



*** 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.

Special Meeting: ECONOMIC DEVELOPMENT COMMITTEE
Date/Time: Tuesday, September 15, 2015 at 5:30 p.m.
Location: City Hall, 2nd Floor, Board Room
Members: Bill Nagle (C), Tom Neal (VC), Romey Wagner, David Nutting and Lisa Rasmussen

AGENDA ITEMS FOR CONSIDERATION/ACTION

- 1 Public Comment on Matters Appearing on the Agenda
- 2 Discussion and Possible Action on the Potential Land Sale and Option Request for the Properties at 7750 International Drive and 402 North 72nd Avenue
- 3 Discussion and Possible Action on the Potential Land Sale for the Property at Approximately 625 South 84th Avenue
- 4 Discussion and Possible Action on the Economic Development Issues and Opportunities for the Properties on the 1100 Block of West Thomas Street
- 5 **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 the Potential Land Sale and Option Request for the Properties at 7750 International Drive and 402 North 72nd Avenue
 - } Discussion and Possible Action on the Potential Land Sale for the Property at Approximately 625 South 84th Avenue
 - } Discussion and Possible Action on the Economic Development Issues and Opportunities for the Properties on the 1100 Block of West Thomas Street
- 6 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 7 Discussion and Possible Action on Economic Development Marketing
- 8 Discussion and Possible Action on Economic Development Strategy
- 9 Discussion and Possible Action on Meeting Date Additions for Future Economic Development Committee Meetings

Adjournment
Bill Nagle (Chair)

This notice was posted at City Hall and emailed to the media on 9/9/15

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, City Departments



City of Wausau TIF Application

Please complete the following information and return it along with a \$125 fee made payable to Community Development.

DEVELOPER

Legal Entity: *stettin Investors Group (SIG)* *William M. Reif, Co-Manager*
d/b/a:

Main Office Location: *117 So. 3rd Ave Wausau 54401 (Bassner Co., Inc.)*

Type of Business: *Commercial real estate investment*

Project Description:

SIG owns the Eastbay Distribution Center property - about 23 acres with a 500,000 ft² building. They require more parking space for about 100 cars and a new entry/exit road.

Reason for Application Assistance:

Not applicable

PROPERTY INFORMATION

Parcel 1 - 1997

Address:

Size: *13.1 acres*

Current Use: *building (distribution center)*

Current Assessed Value:

Current Property Taxes: *paid for by Eastbay*

Parcel 2 - 2001

Address:

Size: *9.7 acres*

Current Use: *building (distribution center)*

Current Assessed Value:

Current Property Taxes: *paid for by Eastbay*

PROPOSED IMPROVEMENTS

Describe improvement details

want to purchase ~ 7 acres just west of our current property line to build a new parking lot and road off International Drive.

RETURN ON INVESTMENT ANALYSIS

Project Costs

	Amount (\$)	Source of Funds
Purchase of Land <i>12 Acres</i>	\$42,000	SIG
Demolition Cost	—	
Site Improvements <i>parking lot & road</i>	\$100,000	SIG / East City
Purchase of Existing Facility	—	
Construction of New Building(s)	—	
Renovation of Existing Structure	—	
Machinery & Equipment	—	
Architectural & Engineering Fees	—	
Legal & Other Professional Fees	\$2,000	SIG
Contingency	—	
Working Capital	—	
Other (please specify)	—	
Total Project Costs	\$144,000	

Value of Property

- Lot Size (in acres): 7.0
- Improvement Square Footage: 50,000 ft²
- Current Assessed Values: Land \$ _____ + Improvements \$ _____ = _____
- Calculated Property Value: Land \$ _____ + Improvements \$ _____ = _____

Projected Property Taxes

- Current Property Taxes: \$ _____
- Calculated Property Taxes: _____
- Calculated Tax Increment: _____

Zoning:

- Current Zoning: _____
- Proposed Zoning: _____

Requested City Participation/Financing *not applicable*

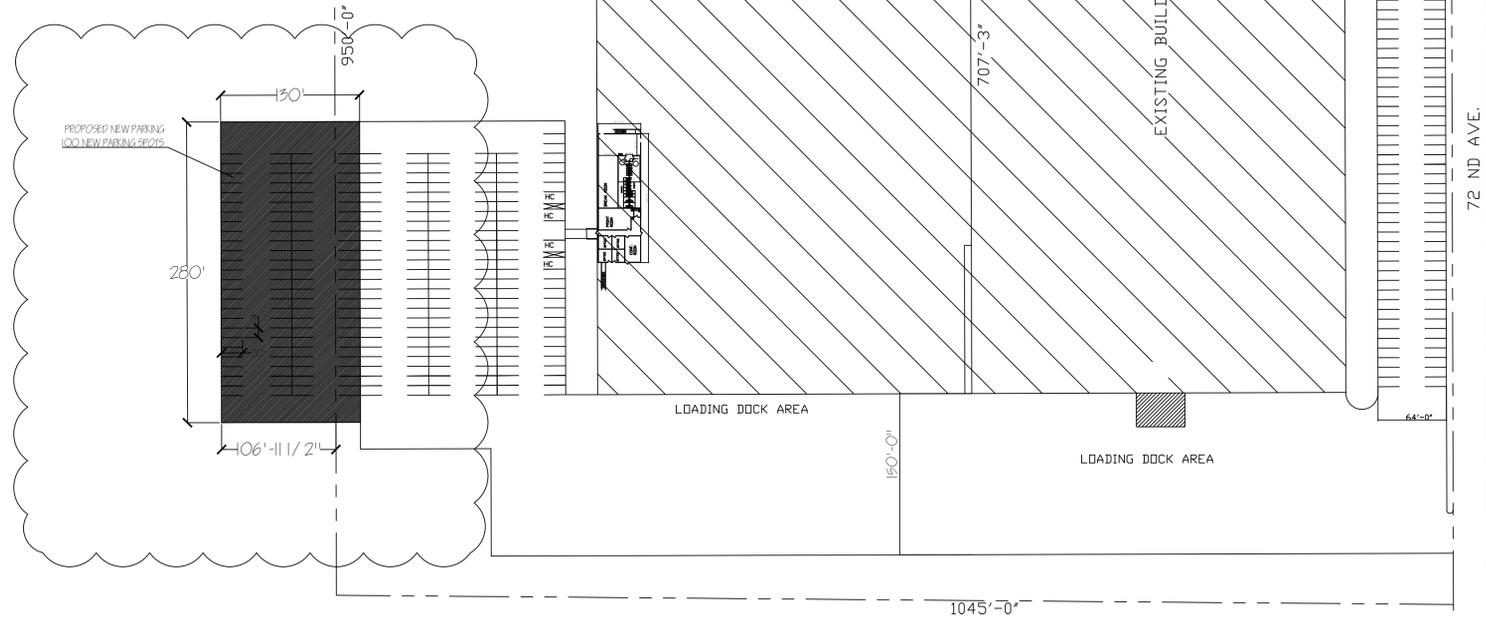
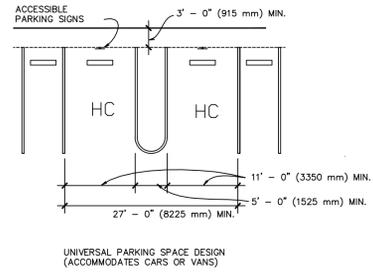
Source	Amount	Terms: Years/Interest	Contact Information
Loans:			
Equity			
Requested City Participation:			
Loan:			
Grant:			
Other:			
Total Financing			

City of Wausau ROI: _____

Jobs Created

- Up to \$15,000: _____
 - \$15,001-\$30,000: _____
 - \$30,001-\$45,000: _____
 - \$45,001-\$60,000: _____
 - \$60,001 and above: _____
 - Description of Employee benefits: _____
-
-

Please return to Community Development, 407 Grant Street, Wausau, WI 54403.



PLOT PLAN

SCALE 1" = 80'-0"

SHEET INDEX	
NO.	DISCRIPTION
1	PLOT PLAN
2	
3	
4	
5	

PROPOSED: EASTBAY PARKING LOT ADDITION		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: DA
DATE: 9/1/15		REVISED:
UNITED STRUCTURES INC.		DRAWING NUMBER:
P.O. Box 527 Schofield, WI 54476 Phone: (715) 355-1040 Fax: (715) 359-0541		1 OF 1



City of Wausau TIF Application

Please complete the following information and return it along with a \$125 fee made payable to Community Development.

DEVELOPER

Legal Entity: Landmark Leasing (Urban construction)

d/b/a: _____

Main Office Location: 1909 N 80TH AVE WAUSAU, 54401

Type of Business: Leasing, Property, Equipment

Project Description:

CONSTRUCT A Pre-engineered Butler Steel Building 100'x224'x16' WITH APPROX: 10,000 sq OFFICE, PRODUCT STORAGE, WORK AREA and APPROX: 10,000 sq of TRUCK LOAD and UNLOAD AREA

Reason for Application Assistance:

Need to meet CUSTOMER Budget.

PROPERTY INFORMATION

Parcel 1

Address: SEE ATTACHED

Size: APRX 309'x387' area

Current Use: VACANT Land

Current Assessed Value: N/A

Current Property Taxes: N/A

Parcel 2

Address: _____

Size: _____

Current Use: _____

Current Assessed Value: _____

Current Property Taxes: _____

PROPOSED IMPROVEMENTS

Describe improvement details

20,000 sq NEW Building, ASPHALT PARKING FOR 30 CARS, DRIVE FOR SEMI TRUCK and TRAILERS TO DOCK UNLOADING AREA, LANDSCAPE FOR NICE LOOK,

RETURN ON INVESTMENT ANALYSIS

Project Costs

	Amount (\$)	Source of Funds
Purchase of Land <i>APPROX 2.75 ACRES</i>	<i>27,500</i>	<i>CASH</i>
Demolition Cost	—	— —
Site Improvements		
Purchase of Existing Facility	—	— —
Construction of New Building(s)		
Renovation of Existing Structure	—	— —
Machinery & Equipment	<i>THIS COST BY RENTER</i>	
Architectural & Engineering Fees		
Legal & Other Professional Fees		
Contingency		
Working Capital		
Other (please specify)		
Total Project Costs	<i>APPROX = \$750,000</i>	<i>FINANCED</i>

Value of Property

- Lot Size (in acres): *APPROX: 2.75*
- Improvement Square Footage: _____
- Current Assessed Values: Land \$ _____ + Improvements \$ _____ = _____
- Calculated Property Value: Land \$ _____ + Improvements \$ _____ = _____

Projected Property Taxes

- Current Property Taxes: \$ _____
- Calculated Property Taxes: _____
- Calculated Tax Increment: _____

Zoning:

- Current Zoning: _____
- Proposed Zoning: _____

Requested City Participation/Financing

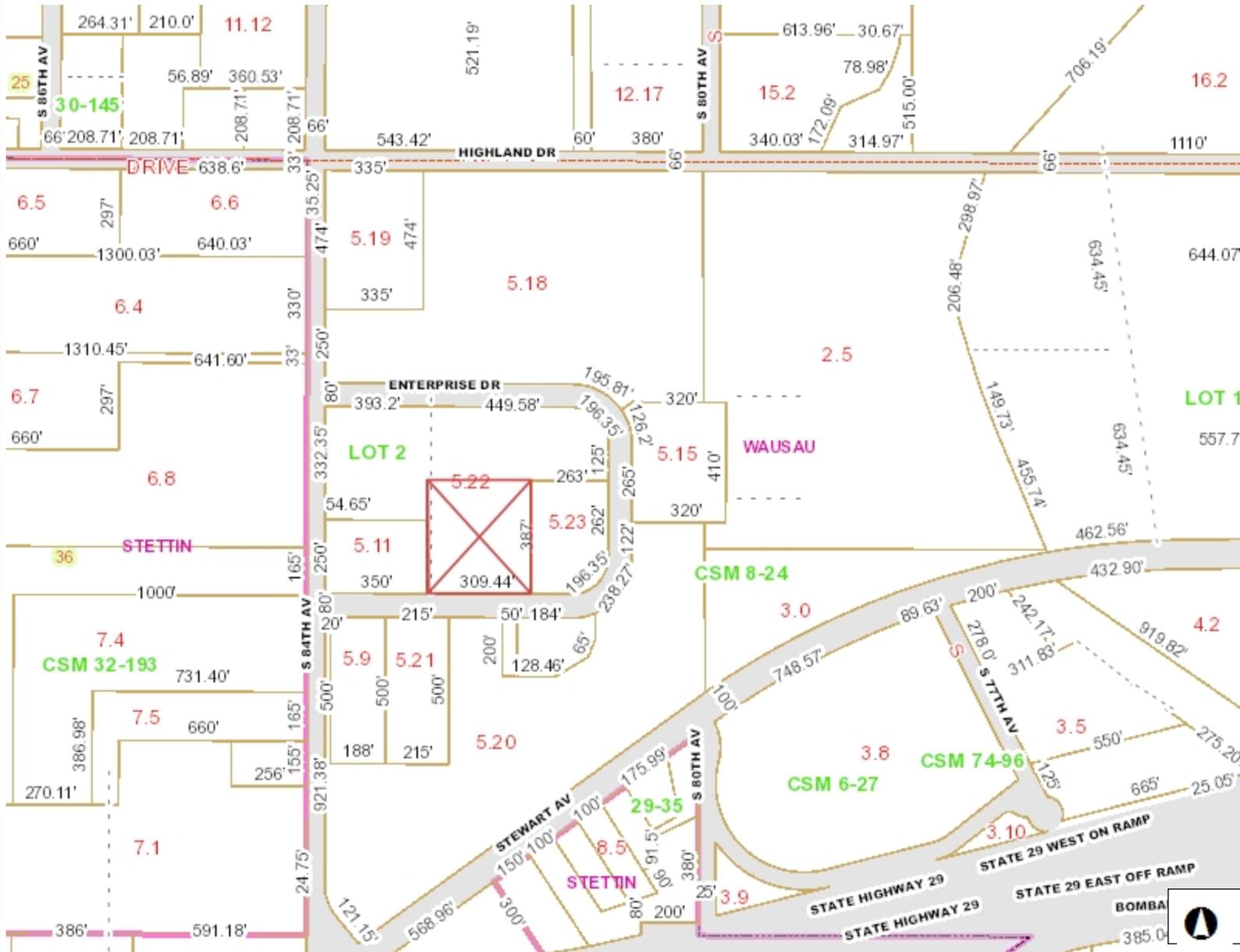
Source	Amount	Terms: Years/Interest	Contact Information
Loans:			
Equity			
Requested City Participation:			
Loan:			
Grant:			
Other:			
Total Financing			

City of Wausau ROI: _____

Jobs Created

- Up to \$15,000: _____
- \$15,001-\$30,000: _____
- \$30,001-\$45,000: _____
- \$45,001-\$60,000: _____
- \$60,001 and above: _____
- Description of Employee benefits: _____

Please return to Community Development, 407 Grant Street, Wausau, WI 54403.



Legend

- Parcel Annotations
- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Municipalities

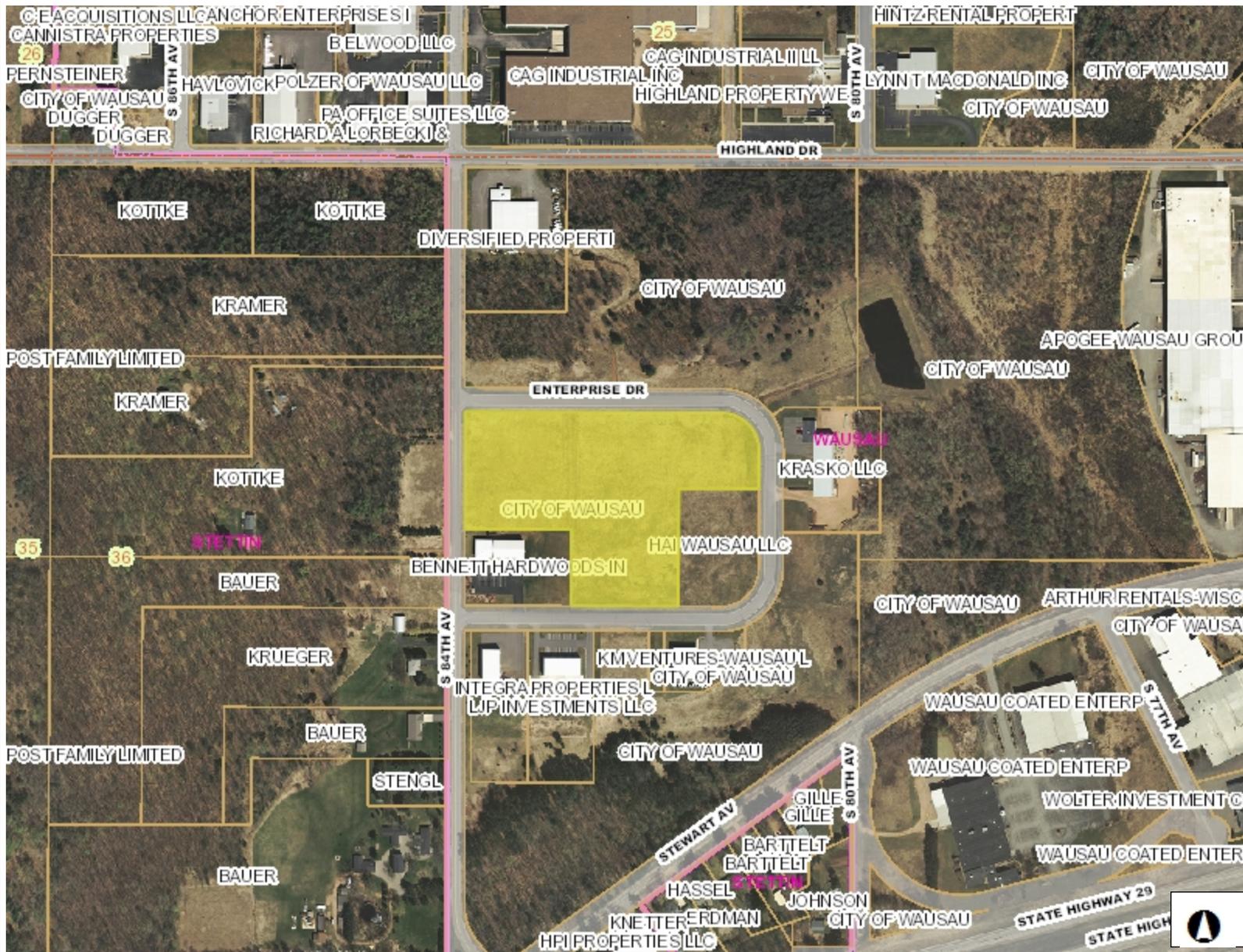
253.47 0 253.47 Feet



User_Defined_Lambert_Conformal_Conic

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

Notes



- ### Legend
- Owner Last Names
 - Parcels
 - Land Hooks
 - Section Lines/Numbers
 - Right Of Ways
 - Municipalities
 - 2010 Orthos Wausau
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

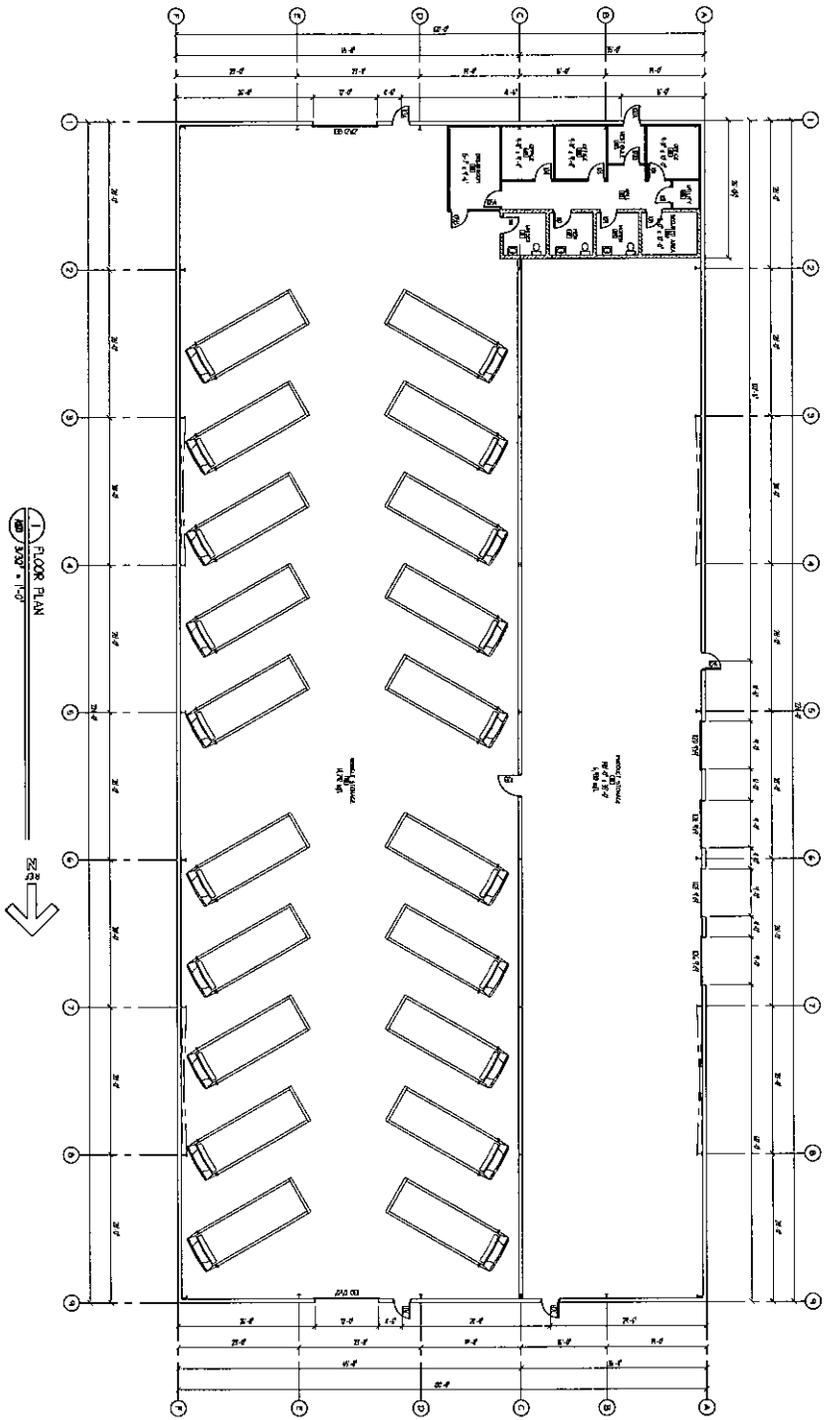
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Notes



**URBAN
CONSTRUCTION
COMPANY**
5809 N 29th Avenue
Wausau, WI 54401
TEL: 715-675-9425
FAX: 715-675-9781

Client: **Landmark Leasing
LLC**

Location: **WI**
Project: **Proposed Building for
Carleen**

NO.	DATE	DESCRIPTION
1	1/15/10	PRELIMINARY
2	1/15/10	FOR CONSTRUCTION

PROJECT: **UR**
DATE: **1/15/10**
DRAWN BY: **UR**
CHECKED BY: **UR**

DATE: **1/15/10**
TIME: **1:35 PM**
BY: **UR**

PROJECT: **Floor Plan**
SHEET: **A100**

From: Eric Lindman
Sent: Tuesday, August 25, 2015 1:50 PM
To: Ann Werth; Christian Schock
Cc: Lisa Rasmussen; Brad Lenz
Subject: Thomas St. Homes - ED Agenda

Ann/Chris,

At the CISM meeting last week the committee approved a street layout for the Thomas Street Reconstruction Project. They have also requested that 5-properties be looked at for purchase and redevelopment. Although the project is proposed to affect a small portion of these properties it was determined that these five properties were not required to be purchased in order to construct the road. The properties are identified on the attached plans as follows:

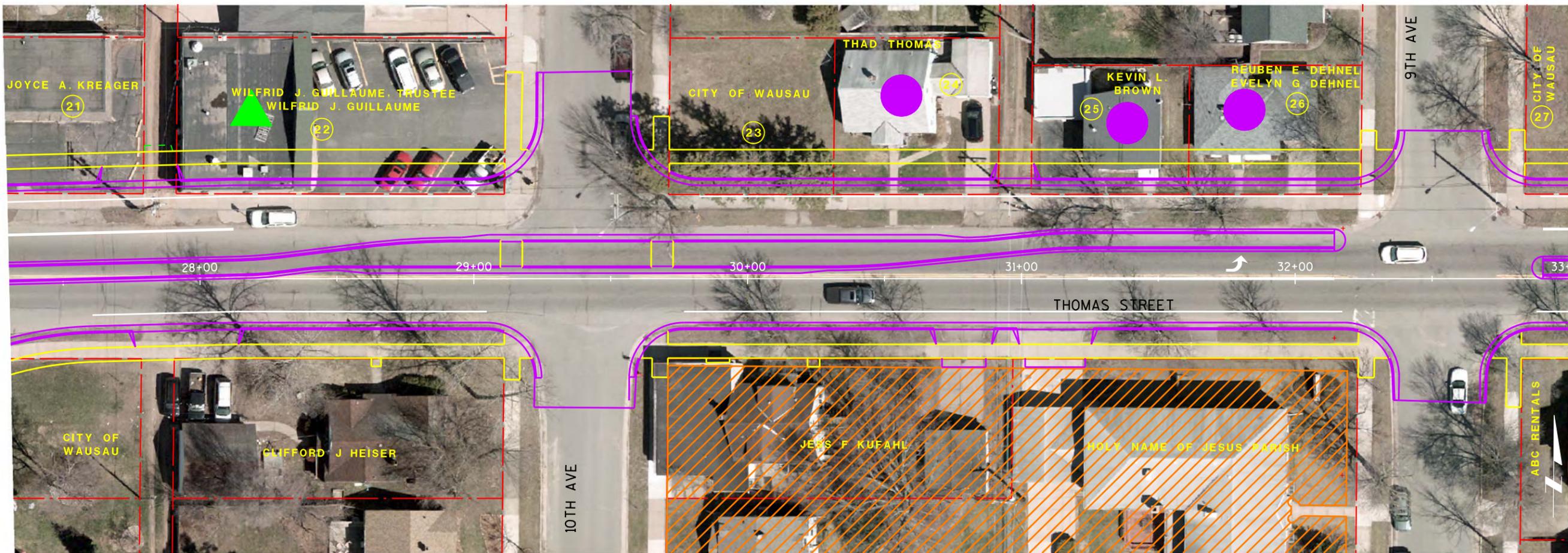
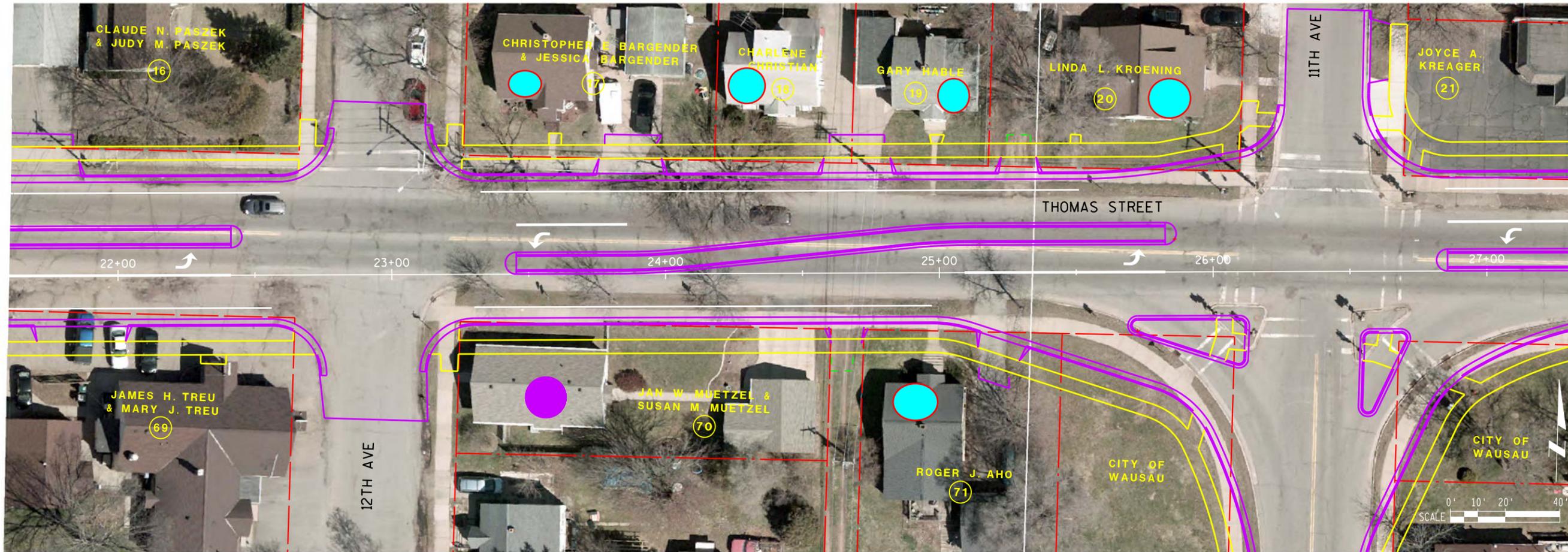
1. Site 17 – Bargender property
2. Site 18 – Christian property
3. Site 19 – Hable property
4. Site 20 – Kroening property
5. Site 71 – Aho property

Sites REQUIRED to be purchased in order to construct the road are identified with a PURPLE circle and the sites we are requesting ED to consider are marked with a TURQUOISE circle.

CISM has recommended these as additional purchases for a couple of reasons:

1. The driveways would become extremely short and the sidewalks would be very close to the front porch steps.
2. The purchase of these properties would allow redevelopment of the entire block on both sides of Thomas St.
3. We currently already own one two corner properties on Thomas & 11th.

FILE NAME: L:\Work\Projects\99979\gro\plan2_photodgn



DRN BY:	DES BY:	CHK BY:	APP BY:	REV	DESCRIPTION	DRN	CHK	DATE (MDY)

AECOM
 200 Indiana Avenue
 Suite 200, Wausau, WI 54481
 T 715.341.8110 F 715.341.7390
 WWW.AECOM.COM

CITY OF WAUSAU
THOMAS ST (17TH AVE TO 4TH AVE)
WAUSAU, WISCONSIN

PLAN VIEW

PROJECT START DATE (M/Y) XXXX 2015
 PROJECT NO. 99979
 FILENAME S:\getvar, "dwgname"
 SHEET NO. XX-Y-Z
 DRAWING NO. 000