXED SPECIES SOY TREES
8	TRAIL MIXED SPECIES SOY TREES
9	TRAIL MIXED SPECIES SOY TREES
10	TRAIL MIXED SPECIES SOY TREES
11	TRAIL MIXED SPECIES SOY TREES
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21	TRAIL MIXED SPECIES SOY TREES
22	TRAIL MIXED SPECIES SOY TREES
23	TRAIL MIXED SPECIES SOY TREES
24	TRAIL MIXED SPECIES SOY TREES
25	TRAIL MIXED SPECIES SOY TREES

SITE PLAN GENERAL NOTES
1, 100'-0" NAVD 83 0512' ELEVATION 1212.2

MSR 710 South 2nd Street, 8th Floor
Minneapolis, Minnesota 55408-7287
Architecture 612.375.6336 fax
Interior and 612.242.2216 fax
Landscape 612.242.2216
www.msrdesign.com

DEVELOPER
METROPLAINS LLC
201 WADSWORTH AVE, NORTH #108
MINNEAPOLIS, MN 55402
651.525.1241 fax

STRUCTURAL ENGINEER
SANDMAN STRUCTURAL
ENGINEER
402 181 ST S
WISCONSIN MN 55400
218.227.0222 fax

CIVIL ENGINEER
BECHER-HOPPE
ASSOCIATES
336 KATAWBA
MINNEAPOLIS MN 55403
715.843.8000 fax

**MARATHON SHOE COMPANY
EAST SIDE PLANT**

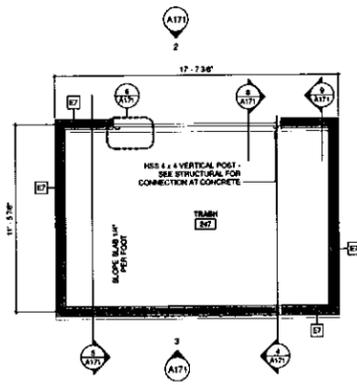
**ATRIUM LOFTS
1418 N 1ST ST
WAUSAU, WI 54403**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
ARCHITECT SEAL

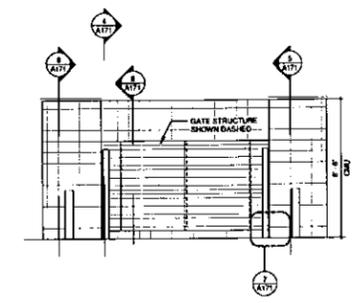
DATE: 10/23/2018
BY: [Signature]
PROJECT NO: 2016018
PART 2 SUBMISSION SET
DESIGNED BY: Author
CHECKED BY: Checker

SITE PLAN

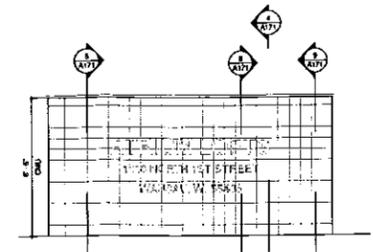
A001



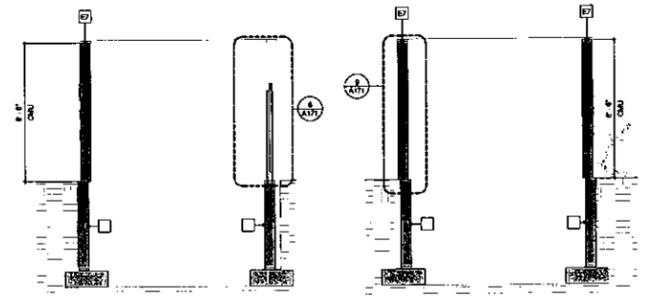
1 PLAN - TRASH AND RECYCLING ENCLOSURE
A171 1/4" = 1'-0"



2 ELEVATION WEST - TRASH AND RECYCLING ENCLOSURE
A171 1/4" = 1'-0"

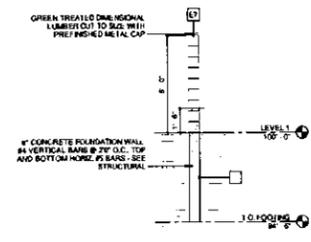


3 ELEVATION EAST - TRASH AND RECYCLING ENCLOSURE
A171 1/4" = 1'-0"

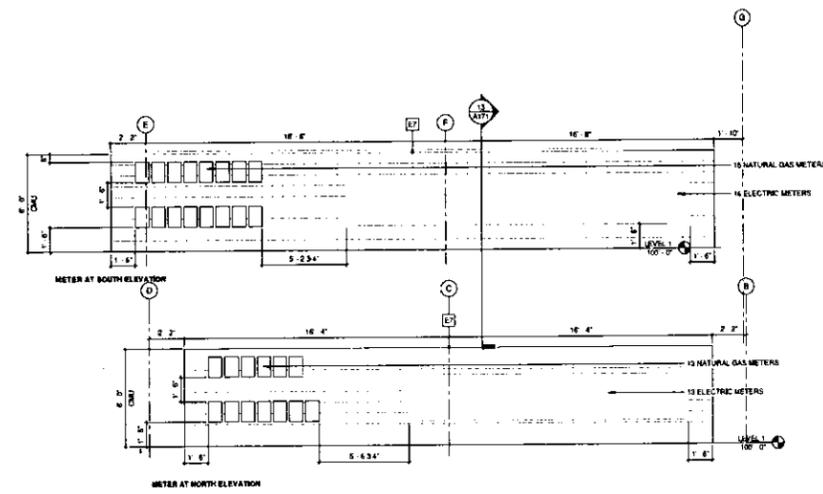


4 SECTION - TRASH ENCLOSURE 1
A171 1/4" = 1'-0"

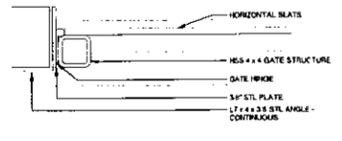
5 SECTION - TRASH ENCLOSURE 2
A171 1/4" = 1'-0"



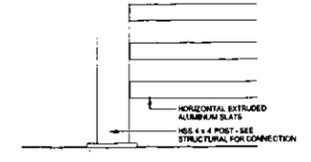
13 WALL SECTION - METER WALL
A171 1/4" = 1'-0"



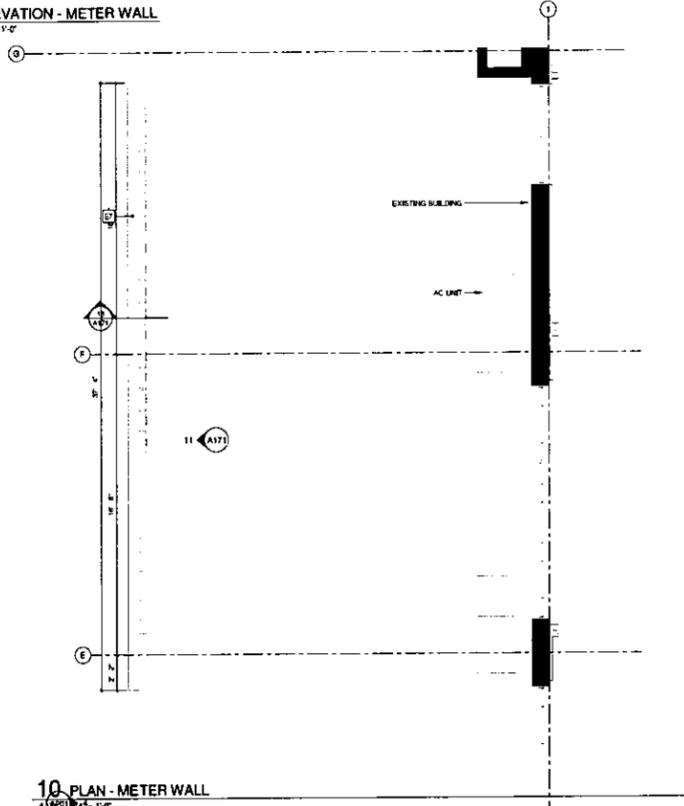
11 ELEVATION - METER WALL
A171 1/4" = 1'-0"



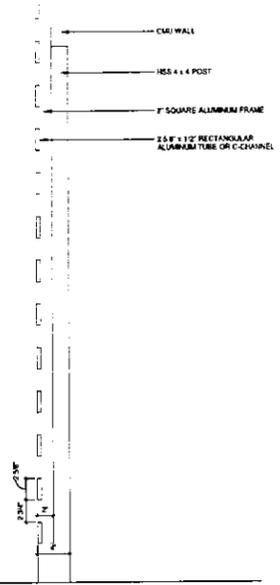
6 PLAN DETAIL - TRASH AND RECYCLING ENCLOSURE
A171 1 1/2" = 1'-0"



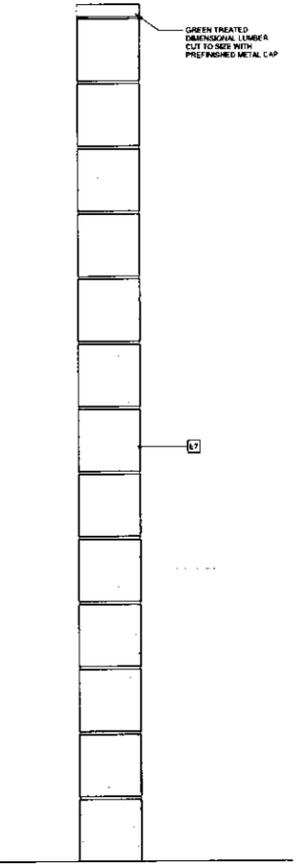
7 TRASH GATE POST AT GROUND
A171 1 1/2" = 1'-0"



10 PLAN - METER WALL
A171 1/4" = 1'-0"



8 SECTION - TYPICAL TRASH GATE DETAIL
A171 1 1/2" = 1'-0"



9 SECTION - TYPICAL ENCLOSURE DETAIL
A171 1 1/2" = 1'-0"

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601.523.1241 W

DEVELOPER:
METROPLAINS LLC
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601.523.1241 W

STRUCTURAL ENGINEER:
SANDMAN STRUCTURAL ENGINEER
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ATRIUM LOFTS
1418 N 1ST ST
WAUSAU, WI 54403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota. ARCHITECT'S SEAL.

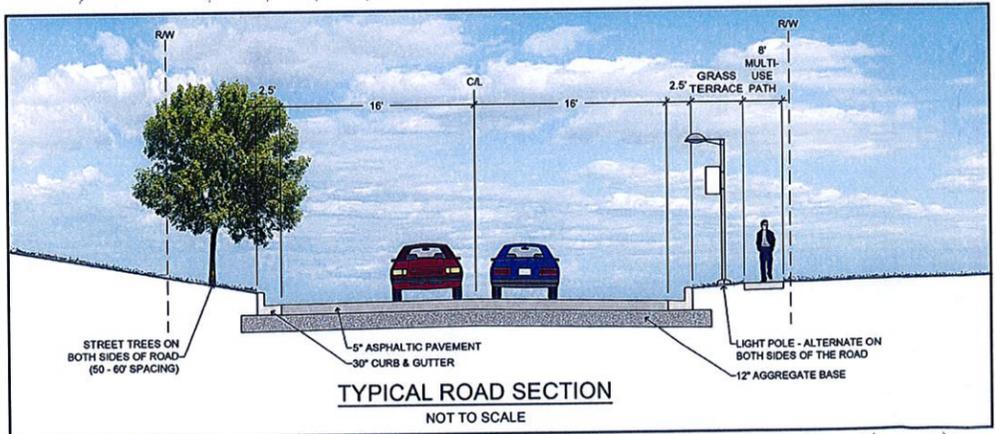
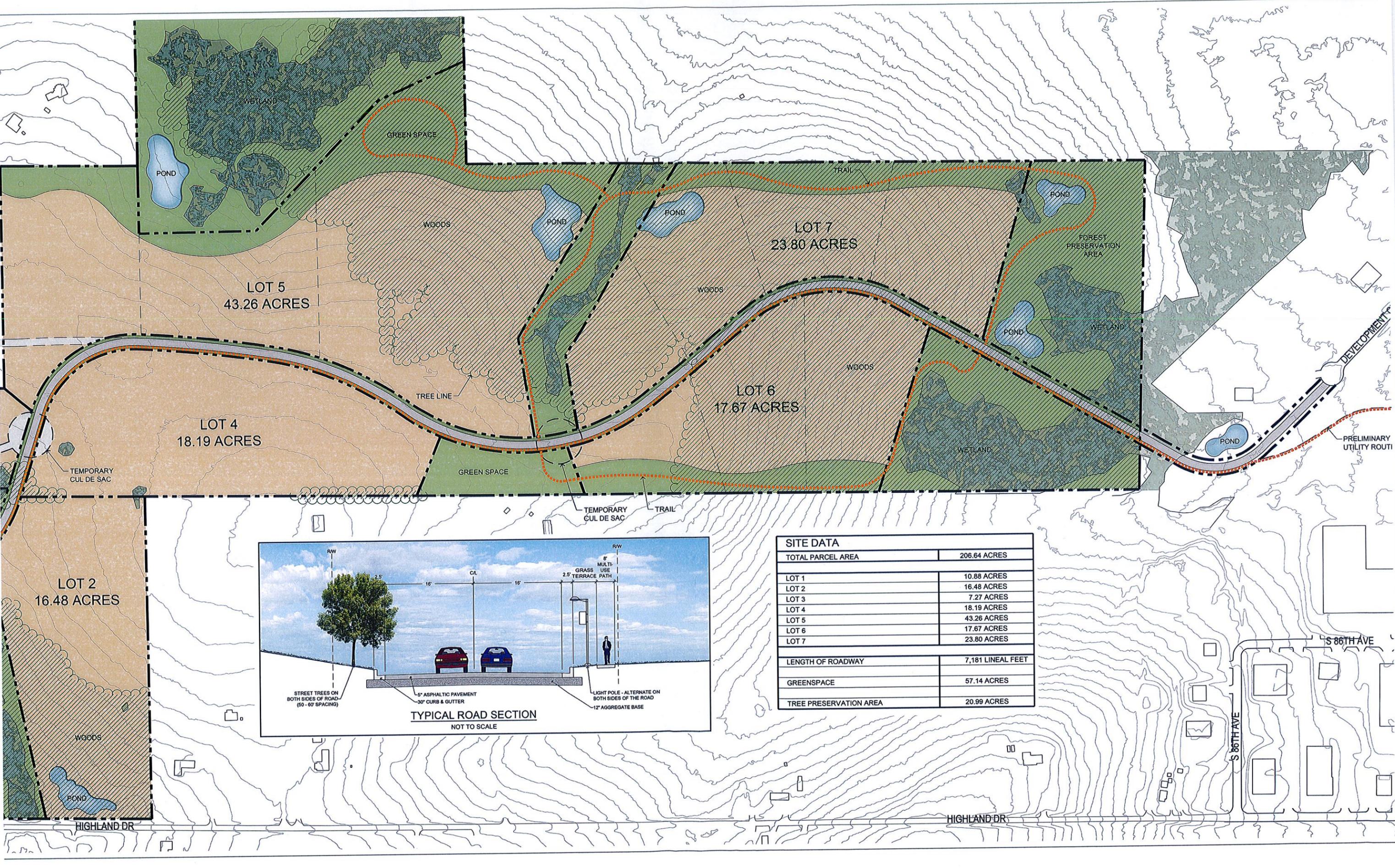
Signature: _____
Print Name: Paul Mallgren
Date: _____ License No.: 20343

DATE	DESCRIPTION
08/23/2018	ISSUE SUBMISSION
07/29/2017	CONTRACT SUBMISSION
02/17/2017	CD ISSUE

PROJECT NO: 2016016
PROJECT NAME: CD ISSUE

DESIGNED BY: Author
CHECKED BY: Checker

ENLARGED PLANS - TRASH ENCLOSURE
A171



SITE DATA	
TOTAL PARCEL AREA	206.64 ACRES
LOT 1	10.88 ACRES
LOT 2	16.48 ACRES
LOT 3	7.27 ACRES
LOT 4	18.19 ACRES
LOT 5	43.26 ACRES
LOT 6	17.67 ACRES
LOT 7	23.80 ACRES
LENGTH OF ROADWAY	7,181 LINEAL FEET
GREENSPACE	57.14 ACRES
TREE PRESERVATION AREA	20.99 ACRES