

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



OFFICIAL NOTICE AND AGENDA

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

Meeting of: **ECONOMIC DEVELOPMENT COMMITTEE MEETING**
Date/Time: **Tuesday, May 6, 2014 at 4:30 PM**
Location: **City Hall, 2nd Floor Board Room**
Members: Romey Wagner (Chair) Bill Nagle, David Oberbeck, Lisa Rasmussen and Tom Neal

AGENDA ITEMS FOR CONSIDERATION (All Items Listed May Be Acted Upon)

- 1 Public Comment on Matters Appearing on the Agenda
- 2 Approval of Economic Development Committee Minutes from 4/8/14
- 3 Select a Chairperson and Vice Chairperson for 2014-2016 Term
- 4 Establish Regular Meeting Dates and Time for 2014-2016 Term
- 5 Consider Purchase of Vacant Land in the Wausau Business Campus at 101 North 72nd Avenue from Intercity State Bank
- 6 Review a Commercial Rehabilitation Loan for Thrive Foodery at 2105 North 2nd Street
- 7 Consider the Investment of Public Funds with Olson Tire and Auto regarding the property located at 3515 Stewart Avenue
- 8 Presentation of Potential Development Opportunity with Wausau Chemical at 300 North 84th Avenue
- 9 Consider Negotiations for the Bidding on the Property Located at 1300 Sherman Street
- 10 **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. (Consider Negotiations for the Bidding on the Property at 1300 Sherman Street)
- 11 **RECONVENE** into open session to take action on closed session item, if necessary.
- 12 Report on RFP Process for Savo Supply (1418 N 1st Street) and the Wausau Club (309 McClellan)
- 13 Report on Kwik Trip (1500 Grand Avenue)
- 14 Consider Scheduling of a Strategic Planning Session for the Purpose of Developing and Prioritizing Economic Development Initiatives for the 2014-2016 Term and Approve KFischer Strategic Planning Proposal
- 15 Presentation and Discussion of the Past Economic Development Activities 2012-2014
- 16 Consider Request for Proposals for a Shopping Center Consultant and/or Attorney

Adjournment

Romey Wagner (Chair)

This notice was posted at City Hall and emailed to the Wausau Daily Herald on 4/30/14 at 2:00 p.m. Other Distribution: Media, Alderpersons, Mavor, Ravala, Hebert, Stratz, Lawrence.

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 City Clerk at (715) 261-6620.

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, April 8, 2014 at 5:00 p.m. in the Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Jim Brezinski (Chair), Lisa Rasmussen, Romey Wagner, Bill Nagle and David Oberbeck

Others Present: Megan Lawrence, Maryanne Groat, Mayor Jim Tipple, Brad Lenz, Dave Nutting, Keene Winters, Gerry Klein, Anne Jacobson, Mary Goede and Nan Giese

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

CALL TO ORDER

Brezinski noted there was a quorum and called the meeting to order at approximately 5:00 p.m.

APPROVAL OF ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES FROM 2/18/14

Wagner motioned to approve minutes. Rasmussen seconded and the motion carried unanimously 5-0.

APPROVE THOMAS STREET CORRIDOR MASTER PLAN

Marquardt stated that in February Graef presented the plan to the Committee of the Whole. The plan was taken to CISM in March and they approved adopting the document. The document needs to be adopted by ED then by the Council. This is only accepting the document so we can move forward on decisions.

Rasmussen informed the Committee that we are only voting on adoption of the plan, which means only accepting Graef's work product as the plan that we paid for. This is only step 1 of about 55.

Wagner motioned to accept the plan from Graef. Rasmussen seconded and the motion carried unanimously 5-0.

Oberbeck motioned to amend the motion to accept the recommendations in the plan from Graef of two lanes with a turn lane from 17th Avenue to 3rd Avenue and 4 lanes from Third Avenue to the bridge. Nagle seconded and the motion failed 2-3.

DISCUSSION AND POSSIBLE ACTION IN REGARDS TO REQUEST BY CBL & ASSOCIATES TO AMEND THE GROUND LEASE, EXTEND THE TERMS OF THE SPECIAL LETTER OF AGREEMENT, HIRE AN ATTORNEY AND/OR CONSULTANT AND RELATED BUDGET MODIFICATION

Nagle motioned to reduce the ground lease to \$1.00, waive the additional cost of \$70,000 for 2014 and extend the Special Letter of Agreement. Wagner seconded.

Rasmussen motioned to amend the previous motion to include the same verbiage as the 2011 agreement with CBL, meaning money saved shall be diverted to tenant improvements, inducements and incentives. Wagner seconded. The amendment to the motion carried unanimously 5-0. Lawrence restated the original motion as amend the ground lease to \$1.00 for a one year period, waive the \$70,000 additional rent for 2014 and extend the Special Letter of Agreement for two years. The motion carried unanimously 5-0.

Staff was directed to present consultant and attorney recommendations at the next ED Meeting and to have CBL staff address the Council.

ADJOURN

Oberbeck motioned to adjourn, Nagle seconded and the motion carried unanimously 5-0. The meeting was adjourned.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson
Jim Brezinski

Search

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City Council

- General Information
- Alderspersons
- Neighborhood Groups
- Boards, Committees, Commissions
- Standing Committees
- Minutes & Agendas
- Celebrating Community

Regular Monthly Meetings

Regular Monthly Meetings of Boards, Committees And Commissions

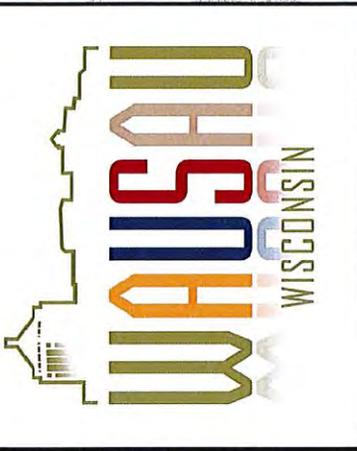
Meetings are only held upon issuance of the official agenda notice. Please check the [calendar](#) to confirm whether the meeting will be held.

4th Monday

Group	Day(s)	Time	Place
Airport Committee	2 nd Wednesday	6:00 pm	Downtown Airport
Board of Review	2 nd Week of May	all day	Council Chambers
Brownfields Task Force	4 th Monday	4:00 pm	Board Room
Building Advisory Board	2 nd Wednesday	4:00 pm	Board Room
Capital Improvements & Street Maintenance Committee	2 nd Thursday	5:30 pm	Council Chambers
Ad Hoc Committee for a Greener Tomorrow	4th Monday	5:30 pm	Maple Room
Committee of the Whole	as needed		
Common Council	2 nd & 4 th Tuesdays	7:00 pm	Council Chambers
Economic Development Committee	3 rd Tuesday	4:00 pm	Board Room
Finance Committee	2 nd & 4 th Tuesdays	5:00 pm	Board Room
Historic Preservation Commission	Last Wednesday	4:00 pm	Birch Room
Human Resources Committee	2 nd Monday	4:30 pm	Board Room
Legislative Committee	4 th Thursday as needed	4:00 pm	Board Room
Mayor's Youth Action Council (MYAC)	2 nd & 4 th Wednesdays	6:30 pm	Maple Room
Neighbor to Neighbor (N2N) Comm	1 st & 3 rd Fridays	7:45 am	Board Room
Park & Recreation Committee	1 st Monday	5:00 pm	Board Room
Parking & Traffic Committee	3 rd Thursday	5:30 pm	Birch Room
Park Commission	1 st Tuesday	3:00 pm	County UW Extension Conference Room
Plan Commission	3 rd Tuesday	5:00 pm	Council Chambers
Police & Fire Commission	3 rd Tuesday	8:30 am	Public Safety Building
Public Health & Safety Committee	3 rd Monday	5:15 pm	Council Chambers
Transit Commission (Metro Ride)	3 rd Thursday	1:00 pm	Metro Ride Offices, 420 Plumer St.
Wausau Water Works Commission	1 st Tuesday	1:30 pm	Board Room
Zoning Board of Appeals	3 rd Wednesday	4:00 pm	Council Chambers

Last updated 01-24-2013

Community Dev Authority 4th Tues 12:00 p.m.



Wausau Facts:

- Population: 39,106
- Full-service Community:
 - oPolice (71 sworn full-time, 6 civilian full-time, 1 civilian part-time)
 - oFire – Class 3 rating
 - oPublic Sewer & Water System
- City Tax Rate: \$24.93/\$1000 Assessed Value
- Top notch higher education centers
- World class Kayak course
- Home to Aspirus Wausau Hospital

Wausau Business Campus Facts:

- Approximately 340 acres available
- Visibility from State Highway 29
- Convenient access to I 39/USH 51 (5 miles east)
- Utilities available:
 - oNatural Gas
 - oTelephone
 - oElectricity – Three Phase available
- Site improvement funds available

Contacts:

- City of Wausau.....(715) 261-6620
- City of Wausau Economic Development.....(715) 261-6680
- Wisconsin Public Service (Electric & Gas).....(715) 848-7305
- Frontier(Telephone).....(800) 921-8102
- Charter Communications.....(715) 842-1250
- Wausau Chamber of Commerce.....(715) 845-6231

*** EXCELLENT LAND AVAILABLE ON ENTERPRISE DRIVE**

WAUSAU BUSINESS CAMPUS
 City of Wausau
 Marathon County Wisconsin

Map Date: June 12, 2012

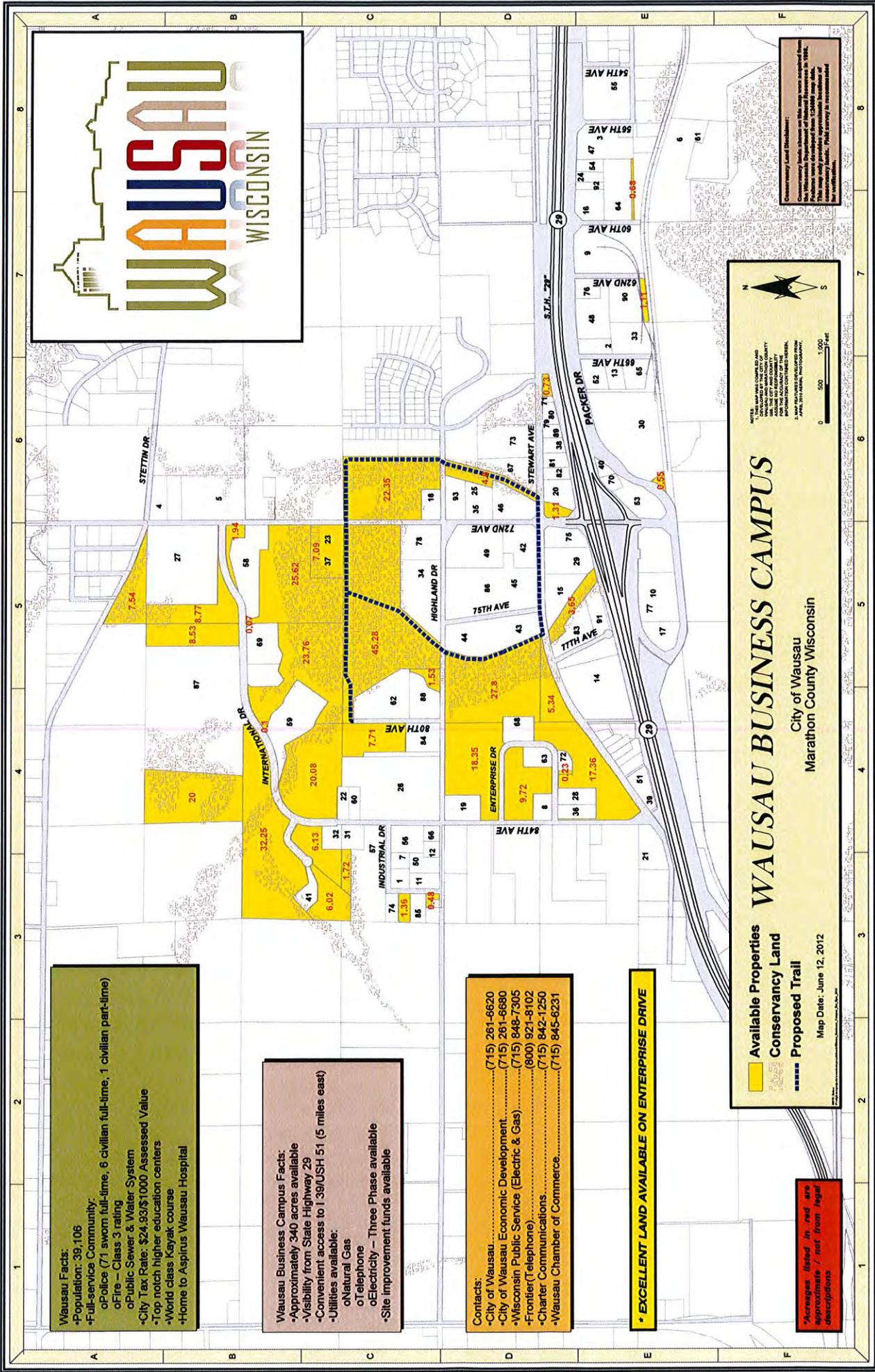
Available Properties
 Conservancy Land
 Proposed Trail

N

 S
 0 500 1,000 Feet

NOTES: THIS MAP WAS COMPILED AND CHECKED FOR ACCURACY BY THE CITY OF WAUSAU AND MARATHON COUNTY ENGINEERS AND SURVEYORS. THE CITY OF WAUSAU AND MARATHON COUNTY MAKE NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE INFORMATION CONTAINED HEREIN.
 * APRIL 2011 VERSION, PHOTOGRAPHY BY MICHAEL W. HARRIS

***Acresages listed in red are approximate / not from legal descriptions**





April 25, 2014

To: Ann Werth, Community Development Director

From: Kristen Fish, Key Commercial Real Estate

Re: Vacant land for sale at 101 N. 72nd Avenue

Thank you for the opportunity to present this land for sale to the City of Wausau Economic Development Committee. The property is currently listed at \$1,300,000 for 77 acres, 37 of which are in the City, 40 are in the Town of Stettin. The property is an important and valuable acquisition for the City of Wausau for a few reasons outlined below:

1. This property has one of the most readily developable portions in the entire Industrial Park. It is flat and cleared of trees and other vegetation. However, due to its current ownership by the private sector, it is not competitive with other developable parcels in competing municipalities.
2. Due to the proximity of this property to Hwy. 29, it is also highly developable. With such access, this land will not remain in the City's inventory long.
3. One recent prospect with interest in this property was not the highest and best use for this property. Under City ownership, control of the final end user will be more easily managed, bringing the most taxable value to the City and to TIF District #5.
4. Due to the amount of wetlands on this parcel, a future sale in the private sector is challenged.

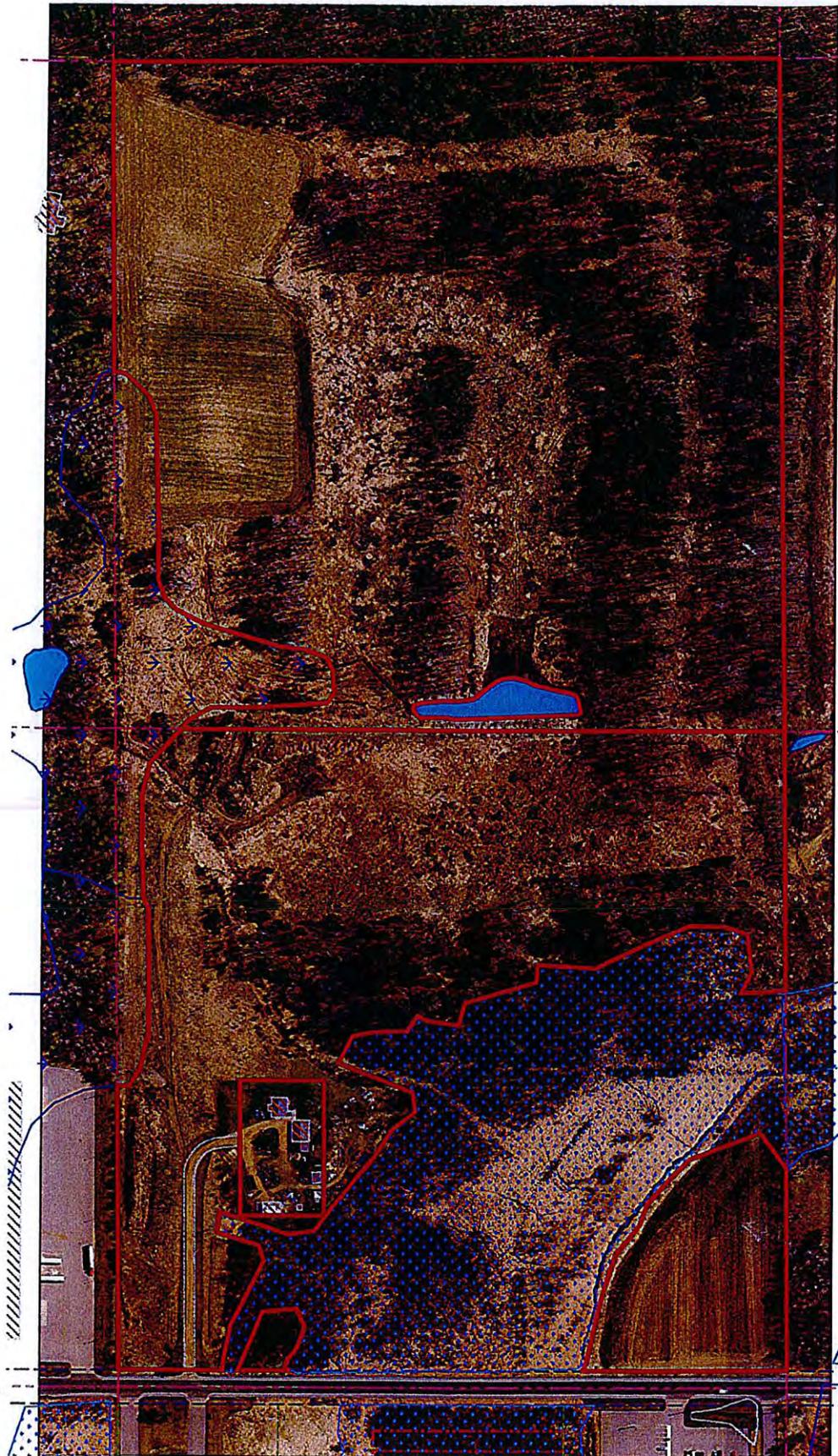
For these reasons and others which can be discussed on May 6th at the Economic Development Committee meeting, I encourage you to consider purchasing this property.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Fish".

Kristen Fish, CECD

72nd Ave



N
 1" = 300'
 4/1/14
 OFW

TOTAL ACRES = 39.3

UPLAND ACRES = 36.5

TOTAL ACRES = 36.6

UPLAND ACRES = 22.9



WAUSAU CENTRAL BUSINESS DISTRICT COMMERCIAL REHABILITATION PROGRAM POLICY

Purpose: The Wausau Commercial Rehabilitation Program is a loan program designed to stimulate rehabilitation and redevelopment of commercial real estate within downtown Wausau.

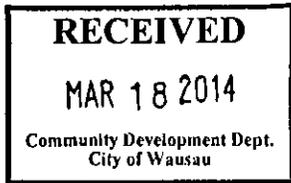
Type of Funding: The program provides low interest loans to be administered by and subject to approval from the Community Development Department. Loans shall be offered as funding is available. Funds shall be maintained and monitored by the Finance Department and projects reviewed by the city's Economic Development Committee. Rehabilitation projects shall be completed in accordance with the Wausau Design Guidelines with advisory approval for design by the Wausau Historic Landmarks Committee and comply with applicable city codes and ordinances.

Financing Terms: Financing assistance shall be made as loans with a 15 year amortization schedule, at 1.5% interest rate, deferred for 1 year repayable in the next 6 years, with a balloon payment (of all accrued interest and remaining principal) to be paid at the end of year 7. A promissory note shall be executed by and between the City and the borrower and final estimated value of the rehabilitated building shall support all existing debt. A mortgage, usually in a subordinated position behind a commercial loan, shall secure the city's interest in the property. Loan terms may be negotiated under special circumstances and approval of the CDD Director and/or CDD Administrator.

Eligible Expenditures: Funds are to be used for physical improvements including but not limited to exterior facade and necessary structural, electrical, plumbing and other building system components. Fees and other project related expenses, such as architectural/engineering costs, title insurance, credit report and recording fees are considered project eligible costs and will be added on to the loan amount.

Program Boundaries: Eligible properties include those which are within and are immediately adjacent to 3rd Ave to 6th Street, and Forest St/Garfield north to Bridge St. Other Economic Development Commercial Façade projects outside this area will be considered on a case-by-case basis.

Application Process: Applications are reviewed on a first-come, first-served basis. An application fee of \$50.00 will be received from the applicant before staff can process the application.



CITY OF WAUSAU
COMMUNITY DEVELOPMENT DEPARTMENT

COMMERCIAL REHABILITATION PROGRAM APPLICATION

Please provide information on your proposed project. Your signature below indicated you or your firm's intent to apply for commercial rehabilitation program funding and that you have received a copy of the program guidelines. Please return to Community Development with your check in the amount of \$50.00 for the application fee.

Applicant name Elizabeth Hinner (Thrive Property)

Address 7885 S City Rd K Merrill 54452

Home Phone 715-212-9884 Work Phone —

Property Owner(s) Thrive Properties LLC

Project Location 2105 N 2nd St (Previously 201 e Wausau ave)

Scope of Work to be Undertaken: (can attach contractor estimates, if available)

See attached

Estimated Timeframe for Project Completion

August/September 2014

Property, Mortgage Holder(s):

Thrive Properties LLC

I certify that the information in this application is correct and accurate to the best of my knowledge.

Elizabeth Hinner

Applicant

3/18/14

Date

Historic Landmarks Commission Review

Economic Development Committee Review

Signature

Date

(check box if reviewed)

(check box if recommendations)

Signature

Date

(check box if reviewed)

(check box if recommendations)



MTS Marathon Technical Services, LLC
 Consulting Engineers
 Municipal Infrastructure, Site Design,
 and Commercial Building Design

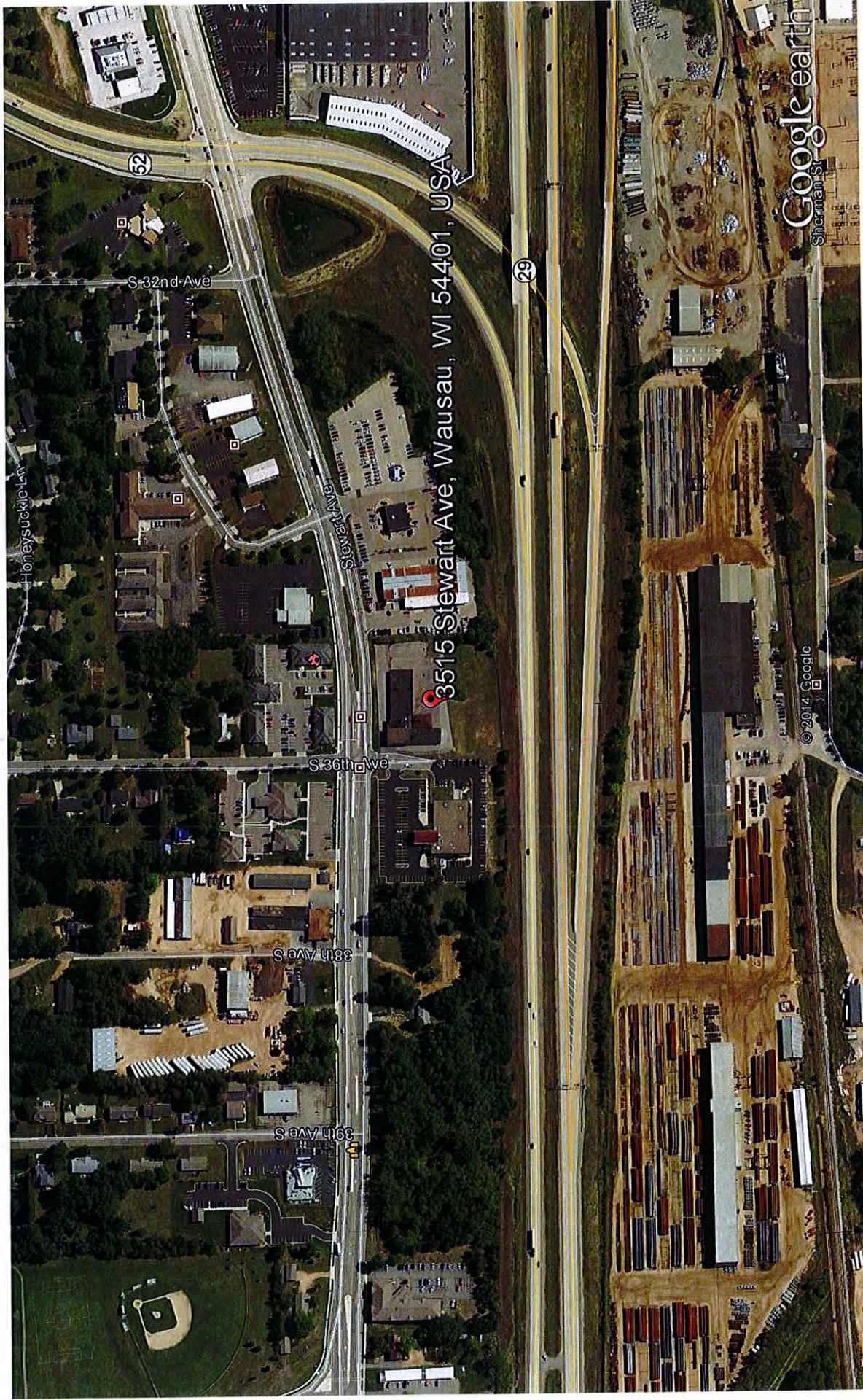


S.D. Ellenbecker Inc.

General Contractor

1222 Mount View Lane • Athens, WI 54411
 Ph 715-257-7666 • Fax 715-257-7982

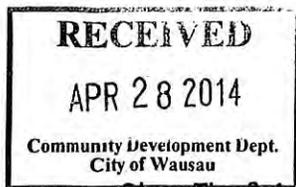
sdellenbecker.com



2000
700

feet
meters

Google earth



Olson Tire & Auto Service / AOK Property II Expansion on West Side

Thank you for taking the time to meet with us today. I am pleased to inform you that we have an accepted offer for the Stettin School property from the O'Malley family. While we have that accepted offer, we have a list of contingencies that we need to fulfill to accommodate our construction and expansion.

As way of providing the group with a bit of our company's background I'd like to share a timeline of our activity. We opened here in 1987, a downtown Wausau location in a six bay, old style Goodyear tire store built in the early 1970's. After approximately five years here, we purchased our facility and began improving and updating the property and the facility. We completed our first significant expansion in 1997 as we continued to grow in terms of sales and staffing. Then in 2005 we embarked on a major reconstruction and expansion that ended up transforming our whole corner and the entrance to Wausau from the south coming up Grand Avenue. What started as four to five city lots, many with blighted single family homes or ramshackle duplexes, evolved during construction and negotiations into both Integrity First and Olson Tire & Auto Service developing this visual improvement. Finally, in late 2012 and early 2013 we again expanded and working with the city in all aspects of the construction eliminated more blighted property and resulted in our addition of the carwash/deep cleaning/storage facility. This last expansion brings our entire parcel to approximately a two million dollar facility in downtown Wausau, both in value and in tax base.

We now are poised to expand again to meet both our customers' needs, our burgeoning staff and the opportunities we are not able to service from this location. In locating an appropriate place to expand we have had numerous negotiations and discussions with various entities and land owners. We believe we have found an excellent location for this endeavor, both for us and for the city and community we serve.

During our negotiations, we uncovered several potential obstacles to the successful project completion and we are here today to begin a dialogue to overcome these items.

1. As we shared, we faced a difficult time locating parcels for us to be able to expand onto and consequently ended up finding a great parcel but it has a significant encumbrance. While it ultimately will be a perfect location once improvements are made and existing improvements are removed, we are at the outset beyond the budgeted acquisition cost for the project.
2. We uncovered an access or ingress/egress issue that requires some participation most likely from multiple parties (City, Marshfield Clinic, Olson Tire) to make the site both useable and viable, along with the costs to complete that.
3. We received preliminary estimates for the site development including demolition, abatement, and infrastructure concerns of over \$200,000 with total site improvements to reach over \$400,000.

What we are asking of you

We would like \$375,000 of assistance in the site development to correct the easement issues, resolve the watershed and storm water retention and financially assist in the abatement and demolition of the existing structures. We would like to receive a minimum of that assistance in the form of a \$275,000 grant – which can be inclusive of some in-kind city investment in utility and site development costs. We also would consider matching a city initiative regarding housing assistance for staff purchase of housing within the city limits, and we would be receptive to an equipment loan at minimal or no interest and useable terms as additional methods to accomplish this project and request. We are willing to work with all city departments to address mutually agreeable outcomes.

I would like to note that during our 2005 expansion and each subsequent one we have always worked collaboratively with the City agencies to save taxpayers money and develop cost effective solutions that work using a shared vision of a true partnership. As examples, we have worked with city staffing to manage Division Street watershed and catch basins that manage and mitigate storm water runoff, even to the point of placing some within our property for best drainage. When city staff and contractors had already completed curb work and street construction on Forest Street and yet additional lighting was important for our high traffic corner we partnered to have the City supply the lighting and we supply the ongoing electricity. The city in 2005 and in 2013 also desired our façades to be a bit dressier than an average tire store or detail shop owner may want, and in both occasions we have worked thru McDevco partnerships to dramatically improve the aesthetics of our facilities. And I am proud to say we paid back our first investment loan from them earlier than it was due.

Our timetable is for this new project is to open Olson Tire for business in March of 2015. Subway perhaps could be open prior to that dependent on construction timetables. Our financial package and commitments are due by June 30th, 2014. We look forward to finalizing this exciting opportunity with the city. I have taken the liberty of including a couple of testimonials from the community partners we support to provide you with some additional perspective of whom we are and how we try to operate our business.

I thank you in advance for your consideration. Please feel free to contact me with any questions.

Warmest regards,



Kent

Kent Olson
President
Olson Tire & Auto Services, Inc.
w.) 715-845-8473, c.) 715-573-0739



City of Wausau TIF Application

Please complete the following information and return it along with a \$25 fee made payable to Community Development.

DEVELOPER

Company: Olson Tire & Auto Service, Inc / AOK Property LLC
 Main Office Location: 601 Forest St, Wausau N297 River View Ave Merrill
 Type of Business: Retail Automotive & Light Truck Service, Repairs, Tires & Wheels.
 Reason for Application Assistance: Redevelopment of blighted parcel & Expansion of existing businesses.

PROPERTY INFORMATION

Parcel 1
 Address: 3515 STEWART AVE, WAUSAU, WI
 Size: 2.495 ACRES.
 Current Use: ABANDONED PUBLIC SCHOOL - BLIGHTED
 Current Assessed Value: 790,000.
 Current Property Taxes: 19,046.02

Parcel 2
 Address: _____
 Size: _____
 Current Use: _____
 Current Assessed Value: _____
 Current Property Taxes: _____

Parcel 3
 Address: _____
 Size: _____
 Current Use: _____
 Current Assessed Value: _____
 Current Property Taxes: _____

PROPOSED IMPROVEMENTS

- Demolition of: BLIGHTED & ABANDONED PUBLIC SCHOOL
- Combine _____ parcels and _____
 - Total acres: _____
- Construct: RETAIL AUTOMOTIVE & LIGHT TRUCK FACILITY ALONG W/ RESTAURANT
 - Total Square Feet: APPROX 13,000 SQ FT INITIALLY W/ ROOM FOR 7,000 MORE.
 - Improvement Value: APPROX 1.4 MILLION.
- Renovate: _____

- o Total Square Feet: _____
- o Improvement Value: _____

RETURN ON INVESTMENT ANALYSIS

Project Costs

- Property Acquisition: 1.0 million
- Demolition: 109,200
- Site Development: 184,655
- Building One: 1.3 million
- Building Two: _____

Jobs Created

- 01501 - Immediate / 34R. Subway - Immediate
- Up to \$15,000: 2-3 / 2-3 8-10
 - \$15,001-\$30,000: 2 / 4-5 3-4
 - \$30,001-\$45,000: 3-5 / 7-9
 - \$45,001-\$60,000: 2 / 3-4
 - \$60,001 and above: - / 1-2
 - Description of Employee benefits: Paid Health Care, Dental, STD, LTD + Life. 401K, Paid Uniforms, Vacation + Personal Days, Training & Personal Development Testing provided on the job, pay and a Transportation Assistance program for their personal use vehicles.

Value of Property

- Pros: Excellent Re development opportunity to spur development
- Cons: Property is currently encumbered by abandoned school.
- Lot Size (in acres): 2.495
- Improvement Square Footage: 108,683 Total - Current approx 13,000 + 7,000 future
- Current Assessed Values: Land \$ 770,000 + Improvements \$ - = 770,000
- Calculated Property Value: Land \$ 975,000 + Improvements \$ 1.3 mil = 2,275,000

Projected Property Taxes

- Current Property Taxes: \$ 19,046
- Calculated Property Taxes: 42,046
- Calculated Tax Increment: 23,000 Annually + Personal Property Taxes

Requested City Participation

- Property Acquisition
 - o Purchase: \$ _____
- Site Preparation
 - o Demolition: \$ _____
 - o Preparation: \$ _____
- Financial Assistance - Grants
 - o Amount: \$ 275,000
- Financial Assistance - Loans
 - o Amount: \$ 100,000
 - o Interest: 0 %
 - o Duration: 7-10 yrs.

Please return to Community Development, Attn: Heather Wessling, 407 Grant Street, Wausau, WI 54403.

**OLSON PAVING
TAX INCREMENT DISTRICT 7**

USE OF FUNDS

DEVELOPER GRANT \$ 275,000
 DEVELOPER LOAN \$100,000 0% INTEREST 3 YEAR DEFERRAL 10 YEAR TERM

SOURCE OF FUNDS

CURRENT TAX RATE \$24.11
 10 YEAR PROMISSORY NOTE 3% INTEREST \$375,000 PRINCIPAL \$44,000 ANNUAL AMORTIZATION
 DEVELOPER LOAN \$100,000 0% INTEREST 3 YEAR DEFERRAL 10 YEAR TERM

MINIMUM PROJECT VALUE \$2,200,000

CASH FLOW PROJECTED BY YEAR

Budget Year	Increment Value	Tax Rate	SOURCES OF FUNDS		USES OF FUNDS	Annual Surplus (Deficit)	Accumulated Surplus (Deficit)	
			Increment Revenue Projection	Developer Loan Repayment	City Debt Retirement			
1	2015				44,000	(44,000)	(44,000)	
2	2016	1,410,000	\$24.11	33,995	44,000	(10,005)	(54,005)	
3	2017	1,410,000	\$24.11	33,995	4,762	44,000	(5,243)	(59,248)
4	2018	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(54,968)
5	2019	1,410,000	\$24.11	33,995	14,285	44,000	4,280.10	(50,688)
6	2020	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(46,408)
7	2021	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(42,127)
8	2022	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(37,847)
9	2023	1,410,000	\$24.11	33,995	14,285	44,000	4,280	(33,567)
10	2024	1,410,000	\$24.11	33,995	9,528	44,000	(477)	(34,044)
11	2025	1,410,000	\$24.11	33,995			33,995	(49)
12	2026	1,410,000	\$24.11	33,995			33,995	33,946
				\$ 373,946	\$ 100,000	\$ 440,000		

CURRENT LAND AND IMPROVEMENT VALUE

3515 Stewart Avenue \$ 790,000

MINIMUM IMPROVED VALUE \$ 2,200,000

INCREMENT VALUE \$ 1,410,000

**SITE OPINION OF PROBABLE CONSTRUCTION COST
KENT OLSON-WESTSIDE FACILITY**

20-Mar-14

Item No.	Item Description	Estimated Quantity	Unit	Unit Cost	Cost	
General						
1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	
2	Traffic Control	1	LS	\$ 3,000.00	\$ 3,000.00	
3	Erosion Control (Track Pad, Inlet Protection, Silt Fence, Etc.) & Storm Water Management	1	LS	\$ 4,000.00	\$ 4,000.00	
					Subtotal	\$ 12,000.00
Removals						
4	Building Demolition (Per Owner)	1	LS	\$ 50,000.00	\$ 50,000.00	
5	Demolition Abatement	1	LS	\$	\$ 10,438	
6	Site Clearing & Topsoil Strip/Stockpile	1	LS	\$ 1,500.00	\$ 1,500.00	
7	Asphalt Removal	4,000	SY	\$ 1.00	\$ 4,000.00	
8	Fence Removal	240	LF	\$ 2.50	\$ 600.00	
9	Concrete Removal	20	SY	\$ 5.00	\$ 100.00	
10	Well Abandonment	1	LS	\$ 3,000.00	\$ 3,000.00	
					Subtotal	\$ 59,200.00
Site Work, Paving, and Restoration						
11	Common Excavation (Site Only)	3,000	CY	\$ 7.00	\$ 21,000.00	
12	Site Restoration	1	LS	\$ 1,500.00	\$ 1,500.00	
13	HMA Asphaltic Pavement, 3-inch	975	TON	\$ 80.00	\$ 78,000.00	
14	Base Aggregate Dense	2,000	TON	\$ 20.00	\$ 40,000.00	
15	Pavement Marking	1	LS	\$ 5,000.00	\$ 5,000.00	
16	Concrete Sidewalk, 4-inch	80	SF	\$ 10.00	\$ 800.00	
17	Concrete Apron, 6 inch	180	SF	\$ 10.00	\$ 1,800.00	
18	24 inch Curb and Gutter	1,000	LF	\$ 15.00	\$ 15,000.00	
					Subtotal	\$ 163,100.00
Storm water Management						
19	12 inch-24 inch HDPE Storm Pipe	600	LF	\$ 30.00	\$ 18,000.00	
20	Storm water Management (Outfall, Overflow Weir, Riprap, Geofabric, Detention Pond)	1	LS	\$ 10,000.00	\$ 10,000.00	
21	Storm Manhole (With Frame and Cover)	4	EA	\$ 2,000.00	\$ 8,000.00	
					Subtotal	\$ 36,000.00
Utilities						
22	6 inch Sanitary Sewer Service Schedule 40	200	LF	\$ 25.00	\$ 5,000.00	
23	6 inch Water Service Ductile Iron	200	LF	\$ 30.00	\$ 6,000.00	
24	Electrical	1	LS	\$	\$	
25	Telecommunication	1	LS	\$	\$	
26	Gas	1	LS	\$	\$	
					Subtotal	\$ 11,000.00
Miscellaneous						
27	Site Lighting and Electrical (14 lights, base, conduit and supply distribution)	1	LS	\$ 21,000.00	\$ 21,000.00	
28	Trash Enclosure	1	LS	\$ 2,700.00	\$ 2,700.00	
29	Signage	1	LS	\$	\$	
30	Patio Fencing	1	LS	\$ 2,500.00	\$ 2,500.00	
31	Landscaping (Allowance)	1	LS	\$ 5,000.00	\$ 5,000.00	
					Subtotal	\$ 31,200.00
					Total Onsite Cost	\$ 312,500.00
Offsite Improvements						
32	Reconstruct Shared Driveway	1	LS	\$ -	\$ -	
33	Demolition (Remove Asphalt, Curb and Gutter)	1	LS	\$ 6,000.00	\$ 6,000.00	
34	Erosion Control (Inlet Protection, Silt Fence, Etc.) & Storm Water Management	1	LS	\$ 1,000.00	\$ 1,000.00	
35	Common Excavation	180	CY	\$ 11.00	\$ 1,980.00	
36	HMA Asphaltic Pavement, 4-inch	90	TON	\$ 85.00	\$ 7,650.00	
37	Base Aggregate Dense	121	TON	\$ 25.00	\$ 3,025.00	
38	24 inch Curb and Gutter	250	LF	\$ 18.00	\$ 4,500.00	
39	Pavement Marking	1	LS	\$ 1,500.00	\$ 1,500.00	
40	Signal Improvements	1	LS	\$ -	\$ -	
41	Restoration	1	LS	\$ 1,500.00	\$ 1,500.00	
42	8 inch Sanitary Sewer and Appurtenances (Connect to existing, 3 manholes)	1	LS	\$ 18,000.00	\$ 18,000.00	
43	8 inch Watermain and Appurtenances(Connect to existing, 3 valves & valvebox, 1 hydrant)	1	LS	\$ 20,000.00	\$ 20,000.00	
					Subtotal	\$ 65,155.00
					Total Cost with Offsite Improvements	\$ 377,655.00

In providing this Opinion of Probable Cost (OPC), the client understands that Becher-Hoppe Associates, Inc. (BHA) does not have control over price of labor, equipment, materials, or the Contractors means or methods of pricing. The OPC provided is made of BHA's professional qualifications and related experience. BHA makes no warranty, expressed or implied, to the accuracy of opinions as compared to bid or actual costs.

+ Abatement.

Opinion of Probable Cost

Olson Tire - West Side Facility

Project budget prepared by Becher-Hoppe Associates, Inc.



17-Mar-14

General				\$ 24,875
Permits		\$	10,975	
Staking		\$	3,900	
Temporary Utilities		\$	10,000	
On-Site Improvements				\$ 287,500
Site and Facility associated work (SITE OPINION OF PROBABLE CONSTRUCTION COST)				
Facility - General Construction				\$ 877,600
Repair Garage	7,000	\$	68.00	\$ 476,000
Car Wash	1,000	\$	65.00	\$ 65,000
Retail	3,200	\$	58.00	\$ 185,600
White Box Tenant Space	1,800	\$	48.00	\$ 86,400
Drive Canopy	1,700	\$	38.00	\$ 64,600
Mechanical - Plumbing/Fire Protection				\$ 67,320
Repair Garage	7,000	\$	5.00	\$ 35,000
Car Wash	1,000	\$	18.00	\$ 18,000
Retail	3,200	\$	3.85	\$ 12,320
White Box Tenant Space	1,800			\$ 2,000
Mechanical - Heating/Ventilation/Air Conditioning/Exhaust				\$ 70,000
Repair Garage	7,000	\$	10.00	\$ 70,000
Car Wash	1,000	\$	10.00	\$ 10,000
Retail	3,200	\$	4.00	\$ 12,800
White Box Tenant Space	1,800			\$ 7,500
Electrical /Fire Alarm				\$ 105,220
Repair Garage	7,000	\$	8.75	\$ 61,250
Car Wash	1,000	\$	22.50	\$ 22,500
Retail	3,200	\$	5.60	\$ 17,920
White Box Tenant Space	1,800			\$ 3,550
Subtotal - Construction Cost				\$ 1,432,515
Contingency - Construction (After Bid)			10%	\$ 143,252
Construction Budget				\$ 1,575,767
Architectural/Engineering Services				\$ 71,000
A/E Reimbursables				\$ 1,000
Bidding Documents - Plan Reproduction				\$ 800
Agency Approval Fees (Building/HVAC/Plumbing Review)				\$ 3,500
Builders Risk Insurance				\$ -
Furnishings/Fixtures/Equipment				\$ -
Land Purchase				\$ 1,045,000
Off-Site Improvements				\$ 65,155
Site and associated work (SITE OPINION OF PROBABLE CONSTRUCTION COST)				
Project Budget				\$ 2,762,222
Building S.F. - Construction Cost				
Repair Garage		\$	91.75	
Car Wash		\$	115.50	
Retail		\$	71.45	
White Box Tenant Space		\$	48.00	
Building Construction Total				\$ 1,145,015
On-Site Improvements Total				\$ 287,500

See the attached Site Opinion of Probable Construction Cost:
Note all highlighted areas are the responsibility of the owner to obtain pricing

In providing this Opinion of Probable Cost (OPC), the client understands that Becher Hoppe Associates, does not have control over price of labor, equipment, materials, or the Contractors means or methods of pricing. The OPC provided is made of BHA's professional qualifications and related experience. BHA makes no warranty, expressed or implied, to the accuracy of opinions as compared to bid or actual costs.

April 28, 2014

Kent Olson, President
Olson Tire and Auto Service, Inc.
601 Forest Street
Wausau, WI 54403

Re: Letter of Support for Expansion Project

Dear Kent:

Congratulations on the success of Olson Tire and Auto Service, Inc. and your announcement of the expansion plans. I am pleased to write this letter of support.

We have known each other for the past seven years and I can honestly say your involvement, dedication, commitment and genuine passion for the auto industry and of the greater Wausau community is admirable.

At Northcentral Technical College we have experienced your commitment first-hand as you have been a very active member of the advisory committee for years. Your leadership on that committee has helped us guide the curriculum that has kept the auto program pertinent to meet industry needs.

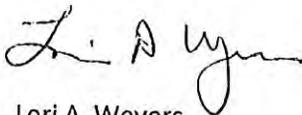
When we were in need of an adjunct instructor, it was you we turned to. You identified one of your employees who was willing to teach and he has evolved into an excellent instructor.

As a local employer, you have hired our graduates and worked with us and the local K-12s to help develop the Wheels to Work Program. Your leadership also was instrumental in the successful Youth Apprenticeship Program that has led to successful employment for local youth within your company.

Looking forward, I appreciate your willingness to serve on the NTC Ad Hoc Advisory Committee as we develop the vision for the Transportation Center of Excellence. There is an opportunity to make the Wausau area a transportation hub and it is vital that we have sufficient technicians with advanced training to fill the needs to maintain existing businesses and attract new businesses into our community.

Kent, you have been a tremendous supporter of education at many levels but also a supporter of the community. I respect the passion and critical thinking you have openly displayed and look forward to the opportunity to continue our partnership in support of the greater Wausau community and those who we serve.

Sincerely,



Lori A. Weyers
President



NORTH CENTRAL WISCONSIN WORKFORCE DEVELOPMENT BOARD

April 25, 2014

To: City of Wausau & Other Interested Parties:

Please accept this letter as personal and professional verification of Kent Olson's commitment and capability to create, retain, and expand job opportunities in North Central Wisconsin. I have known Kent since 1990 when our paths first crossed at the Wausau Area Chamber of Commerce. Today, Kent serves as the Chairman and I serve as Executive Director of the North Central Wisconsin Workforce Development Board.

It would be difficult to identify an individual in our community with a greater passion and commitment, both time and resources, to growing the labor talent pool. Kent, owner and president of Olson's Tire and Auto Service, has served on NCWWDB's Board for 14 years, serving the last four years as its' chairman. In 2013, Governor Walker appointed Kent to the Wisconsin Council on Workforce Investment (CWI), an entity that advises the Governor and the Wisconsin Department of Workforce Development on development of workforce strategies and allocation of workforce training funds. Kent serves as co-chair of CWI's Talent Development, Attraction, and Retention Subcommittee.

Evidence of Kent's community leadership is boundless, and includes: co-founder and current co-chair of the Wisconsin Automotive and Truck Education Association, which is dedicated to building a pipeline of future workers and upgrading the skills of incumbent workers; the Northcentral Technical College Youth Apprenticeship Program, which hires and mentors high school juniors and seniors; and the Northcentral Technical College Transportation Advisory Council. In response to lack of transportation as a barrier to gainful employment, Kent co-founded the "Wheels to Work" Program in Marathon County. Students and incumbent workers receive real-life work experience repairing vehicles, while qualifying individuals receive financial and vehicle maintenance education and a refurbished vehicle.

Kent has also been recognized as a community leader by his own industry. Last year, Kent received the first Goodyear Tire & Rubber Company "Put More Good On The Road" award. This new award honors dealers that "give the most back to the community where they do business". And, finally, Kent's commitment to the Wausau community is evidenced by multiple expansions of Olson Tire and Auto Service at its Forest Street site – including a Subway shop, carwash, and detail shop. These expansions represent major investments in the long-term economic well-being of the community. Undoubtedly, Kent will continue to make these investments.

In my experience, Kent has been a tireless advocate for investments in education and training which not only increase the skills and earnings of the workforce, but improve the productivity and competitiveness of businesses. He also has a history of "rolling up his sleeves" to get that work done. I believe our community has long been the beneficiary of Kent's passion and leadership.

Cordially,

Rene R. Daniels
Executive Director

North Central Wisconsin School-to-Career Partnership

To: Wausau Chamber of Commerce

From: Connie M. Braun, Youth Apprenticeship Coordinator

Date: March 7, 2007

Re: Recommendation of Olson Tire & Auto Services, Inc.
for Wausau Area Small Business of the Year

1000 W. Campus Dr.
Wausau, WI 54401
Tel. 715-675-3331
1-888-682-7144
Fax. 715-675-4358

Laurie Sager Borowicz
Dean, K-16 Relations &
Student Success
Ext. 4185
Email: sager@ntc.edu

Connie M. Braun
Youth Apprenticeship
Coordinator
Ext. 4712
Email: braun@ntc.edu

Wendy Peterson
Associate Dean, K-16
Relations
Ext. 4752
Email: petersow@ntc.edu

Carol Ann Okite
Program Assistant
Ext. 4037
Email: okite@ntc.edu

It is a privilege to recommend Olson Tire & Auto Services, Inc. for the Wausau Area Small Business of the Year award.

Through the years, Kent Olson has been the strongest advocate for the Youth Apprenticeship program in north central Wisconsin. The Youth Apprenticeship program is a rigorous one- or two-year statewide program for high school juniors and seniors. The program combines academic and technical instruction with mentored, paid, on-the-job learning, making a real world connection for students.

Kent believes in importance of work-based learning in the development of a highly skilled workforce in the automotive industry and has demonstrated that belief. Since 1995, he has opened the doors of Olson Tire & Auto Services, Inc., providing a valuable learning opportunity to 15 youth apprentices. This commitment has instilled excellent employability skills and a strong work ethic in these students as well as emphasized the need for continuing education and technical training to become highly skilled professionals in their field.

He has been the "rallying voice" for the Automotive Technician Youth Apprenticeship Program, encouraging automotive dealerships and independents to hire and mentor youth apprentices. At the October, 2005, Business-Education Leadership Summit, Kent was a panelist with business representatives in the finance, engineering, mechanical design, and automotive career fields in a breakout session—"Business Involvement in Work-Based Learning Programs-- What is the ROI?"

Through his efforts in WATEA, he has been an integral force in the creation of the state-of-the-art automotive program at Wausau East High School. Through his willingness to speak at career awareness events, career fairs, expos, and numerous school-to-career functions, Kent has provided outstanding leadership to the automotive industry and work-based learning in Wausau and throughout the state. In doing so, he has encouraged many young people to pursue careers in the automotive industry. He is, indeed, a positive role model for students as they contemplate their future careers.

Kent Olson and the service team at Olson Tire & Auto Services, Inc. deserve recognition for their quality service to customers, their investment in the education of youth, and their promotion of the Wausau area as a "place of choice" for highly skilled workers. I highly recommend them for the Wausau Area Small Business of the Year award.



AGENDA ITEM

Presentation of Potential Development Opportunity with Wausau Chemical at 300 North 84th Avenue

BACKGROUND

As the City of Wausau moves forward with plans to establish the East Riverfront district as a destination, City staff continues to explore avenues for future development and expansion. Recent discussion between the City staff and Wausau Chemical uncovered a new opportunity for the City. Wausau Chemical, a family owned manufacturing and distribution business that began in 1962, is located on a 3.3 acre riverfront parcel located at 2001 North River Drive. In addition to their 33,000 square foot plant, Wausau Chemical owns three surrounding parcels, in total assessed at \$1,607,200. Wausau Chemical employs 32 local residents.

The Wausau Chemical site sits along the River's Edge Trail and offers gorgeous views of the Wisconsin River. The neighborhood is in the midst of revitalization with the \$3 million Woodchucks expansion and addition of Thrive Restaurant. The Wausau Chemical site(s) offer prime riverfront property and could be a premiere site for future residential development.

Wausau Chemical is interested in partnering with the City of Wausau to facilitate restoring the property to its highest and best use. The City of Wausau would acquire all four parcels currently owned by Wausau Chemical for future development and assist with land acquisition and construction of a new facility in the Wausau Business Campus.

KEY ISSUES

- City staff and Wausau Chemical recently entered discussions to gage the company's interest in relocation from the riverfront to the Wausau Business Campus.
- Wausau Chemical owns four parcels near the East Riverfront district, assessed at \$1,607,200, all of which the City would acquire if this project moves forward.
- Preliminary cost estimates are \$3.5 - \$5 million for Wausau Chemical to relocate and construct a new 75,000 square foot facility. The new facility would locate in TID # 5, for which the expenditure period ends July 2015.
- The City of Wausau would assist Wausau Chemical with costs associated with relocation and construction.

FINANCIAL IMPACT

To be determined

STAFF RECOMMENDATIONS

We believe acquiring this prime riverfront property will complement our riverfront development efforts south of Bridge Street, enhance the neighborhood and spur further development on the waterfront. Staff is seeking a clear direction to enter serious negotiations with Wausau Chemical for this project.



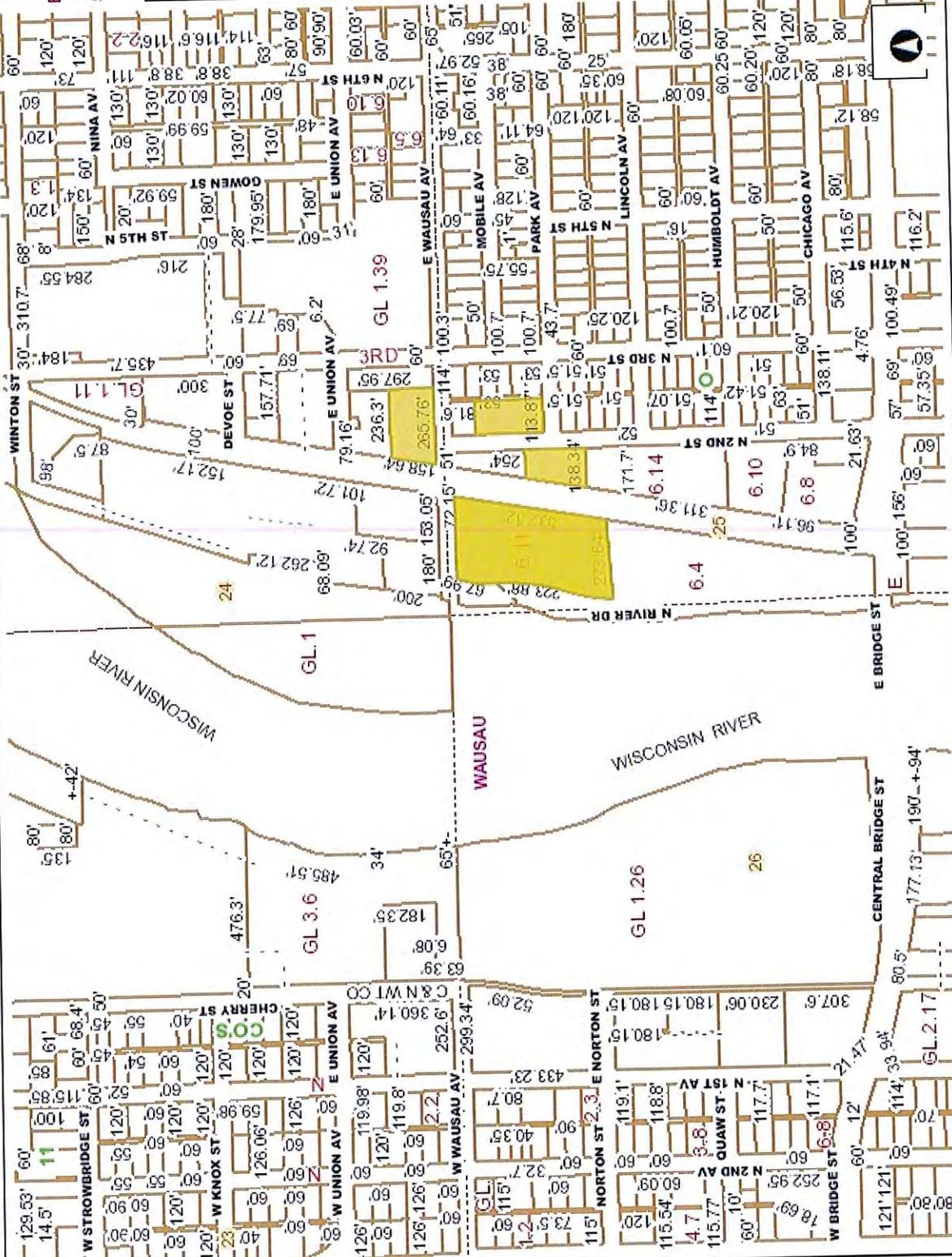
Land Information Mapping System

- HAULSEY
- BERLIN
- BERN
- HOLTON
- HULL
- BRIGHT
- SPENCER
- BERGEN
- FRANZEN
- MAINE
- STETSON
- WICKS
- CHAMMET
- DAY
- WILSON
- TEXAS
- HEWITT
- LEASTON
- TRINGLE
- REID
- TRUBENT

Legend

- Parcel Annotations
- Parcels
- Section Lines/Numbers
- Municipalities

Wausau Chemical - A



Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

257.43 0 257.43 Feet



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Wausau Chemical - B



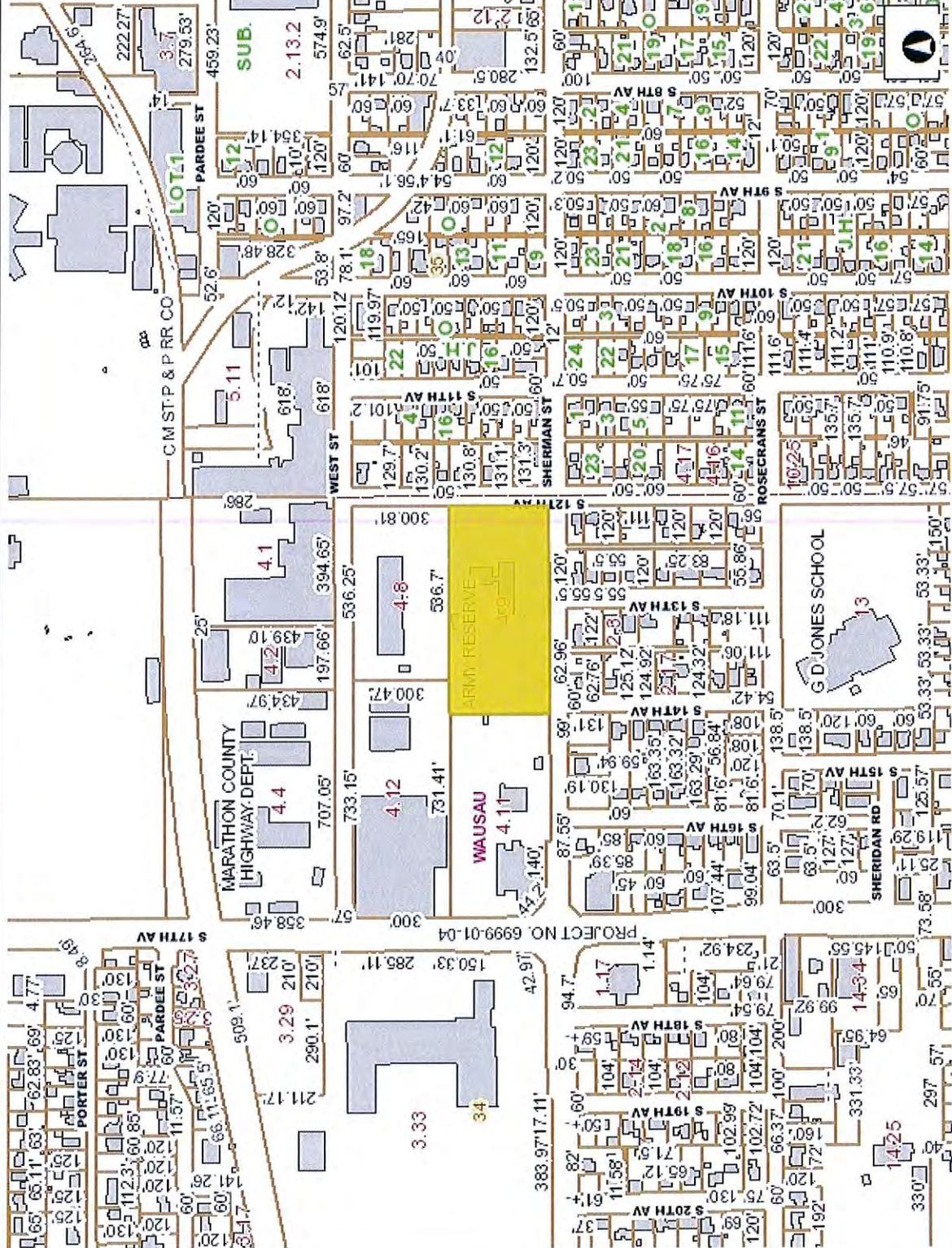


Land Information Mapping System

- HALSEY
- BERN
- HOLTON
- HULL
- BRIGHTON
- SPENCER
- WISCONSIN
- JEFFERSON
- WYOMING
- FRANZEN

- Legend**
- Parcel Annotations
 - Parcels
 - Section Lines/Numbers
 - Wausau Buildings
 - Municipalities

1300 Sherman Street



Notes

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

229.80 0 229.80 Feet

User_Defined_Lambert_Conformal_Conic



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All Categories

Advanced Search

All Categories > Commercial

Warning: In order to view the most up-to-date information, please click the refresh button on your browser.

Item Information

WausauWiArc

Sale-Lot Number: CHICA114008001
Sale Type: Internet Sale
City, State: Wausau, WI
Current Bid: 100,000 USD
Bidders: 0
Close Time: TBD
Time Remaining: **TBD**
Case #: 1-D-WI-610

[Description](#) [Bidding Details](#) [Bid History](#) [Item Location](#)

BID DEPOSIT REQUIRED: \$10,000.00

OPEN HOUSE: WED., MAY 14, from 10:00-NOON.

Situated at the northwest corner of Sherman St. and 12th Avenue in central Wausau, the property consists of 2 buildings: The former Reserve Center, 12,680 SF and a 2-bay brick garage, 2,676 SF on 4.34 acres.

The property has 640 feet of frontage along Sherman Street and 300 feet of frontage along 12th Ave.

Tax Parcel ID#: 59-342907-004-009-00-00

THE CONDITION OF THE PROPERTY IS NOT WARRANTED.

Additional Documents

[WausauIFB](#)

For property details and inquiries/questions regarding property inspection:

1300 Sherman Street
 Wausau, WI 54401

Contact: Lisa Tangney
 Phone: 312-886-9480
 Fax: 617-565-5720
lisa.tangney@gsa.gov

For inquiries/questions regarding payment, contact the following sales office:

Great Lakes Region
 10 Causeway Street
 10th Floor
 Boston, MA 02222

Phone: 617-565-5695
 Fax: 617-565-5720

(*) Possible Extension. See Bidding Rules.

Item Photos



Marathon County Land Record



Request: 29129073410989
PIN: 291-2907-341-0989
Parcel: 59-342907-004-009-00-00
Municipality: City of WAUSAU

Report Generated: 4/29/2014 at 2:26:54 PM

For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Internal

Account: User

An Assessor's Property Record Card for this PIN is [available](#)

Tract Index may have instruments for this PIN [available](#)

Record Navigation Bar: ◀ **PIN** ▶ ◀ **Address** ▶ ◀ **Owner** ▶

(1) General Parcel Information:

PIN 291-2907-341-0989
Parcel Number 59-342907-004-009-00-00
Parcel Status Active
Sale Type Undefined
Sale Date N/A
Sale Amount \$0.00
Transfer Tax \$0.00
Deed Type Undefined
Deed Reference 432-660
Mailing Address UNITED STATES OF AMERICA
 88TH RSC DPW
 60 SOUTH O STREET
 FT MCCOY WI
 54656

(2) Parcel Owners Names:

Owner # 1 UNITED STATES OF AMERICA

(3) Parcel Addresses:

Address # 1 1300 SHERMAN ST WAUSAU WI 54401

(4) Parcel Descriptions:

Year	Acre	Description
1993	4.53	S HALF OF E HALF OF THAT PART OF SE NE BOUNDED ON E BY 12TH AVE ON S BY SHERMAN ST ON W BY 17TH AVE & ON N BY WEST ST SEC 34 29 7

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
2011	FEDERALLY OWNED	4.53	\$0.00	\$0.00	
	Totals for 2011	4.53	\$0.00	\$0.00	\$0.00
1997	FEDERALLY OWNED	4.34	\$0.00	\$0.00	
	Totals for 1997	4.34	\$0.00	\$0.00	\$0.00
1974	TOTAL OTHER EXEMPT	0.00	\$0.00	\$0.00	
	Totals for 1974	0.00	\$0.00	\$0.00	\$0.00

(6) Parcel Special Assessments:

No Data has been entered for this PIN.

(7) Municipal Special Assessments (Not on Tax Roll):

No Data has been entered for this PIN.

(8) Recent Taxes:

[View](#) Payoff Statement (for current month of all unpaid taxes, interest, and penalty)

Year	Description	Due	Paid	Unpaid	Description	Value
2013					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
	View Lottery Credit	0.00				
	Tax Bill PDF General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$0.00	\$0.00	\$0.00	Total Assessed Value	\$0.00
2012					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
	View Lottery Credit	0.00				
	Tax Bill PDF General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$0.00	\$0.00	\$0.00	Total Assessed Value	\$0.00
2011					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
	View Lottery Credit	0.00				
	Tax Bill PDF General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$0.00	\$0.00	\$0.00	Total Assessed Value	\$0.00
2010					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
	View Lottery Credit	0.00				
	Tax Bill PDF General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$0.00	\$0.00	\$0.00	Total Assessed Value	\$0.00
2009					Fair Mkt. Value	0.00
	General Net	0.00			Wood Fair Mkt. Value	0.00
	View Lottery Credit	0.00				
	Tax Bill PDF General Tax	0.00	0.00	0.00	Land	0.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	0.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$0.00	\$0.00	\$0.00	Total Assessed Value	\$0.00

(9) Parcel Tax Receipts:

No Data has been entered for this PIN.

(10) Parcel Cross References:

No Data has been entered for this PIN.

(11) Tax History:

Year	Description	Amount	Description	Value
2008	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid		\$0.00 Total Assessed Value
2007	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid		\$0.00 Total Assessed Value
2006	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid		\$0.00 Total Assessed Value
2005	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
		Total Paid		\$0.00 Total Assessed Value
2004	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00

		Total Paid	\$0.00	Total Assessed Value	\$0.00
Year	Description	Amount		Description	Value
2003	General Net		0.00	Tax District	1
	Lottery Credit		0.00		
	General Tax		0.00	Fair Mkt. Value	0.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	0.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	0.00
	Managed Forest Closed		0.00	Wood	0.00
		Total Paid	\$0.00	Total Assessed Value	\$0.00
Year	Description	Amount		Description	Value
2002	General Net		0.00	Tax District	1
	Lottery Credit		0.00		
	General Tax		0.00	Fair Mkt. Value	0.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	0.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	0.00
	Managed Forest Closed		0.00	Wood	0.00
		Total Paid	\$0.00	Total Assessed Value	\$0.00
Year	Description	Amount		Description	Value
2001	General Net		0.00	Tax District	1
	Lottery Credit		0.00		
	General Tax		0.00	Fair Mkt. Value	0.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	0.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	0.00
	Managed Forest Closed		0.00	Wood	0.00
		Total Paid	\$0.00	Total Assessed Value	\$0.00
Year	Description	Amount		Description	Value
2000	General Net		0.00	Tax District	1
	Lottery Credit		0.00		
	General Tax		0.00	Fair Mkt. Value	0.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	0.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	0.00
	Managed Forest Closed		0.00	Wood	0.00
		Total Paid	\$0.00	Total Assessed Value	\$0.00
Year	Description	Amount		Description	Value
1999	General Net		0.00	Tax District	1
	Lottery Credit		0.00		
	General Tax		0.00	Fair Mkt. Value	0.00
	Special Assessment		0.00	Wood Fair Mkt. Value	0.00
	Special Charge		0.00		
	Forest Crop		0.00	Land	0.00
	Woodland		0.00	Use Assessment	0.00
	Managed Forest Open		0.00	Improvement	0.00

Year	Description	Amount	Description	Value
	Managed Forest Closed		0.00 Wood	0.00
	Total Paid	\$0.00	Total Assessed Value	\$0.00
1998	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
	Total Paid	\$0.00	Total Assessed Value	\$0.00
1997	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
	Total Paid	\$0.00	Total Assessed Value	\$0.00
1996	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge	13.79		
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
	Total Paid	\$13.79	Total Assessed Value	\$0.00
1995	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00
	Managed Forest Open		0.00 Improvement	0.00
	Managed Forest Closed		0.00 Wood	0.00
	Total Paid	\$0.00	Total Assessed Value	\$0.00
1994	General Net		0.00 Tax District	1
	Lottery Credit		0.00	
	General Tax		0.00 Fair Mkt. Value	0.00
	Special Assessment		0.00 Wood Fair Mkt. Value	0.00
	Special Charge		0.00	
	Forest Crop		0.00 Land	0.00
	Woodland		0.00 Use Assessment	0.00

Managed Forest Open	0.00 Improvement	0.00
Managed Forest Closed	0.00 Wood	0.00
Total Paid	\$0.00 Total Assessed Value	\$0.00

(12) Tax District:

Municipality: (291) WAUSAU | District: 8 | Year: 2014

Type	Code	Name
School	6223	WAUSAU
Tech District	1500	NORTHCENTRAL TECH
Sanitary	0	N/A
Lake	0	N/A
Tax 1	0000	N/A
Tax 2	0	N/A
Tax Incremental 6		TID District 6

(13) Lottery Credit Claims:

No Data has been entered for this PIN.

(14) Zoning:

1 Zoning Record(s) on File.

Tax Year	Flood Plain	Wetlands	Zoning	Ordinance
1996	N		1) M1	

(15) Sanitary Sewer Permits:

No Data has been entered for this PIN.

(16) Nonmetallic Mine Permits:

No Data has been entered for this PIN.

(18) House Photographs: 

There are no photos available for this PIN.

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KFISCHERCONSULTING

Strategic Planning Proposal to

Wausau Economic Development Committee

April 25, 2014

Background

The Economic Development Committee is a standing committee of the Wausau City Council. The Committee works to facilitate job stability, economic growth, and stimulate retail and commercial development in the City of Wausau. It maintains a comprehensive strategy with business, service, and retail sectors and works collaboratively with city departments (Finance, Planning, Public Works) and other development-oriented organizations such as Central Wausau Progress, Wausau Events, and Wausau River District.

Members of the committee and staff seek to begin a process that will clarify a 10-year vision and strategic plan for the City and the Economic Development Committee.

The committee has retained the services of KFischer Consulting to facilitate an initial discovery discussion to help identify focus areas and initial strategies for the plan.

Proposal

Members of the Economic Development Committee, the Community Development department staff and other key city staff members will participate in a 4-hour retreat with the following desired outcomes:

1. Clarification of a 10-year vision for economic development outcomes in the city.
2. Identification of key focus areas.
3. Development of major strategies within focus areas.

KFischer Consulting will provide the following services:

1. Preliminary meeting planning and organization
2. Facilitation of retreat discussions and deliberations
3. Written report of outcomes and recommendations

Estimate

An estimate of time to perform these services is as follows:

- | | |
|--|--------------|
| • Planning meeting(s) and preparation time | 6 hours |
| • Retreat facilitation | 5 hours |
| • Findings and recommendations report | 6 hours |
|
TOTAL |
17 hours |

The fee for the consulting services outlined above is \$75 per hour plus any project-related out-of-pocket expenses. The estimated total cost of the project is \$1,275. Actual hours incurred will be invoiced upon delivery of the final report.

Authorization to Proceed



Kelly Fischer, CFRE
KFischer Consulting

Ann Werth, Director
Wausau Community Development

April 25, 2014

Date

Date



CITY OF WAUSAU

407 Grant Street
Wausau, WI 54403

PRSR STD
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Wausau, WI

ECRWSS

POSTAL PATRON

Mayor

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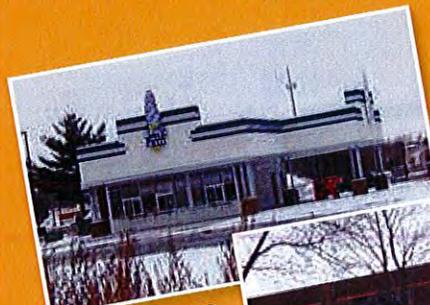
District 11

Robert Mielke
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715-845-1830
Robert.mielke@ci.wausau.wi.us

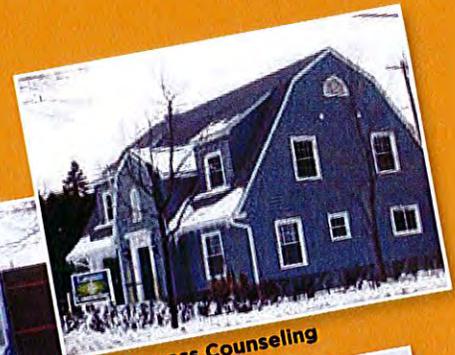


COMMUNITY DEVELOPMENT'S PORTRAIT OF POSITIVE CHANGE

Thank you to our partnering businesses that worked with the City in furthering our commitment to revitalization, job growth and economic viability. We wish you continued success in 2014!!



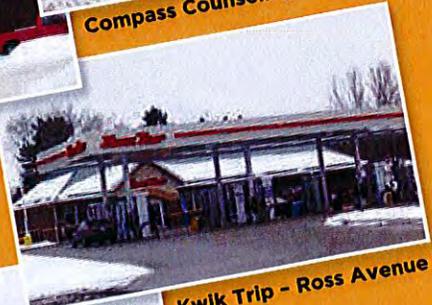
Briq's Softserve



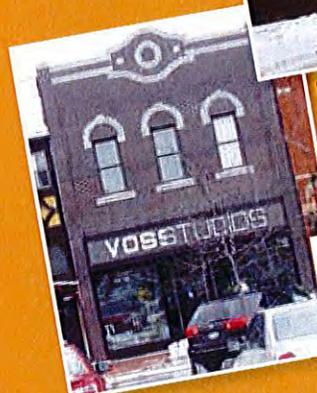
Compass Counseling



Bull Falls Brewery



Kwik Trip - Ross Avenue



Voss Studios
Downtown 3rd Street



Kocourek



Kwik Trip - Menards Area



Panera Bread, Toppers Pizza, Cellcom
on Stewart Avenue

TID #3

On February 14th, 2012 the City of Wausau entered into a development agreement with Collaborative Consulting LLC. Collaborative Consulting agreed to create an information technology site in Wausau and create 200 full time jobs. In exchange the City provided them with a \$200,000 developer grant and \$1,000 in grants to up to ten employees locating within Tax Increment District Number Three. The total grant funds expended at December 31, 2013 is \$201,000.

TID #5

The City of Wausau entered into a development agreement in November 2013 with Southern Stretch Forming – Wisconsin, Inc. Southern Stretch agreed to purchase 7555 Stewart Avenue, operate a manufacturing facility, purchase equipment with a total cost of \$250,000, invest in exterior improvements of \$25,000 and create nine full time jobs by November 30, 2018. In exchange for this development the City agreed to provide two separate grants totaling \$160,000. One grant of \$110,000 will be used to offset property acquisition and the second grant of \$50,000 will defray equipment costs. These grant funds were expended in full by December 31, 2013.

The City of Wausau entered into a development agreement in November 2013 with CAG Industrial Inc. for the purpose of redeveloping 305 S 84th Avenue from a warehousing facility to manufacturing use for the start-up company, Ordered Motion Systems, Inc. In exchange for the City of Wausau's \$650,000 developer payment the developer and owner agreed to make improvements including: re-lamping, office upgrades, crane erection, loading dock building addition and expansion and rehabilitation of parking and driving surfaces. The total improvement budget presented was \$892,385. In addition, Ordered Motion, Systems, Inc. signed a ten year lease and executed a document acknowledging their expectation to create 25 FTE's by December 31, 2014 and 50 FTE's by December 31, 2018 and placing equipment within the property valued at \$3.9 million by January 1, 2019. Payments in the amount of \$81,396 have been made to date.

TID #6

The City of Wausau entered into a development agreement with Wausau Window and Wall Systems to assist with the demolition of their facility located on 17th Avenue. The agreement stipulates that the City will contribute actual net demolition costs to a maximum amount of \$400,000. The City paid \$259,670 in 2012 which fulfilled this obligation.

The City of Wausau entered into a development agreement with Kocourek Automotive Group for the development of 4.79 acres along 20th Avenue, County Road K and I-39. Kocourek Automotive Group will construct a car dealer with a value of not less than \$4.25 million dollars and provide a workforce of 30 full time equivalent jobs. In exchange, the City agreed to commit \$200,000 for site improvements. The contributions will be paid out of future tax increment or any other available funds. \$100,000 has been paid to date.

The City of Wausau entered into a development agreement with Kocourek Automotive Group for the development of a Subaru dealership with a value of not less than \$3,000,000 and provide 25 full time equivalent jobs. In exchange, the City agreed to commit \$150,000 for site improvements. The contributions will be paid out of future tax increment or any other available funds. In addition, the City offered a \$50,000 loan with interest established at the city's borrowing rate. No payments have been made to date.

The City of Wausau entered into a development agreement with Ghidorzi Companies for the development of 1700 and 1708 Stewart Avenue for the construction of a Panera Bread Company and two additional retail spaces totaling approximately 8,324 square feet. In exchange the City of Wausau provided a developer grant in the amount of \$171,216 to offset demolition, landfill, utility relocation, asbestos testing and abatement, streetscape and bike/pedestrian access costs. The City paid \$169,535 in 2013 which fulfilled this obligation.

The City of Wausau entered into a development agreement with Briq's Soft Serve LLC and SPDW Properties, LLC for the development of 1605 Merrill Avenue and the related relocation of the Briqs Soft Serve Shop. The development agreement specifies that the developer will construct a ice cream shop with a minimum value of \$650,000 on January 1, 2014. In addition, Briqs agreed to employ not less than 1 full time equivalent and 15 part time employees by June 1, 2014. In exchange for this development the City of Wausau provided a developer grant of \$55,000 and a ten year project loan of \$55,000. These projects funds have been disbursed.

The City of Wausau entered into a development agreement with Thunder Lube, Inc. dated July, 15, 2013 for the development of 1610 Sheridan Road and relocation of Thunder Lube, Inc. from its current Thomas Street address. The City is financing a \$25,000 grant and \$75,000 loan at a variable interest rate due over 15 years. In exchange Thunder Lube, Inc will construct a 4,200 square foot facility including parking and landscape with a minimum value of \$475,000. No funds have been disbursed.

The City of Wausau entered into a development agreement with 1703 Arlington Lane, LLC. This development agreement facilitated site preparation costs at 1717 Arlington Lane which is currently owned by the City of Wausau. The city's owned lot along with adjacent properties of 1703, 1801 and 1809 Arlington Lane are all located adjacent to Interstate I39 within the boundaries of the district. These properties have significant grade changes which would have resulted in development challenges. The City and the developer worked together to transport excess fill generated by the State of Wisconsin CTH U/K project to this site and install a retaining wall. These improvements prepare these properties for redevelopment and reduced transportation costs for the road project. The agreement anticipated charges of \$100,000 in 2013 and \$299,175 in 2014. The City has paid \$97,560 to date.

TID #7

The City of Wausau entered into a development agreement on October 16, 2012 with 2800 Stewart Avenue, LLC for the development of 2800 Stewart Avenue. This parcel, totaling slightly over 11 acres, was a DOT remnant parcel after the State of Wisconsin Interstate Exchange project completion. The State left the parcel with significant development challenges including lack of utilities, overhead power line obstructions, ingress and egress restrictions and excess fill discarded during the construction project. The developer has agreed to develop approximately 85,000 square feet of retail/office facilities. Total

project completion with a value of \$10.5 million is due by January 1, 2020 along with the creation of 50 full time and 20 part time positions. In exchange, the City of Wausau is providing a developer grant for water, sewer, stormwater, grading, retaining walls, utility work on a 250' access road not to exceed \$443,770. Under a separate development agreement, the City of Wausau agreed to pay an additional \$1,035,942 for a developer funded site improvements including access drive, grading and utilities. This grant will be funded out of tax increment and other available funds. Payments to date equal \$438,484.

TID #9

The City of Wausau entered into a development agreement on November 23, 2012 with Bull Falls Brewery, LLC. The developer agreed to design, develop and construct an addition to their current building for the production of beer. The developer purchased additional abutting properties and razed the buildings in preparation for the construction. The properties values after constructed shall equal or exceed \$1,600,000. In return the City of Wausau performed the following: vacated a street, and relocated a sanitary manhole, water hydrant and upgraded 30 feet of water main. In addition the City provided financial assistance in the form of a \$200,000 grant for property acquisition and site demolition and preparation and a \$400,000 loan. The loan terms provide for a 10 year amortization with a two year deferral and interest at 2.75%. All funds have been disbursed.

NON-TID

The City of Wausau entered into a development agreement on 3/14/2013 with RMM Solutions for the upgrade of their facility in downtown Wausau. The agreement provides for a \$40,000 grant and a \$40,000 no interest bearing loan which is deferred until April 30, 2018 and provides for monthly payments through March 30, 2025. In addition, the City agreed to finance the relocation of the transformer pole in an amount no to exceed \$75,000. The grant and loan were funded in 2013 and the transformer relocation costs were \$57,067.