



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

OFFICIAL NOTICE AND AGENDA

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

Meeting: ECONOMIC DEVELOPMENT COMMITTEE
Date/Time: Thursday, January 15, 2015 at 4:30 p.m.
Location: City Hall, 2nd Floor, Board Room
Members: Bill Nagle (C), Tom Neal (VC), Romey Wagner, David Oberbeck and Lisa Rasmussen

AGENDA ITEMS FOR CONSIDERATION/ACTION

- 1 Public Comment on Matters Appearing on the Agenda
- 2 Approval of Minutes from 11/11/14, 11/20/14, 12/9/14 and 12/18/14
- 3 Presentation and Possible Action Regarding Drawings for the Development Project Located at 1212 North 1st Street (Greenwood)
- 4 Update on Riverfront Development Project
- 5 Update on the Proposals Received for a Shopping Center Consultant and the Former Kwik Trip Site on Grand Avenue
- 6 Discussion and Possible Action on Meeting Date Change for Future Economic Development Committee Meetings

Adjournment

Bill Nagle (Chair)

This notice was posted at City Hall and emailed to the media on 1/09/15

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

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.

Other Distribution: Media, Alderpersons, Mayor, Department Heads, Hebert, Lenz, Stratz, Rayala

JOINT FINANCE AND ECONOMIC DEVELOPMENT COMMITTEES

Date and Time: Tuesday, November 11, 2014 @ 4:30 pm., Board Room

Finance Members Present: Winters, Kellbach, Nagle, Oberbeck, Nutting

ED Members Present: Nagle, Rasmussen, Oberbeck, Wagner, Neal

Others Present: Tipple, Groat, Giese, Jacobson, Hardel, Hebert, Hite, Kujawa, Duncanson, Klein, M. Lawrence, Werth, DeSantis, Mohelnitzky, Abitz, Gisselman, Rayala, Lepinski, Joe Gehin, Karen Hocking and Dan Wage

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. It was noted that there was a quorum present and the joint meeting was called to order by Finance Chairperson Winters and ED Chairperson Nagle.

Public Comment on matters appearing on the agenda

None

JOINT ITEM: Discussion and possible direction for staff regarding the Wausau Mine Company development agreement and the Bridge Street Investors Group development agreement (Community Development Staff)

Ann Werth explained these are two agreements that have noncompliance. The Bridge Street Investors Group agreement took down five dilapidated houses and in its space it created three businesses: Young's Drug Store, Bigby Coffee, and Subway. It serves a low to moderate income neighborhood. She indicated Karen Hocking was present to speak to the committee. Hocking commented this was definitely a bad neighborhood and during construction they were shot at, windows were shot out, and there were thefts, but now the project is wonderful and they feel they have cleaned up the neighborhood. She felt they made an error in 2008 when they estimated the project cost at \$1.2 million because they ended up spending a couple hundred thousand in site prep that was not anticipated. The other error was timing as just when they started the project the economy went down. She noted they doubled the jobs that they said they would bring in since then. She pointed out the agreement provides for amending or modifying and she was hoping to be able to do that to get it where it needs to be today.

Winters questioned if an invoice had ever been sent once it was discovered that we were owed money. Werth stated they did not send an invoice because there were several phone conversations and a request to appeal it. Nagle questioned what they owed to the city and Werth stated it was \$5,000. Hocking indicated they were at \$1.1 million in value. Winters questioned what they received from the city for the project and Hocking stated they did not ask for or receive any money from the city. Rasmussen stated they had three options: 1) forgive the debt; 2) compromise on a timeline for payment; or 3) demand immediate payment. Neal felt they should respect a developer who did what they said they would do and delivered what they said they would, except for what is beyond their ability to deliver.

Economic Development

Motion by Neal, second by Wagner to forgive the debt of \$5,000 owed by Bridge Street Investors Group. Motion failed 2-3.

Finance Committee

Motion by Kellbach, second by Nutting to accept \$5,000, payable at \$1,000 per year over the next five years, no interest and eliminate the provision for a \$1.2 million value going forward. Motion carried 3-1, with one abstention. (*Winters indicated he was abstaining because his wife works for Young's Drug Store.*)

Economic Development

Motion by Rasmussen, second by Neal to work out a deferred payment arrangement with Bridge Street Investors Group, LLC of \$1,000 per year for the next five years, no interest; and eliminate the provision for a \$1.2 million value going forward. Motion carried 3-2.

Ann Werth explained a number of years ago the city did reconstruction on Stewart Avenue and they did not relocate Wausau Mine Company in order to save money on the project. The reconstruction created a huge safety issue because the street was right next to the building. The city came to an agreement with Wausau Mine that the city would do in-kind services to tear down the existing building and Wausau Mine would build a new building. All

access was taken off of Stewart Avenue. She indicated Wausau Mine Company has not met the obligation of the agreement on assessed value by \$10,000. Mr. Wage, owner, was present and stated they have been in the community 35 years and had they stayed in the old building the taxes were approximately \$60,000, but have gone up to \$105,000 with the new building. They have gone from 26 employees to 60. The building is unique and difficult to appraise.

Winters questioned what the value of the in-kind services was and Werth stated it was \$23,000.

Finance Committee

Motion by Nutting, second by Kellbach for an arrangement with Wausau Mine Company of deferred payment of \$1,000 per year for ten years, no interest; and eliminate the provision for value going forward. Motion carried 5-0.

Economic Development

Motion by Rasmussen for an arrangement with Wausau Mine Company of deferred payment of \$1,000 per year for ten years, no interest; and eliminate the provision for value going forward. Following discussion Rasmussen withdrew and indicated she would be willing to direct staff to go back to the table with Wausau Mine Company to work out an arrangement.

Motion by Neal to remedy both agreements in the same way so that both developers have the same of \$1,000 per year for the next five years, no interest; and eliminate the provision for value going forward. Motion died for lack of second.

Motion by Wagner, second by Rasmussen to send this back to staff to work with Wausau Mine Company to arrange a five year or ten year payback plan that works for them. Motion carried 4-1.

Adjournment of ED Committee

Motion by Wagner, second by Rasmussen to adjourn the Economic Development Committee. Motion carried unanimously. ED adjourned at 5:20 p.m.

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Thursday, November 20, 2014 at 4:30 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (Chair), Romey Wagner, Tom Neal (VC), David Oberbeck and Lisa Rasmussen

Others Present: MaryAnne Groat, Mayor Jim Tipple, Ann Werth, Anne Jacobson, Megan Lawrence, Jim Warsaw, Nan Giese, Brad Lenz, Mark Craig, Arden Emmerich, Aaron Kapellusch, Allen Wesolowski, Chuck Plier, Dawn Follendorf, Coleman Peiffer, Jake Maahs, Cory Thorson and Jeff Evenhouse

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

Nagle noted there was a quorum and called the meeting to order at approximately 4:30 p.m.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

Nagle said comments could be made at the time the agenda item is discussed.

APPROVAL OF THE MINUTES FROM 10/16/14

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

DISCUSSION AND POSSIBLE ACTION ON 1418 NORTH 1ST STREET (SAVO SUPPLY)

Rasmussen and Oberbeck commented that they both want to take a second look at the SAVO building for other uses besides affordable housing.

Wagner stated that staff did the first RFP properly and it was public record. Historical preservation limitations may have been on the project limiting to who would've responded to the first RFP.

Neal said this is a poor why to do business because we had started the process already with Metro Plains after awarding them the best use from the first RFP's submitted.

Kapellusch, Wausau Area Chamber of Commerce President, stated that he would like to explore other ideas for SAVO building to be more community based rather than just housing and yes it could be a taxable project.

Emmerich, Emmerich Properties, stated that the building could be used for market rate housing rather than low income housing. He proposed razing the Savo building and building a new three story, 36 unit apartment building. He said the reason he is proposing this project is to be on the defense of a low rent housing project.

Neal defended the people that would be living in the affordable housing complex by reminding everyone that not all people living there would be low income.

Rasmussen motioned to bring the Request for Proposal back to a special ED meeting on December 9, 2014, with a draft emailed to the ED Committee members before for their input. Oberbeck seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON GRANTING UNITED MAILING SERVICES AN OPTION TO PURCHASE 1.25 ACRES IN THE BUSINESS CAMPUS

Rasmussen motioned to extend the purchase option of 1.25 acres of land for 3 years at a price of \$100 per year and the purchase price of the land would be \$12,500 per acre. Wagner seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON REQUEST BY WAUSAU CONTAINER TO EXERCISE THE OPTION TO PURCHASE LAND IN THE BUSINESS CAMPUS

Wagner motioned to accept the purchase option of .65 acres of land to Wausau Container at the purchase price of \$12,500 per acre. Rasmussen seconded and the motion carried unanimously 5-0.

PRESENTATION, DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH ELK CREEK ARCHITECTURAL, LLC FOR THE WAUSAU CLUB (306 MCCLELLAN ST)

Rasmussen motioned to direct staff to draft a development agreement per the terms attached in the packet and also to include security interests for the City and the Grant award contingency. Neal seconded and the motion carried 5-0.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED SALE OF BUSINESS CAMPUS LAND TO LB MEDWASTE

Discussion will be done in closed session. No action was taken.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH COMPOSITE ENVISIONS

Thorson introduced his expansion project for Composite Envisions by showing the committee what products he sells. No action was taken. Discussion will be done in closed session.

DISCUSSION AND POSSIBLE ACTION ON NEGOTIATIONS WITH CBL & ASSOCIATES PROPERTIES, INC. (WAUSAU CENTER MALL)

Discussion will be done in closed session. No action was taken.

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.

•DISCUSSION AND POSSIBLE ACTION ON PROPOSED SALE OF BUSINESS CAMPUS LAND TO LB MEDWASTE

•DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH COMPOSITE ENVISIONS

•DISCUSSION AND POSSIBLE ACTION ON NEGOTIATIONS WITH CBL & ASSOCIATES PROPERTIES, INC. (WAUSAU CENTER MALL)

Neal motioned to move into closed session. Rasmussen seconded. Roll call was performed with all members present electing to go into closed session.

RECONVENE INTO OPEN SESSION TO TAKE ACTION ON CLOSED SESSION ITEMS, IF NECESSARY

Rasmussen motioned to move back into open session. Neal seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED SALE OF BUSINESS CAMPUS LAND TO LB MEDWASTE

Neal motioned to sell the land to LB Medwaste for zero dollars with an assurance that no waste will be visible from the exterior. Wagner seconded and the motion carried unanimously 5-0.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH COMPOSITE ENVISIONS

Neal motioned to approve the proposed development agreement with an amendment that the \$100,000 grant be replaced with a 10 year, 0% interest, \$100,000 forgivable loan, and the land will also have a zero dollar purchase price. Rasmussen seconded and the motion carried unanimously 5-0.

UPDATE ON THE VILLAGE OF BROKAW

No action necessary.

Nagle stated there were no new updates to report on Brokaw.

UPDATE ON DEVELOPMENT AGREEMENTS

No action necessary.

Werth informed the committee that there are two agreements in breach. The first one is the City Center on 18th Ave. The occupancy date was not met because the property was previously a dry cleaner and it took longer to get permits, second the square footage was to be 14000 and it's only 13880 and lastly the assessment has not been met yet. The remediation would be to pay back \$35,000.00 to the Block Grant Program.

The second one in breach is the Aspirus Hospital, they were to create 15 million dollars of taxable property and they are currently 5 million short of that. The remediation for this is the pay back of the cost of the road at \$276,715.66.

ADJOURN

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

The meeting was adjourned at 5:20 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson
Bill Nagle

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Thursday, December 18, 2014 at 4:15 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Romey Wagner, Tom Neal (VC), Dave Oberbeck and Lisa Rasmussen

Others Present: Mayor Jim Tipple, Ann Werth, Anne Jacobson and Travis Lepinski

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

Neal noted there was a quorum and called the meeting to order at approximately 4:15 p.m.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

No public comments were made.

DISCUSSION OF 2015 ECONOMIC DEVELOPMENT GOALS

Werth stated that for the last few years we have made multiple attempts to get together and do a new strategic plan for economic development. A new plan would give us up-to-date direction to move forward and determine our focus. Scheduling conflicts have caused them all to be cancelled.

Oberbeck said just schedule a time and whoever shows up shows up. He wanted to set goals in 2015 to help find a way to generate one million dollars in extra taxes because of the budget short falls. He felt we need more livable wage jobs, not thirty thousand dollar a year jobs, so more money comes into the community. Further, he felt that we need to set our goal for \$150,000,000 in additional value.

Neal felt that we need to sell some selected city owned property to get it back on the tax role.

Werth and Rasmussen informed the committee of a meeting on January 13, 2015, to review City owned properties.

Rasmussen said that if we set a goal of generating one million dollars in extra taxes in 2015, we should monitor how the outcome is going in July to see if there is any changes that should be made to achieve the goal.

Werth said these goals might be unrealistic with the vacant position of the Economic Development Manager.

Neal said we should get a firm to market the city to attract new business and add in growth.

Rasmussen asked Myla in Human Resources to look at that position and see if we can hire someone with lots of experience. Maybe we are under paying the position and that's why no one with lots of experience came forward with the past job opening.

Rasmussen left the meeting at 5:42

ADJOURN

Oberbeck motioned to adjourn. Wagner seconded and the motion carried unanimously 3-0.

The meeting was adjourned at 5:48 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE
Tom Neal, Vice Chairperson

ECONOMIC DEVELOPMENT COMMITTEE

Time and Place: The Economic Development Committee met on Tuesday, December 9, 2014 at 4:00 p.m. in the 2nd Floor Board Room at City Hall, 407 Grant Street, Wausau

ED Members Present: Bill Nagle (Chair), Romey Wagner, Tom Neal (VC) and Lisa Rasmussen

Others Present: MaryAnne Groat, Mayor Jim Tipple, Ann Werth, Anne Jacobson, Megan Lawrence, Tammy Stratz, Nan Giese, Aaron Kapellusch, Gary Gisselman, Phil Valitchka, Elizabeth Field and Mark Goffin

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

Nagle noted there was a quorum and called the meeting to order at approximately 4:00 p.m.

PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA

Goffin asked if comments could be done at the time agenda item comes up.
Nagle said he will allow comments to be made at the time the agenda item is discussed.

DISCUSSION AND POSSIBLE ACTION ON THE REQUEST FOR PROPOSALS FOR 1418 NORTH 1ST STREET (SAVO SUPPLY)

Neal motioned to approve moving forward with the Request for Proposal. Rasmussen seconded and the motion carried unanimously 4-0.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED DEVELOPMENT AGREEMENT WITH ELK CREEK ARCHITECTURAL, LLC FOR 309 MCCLELLAN STREET (WAUSAU CLUB)

Valitchka spoke in support of the proposal for the Wausau Club. He said it is one of the last historic buildings left downtown.

Nagle said he would like to see specific bench marks made before funds would be released.

Wagner motioned to approve proposed the proposed development agreement. Rasmussen seconded and the motion carried 3-1. Nagle was the no vote.

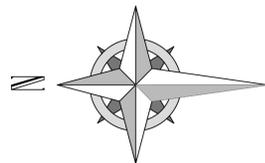
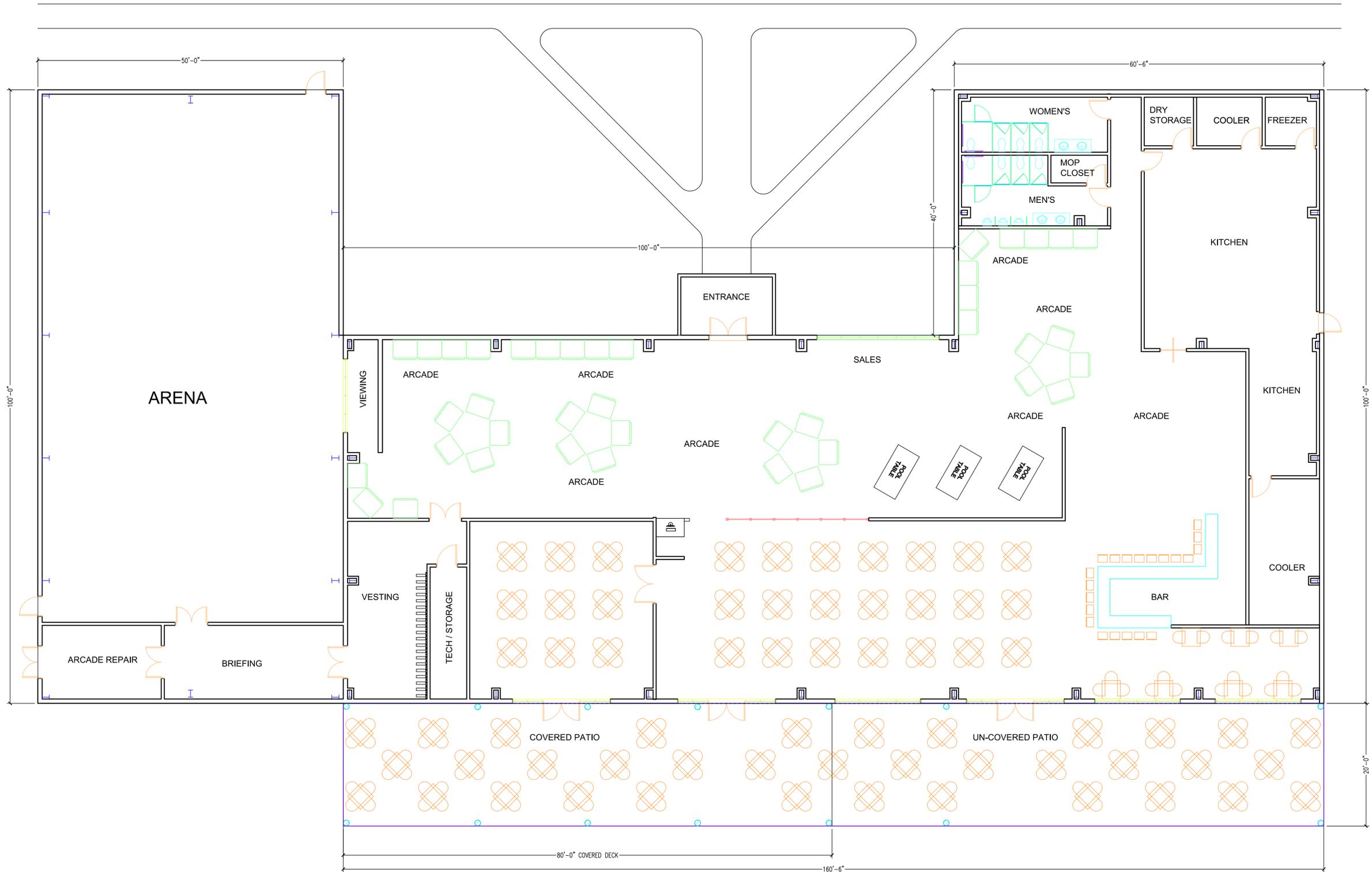
ADJOURN

Rasmussen motioned to adjourn. Neal seconded and the motion carried unanimously 4-0.

The meeting was adjourned at 4:26 p.m.

Respectfully Submitted,
ECONOMIC DEVELOPMENT COMMITTEE

Chairperson
Bill Nagle



FLOOR PLAN
1/8" = 1'-0"



REVISIONS

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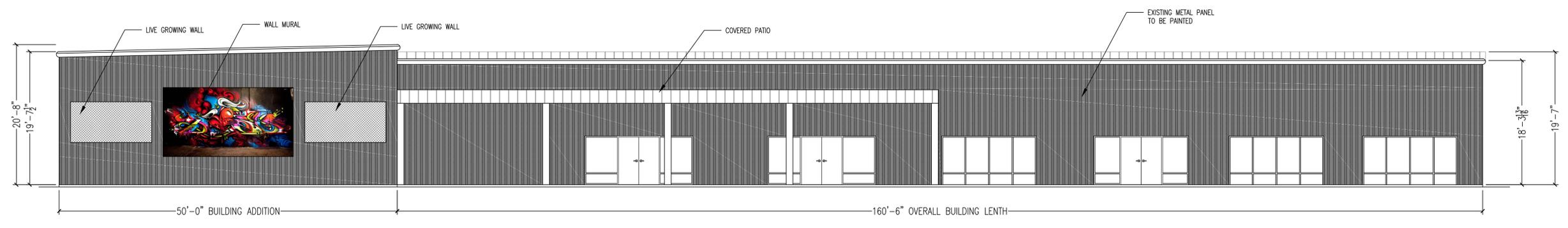
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BILL GREENWOOD
WAUSAU, WI

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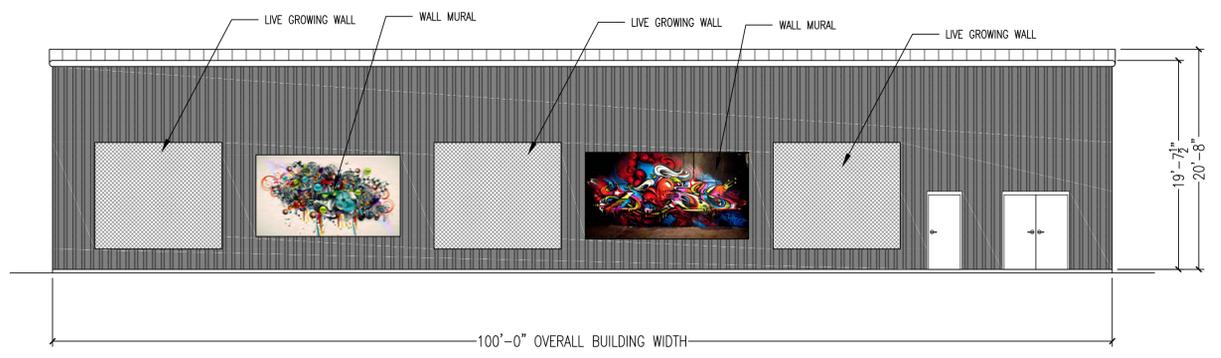
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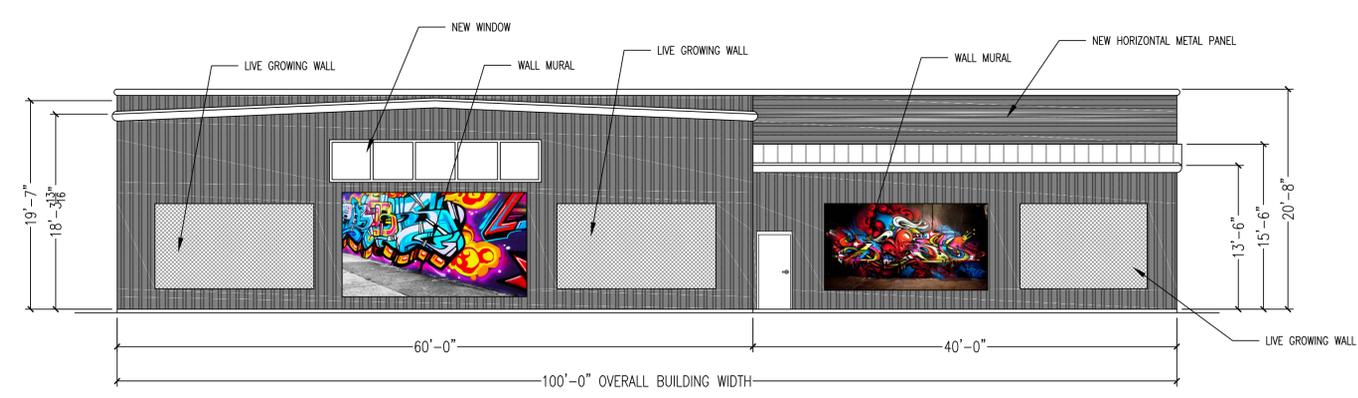
EAST ELEVATION
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NORTH ELEVATION
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1/8" = 1'-0"

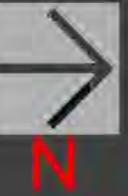
United Structures Inc.
P.O. Box 527 Schofield, WI 54476 715-355-1040 Fax 715-359-0541

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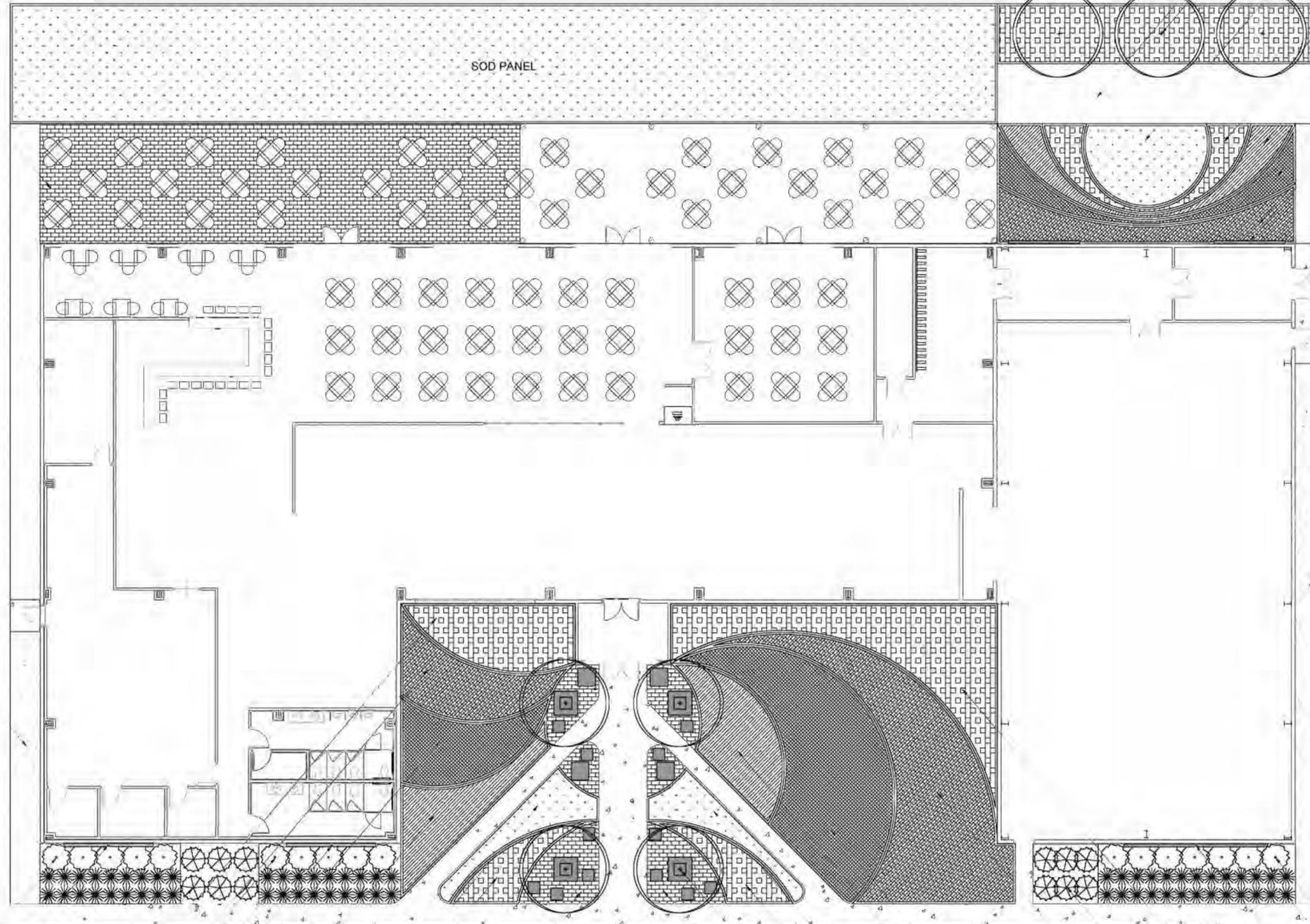
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BILL GREENWOOD
WAUSAU, WI

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PROPOSED UNILOCK PROMENADE
PAVERS FOR UNCOVERED PATIO



1/4" CRUSHED GRAVEL ACCESS/PATHWAY
2" CAL. 'WHITESPIRE' BIRCH (3)

SOD PANEL
2" PLUG CREAM WILD INDIGO (183)
2" PLUG CREAM WILD INDIGO (35)

MIX OF 2" PLUG NEW ENGLAND ASTER (22)
AND BROWN FOX SEDGE (21)
MIX OF 2" PLUG ARROW LEAVED ASTER (18)
AND BUTTERFLY WEED (18)
2" PLUG BOTTLEBRUSH GRASS (76)
PROPOSED GREEN SCREEN

1/4" +/- CRUSHED GRAVEL
MAINTENANCE STRIP

1/4" +/- CRUSHED GRAVEL
MAINTENANCE STRIP

18"-24" RED TWIGGED DOGWOOD (5)

1 GAL. TUFTED HAIR GRASS (18)
PROPOSED GREEN SCREEN

18"-24" 'ENGLISH RIVER' JUNIPER (6)
MIX OF 2" PLUG PALE PURPLE CONEFLOWER (43)
AND YELLOW CONEFLOWER (43)
2" PLUG BOTTLEBRUSH GRASS (76)
18"-24" RED TWIGGED DOGWOOD (5)

1 GAL. TUFTED HAIR GRASS (18)

PROPOSED GREEN SCREEN
MIX OF 2" PLUG ARROW LEAVED ASTER (36)
AND BUTTERFLY WEED (36)

MIX OF 2" PLUG WILD GERANIUM (33) AND PENN SEDGE (32)

SOD PANEL
2" PLUG 'MOOR WITCH' MOOR GRASS (28)

PROPOSED UNILOCK PROMENADE PAVER AREAS WITH
VARIED SIZED SEATING CUBES
AND OVERSIZED CUBE PLANTERS

18"-24" RED TWIGGED DOGWOOD (7)

1 GAL. TUFTED HAIR GRASS (26)

PROPOSED GREEN SCREEN
MIX OF 2" PLUG PALE PURPLE CONEFLOWER (100)
AND YELLOW CONEFLOWER (100)

18"-24" 'ENGLISH RIVER' JUNIPER (6)
2" PLUG BOTTLEBRUSH GRASS (149)
MIX OF 2" PLUG ARROW LEAVED ASTER (128) AND BUTTERFLY WEED (128)

MIX OF 2" PLUG WILD GERANIUM (41) AND PENN SEDGE (41)

SOD PANEL

2" PLUG 'MOOR WITCH' MOOR GRASS (29)
2" CAL. 'WHITESPIRE' BIRCH (4)
PROPOSED UNILOCK PROMENADE PAVER AREAS WITH
VARIED SIZED SEATING CUBES
AND OVERSIZED CUBE PLANTERS

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DESIGN

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wausau | wi | 54403
715.355.REVI(7384)
www.revi-design.com

project date

January 21st, 2019

project name

Wausau on Water
RESTAURANT

project address

Wausau on Water
Wausau, WI

project scale

1" = 10'-0"

0 10

LANDSCAPE
CONCEPT

1

LA

draft



Stantec Consulting Services Inc.
2841 Stanley Street, Stevens Point WI 54481-2179

January 9, 2015

City of Wausau
407 Grant Street
Wausau, WI 54403

Reference: East Riverfront Project Update for Economic Development Committee

To Whom it May Concern;

Please find a brief outline of the major project components to date and future activities below; as well as spreadsheet, attached with approximate budget numbers as well as schedule for each project component scheduled in 2015.

Planning Grant

All of the analysis and public input have been completed to create two overarching plans, which included a review of existing conditions, market studies, concept development, a public open house and Council presentation are scheduled on January 27, 2015. The final steps in the planning grant process will include a geotechnical limitation evaluation, infrastructure analysis, stormwater master plan, 3D renderings of the redevelopment plan, developer interviews and an implementation/action plan and incorporate it into a final document along with the previous planning activities, which could be used to generate developer RFPs. The implementation plan will look at the entire property as a whole as well as in 3 separate geographical sub-components. All of this should be completed by the second quarter and the grant will then be closed out with EPA

Site Clean-up Activities

The Remedial (clean up) planning for the northern area of the site was completed and approved by the WDNR in 2013. Concrete foundation removal, and contaminated soil management associated with sewer and water extensions were completed in the Fall of 2013. The long winter of 2013 and generally wet and extended cold conditions in Spring and Summer 2014 delayed contractor work in 2014. The remainder of the work including removal of solvent contaminated soil, stream geomembrane placement, soil management and capping was completed in the fall of 2014.

Significant additional solvent contamination was identified on the former Hammerblow property to the south in early 2014. Multiple phases of supplemental investigation were required by the WDNR to define the extent and evaluate remediation requirements. Cold weather, up to 3 feet of snow and required coordination with Marathon County's EPA Assessment grant consultant and the WDNR slowed this over winter effort. Bid specifications and remedial planning were completed concurrently in summer 2014 in order to complete major components in 2014. Removal of over 2 acres of concrete foundations and pavement is complete. Pilot testing for in-place treatment of contaminated soil in two "hot spot" areas is currently in process and capping of the entire property with a clean soil cap will be completed in early Spring 2015. Much of this work is funded through EPA and WDNR clean up grants.

Stream Daylighting

The Stream daylight project has seen significant construction work completed through the summer and fall of 2014. James Peterson and Sons has completed installation of the bridge and channel excavation as well as the water feature on the bridge. Final grading is complete. Final items to complete in the spring will be a pump test for the water feature, capstone placement on the bridge along with the bridge railing and ensure final seeding is completed and established on the



January 9, 2015
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disturbed areas. Landscaping work will not be completed as part of this contract, and will be bid separately.

First Street Extension and Landscape Treatments

First Street extension is scheduled for final design in early winter with bidding in March. Construction will begin in May with completion of this project in summer. This bid package will also include landscaping components for both the channel as well as First Street. This will include lighting, trail amenities and plantings along both the stream and First Street. A soil cap consisting of approximately 18 inches of clean soil and topsoil will be placed in non-paved areas to minimize potential contact with residual low level contaminants.

Shoreline Treatments, Wharf and Bike Trail along Wisconsin River

Stantec has completed the preliminary permanent wharf design which has been reviewed and approved by City staff, as well as evaluating several shoreline treatment options. These were presented to WDNR staff for initial review and comment, and they were generally receptive to the concept plans for both the wharf and shoreline treatments, which will need to be formally submitted under a Chapter 30 permit application. The shoreline treatment options have been somewhat complicated by the discovery of low levels of contaminants along the entire shoreline that are in excess of the direct contact standards. This requires either a hardscape cap or excavation of 18" material and clean fill be installed, further increasing costs is that this material would need to be landfilled because of the contamination levels. It is possible that grants can be obtained to offset some of this costs, Stantec has prepared three grants (two federal and one state) that could cover up to 80% of these costs totaling \$600,000.

While no work has been completed on the bike trail from a design, permitting, budget and construction standpoint Stantec has proposed to combine all of these above discussed elements with the bimodal trail and bridge, as all of these components are within 50' of the Wisconsin River. Design, permitting and bid prep is expected to occur over winter, and all of these components will be combined into a single project package to be bid in May/June with construction commencing in July.

Respectfully,

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink that reads "Mark Kordus".

Mark Kordus, Associate
Project Manager
Phone: (715) 344-9480
Fax: (715) 344-9481
Mark.Kordus@stantec.com