



## 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**  
**Date/Time:** **Tuesday, December 6, 2016 at 5:00 p.m.**  
**Location:** **Council Chambers, 1st Floor, City Hall**  
**Members:** Tom Neal (C), Romey Wagner, Pat Peckham, Joe Gehin (VC) and Lisa Rasmussen

### AGENDA ITEMS FOR CONSIDERATION/ACTION

- 1 Public Comment on Matters Appearing on the Agenda
- 2 Approval of Minutes from 9/6/16, 9/15/16 and 10/20/16
- 3 Discussion and Possible Action on the Tax Increment Financing Request Received for the Properties at 2307 and 2401 North Third Street
- 4 Discussion and Possible Action on the Proposal for the Property at 309 McClellan Street
- 5 Discussion and Possible Action on Strategies Related to Potential Tax Increment Finance Plan Changes and/or Plan Creation for the Property at 411 Washington Street
- 6 Discussion and Possible Action on the Proposals Received for the Property at 411 Washington Street
- 7 Discussion and Possible Action on the Amendment to the Parking Agreement for the Wausau Center Mall
- 8 **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 Tax Increment Financing Request Received for the Properties at 2307 and 2401 North Third Street
  - }Discussion and Possible Action on the Proposal for the Property at 309 McClellan Street
  - }Discussion and Possible Action on Strategies Related to Potential Tax Increment Finance Plan Changes and/or Plan Creation for the Property at 411 Washington Street
  - }Discussion and Possible Action on the Proposals Received for the Property at 411 Washington Street
  - }Discussion and Possible Action on the Amendment to the Parking Agreement for the Wausau Center Mall
- 9 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary
- 10 Discussion and Possible Action on the Amendment to the Development Agreement for the Property at 1418 North First Street
- 11 Discussion and Possible Action on the Master Plan for the Business Campus Expansion

Adjournment  
Tom Neal (Chair)

This notice was posted at City Hall and emailed to the media on 11/30/16

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

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Tuesday, September 6, 2016 at 5:00 p.m. in the 2<sup>nd</sup> Floor Boardroom at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Tom Neal (C), Joe Gehin (VC), Romey Wagner and Pat Peckham  
Peckham arrived at 5:08

Others Present: Chris Schock, Travis Lepinski, MaryAnne Groat, Mayor Mielke, David Hummer, Media and other interested parties

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 5:00 p.m.

### **PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA**

No public comment was made.

### **APPROVAL OF MINUTES FROM 8/2/16**

Rasmussen motioned to approve the minutes. Gehin seconded and the motion carried unanimously 4-0.

### **Discussion and Possible Action on Rescinding the Resolution Approving the Amendment to the Project Plan and Boundaries of Tax Incremental District No. 3, City of Wausau, Wisconsin**

Schock said this amendment was for the reinvigoration proposal of the mall with CBL. Now that it is not moving forward we want to formally rescind the amendment to make way for possibly a new amendment to come at a later date.

Rasmussen motioned to rescinding the resolution approving the amendment to the project plan and boundaries of tax incremental district no. 3. Wagner seconded and the motion carried unanimously 4-0.

### **Update on Economic Development Marketing**

Schock handed out an email to the committee from Elizabeth Knight with her progress on potential stories.

### **Discussion and Possible Action on the Proposals Received for the Property at 309 McClellan Street (Wausau Club)**

David Hummer introduced his idea to turn the former Wausau Club into a museum of contemporary art.

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

**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 Proposals Received for the Property at 309 McClellan Street (Wausau Club)**

Rasmussen motioned to go into closed session. Gehin seconded. Roll call was done; all members were present.

**RECONVENE into Open Session to Take Action on Closed Session Items, If Necessary**

Wagner motioned to move into open session. Gehin seconded and the motion carried unanimously 5-0

Wagner asked staff to work with David Hummer and come up with a formal proposal for 309 McClellan St. and bring it to a future Economic Development Committee meeting.

**ADJOURN**

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

The meeting was adjourned at 6:15 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE  
Tom Neal, Chairperson

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Tuesday, September 15, 2016 at 4:30 p.m. in the 2<sup>nd</sup> Floor Boardroom at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Tom Neal (C) and Romey Wagner

Others Present: Chris Schock, Travis Lepinski, MaryAnne Groat, Eric Lindman, Brad Lenz, David Hummer, Nick O'Brien, Media and other interested parties

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 4:30 p.m.

### **PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA**

O'Brien talked about having an event at the former Wausau Club. The event is called Wausau Soup and it is a community micro granting opportunity. The cost is a \$5.00 donation and it allows someone to pitch their project for four minutes and answer up to four questions. The project with the most votes at the end of the night receives all the money that was donated.

### **DISCUSSION AND POSSIBLE ACTION ON THE PROPOSALS RECEIVED FOR THE MASTER PLAN FOR BUSINESS CAMPUS EXPANSION**

Wagner motioned approve the plan submitted by Becher Hoppe. Rasmussen seconded and the motion carried unanimously 3-0.

### **DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL RECEIVED FOR THE PROPERTY AT 309 MCCLELLAN STREET (WAUSAU CLUB)**

Discussion will be done in closed session.

### **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 PROPOSALS RECEIVED FOR THE MASTER PLAN FOR BUSINESS CAMPUS EXPANSION**

**\*DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL RECEIVED FOR THE PROPERTY AT 309 MCCLELLAN STREET (WAUSAU CLUB)**

Rasmussen motioned to go into closed session. Wagner seconded. Roll call was done; all members were present except Peckham and Gehin.

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

Rasmussen motioned to move into open session. Wagner seconded and the motion carried unanimously 3-0

### **UPDATE AND DISCUSSION ON THE WOW FAMILY ENTERTAINMENT CENTER PROJECT**

Schock gave an update about WOW. They are looking to enlarge the patio area; this will go to Plan Commission for review. The target date for opening was September 30 but due to some setbacks the new opening target will be mid-November.

### **UPDATE ON THE EAST RIVERFRONT PROJECT**

**\*DISCUSS POSSIBLE TOUR OF RIVERFRONT**

Lindman gave an update on the progress with Miron. He said the work is moving along well the trail will take shape soon, we are finalizing the easements with Wisconsin Public Service, the irrigation, seating area, bridge pillars and wharf are also being worked on.  
Schock said we have been meeting with Frantz and construction won't start till next spring on their development and move in will be available either late 2017 or spring of 2018.

A tour of the Riverfront will be scheduled of October 20<sup>th</sup> at 5 p.m.

#### **ADJOURN**

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

The meeting was adjourned at 5:30 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE  
Tom Neal, Chairperson

## ECONOMIC DEVELOPMENT COMMITTEE

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Time and Place: The Economic Development Committee met on Thursday, October 20, 2016 at 5:30 p.m. in the 2<sup>nd</sup> Floor Boardroom at City Hall, 407 Grant Street, Wausau

ED Members Present: Lisa Rasmussen, Tom Neal (C), Joe Gehin (VC), Pat Peckham, and Romey Wagner

Others Present: Chris Schock, Travis Lepinski, Eric Lindman, Anne Jacobson, Karen Kellbach, David Nutting, Elizabeth Fields, Media and other interested parties

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 5:30 p.m.

### **PUBLIC COMMENT ON MATTERS APPEARING ON THE AGENDA**

No public comments were made.

### **DISCUSSION AND POSSIBLE ACTION ON THE EXTENSION OF THE PUBLIC CONSTRUCTION CONTRACT WITH MIRON CONSTRUCTION FOR THE EAST RIVERFRONT REDEVELOPMENT AREA PUBLIC IMPROVEMENTS**

Lindman updated the committee on work being done at the Riverfront. The bridge will be delayed till December so board of public works extended the contract until the end of December.

Rasmussen motioned approve extending the contract till July 31<sup>st</sup> 2017. Gehin seconded and the motion carried unanimously 5-0.

### **DISCUSSION AND POSSIBLE ACTION ON THE PROPOSALS RECEIVED FOR THE PROPERTY AT 411 WASHINGTON STREET (SEARS)**

Schock handed out the proposals for the committee members to rank and bring back to a future meeting for discussion.

No action was taken.

### **DISCUSSION AND POSSIBLE ACTION ON GRANTING OF A UTILITY EASEMENT TO WPS AT 309 MCCLELLAN (WAUSAU CLUB)**

Schock said that WPS has asked for an easement to repair or replace a transformer behind the Wausau Club.

Rasmussen motioned approve the easement. Peckham seconded and the motion carried unanimously 5-0

### **DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL RECEIVED FOR THE PROPERTY AT 309 MCCLELLAN STREET (WAUSAU CLUB)**

Schock said David Hummer couldn't make the meeting and he is currently working to secure tenants and quotes for construction.

No action was taken.

### **DISCUSSION AND POSSIBLE ACTION ON THE SUBMISSION OF A COMMUNITY DEVELOPMENT INVESTMENT (CDI) GRANT TO THE WISCONSIN ECONOMIC**

**DEVELOPMENT CORPORATION (WEDC)**

Schock said we would like to apply for the CDI grant this year because last year we never seen it to the end because of the Wausau Club proposal falling apart. This year we would like to apply for the extension of Fulton St.

Peckham motioned to approve applying for the grant. Gehin seconded and the motion carried unanimously 5-0

**DISCUSSION AND POSSIBLE ACTION ON THE POTENTIAL PROPERTY ACQUISTION OF 1707 MERRILL AVE**

Schock said the owner of the property contacted the City to see if we are interested in purchasing 1707 Merrill Ave.

Rasmussen motioned approve direct staff to discuss a purchase price for exploration and educational purposes. Peckham seconded and the motion carried unanimously 4-1. Wagner was the no vote.

**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 PROPOSALS RECEIVED FOR THE PROPERTY AT 309 MCCLELLEN STREET (WAUSAU CLUB)  
}DISCUSSION AND POSSIBLE ACTION ON THE PROPOSAL RECEIVED FOR THE PROPERTY AT 411 WASHINGTON STREET (SEARS)

Did not need to go into closed session.

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

Never went into closed session.

**UPDATE AND DISCUSSION ON THE WOW FAMILY ENTERTAINMENT CENTER PROJECT**

Schock said that they will not meet their original completion date due to unforeseen setbacks. There is no power or utilities to the property and there was a delay with the windows. At a future meeting a new completion outline will be presented.

No action was taken.

**UPDATE ON ECONOMIC DEVELOPMENT MARKETING**

Elizabeth Knight went over a PowerPoint of her marketing plan. She has four stories to pitch to five different markets. Next week she will start to send the stories to journalist to catch their attention.

**ADJOURN**

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

The meeting was adjourned at 6:30 p.m.

Respectfully Submitted,  
ECONOMIC DEVELOPMENT COMMITTEE  
Tom Neal, Chairperson



## 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: *Macndon Ventures, LLC*

d/b/a:

Main Office Location: *4201 N. Lakeshore Drive, Wausau, WI*

Type of Business: *Investment*

Project Description:

*See Attached*

Reason for Application Assistance:

*See Attached*

### PROPERTY INFORMATION

#### Parcel 1

Address: *2401 N. 3rd Street, Wausau, WI*

Size: *10,046 SF*

Current Use: *Warehouse*

Current Assessed Value: *\$282,400*

Current Property Taxes: *\$7,027.07*

#### Parcel 2

Address: *2307 N. 3rd Street Wausau, WI*

Size: *N/A*

Current Use: *vacant lot*

Current Assessed Value: *\$105,200*

Current Property Taxes: *\$2,615.82*

### PROPOSED IMPROVEMENTS

*Describe improvement details*

*See Attached*

## RETURN ON INVESTMENT ANALYSIS

### Project Costs

	Amount (\$)	Source of Funds
Purchase of Land	\$160,000	Owner
Demolition Cost	\$ 65,560	 ↓
Site Improvements	\$ 28,145	
Purchase of Existing Facility	\$132,500	
Construction of New Building(s)	0	
Renovation of Existing Structure	\$482,185	
Machinery & Equipment	\$ 15,000	
Architectural & Engineering Fees	\$101,064	
Legal & Other Professional Fees	0	
Contingency	\$26,009	
Working Capital	0	
Other ( please specify)		
Signage	\$ 20,000	
<b>Total Project Costs</b>	<b>\$1,030,463</b>	

### Value of Property

- Lot Size (in acres): 0.673
- Improvement Square Footage: 3,460
- Current Assessed Values: Land \$ 58,800 + Improvements \$ 328,800 = \$ 387,600
- Calculated Property Value: Land \$ \_\_\_\_\_ + Improvements \$ \_\_\_\_\_ = \_\_\_\_\_

### Projected Property Taxes

- Current Property Taxes: \$ 9,642.82
- Calculated Property Taxes: \_\_\_\_\_
- Calculated Tax Increment: \_\_\_\_\_

### Zoning:

- Current Zoning: M1 Manufacturing
- Proposed Zoning: Office/Storage

**Requested City Participation/Financing**

*See Attached*

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

City of Wausau ROI: \_\_\_\_\_

**Jobs Created**

- Up to \$15,000: 10
- \$15,001-\$30,000: \_\_\_\_\_
- \$30,001-\$45,000: 2
- \$45,001-\$60,000: 1
- \$60,001 and above: \_\_\_\_\_
- Description of Employee benefits: See Attached

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

# City of Wausau TIF Application

## Wisconsin Woodchucks

### Mixed Use Development Proposal

**Project Description:** Development of a mixed use (Office and Storage) facility at 2401 N. 3<sup>rd</sup> Street in Wausau.

- Purchased two buildings at 2401 N. 3<sup>rd</sup> Street and 2307 N. 3<sup>rd</sup> Street. Closing 8/31/16.
- 2307 N. 3<sup>rd</sup> Street was demolished because it was in poor condition and contained black mold, asbestos and a severely damaged roof. Area will be used for parking and to create an entrance for the new offices.
- 2401 N. 3<sup>rd</sup> Street will be developed into approximately 3,460 sf of Office space and 6,500 sf of Storage.
- Project features will include a complete rework of the south side of the building, a ramp to allow entrance to the storage facility, industrial washers and new bathrooms.
- Project cost will be \$716,962.
- Potential to create a visiting Clubhouse in the facility in the future.

**Reason for Application Assistance.** Wisconsin Woodchucks will be charged a below market rate for rent to help with their operations. Reverse TIF will offset the foregone rents.

Renovations at Athletic Park have had a positive effect on the Woodchucks ticket sales and attendance. The Woodchucks have needed to expand staff and make a large investment in equipment. Consequently, the Woodchucks have outgrown their office space in Washington Square and need to find more storage space.

In the last three years, the Woodchucks have grown from fulltime staff of three to six. Additionally, summer interns have grown from eight to fifteen and they need space to work. The Washington Square office space is 2,000 sf and the new office space will be will be 3,460 sf.

The renovations at Athletic Park created more storage space, but the improved concession operations have created a need for more storage (cold and dry.) The premium seating options at Athletic Park also need to be stored in the winter. Meanwhile, the Marathon County Parks & Recreation Department needs more storage for their mowers and field equipment. They were

looking to build a new facility, but will not need to do that because of this facility. The new Storage space will allow us to give them some room in the shed at Athletic Park.

The new Office will also have industrial washers and dryers, which will allow us to launder team uniforms after games.

The Office space will also have close to 25 parking spaces available for Woodchucks games.

In the future, there may also be the ability to create a visiting clubhouse for Athletic Park. This will be needed for higher level baseball Tournaments.

In conclusion, improvements at Athletic Park have created additional, staffing, storage, parking and operational needs. The new Mixed Use facility will help us meet the growth challenges. The Mixed Use facility should be viewed as an extension to Athletic Park.

#### **Proposed Improvements**

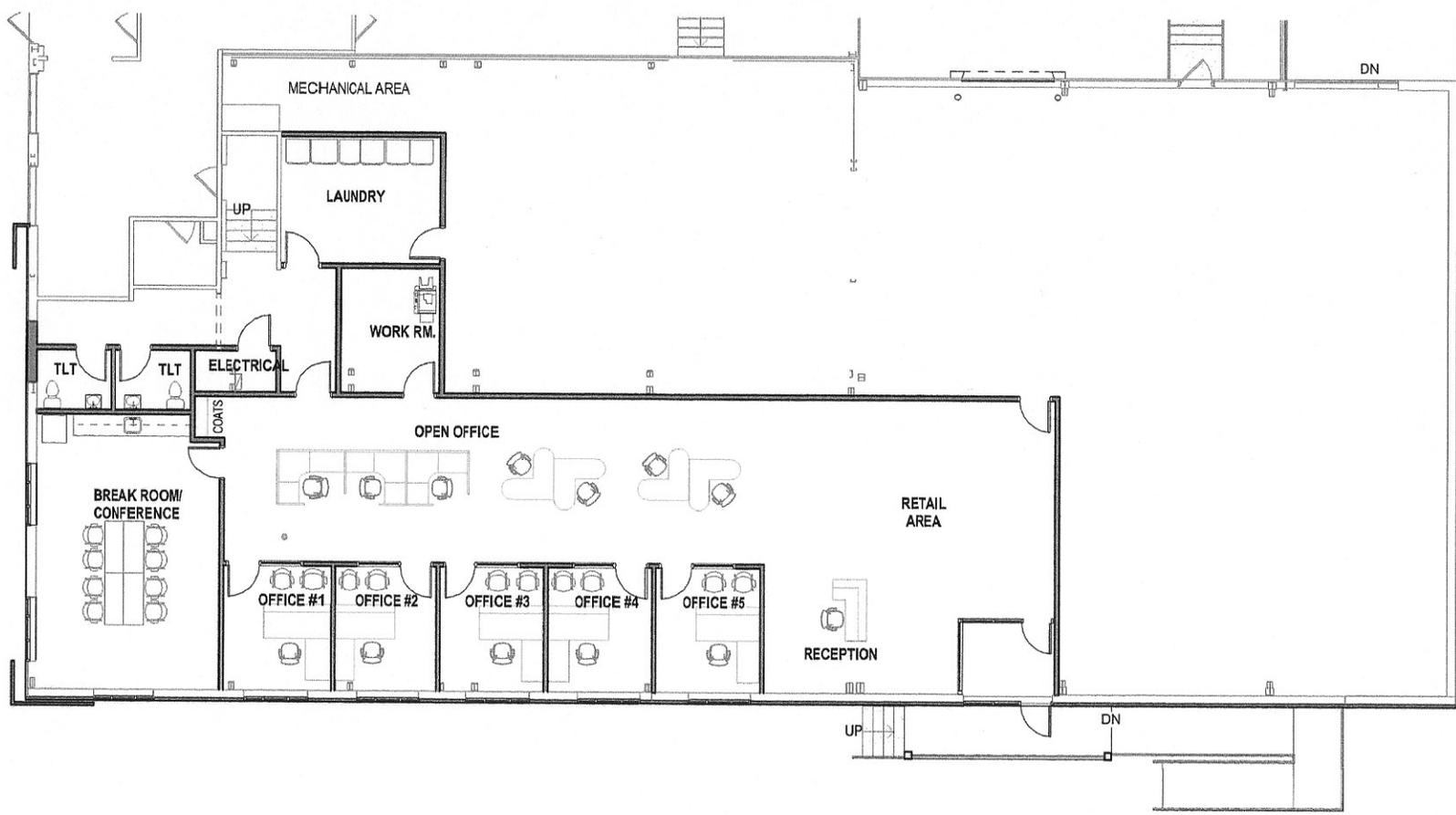
- See attached plans.
- Demolition of 2307 N. 3<sup>rd</sup> Street Building to create a parking lot.
- Build out of a 3,460 sf Office.
- In storage area building a ramp to allow vehicles to drive in.
- Repair and renovation of loading dock.

**Requested City Participation.** In lieu of financing assistance, a request is made for a Reverse TIF. The requested amount is 100% of the incremental property taxes created by the Proposed Improvements over the next ten years.

**Description of Employee Benefits.** This facility will be an important component in the future growth of use at Athletic Park. It is essential for the Woodchucks and Marathon County Parks & Recreation Department to fulfill their promises.

An Office and Storage facility next to Athletic Park will allow the Woodchuck staff to better service Athletic Park. Storage of food, beverage, promotional items, and baseball equipment will be closer to Athletic Park. It will also eliminate the need for numerous trips from downtown Wausau.





**1 NEW WORK LEVEL 1.5**  
 3/32" = 1'-0"



www.samuelsgroup.net  
**CORPORATE OFFICE**  
 311 Financial Way, Suite 300  
 Wausau, WI 54401  
 phone 715.842.2222  
 fax 715.848.8088

**WATERLOO, IOWA OFFICE**  
 313 E 5th Street  
 Waterloo, IA 50703  
 phone 319.232.6443  
 fax 319.233.3191

**DES MOINES, IOWA OFFICE**  
 317 8th Avenue, Suite 720  
 Des Moines, IA 50309  
 phone 515.288.0467  
 fax 515.288.0471

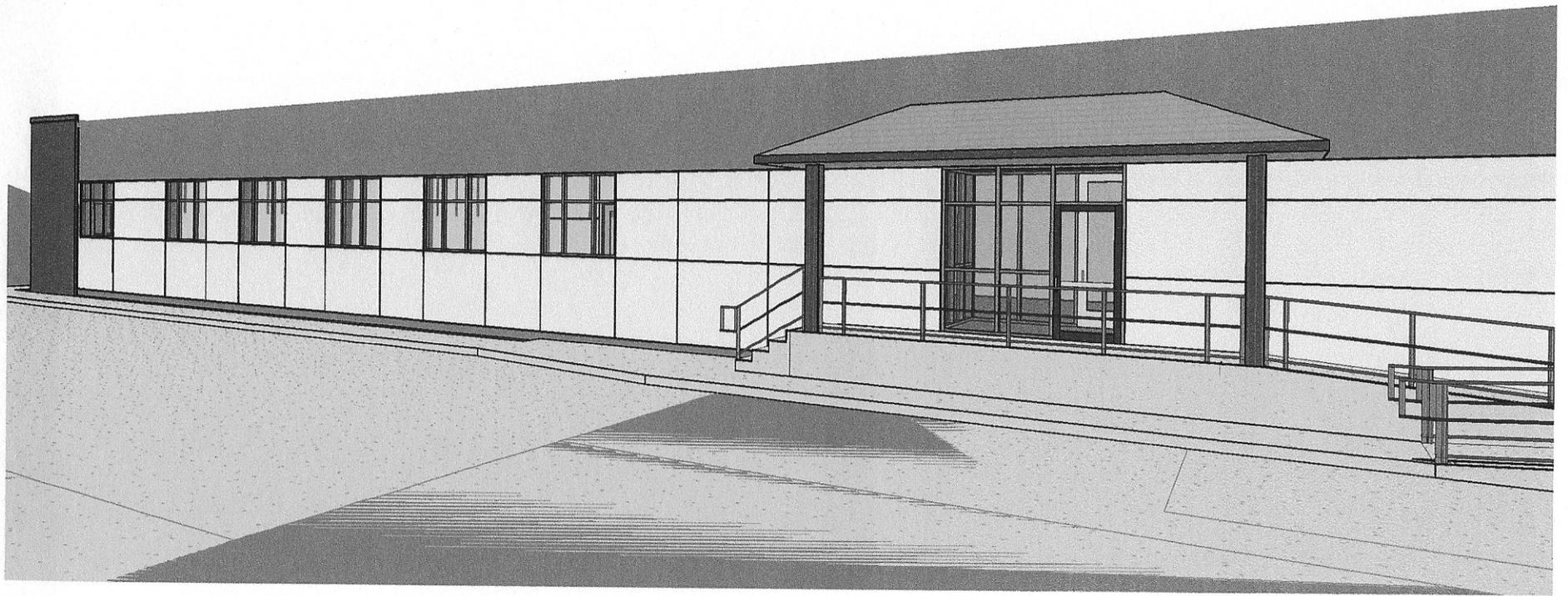
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NOT FOR CONSTRUCTION	

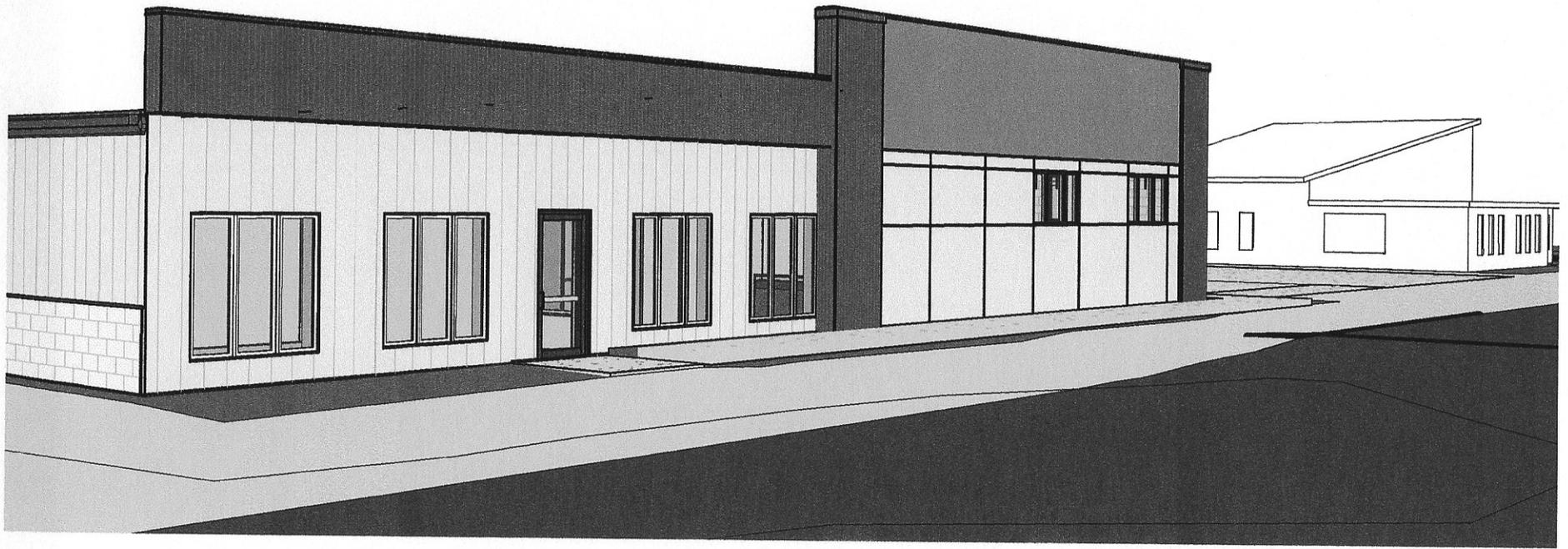
**WISCONSIN WOODCHUCKS**  
 OFFICE RENOVATION

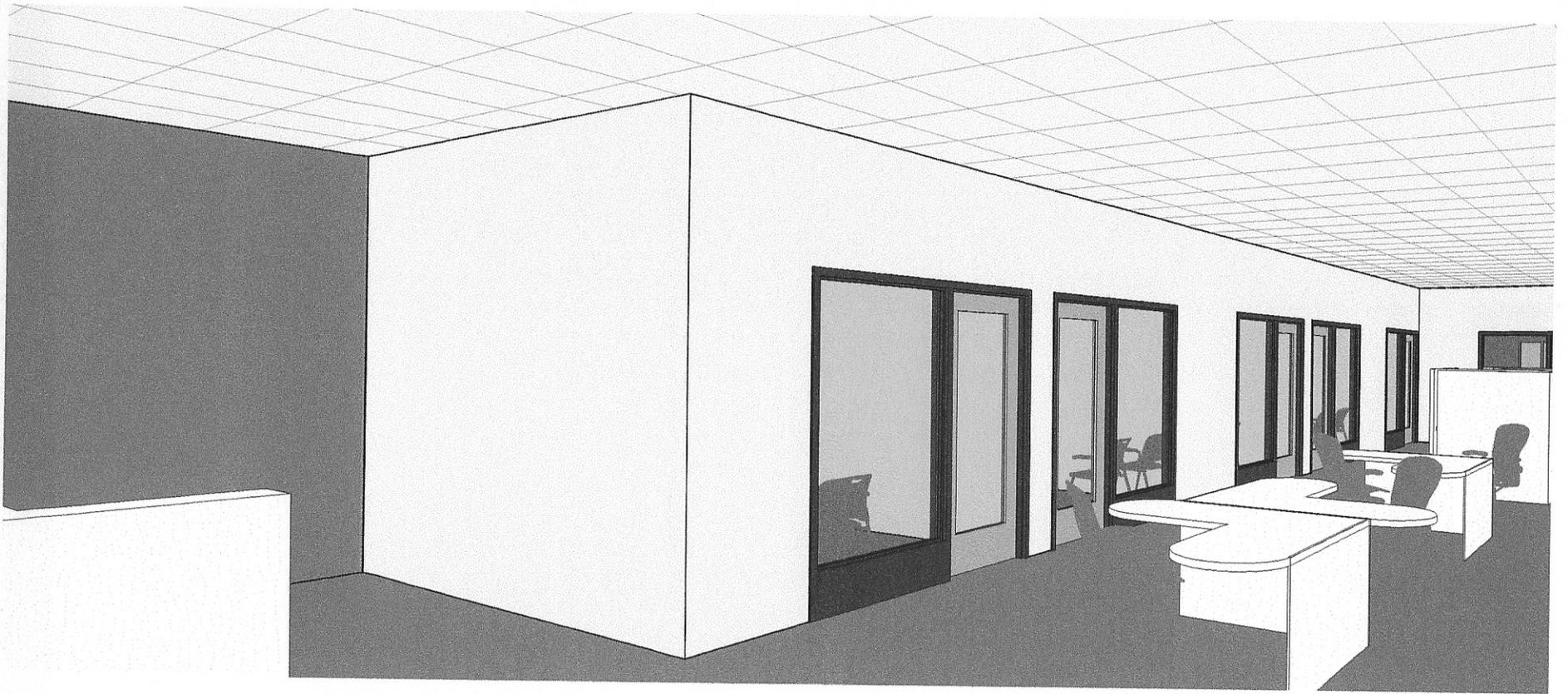
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 WAUSAU, WI 54403

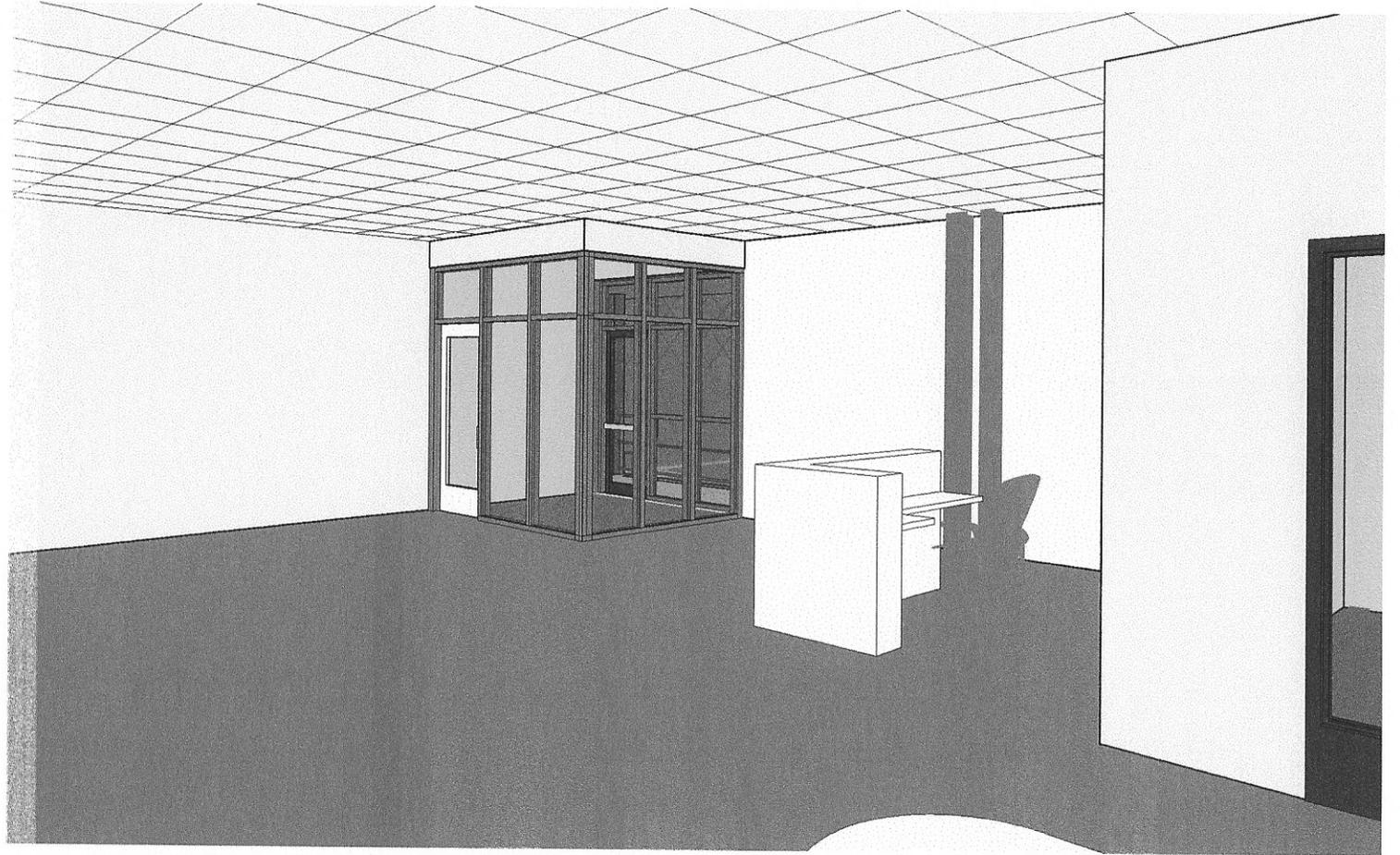
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CHECKED BY	Checker
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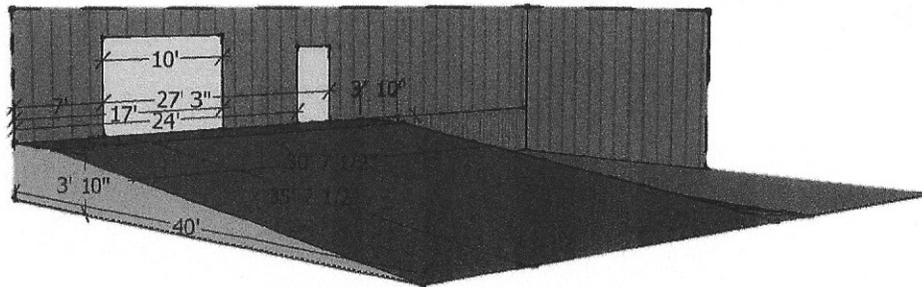
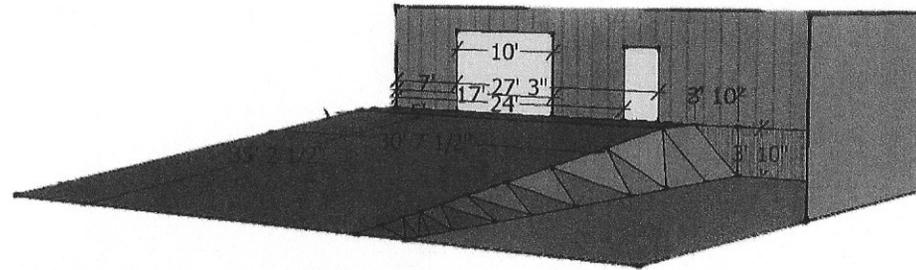
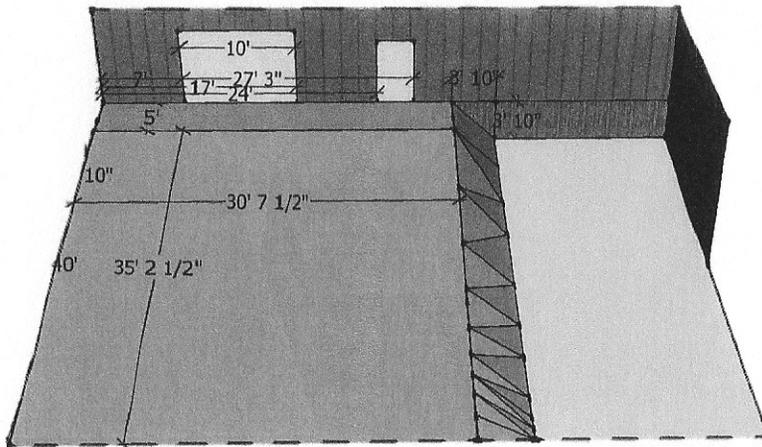
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Re-Vi Design LLC  
 4701 County Rd Z  
 Wausau, WI 54401  
 715-355-7384

Loading Dock to  
 Loading Ramp  
 Wausau, WI  
 Next to ball park  
 Proposed layouts  
 Straight and out  
 10-4-16

Comparison Report  
Wisconsin Woodchucks

Item	Description	Takeoff Qty		Labor Amount		Material Amount		Subcontract Amount		Equipment Amount		Total Unit Cost		Total Amount	
		Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1
<b>1100.00 GENERAL REQUIREMENTS</b>															
1101.00	Superintendent														
10	Superintendent	12.00	wk	12.00	wk	22,123	22,123	-	-	0	0	1,843.60	/wk	1,843.60	/wk
	Superintendent		week		week	22,123	22,123							22,123	22,123
1325.00	Mobilization														
1000	Project Mobilization	1.00	each	1.00	each	1,296	1,296	158	158	-	-	500	/each	1,954.24	/each
	Mobilization		each		each	1,296	1,296	158	158			500		1,954	1,954
1355.00	Weather Protection														
1010	Temp. Weather Protection @ Ext. Openings	1.00	ls	1.00	ls	1,545	1,545	528	528	-	-	-	/ls	2,072.70	/ls
	Weather Protection		ls		ls	1,545	1,545	528	528					2,073	2,073
1410.00	Testing														
1000	Asbestos/Lead Testing	1.00	ls	1.00	ls	-	-	0	0	2,100	2,100	-	/ls	2,100.00	/ls
	Testing		sqft		sqft					2,100	2,100			2,100	2,100
1511.00	Temp - Utilities														
7	Cell Phone	3.00	mnth	3.00	mnth	-	-	317	317	-	-	-	/mnth	105.50	/mnth
1060	Temp Toilet (Rent)	3.00	mnth	3.00	mnth	-	-	886	886	-	-	-	/mnth	295.40	/mnth
	Temp - Utilities		mnth		mnth			1,203	1,203					1,203	1,203
1521.00	Temp - Facilities														
10	Tool Trailers	3.00	mo	3.00	mo	-	-	-	-	-	-	375	/mo	125.00	/mo
	Temp - Facilities		mnth		mnth							375		375	375
1801.00	Tools & Equipment														
0325	Haul Equipment	2.00	each	2.00	each	1,645	1,645	158	158	-	-	1,000	/each	1,401.53	/each
1000	Construction Equipment	3.00	mnth	3.00	mnth	-	-	633	633	-	-	6,600	/mnth	2,411.00	/mnth
	Oil & Gas	3.00	mnth	3.00	mnth	-	-	1,583	1,583	-	-	-	/mnth	527.50	/mnth
	Tools & Equipment		mnth		mnth	1,645	1,645	2,374	2,374			7,600		11,619	11,619
1603.00	Jobsite Vehicles														
6511	Pickup Truck	3.00	mnth	3.00	mnth	-	-	-	-	-	-	2,400	/mnth	800.00	/mnth
	Jobsite Vehicles		mnth		mnth							2,400		2,400	2,400
1701.00	Survey & Layout														
10	Layout (Own Forces)	1.00	ea	1.00	ea	2,711	2,711	-	-	-	-	-	/ea	2,711.04	/ea
	Survey & Layout		ls		ls	2,711	2,711							2,711	2,711
1705.00	Clean Up - Current														
20	Rent Dumpster	3.00	mnth	3.00	mnth	-	-	2,532	2,532	-	-	-	/mnth	844.00	/mnth
1010	Current Cleanup - 5 hr/wk	12.00	week	12.00	week	4,636	4,636	-	-	-	-	-	/week	386.30	/week
	Clean Up - Current		week		week	4,636	4,636	2,532	2,532					7,168	7,168
1711.00	Clean Up - Final														
1005	Final Cleanup - Cing Service	3,800.00	sqft	3,800.00	sqft	-	-	-	-	1,330	1,330	-	/sqft	0.35	/sqft
	Clean Up - Final		ls		ls					1,330	1,330			1,330	1,330
<b>GENERAL REQUIREMENTS</b>			<b>sqft</b>		<b>sqft</b>	<b>33,956</b>	<b>33,956</b>	<b>6,794</b>	<b>6,794</b>	<b>3,430</b>	<b>3,430</b>	<b>10,875</b>	<b>10,875</b>		<b>55,055</b>
<b>2050.00 DEMOLITION</b>															
2050.01	Demolition Equipment														
10	Asbestos Abatement - 2307 N 3rd St	1.00	ls	1.00	ls	-	-	-	-	2,380	2,380	-	/ls	2,380.00	/ls
10	Asbestos Abatement - 2401 N 3rd St	1.00	ls	1.00	ls	-	-	-	-	4,294	4,294	-	/ls	4,294.00	/ls
	Demolition Equipment		ls		ls					6,674	6,674			6,674	6,674
2061.00	Building Demolition														
10	Remove Building	1.00	ls	1.00	ls	-	-	-	-	19,963	19,963	-	/ls	19,963.00	/ls

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Item	Description	Takeoff Qty		Labor Amount		Material Amount		Subcontract Amount		Equipment Amount		Total		Amount	
		Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1
												Unit Cost	Unit Cost		
	<b>Building Demolition</b>														
		<b>sqft</b>	<b>sqft</b>												
2070.40	<b>Masonry Demolition</b>														
9010	Shore/Demo Masonry Wall Openings	7.00	7.00	6,908	6,908	369	369	10,500	10,500	1,400	1,400	2,739.63	2,739.63	19,177	19,177
	<b>Masonry Demolition</b>			<b>6,908</b>	<b>6,908</b>	<b>369</b>	<b>369</b>	<b>10,500</b>	<b>10,500</b>	<b>1,400</b>	<b>1,400</b>			<b>19,177</b>	<b>19,177</b>
2070.90	<b>Partition Demolition</b>														
200	Remove Drywall Partition	928.300	928.300	2,181	2,181	-	-	-	-	-	-	2.35	2.35	2,181	2,181
200	Remove Plastic Clean Room Panels and Framing	1.00	1.00	1,974	1,974	-	-	-	-	-	-	1,973.68	1,973.68	1,974	1,974
	<b>Partition Demolition</b>			<b>4,155</b>	<b>4,155</b>									<b>4,155</b>	<b>4,155</b>
2071.01	<b>Demo: General</b>														
10	Disconnects/Permits - Allowance	1.00	1.00	-	-	-	-	5,000	5,000	30	30	5,030.00	5,030.00	5,030	5,030
	<b>Demo: General</b>							<b>5,000</b>	<b>5,000</b>	<b>30</b>	<b>30</b>			<b>5,030</b>	<b>5,030</b>
2075.00	<b>C.I.P. Concrete Demol't'n</b>														
170	Remove Interior Slab on Grade	287.02	287.02	3,934	3,934	-	-	-	-	144	144	14.21	14.21	4,078	4,078
200	Remove Curbs	75.00	75.00	617	617	-	-	-	-	75	75	9.223	9.223	692	692
200	Interior Concrete Sawcutting	188.38	188.38	1,549	1,549	-	-	-	-	188	188	9.224	9.224	1,738	1,738
	<b>C.I.P. Concrete Demol't'n</b>			<b>6,100</b>	<b>6,100</b>					<b>407</b>	<b>407</b>			<b>6,507</b>	<b>6,507</b>
2084.01	<b>Demo: Doors &amp; Windows</b>														
120	Remove Windows	3.00	3.00	1,480	1,480	-	-	-	-	-	-	493.42	493.42	1,480	1,480
	<b>Demo: Doors &amp; Windows</b>			<b>1,480</b>	<b>1,480</b>									<b>1,480</b>	<b>1,480</b>
2088.21	<b>Demo: Walls</b>														
30	Demo Ext. Wall/Frames-In Entrance Beam Bearing	2.00	2.00	1,974	1,974	600	600	-	-	-	-	1,286.880	1,286.880	2,574	2,574
30	Demo Portion of Parapet	0.00	1.00	0	329	0	50	-	-	-	-	-	-	379	379
	<b>Demo: Walls</b>			<b>1,974</b>	<b>2,303</b>	<b>600</b>	<b>650</b>							<b>2,574</b>	<b>2,953</b>
	<b>DEMOLITION</b>	<b>sqft</b>	<b>sqft</b>	<b>20,617</b>	<b>20,946</b>	<b>969</b>	<b>1,019</b>	<b>42,137</b>	<b>42,137</b>	<b>1,837</b>	<b>1,837</b>			<b>65,560</b>	<b>65,939</b>
2100.00	<b>SITWORK</b>														
2144.10	<b>Gravel at Slabs</b>														
10	Sand Fill At Slab	10.00	10.00	-	-	-	-	450	450	-	-	45.00	45.00	450	450
	<b>Gravel at Slabs</b>							<b>450</b>	<b>450</b>					<b>450</b>	<b>450</b>
2210.25	<b>Excav - Excavation &amp; Fill</b>														
10	Excavate/Backfill Footings - Entrance	86.90	120.00	-	-	-	-	2,607	3,600	-	-	30.00	30.00	2,607	3,600
10	Excavate/Backfill Footings - High Walls @ Bldg. Corners	0.00	20.00	-	-	-	-	0	800	-	-	40.00	40.00	800	800
10	Excavating Subcontractor - Remove Remaining Paving, Bring Base to Grade	1.00	1.00	-	-	-	-	2,500	2,500	-	-	2,500.00	2,500.00	2,500	2,500
	<b>Excav - Excavation &amp; Fill</b>							<b>5,107</b>	<b>6,900</b>					<b>5,107</b>	<b>6,900</b>
2220.45	<b>Excav - Fine Grade</b>														
11	Fine Grade Slab on Grade	317.00	317.00	130	130	-	-	-	-	-	-	0.411	0.411	130	130
14	Finegrade Slabs On Grade	33.541	33.541	28	28	-	-	-	-	-	-	0.822	0.822	28	28
15	Fine Grade Footings - SF	174.00	211.16	159	193	-	-	-	-	-	-	0.914	0.914	159	193
15	Fine Grade Footings - SF	0.00	60.43	0	55	-	-	-	-	-	-	0.914	0.914	55	55
20	Fine Grade Walks & Drives	315.650	496.07	94	148	-	-	-	-	-	-	0.30	0.30	94	148
20	Fine Grade Walks & Drives	900.00	900.00	269	269	-	-	-	-	-	-	0.30	0.30	269	269
	<b>Excav - Fine Grade</b>			<b>680</b>	<b>824</b>									<b>680</b>	<b>824</b>
2511.00	<b>Asphalt Paving</b>														
11	Asphalt Paving Allowance	700.00	700.00	-	-	-	-	12,250	12,250	-	-	17.50	17.50	12,250	12,250
	<b>Asphalt Paving</b>							<b>12,250</b>	<b>12,250</b>					<b>12,250</b>	<b>12,250</b>
2513.00	<b>Paving Concrete</b>														
20	Concrete Curbs	75.00	75.00	-	-	-	-	2,625	2,625	-	-	35.00	35.00	2,625	2,625

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Item	Description	Takeoff Qty		Labor Amount		Material Amount		Subcontract Amount		Equipment Amount		Total		Amount	
		Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1
												Unit Cost			
	Paving Concrete	sqft	sqft												
2580.01	Paving Marking							2,625	2,625						
	1001 Parking Lot Striping Allowance	1.00	1.00	ls	ls										
	Paving Marking	lnft	lnft	32	32	0	0	500	500	0	0	532.30 /ls	532.29 /ls	532	532
2900.01	Landscape-General														
	05 Landscaping Subcontractor - Allowance	1.00	1.00	lsum	lsum	-	-	6,500	6,500	-	-	6,500.00 /lsum	6,500.00 /lsum	6,500	6,500
	Landscape-General	sub	sub					6,500	6,500					6,500	6,500
	<b>SITEWORK</b>	<b>sqft</b>	<b>sqft</b>			<b>713</b>	<b>856</b>	<b>0</b>	<b>0</b>	<b>27,432</b>	<b>29,225</b>	<b>0</b>	<b>0</b>	<b>28,145</b>	<b>30,081</b>
3000.00	<b>CONCRETE</b>														
3100.00	Concrete Equipment														
	0100 Concrete Equipment	1.00	1.00	ls	ls	-	-	0	0	1,900	1,900	1,900.00 /ls	1,900.00 /ls	1,900	1,900
	0100 Concrete Heat and Blankets	1.00	1.00	ls	ls	1,645	1,645	300	300	0	0	2,400	2,400	4,344.80 /ls	4,345
	Concrete Equipment	lsum	lsum			1,645	1,645	300	300			4,300	4,300	8,245	8,245
3111.00	Forms - Footings														
	f 10 Form & Strip Cont. Flg. SF	174.00	211.16	sqft	sqft	1,192	1,447	137	167	-	-	-	-	-	-
	f 10 Form & Strip Cont. Flg. SF	0.00	24.17	sqft	sqft	0	248	0	19	-	-	-	-	7,643 /sqft	7,643 /sqft
	f 10 Patch & Tuckpoint Stone Retaining Wall @ Building	1.00	1.00	ls	ls	1,236	1,236	237	237	-	-	-	-	1,473.53 /ls	1,473.53 /ls
	Forms - Footings	sqft	sqft			2,429	2,832	375	423					1,474	1,474
3114.00	Forms - Walls														
	0008 Wall Forms 0' to 8'	1,218.00	1,697.42	sqft	sqft	7,155	9,912	962	1,333	-	-	-	-	6,664 /sqft	6,664 /sqft
	0008 Wall Forms 0' to 8'	0.00	80.00	sqft	sqft	0	858	0	63	-	-	-	-	9,014 /sqft	9,014 /sqft
	Forms - Walls	sqft	sqft			7,155	10,570	962	1,396					8,117	11,245
3137.00	Forms - Steps On Grade														
	1000 Riser Forms	15.00	15.00	lnft	lnft	247	247	16	16	-	-	-	-	17.51 /lnft	17.50 /lnft
	2000 Form Stir Stringers	24.69	24.69	sqft	sqft	406	406	33	33	-	-	-	-	17.77 /sqft	17.77 /sqft
	Forms - Steps On Grade	sqft	sqft			653	653	48	48					263	262
3160.01	Forms - Screeds														
	10 Screeds	317.00	317.00	sqft	sqft	209	209	16	16	-	-	-	-	0.71 /sqft	0.71 /sqft
	Forms - Screeds	sqft	sqft			209	209	16	16					224	224
3163.00	Forms - Expand/Cntrol Jts														
	0100 Sawn Control Joints	34.56	68.600	lnft	lnft	95	188	6	11	-	-	12	24	3,251 /lnft	3,251 /lnft
	0100 Sawn Control Joints	207.00	207.00	lnft	lnft	567	567	33	33	-	-	72	72	3,251 /lnft	3,251 /lnft
	0350 Paving Expansion Joints	46.00	46.00	lnft	lnft	126	126	7	7	-	-	16	16	3,251 /lnft	3,251 /lnft
	0350 Paving Expansion Joints	67.26	82.00	lnft	lnft	461	562	89	108	-	-	-	-	8,173 /lnft	8,173 /lnft
	0350 Paving Expansion Joints	24.00	24.00	lnft	lnft	164	164	32	32	-	-	-	-	8,173 /lnft	8,173 /lnft
	Forms - Expand/Cntrol Jts	lnft	lnft			1,414	1,808	166	191			101	113	196	196
3180.00	Forms - Walks and Paving														
	2006 Paving Form (4 - 6")	69.25	109.600	lnft	lnft	712	1,127	62	99	-	-	-	-	11.18 /lnft	11.18 /lnft
	2006 Paving Form (4 - 6")	99.00	99.00	lnft	lnft	678	678	62	62	-	-	-	-	7,483 /lnft	7,483 /lnft
	Forms - Walks and Paving	lnft	lnft			1,390	1,805	125	161					774	1,225
3206.00	Rebar - Footings														
	r Footing Rebar	0.482	0.572	ton	ton	634	753	671	796	-	-	-	-	2,707.76 /ton	2,707.85 /ton
	r Footing Rebar	0.00	0.18	ton	ton	0	237	0	251	-	-	-	-	2,708.44 /ton	2,708.44 /ton
	Rebar - Footings	ton	ton			634	988	671	1,047					1,305	1,549
3209.00	Rebar - Walls														
	r Wall Rebar	1.502	2.033	ton	ton	1,976	2,675	2,091	2,831	-	-	-	-	2,708.27 /ton	2,708.254 /ton
	r Wall Rebar	0.00	0.19	ton	ton	0	245	0	260	-	-	-	-	2,711.20 /ton	2,711.20 /ton
	Rebar - Walls	ton	ton			1,976	2,920	2,091	3,091					4,068	5,506

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		Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1
												Unit Cost			
	<b>Rebar - Walls</b>			1,976	2,920	2,091	3,090								
3213.00	<b>Rebar - Walks</b>													4,068	6,010
	Walk Rebar	0.36	0.56	467	734	495	777					2,710.23 /ton	2,708.75 /ton	962	1,511
	<b>Rebar - Walls</b>			467	734	495	777							962	1,511
3231.00	<b>Rebar - Wiremesh Lump Sum</b>													844	844
	WWM Sheets 6x6 6/6	9.00	9.00	247	247	397	397					71.51 /sq	71.512 /sq	844	844
	<b>Rebar - Wiremesh Lump Sum</b>			247	247	397	397							844	844
3306.02	<b>Cont. Footing Concrete</b>														
	Footing Conc 4000 psi	6.444	7.821	265	322	938	1,139					186.713 /cuyd	186.702 /cuyd	1,203	1,460
	Footing Conc 4000 psi	0.00	2.24	0	92	0	326								418
	<b>Cont. Footing Concrete</b>			265	414	938	1,465							1,203	1,878
3307.00	<b>Conc - Walls</b>														
	Wall Conc 4000 psi	22.55	31.25	928	1,285	3,084	4,273					177.85 /cuyd	177.85 /cuyd	4,011	5,558
	Wall Conc 4000 psi	0.00	4.444	0	183	0	608								790
	<b>Conc - Walls</b>			928	1,468	3,084	4,880							4,011	6,348
3310.01	<b>Conc - Slabs On Grade</b>														
	S.O.G. Conc 4000 psi	5.87	5.87	241	241	702	702					160.76 /cuyd	160.76 /cuyd	944	944
	<b>Conc - Slabs On Grade</b>			241	241	702	702							944	944
3311.00	<b>Conc - Walks</b>														
	Small Load Charges	3.00	3.00			380	380					126.60 /ea	126.60 /ea	380	380
	<b>Conc - Walks</b>					380	380							380	380
3311.01	<b>Conc - Paving</b>														
	Paving Conc 4000 psi	6.12	10.842	251	438	774	1,347					167.72 /cuyd	167.72 /cuyd	1,028	1,785
	Paving Conc 4000 psi	16.67	16.67	685	685	1,846	1,846					151.90 /cuyd	151.90 /cuyd	2,532	2,532
	<b>Conc - Paving</b>			937	1,123	2,621	3,194							3,557	4,317
3314.00	<b>Conc - Stairs &amp; Steps</b>														
	Stair/Step Conc 4000 psi	1.52	1.52	125	125	192	192					208.84 /cuyd	208.83 /cuyd	317	317
	<b>Conc - Stairs &amp; Steps</b>			125	125	192	192							317	317
3375.00	<b>Finish - Protect &amp; Cure</b>														
	10 CS 309 Curing Compound	30.00	30.00	55	55	6	6					2.04 /sqft	2.04 /sqft	61	61
	10 CS 309 Curing Compound	315.650	496.07	65	102	67	105					0.42 /sqft	0.42 /sqft	132	207
	10 CS 309 Curing Compound	900.00	900.00	185	185	190	190					0.42 /sqft	0.42 /sqft	375	375
	10 CS 309 Curing Compound	317.00	317.00	65	65	67	67					0.42 /sqft	0.42 /sqft	132	132
	<b>Finish - Protect &amp; Cure</b>			370	407	330	388							700	775
3380.01	<b>Finish - General</b>														
	10 Trowel Finish	317.00	317.00	521	521	-	-					1.65 /sqft	1.65 /sqft	521	521
	20 Broom/Float Finish	315.650	496.07	173	272	-	-					0.55 /sqft	0.55 /sqft	173	272
	20 Broom/Float Finish	900.00	900.00	493	493	-	-					0.55 /sqft	0.55 /sqft	493	493
	35 Finish Top of Footing - SF	174.00	211.16	191	232	-	-					1.10 /sqft	1.10 /sqft	191	232
	35 Finish Top of Footing - SF	0.00	80.43	0	66	-	-					1.10 /sqft	1.10 /sqft	66	66
	4201 Finish Conc Wall Burlap & Grout	251.00	480.00	1,032	1,974	10	19					4.152 /sqft	4.152 /sqft	1,042	1,993
	4212 Finish Top of Wall (LF)	87.00	120.53	179	248	-	-					2.06 /lnft	2.06 /lnft	179	248
	4212 Finish Top of Wall (LF)	0.00	20.00	0	82	-	-					2.06 /lnft	2.06 /lnft	179	248
	<b>Finish - General</b>			2,590	3,888	10	19							2,600	3,908
3385.00	<b>Finish - Stair</b>														
	10 Stair Finish	30.00	30.00	247	247	16	16					8.754 /sqft	8.753 /sqft	263	263
	<b>Finish - Stair</b>			247	247	16	16							263	263
3395.00	<b>Finish - Rubbed</b>														
	10 Rub Finish	39.69	39.69	218	218	2	2					5.532 /sqft	5.532 /sqft	220	220
	<b>Finish - Rubbed</b>			218	218	2	2							220	220

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												Unit Cost			
<b>CONCRETE</b>															
4000.00		sqft	sqft	24,137	32,442	13,922	19,065	0	0	4,401	4,413			42,460	55,920
<b>MASONRY</b>															
4221.15	Conc. Block - 8"														
lv 1	Tooth/Patch Wall Openings, Install Lintels	7.00	each	7.00	each	8,863	8,863	3,489	3,489	-	-	-	-	1,764.573 /each	1,764.573 /each
	Conc. Block - 8"		each		each	8,863	8,863	3,489	3,489						12,352
															12,352
<b>MASONRY</b>															
5000.00		sqft	sqft	8,863	8,863	3,489	3,489	0	0	0	0			12,352	12,352
<b>METALS</b>															
5100.00	Structural Steel														
	Purchase/Erect Metal Railing	86.88	lf	112.87	lf	1,719	2,233	-	-	7,124	10,158	-	-	101.783 /lf	109.783 /lf
	Structural Steel		ton		ton	1,719	2,233			7,124	10,158				8,843
															12,391
<b>METALS</b>															
6000.00		sqft	sqft	1,719	2,233	0	0	7,124	10,158	0	0			8,843	12,391
<b>WOOD &amp; PLASTICS</b>															
6100.00	Rough Carpentry														
2081	2 x 8 Treated Blocking - Fascia	42.550	lft	70.00	lft	250	411	25	41	-	-	-	-	6.454 /lft	6.454 /lft
2081	Infill Window Opening	1.00	ea	1.00	ea	1,266	1,266	106	106	-	-	-	-	1,371.59 /ea	1,371.59 /ea
2081	Treated Roof Blocking - Allowance	630.00	lft	630.00	lft	3,238	3,238	365	365	-	-	-	-	5.72 /lft	5.72 /lft
s34f	3/4" Fire Retardant Ply Shing	249.59	sqft	400.00	sqft	855	1,371	322	516	-	-	-	-	4.72 /sqft	4.72 /sqft
s34f	Misc Demo/Blocking/Sheathing To Close Off Opening Into Cold Storage	1.00	ea	1.00	ea	633	633	116	116	-	-	-	-	749.09 /ea	749.10 /ea
	Rough Carpentry		sqft		sqft	6,243	6,819	934	1,144						7,176
6113.60	Heavy Frame: Wood Columns														8,063
30	Columns - Allowance	2.00	ea	2.00	ea	317	317	1,295	1,295	-	-	-	-	805.61 /ea	805.61 /ea
	Heavy Frame: Wood Columns		ea		ea	317	317	1,295	1,295						1,611
6113.70	Heavy Frame: Wood Beams														1,611
10	Wood Beams - Allowance	21.00	lft	21.00	lft	415	415	576	576	-	-	-	-	47.22 /lft	47.22 /lft
	Heavy Frame: Wood Beams		ea		ea	415	415	576	576						992
6113.80	Heavy Frame: Wood Trusses														992
10	Wood Trusses	212.86	sqft			842		1,169		-	-	-	-	9.45 /sqft	2,011
10	Wood Trusses (all sizes)			370.00	sqft		1,464		2,032	-	-	-	-	9.45 /sqft	3,496
20	Truss Bracing, Misc Blocking	1.00	ls	1.00	ls	317	317	132	132	-	-	-	-	448.18 /ls	448
	Heavy Frame: Wood Trusses		ea		ea	1,159	1,760	1,301	2,163						2,459
6123.00	Blocking - All Types														3,944
10	Int Wall and Ext. Opening Blocking - Allowance	200.00	lft			1,130		369		-	-	-	-	7.60 /lft	1,519
10	Wall Blocking - Allowance			200.00	lft		1,130		369	-	-	-	-	7.60 /lft	1,519
	Blocking - All Types		mbf		mbf	1,130	1,130	369	369						1,519
5400.00	Millwork General														1,519
1000	Base Cabinets	11.50	lft	34.34	lft	487	1,455	1,456	4,347	-	-	-	-	168.96 /lft	1,943
1010	Wall Cabinets	11.50	lft	34.34	lft	487	1,455	1,335	3,985	-	-	-	-	158.41 /lft	1,822
1015	P-Lam Countertops	11.50	lft	49.10	lft	195	832	667	2,849	-	-	-	-	74.98 /lft	882
1021	Countertop Brackets	0.00	each	6.00	each	0	335	0	475	-	-	-	-	74.984 /each	960
1075	P-Lam Window Stool	43.00	lft	43.00	lft	607	607	907	907	0	150	-	-	35.22 /lft	1,514
1075	Flam Reception Casework - Allowance	0.00	lft	0.00	lft					-	-	-	-		317
1075	Coat Rack & Shelf	4.00	lft	4.00	lft	85	85	232	232	-	-	-	-	79.21 /lft	317

Comparison Report  
Wisconsin Woodchucks

Item	Description	Takeoff Qty		Labor Amount		Material Amount		Subcontract Amount		Equipment Amount		Unit Cost		Total Amount		
		Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	
	Millwork General	each	each	1,861	4,769	4,597	12,796			150					6,458	17,714
	<b>WOOD &amp; PLASTICS</b>	<b>sqft</b>	<b>sqft</b>	<b>11,125</b>	<b>15,330</b>	<b>9,091</b>	<b>18,362</b>	<b>0</b>	<b>150</b>	<b>0</b>	<b>0</b>				<b>20,216</b>	<b>33,843</b>
<b>7000.00</b>	<b>THERMAL &amp; MOISTURE PROT</b>															
7192.00	Vapor Barrier															
20	Poly Vapor Barrier 6 mil	3.17	3.17	251	251	11	11	-	-	-	-	82.61	82.62	262	262	
	Vapor Barrier	sqft	sqft	251	251	11	11							262	262	
7211.10	Insulation - Ceiling															
k624	Krft Faced Insulation 6 x 24" - Entrance Vestibule Ceiling	0.00	90.00	-	119	0	50	-	-	-	-	1.88			169	
u624	Un-Faced Insulation 6 x 24" - Entrance Vestibule Ceiling	0.00	90.00	-	102	0	44	-	-	-	-	1.624			146	
u624	Un-Faced Insulation 12 x 24" - Entire Suite Ceiling	3,700.00	3,700.00	4,183	4,183	2,953	2,953	-	-	-	-	1.93	1.93	7,135	7,135	
	Insulation - Ceiling	sqft	sqft	4,183	4,403	2,953	3,047							7,135	7,450	
7211.20	Insulation - Sound Blankt															
1358	Sound Blanket 16" x 3-5/8"	6,385.26	6,385.26	4,042	4,042	2,145	2,145	-	-	-	-	0.97	0.97	6,188	6,188	
	Insulation - Sound Blankt	sqft	sqft	4,042	4,042	2,145	2,145							6,188	6,188	
7212.10	Insulation - Rigid															
ru20	Un Faced Rigid Ins 2.0" x 4'	348.00	564.00	215	349	442	717	-	-	-	-	1.89	1.89	657	1,065	
ru20	Un Faced Rigid Ins 2.0" x 4'	0.00	80.00	0	52	0	102	-	-	-	-	1.93	1.93	154	154	
	Insulation - Rigid	sqft	sqft	215	401	442	818							657	1,219	
7242.00	EIFS System															
sub	EIFS Subcontractor (Spring Start)	3,325.00	3,325.00	-	-	-	-	33,250	33,250	-	-	10.00	10.00	33,250	33,250	
sub	EIFS Subcontractor - Cold Weather Conditions	0.00	0.00	-	-	-	-	0	0	-	-					
	EIFS System	sqft	sqft					33,250	33,250					33,250	33,250	
7610.01	Sheetmetal - Roofing															
10	Patching Allowance @ Roof Penetrations	4.00	4.00	1,196	1,196	3,587	3,587	-	-	-	-	1,195.75	1,195.75	4,783	4,783	
	Sheetmetal - Roofing	Inf	Inf	1,196	1,196	3,587	3,587							4,783	4,783	
7620.01	Sheetmetal - Flashing															
---	Fascia Trim	42.550	70.00	-	-	-	-	396	651	-	-	9.30	9.30	366	651	
---	Allowance Soffit	213.00	370.00	-	-	-	-	1,278	2,220	-	-	6.00	6.00	1,278	2,220	
---	Shingle Roofing and Flashing	250.00	400.00	791	1,266	528	844	-	-	-	-	5.28	5.28	1,319	2,110	
---	Wall Cap Flashing	209.47	209.47	-	-	-	-	1,948	1,948	-	-	9.30	9.30	1,948	1,948	
	Sheetmetal - Flashing	Inf	Inf	791	1,266	528	844	3,622	4,819					4,941	6,929	
7626.15	Sheetmetal - Guttr DwnSpt															
sub	Gutter & Downspout	42.550	70.00	-	-	-	-	681	1,120	-	-	16.00	16.00	681	1,120	
sub	Gutter & Downspout - Modifications @ New O/H Door	0.00	1.00	-	-	-	-	0	200	-	-		200.00		200	
	Sheetmetal - Guttr DwnSpt	Inf	Inf					681	1,320					681	1,320	
7920.01	Sealant - Compounds															
20	Caulk & Sealants	1.00	1.00	633	633	211	211	-	-	-	-	844.03	844.03	844	844	
	Sealant - Compounds	sub	sub	633	633	211	211							844	844	
	<b>THERMAL &amp; MOISTURE PROT</b>	<b>sqft</b>	<b>sqft</b>	<b>11,311</b>	<b>12,192</b>	<b>9,877</b>	<b>10,664</b>	<b>37,553</b>	<b>39,389</b>	<b>0</b>	<b>0</b>			<b>58,740</b>	<b>62,245</b>	
<b>8000.00</b>	<b>DOORS &amp; WINDOWS</b>															
8100.00	Doors Frames & Hardware															
---	Single Door - Complete	15.00	15.00	7,715	7,715	15,034	15,034	225	225	-	-	1,531.60	1,531.60	22,974	22,974	
---	Clear Sidelite Glass and HM Frame Sidelites @ Offices, Conf. Rm	6.00	6.00	475	475	1,266	1,266	2,010	2,010	-	-	625.13	625.13	3,751	3,751	

Comparison Report  
Wisconsin Woodchucks

Item	Description	Takeoff Qty		Labor Amount		Material Amount		Subcontract Amount		Equipment Amount		Total			
		Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Unit Cost	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1
	<b>Doors Frames &amp; Hardware</b>		each		each	8,190	8,190	16,300	16,300	2,235	2,235				
8391.10	<b>Doors - Entrance</b>													26,725	26,725
1005	Aluminum Single Entrance Doors - Entrance	2.00	each	3.00	each							2,200.00	/each	2,200.00	/each
	<b>Doors - Entrance</b>		each		each			4,400	6,600					4,400	6,600
								4,400	6,600					4,400	6,600
8460.00	<b>Automatic Entrance Doors</b>														
sub	Automatic Door Operators	0.00	each	2.00	each										
	<b>Automatic Entrance Doors</b>		each		each			0	4,300					4,300	4,300
									4,300						4,300
8800.00	<b>Glass &amp; Glazing</b>														
---	Aluminum Storefront - Entrance	235.170	sqft												
---	Aluminum Windows - Exterior (Storefront) - Entrance			310.50	sqft					8,231				8,231	
---	Aluminum Windows - Exterior Punched Openings	264.00	sqft	264.00	sqft					11,352				11,352	10,868
	<b>Glass &amp; Glazing</b>		sqft		sqft					19,583				19,583	22,220
										22,220					22,220
	<b>DOORS &amp; WINDOWS</b>		sqft		sqft	8,190	8,190	16,300	16,300	26,218	35,355	0	0	50,708	59,844
9000.00	<b>FINISHES</b>														
9000.01	<b>Division 9 Subcontractors</b>														
60	Acoustical Ceilings - Vinyl Covered Gyp.	284.44	sqft	284.44	sqft					1,067	1,138			1,067	1,138
60	Acoustical Ceilings - 2'x2'	3,267.31	sqft	3,267.31	sqft					11,926	13,069			11,926	13,069
90	Vinyl Base	713.24	lnft	713.24	lnft					1,569	1,712			1,569	1,712
90	LVT	1,231.26	sqft	1,231.26	sqft					6,772	7,388			6,772	7,388
80	Carpet Tile	1,990.48	sqft	1,990.48	sqft					9,952	10,450			9,952	10,450
100	Painting Subcontractor - Door Frames	15.00	ea	15.00	ea					1,350	1,350			1,350	1,350
100	Painting Subcontractor - Walls	7,425.09	sqft	7,425.09	sqft					4,826	4,826			4,826	4,826
	<b>Division 9 Subcontractors</b>		ea		ea					37,462	39,933			37,462	39,933
9110.00	<b>Non-Load Bearing Frmng Sys</b>														
0100	Layout & Supervision - Exterior	0.00	lnft	41.61	lnft	0	456								456
0100	Layout & Supervision	548.24	lnft	548.24	lnft	4,509	4,509							4,509	4,509
0200	Clean-up / Misc Labor - Exterior	0.00	lnft	41.61	lnft	0	171								171
0200	Clean-up / Misc Labor	548.24	lnft	548.24	lnft	2,254	2,254							2,254	2,254
0300	Small Tools & Equipment - Exterior	0.00	lnft	41.61	lnft										125
0300	Small Tools & Equipment	548.24	lnft	548.24	lnft						125			125	125
1000	Frame Int. Partn to 12' High	355.91	lnft	355.91	lnft	5,854	5,854				1,645	1,645		1,645	1,645
1005	Frame Int. Partn 12-16' High	192.33	lnft	192.33	lnft	3,615	3,615							3,615	3,615
1015	Frame Int. Partn >20' High - Exterior	0.00	lnft	41.61	lnft	0	1,711								1,711
1100	Frame Door Opening	15.00	each	15.00	each	617	617							617	617
1105	Frame Borrow Lite Opening	6.00	each	6.00	each	247	247							247	247
141	Int Framing 3-5/8" x 16' Ceiling	3,694.14	sqft	3,694.14	sqft	8,101	8,101							8,101	8,101
cr15	Int Framing Stud 358x10'20g	1,847.07	each	1,847.07	each			776	776					776	776
s810	Int Framing Stud 358x12'20g	187.00	each	187.00	each			785	785					785	785
s812	Int Framing Stud 358x14'20g	268.00	each	268.00	each			1,351	1,351					1,351	1,351
s814	Int Framing Stud 600x20'20g - Exterior	239.00	each	239.00	each			1,405	1,405					1,405	1,405
s880	Track: Standard 20 ga 3-5/8"	0.00	each	80.00	each			0	1,044					1,044	1,044
ts03	Track: Standard 20 ga 8.00" - Exterior	1,096.48	lnft	1,096.48	lnft			450	450					450	450
ts06	Track: Standard 20 ga 8.00" - Exterior	0.00	lnft	83.22	lnft			0	70					70	70
	<b>Non-Load Bearing Frmng Sys</b>					25,197	27,535	4,767	5,881			1,645	1,770	31,608	35,185
9250.00	<b>Gypsum Board</b>														
f085	GWB 5/8x8 Fire Code	45.00	sht	45.00	sht	2,467	2,467	520	520						
f105	GWB 5/8x10 Fire Code	29.00	sht	29.00	sht	1,590	1,590	419	419						
f105	GWB 5/8x12 Fire Code	29.00	sht	29.00	sht	1,590	1,590	419	419						
f125	GWB 5/8x12 Fire Code	81.00	sht	81.00	sht	4,441	4,441	1,404	1,404						
f125	GWB 5/8x12 Fire Code	73.00	sht	73.00	sht	4,002	4,002	1,265	1,265						
w085	5/8x8 Denseglass - Exterior	0.00	sht	23.00	sht	0	1,281	0	865						
	<b>Gypsum Board</b>		sqft		sqft	14,099	15,351	4,027	4,692					18,118	20,043
9250.02	<b>Gypsum Board - Ceilings</b>														
f065	GWB 5/8x8 Fire Code	116.00	sht	116.00	sht	6,360	6,360	1,341	1,341					7,700	7,700

Comparison Report  
Wisconsin Woodchucks

Item	Description	Takeoff Qty		Labor Amount		Material Amount		Subcontract Amount		Equipment Amount		Total		Amount	
		Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1
												Unit Cost	Unit Cost		
	<b>Gypsum Board - Ceilings</b>			6,360	6,360	1,341	1,341								
9254.00	<b>GWB - Finish Mud/Tape</b>													7,700	7,700
1000	Tape & Finish Gypsum Board Ceiling (3694 sf)	0.00	0.00	0	0	0	0	-	-	-	-	-	-	-	-
1000	Tape & Finish Gypsum Board	8,632.710	8,632.710	11,116	11,116	518	518	-	-	-	-	1.35 /sqft	1.35 /sqft	11,634	11,634
1100	Corner Bead 1-1/8 x 1-1/8	963.00	963.00	1,880	1,880	222	222	-	-	-	-	2.162 /lft	2.162 /lft	2,082	2,082
	<b>GWB - Finish Mud/Tape</b>			12,976	12,976	740	740							13,716	13,716
9270.00	<b>Gyp Drywall Accessories</b>														
fsa2	Drywall Acoustical Sealant	1,096.48	1,096.48	847	847	93	93	-	-	-	-	0.86 /lft	0.86 /lft	940	940
fp2	Plns & Loads 3/4" Conc. - Exterior	0.00	83.22	-	-	0	10	-	-	-	-	-	-	-	-
fp2	Plns & Loads 3/4" Conc.	1,096.48	1,096.48	-	-	132	132	-	-	-	-	-	-	10	10
fs13	1 1/4" Sharp Pt Screws - Exterior	0.00	915.420	-	-	0	9	-	-	-	-	0.12 /each	0.12 /each	132	132
fs13	1 1/4" Sharp Pt Screws	3,694.14	3,694.14	-	-	37	37	-	-	-	-	0.01 /each	0.01 /each	37	37
fs13	1 1/4" Sharp Pt Screws	11,014.49	11,014.49	-	-	110	110	-	-	-	-	0.01 /each	0.01 /each	110	110
	<b>Gyp Drywall Accessories</b>			847	847	371	390							1,218	1,237
	<b>FINISHES</b>			59,470	63,070	11,246	13,044	37,462	39,933	1,645	1,770			109,823	117,816
10000.00	<b>SPECIALTIES</b>														
10260.00	<b>Wall &amp; Corner Guards</b>														
1003	Plastic Corner Guard - 3'	5.00	5.00	290	290	317	317	-	-	-	-	121.25 /each	121.25 /each	606	606
	<b>Wall &amp; Corner Guards</b>			290	290	317	317							606	606
	<b>SPECIALTIES</b>			290	290	317	317	0	0	0	0			606	606
13000.00	<b>SPECIAL CONSTRUCTION</b>														
13121.00	<b>Pre-Engineered Buildings</b>														
5310	Overhead Door Opening - Allowance	0.00	1.00	0	0	0	0	0	10,000	-	-	10,000.00 /each	10,000.00 /each	4,000	10,000
5310	Structural Reinforcement and Curbs @ Air Conditioning Units	2.00	2.00	-	-	-	-	4,000	4,000	-	-	2,000.00 /each	2,000.00 /each	4,000	4,000
	<b>Pre-Engineered Buildings</b>							4,000	14,000					4,000	14,000
	<b>SPECIAL CONSTRUCTION</b>			0	0	0	0	4,000	14,000	0	0			4,000	14,000
15000.00	<b>MECHANICAL</b>														
15400.00	<b>Plumbing</b>														
10	Plumbing Allowance	1.00	1.00	-	-	-	-	21,630	21,630	-	-	21,630.00 /ls	21,630.00 /ls	21,630	21,630
10	Piping Allowance For (3ea) 50 lb. Commercial Washers	1.00	-	-	-	-	-	3,483	-	-	-	3,483.00 /ls	-	3,483	-
	<b>Plumbing</b>							25,113	21,630					25,113	21,630
15800.00	<b>H.V.A.C.</b>														
2000	HVAC Allowance	1.00	1.00	-	-	-	-	36,000	36,000	-	-	36,000.00 /ls	36,000.00 /ls	36,000	36,000
	<b>H.V.A.C.</b>							36,000	36,000					36,000	36,000
	<b>MECHANICAL</b>			0	0	0	0	61,113	57,630	0	0			61,113	57,630
16000.00	<b>ELECTRICAL</b>														
16001.00	<b>Electrical</b>														
10	Electrical Allowance	1.00	1.00	-	-	-	-	33,500	33,500	-	-	33,500.00 /ls	33,500.00 /ls	33,500	33,500

Comparison Report  
Wisconsin Woodchucks

Item	Description	Takeoff Qty		Labor Amount		Material Amount		Subcontract Amount		Equipment Amount		Total		Amount	
		Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1	Woodchucks Corporate Office - SD2	Woodchucks Corporate Office - SD1
	<b>ELECTRICAL</b>	sqft	sqft	0	0	0	0	33,500	33,500	0	0			33,500	33,500
	<b>Total</b>			180,390	198,367	72,005	89,055	279,969	304,907	18,757	18,894			551,121	611,222



Woodchucks - Garage Entry

Construct Earth Berm	Revi	\$ 6,084.00
Asphalt Ramp Construction	American	\$ 3,120.00
Railing and Install	Custom Steel	\$ 1,260.00
Overhead Door Material	TSG	\$ 1,419.50
		\$ 11,883.50
Overhead and Profit		\$ 1,188.35
Total		\$ 13,071.85

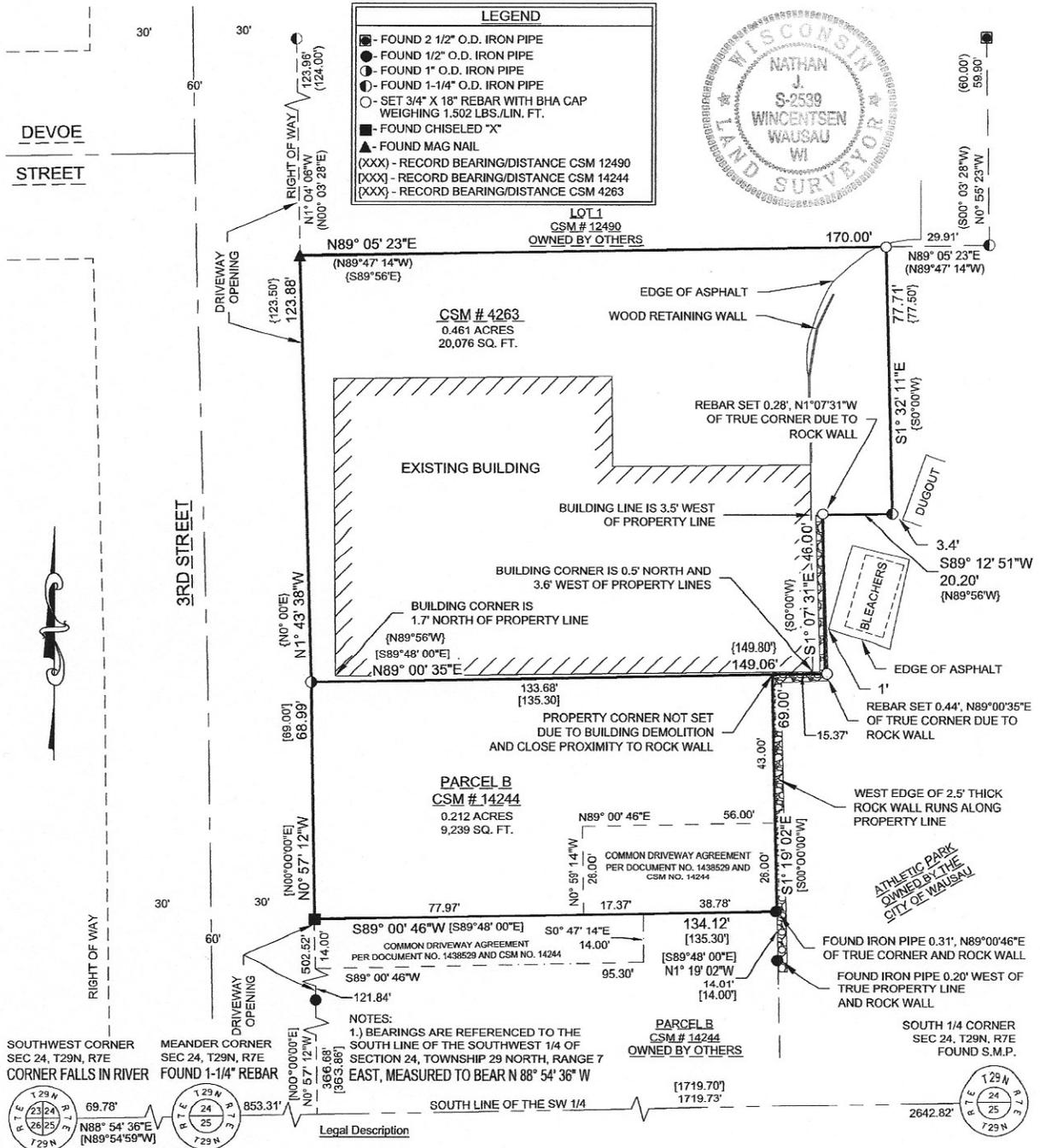
Relocate Dock Door

Cut Opening and Install Door	TSG	\$ 5,625.00
Trim Out Opening	Quality	\$ 1,260.00
		\$ 6,885.00
Overhead and Profit		\$ 688.50
Total		\$ 7,573.50

Subtotal for both projects \$ 20,645.35

# MARATHON COUNTY PLAT OF SURVEY

Of Marathon County Certified Survey Map No. 4263 and Parcel B of Marathon County Certified Survey Map No. 14244 located in Government Lot 1 of Section 24, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin



**SURVEYOR'S CERTIFICATE:**  
I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief, that at the direction of Mark Macdonald, owner, I have surveyed and mapped the parcels as described hereon. I further certify that said survey and map thereof are a correct and accurate representation of the exterior boundaries of said parcels and that I have fully complied with the provisions of Wisconsin Administrative Code A-E7 in surveying and mapping said lands.

Dated this 10th day of November, 2016

*Nathan J. Wincentsen*  
Nathan J. Wincentsen  
Becher-Hoppe Associates, Inc.  
WI P.L.S. S-2539

Of Marathon County Certified Survey Map No. 4263 recorded in Volume 16 of Certified Survey Maps on Page 31 as Document No. 861247 being a part of Government Lot 1 of Section 24, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin;

The above described parcel of land contains 20,076 square feet, or 0.461 acres, more or less.

That said parcel is subject to all easements, restrictions and right of ways of record.

**Parcel "A" CSM No. 14244**

Of Parcel "A" of Marathon County Certified Survey Map No. 14244 recorded in Volume 63 of Certified Survey Maps on Page 71 as Document No. 1437851 being a part of Government Lot 1 of Section 24, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin;

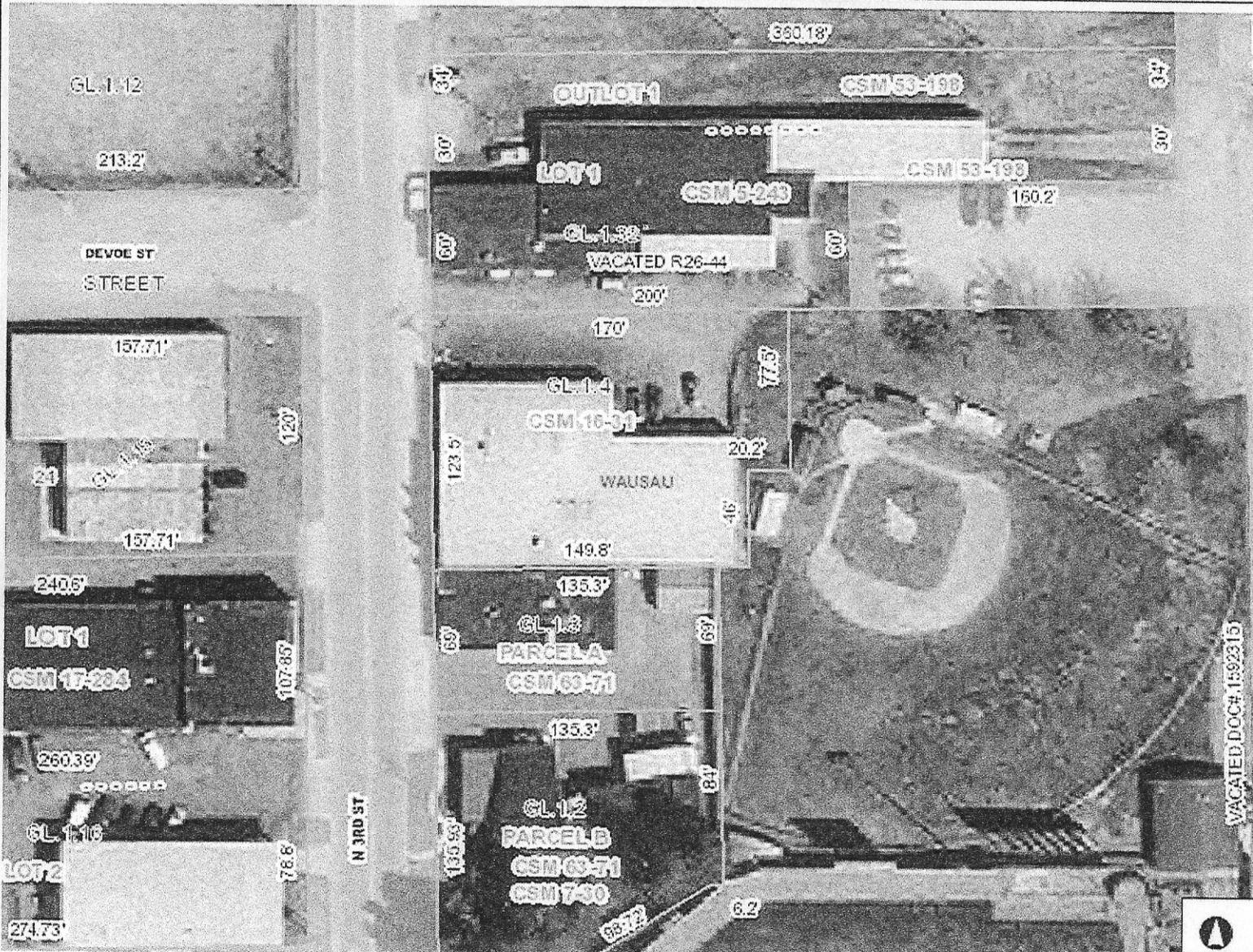
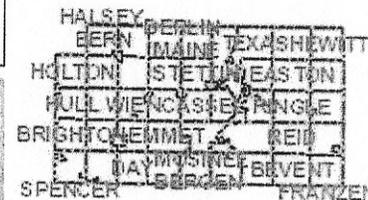
The above described parcel of land contains 9,239 square feet, or 0.212 acres, more or less.

That said parcel is subject to all easements, restrictions and right of ways of record; including a common driveway agreement recorded in Document No. 14385229.

	330 Fourth Street Wausau, WI 54403 715.845.8000 • Fax 715.845.8008 becherhoppe.com	PROJECT No.: 2016.095	Drawn by: NJW	LOCATION: Wausau, Wisconsin	Client: Mark Macdonald
		DATE: 11/10/16	Checked by: LTK		



# Land Information Mapping System



### Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Road Names
- Named Places
- Municipalities
- 2015 Orthos
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

35.84 0 35.84 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

**Marathon County Land Record**

Report Generated:  
11/17/2016 at 2:25:03 PM



**Request:** 29129072430977  
**PIN:** 291-2907-243-0977  
**Parcel:** 59-242907-0GL-001-04-00  
**Municipality:** City of WAUSAU

For reference purposes only.

No warranties are expressed or implied for the data provided.

**View Type:** Public

**Account:**

**(1) General Parcel Information:**

**PIN** 291-2907-243-0977  
**Parcel Number** 59-242907-0GL-001-04-00  
**Parcel Status** Active  
**Sale Type** Undefined  
**Sale Date** 08/31/2016  
**Sale Amount** \$242,500.00  
**Transfer Tax** \$727.50  
**Deed Type** Warranty Deed  
**Deed Reference** 1720606WD  
**Mailing Address** 4201 N LAKESHORE DR  
 WAUSAU WI  
 54401

**(8) Recent Taxes:**

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

Year	Description	Due	Paid	Unpaid	Description	Value	
2015					Fair Mkt. Value	280,900.00	
					Wood Fair Mkt. Value	0.00	
	<a href="#">View Tax Bill PDF</a>	General Net	7,147.38				
		Lottery Credit	120.31				
		General Tax	7,027.07	7,027.07	0.00	Land	40,100.00
		Special	0.00	0.00	0.00	Use Assessment	0.00
		Wood	0.00	0.00	0.00	Improvement	242,300.00
		Other	0.00	0.00	0.00	Wood	0.00
	<b>Totals:</b>	<b>\$7,027.07</b>	<b>\$7,027.07</b>	<b>\$0.00</b>	<b>Total Assessed Value</b>	<b>\$282,400.00</b>	
2014					Fair Mkt. Value	232,700.00	
					Wood Fair Mkt. Value	0.00	
	<a href="#">View Tax Bill PDF</a>	General Net	5,794.65				
		Lottery Credit	122.35				
		General Tax	5,672.30	5,672.30	0.00	Land	28,700.00
		Special	0.00	0.00	0.00	Use Assessment	0.00
		Wood	0.00	0.00	0.00	Improvement	212,300.00
		Other	0.00	0.00	0.00	Wood	0.00
	<b>Totals:</b>	<b>\$5,672.30</b>	<b>\$5,672.30</b>	<b>\$0.00</b>	<b>Total Assessed Value</b>	<b>\$241,000.00</b>	
2013					Fair Mkt. Value	232,700.00	
					Wood Fair Mkt. Value	0.00	
	<a href="#">View Tax Bill PDF</a>	General Net	6,017.52				
		Lottery Credit	120.89				
		General Tax	5,896.63	5,896.63	0.00	Land	30,100.00
		Special	0.00	0.00	0.00	Use Assessment	0.00
		Wood	0.00	0.00	0.00	Improvement	222,500.00
		Other	0.00	0.00	0.00	Wood	0.00
	<b>Totals:</b>	<b>\$5,896.63</b>	<b>\$5,896.63</b>	<b>\$0.00</b>	<b>Total Assessed Value</b>	<b>\$252,600.00</b>	
2012					Fair Mkt. Value	239,200.00	
					Wood Fair Mkt. Value	0.00	
	<a href="#">View Tax</a>	General Net	6,083.90				
		Lottery Credit	101.57				
	General Tax	5,982.33	5,982.33	0.00	Land	32,000.00	

**Marathon County Land Record**



**Request:** 29129072430978  
**PIN:** 291-2907-243-0978  
**Parcel:** 59-242907-0GL-001-03-00  
**Municipality:** City of WAUSAU

Report Generated:  
 11/17/2016 at 2:22:43 PM



For reference purposes only.

No warranties are expressed or implied for the data provided.

**View Type:** Public

**Account:**

**(1) General Parcel Information:**

**PIN** 291-2907-243-0978  
**Parcel Number** 59-242907-0GL-001-03-00  
**Parcel Status** Active  
**Sale Type** Undefined  
**Sale Date** 08/30/2016  
**Sale Amount** \$50,000.00  
**Transfer Tax** \$150.00  
**Deed Type** Special Warranty  
**Deed Reference** 1720607SP  
**Mailing Address** 4201 N LAKESHORE DR  
 WAUSAU WI  
 54401

**(8) Recent Taxes:**

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

Year	Description	Due	Paid	Unpaid	Description	Value	
2015					Fair Mkt. Value	104,700.00	
					Wood Fair Mkt. Value	0.00	
	<a href="#">View Tax Bill PDF</a>	General Net	2,615.82				
		Lottery Credit	0.00				
		General Tax	2,615.82	2,615.82	0.00	Land	18,700.00
		Special	0.00	0.00	0.00	Use Assessment	0.00
		Wood	0.00	0.00	0.00	Improvement	86,500.00
		Other	0.00	0.00	0.00	Wood	0.00
	<b>Totals:</b>	<b>\$2,615.82</b>	<b>\$2,615.82</b>	<b>\$0.00</b>	<b>Total Assessed Value</b>	<b>\$105,200.00</b>	
2014					Fair Mkt. Value	132,300.00	
					Wood Fair Mkt. Value	0.00	
	<a href="#">View Tax Bill PDF</a>	General Net	3,262.85				
		Lottery Credit	0.00				
		General Tax	3,262.85	3,262.85	0.00	Land	18,700.00
		Special	0.00	0.00	0.00	Use Assessment	0.00
		Wood	0.00	0.00	0.00	Improvement	118,300.00
		Other	0.00	0.00	0.00	Wood	0.00
	<b>Totals:</b>	<b>\$3,262.85</b>	<b>\$3,262.85</b>	<b>\$0.00</b>	<b>Total Assessed Value</b>	<b>\$137,000.00</b>	
2013					Fair Mkt. Value	126,200.00	
					Wood Fair Mkt. Value	0.00	
	<a href="#">View Tax Bill PDF</a>	General Net	3,231.18				
		Lottery Credit	0.00				
		General Tax	3,231.18	3,231.18	0.00	Land	18,700.00
		Special	395.76	395.76	0.00	Use Assessment	0.00
		Wood	0.00	0.00	0.00	Improvement	118,300.00
		Other	0.00	0.00	0.00	Wood	0.00
	<b>Totals:</b>	<b>\$3,626.94</b>	<b>\$3,626.94</b>	<b>\$0.00</b>	<b>Total Assessed Value</b>	<b>\$137,000.00</b>	
2012					Fair Mkt. Value	128,800.00	
					Wood Fair Mkt. Value	0.00	
	<a href="#">View Tax Bill PDF</a>	General Net	3,242.69				
		Lottery Credit	0.00				
	General Tax	3,242.69	3,242.69	0.00	Land	18,700.00	

**BUYER'S CLOSING STATEMENT**

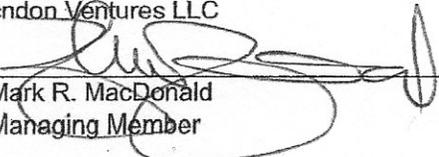
**Buyer:** Macndon Ventures LLC  
**Seller:** Margaret A. Williams  
**Closing Agent:** Knight Barry Title Services LLC  
 1134 Grand Avenue  
 Rothschild, WI 54474  
 (715)355-0100  
**Closing Date:** August 31, 2016  
**Property Location:** 2401/2403 N. 3rd Street  
 Wausau, WI 54403

CHARGES		
Contract sales price		242,500.00
Government recording charges	Register of Deeds or Knight Barry Title	30.00
<b>TOTAL CHARGES</b>		<b>242,530.00</b>
CREDITS		
City/Town taxes		4,665.51
01/01/16 - 08/31/16		
Water & Sewer		45.85
06/01/16 - 08/31/16		
<b>TOTAL CREDITS</b>		<b>4,711.36</b>
BALANCE		
		<b>FROM BUYER</b>
		<b>237,818.64</b>

**APPROVED BY BUYER**

**BUYER(S)**

Macndon Ventures LLC

BY:   
 Mark R. MacDonald  
 Managing Member



**BUYER'S CLOSING STATEMENT**

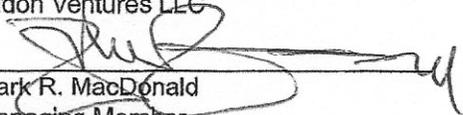
**Buyer:** Macndon Ventures LLC  
**Seller:** Dearborn Street Holdings LLC, Series 16  
**Closing Agent:** Knight Barry Title Services LLC  
1134 Grand Avenue  
Rothschild, WI 54474  
(715)355-0100  
**Closing Date:** August 31, 2016  
**Property Location:** 2307 N. 3rd Street  
Wausau, WI 54403

<b>CHARGES</b>		
Contract sales price		50,000.00
Closing Fee	Knight Barry Title Services LLC	125.00
Government recording charges	Register of Deeds or Knight Barry Title	30.00
<b>TOTAL CHARGES</b>		<b>50,155.00</b>
<b>CREDITS</b>		
Deposit or earnest money		1,000.00
County taxes		1,736.73
01/01/16 - 08/31/16		
<b>TOTAL CREDITS</b>		<b>2,736.73</b>
<b>BALANCE</b>		
		<b>FROM BUYER</b>
		<b>47,418.27</b>

**APPROVED BY BUYER**

**BUYER(S)**

Macndon Ventures LLC

BY:   
Mark R. MacDonald  
Managing Member



**Community Development Department**

Wausau City Hall  
407 Grant Street  
Wausau, WI 54403

**December 5<sup>th</sup> 2016**

RE: SEARS Redevelopment Proposal

Mr Schock:

Please find formal letters from our architect and engineer attached. We have discussed it at length with our construction team and all agree, while it may be theoretically possible to construct a theatre on top of the two story JCP parking ramp, it is not economically feasible. It would likely be cheaper/easier/safer to tear down the ramp and start from scratch, and you can guess that at that cost the economics are not close to favorable.

We sincerely hope that we can convince the city our project is the best alternative for the Wausau Center Mall and downtown Wausau. We are confident the amount of traffic we would draw to the Mall would benefit the community far greater than the number of dollars saved by selecting the HOM proposal over ours. We also strongly believe the large financial investment we are proposing will go much further in cementing the future of downtown for generations to come.

In effort to incentivize the city and provide as few barriers as possible, we are willing to reduce our TIF request by a substantial amount. We are willing to reduce the amount of pay as you go increment from 60% to 30% over a 20 year term. This will amount to roughly **\$1,100,000** in additional tax increment that will go **to the city** over the course of twenty years. So in summary our full request would be:

\$1,000,000	Forgivable loan – based on benchmarks we must achieve
\$450,000 (estimated)	30% of the Tax Increment created over 20 years

In addition we would also ask for a reduction in the \$800k purchase price to cover the cost of demolition and site work (up to \$300k).

Please feel free to reach out with any clarifying questions.

Regards,

Nathan Woodworth  
Principal  
Micon Cinemas  
Eau Claire, WI 54701

November 22, 2016

**VIA E-MAIL** – [christian.schock@ci.wausau.wi.us](mailto:christian.schock@ci.wausau.wi.us)  
Christian Schock  
Planning, Community & Economic Development  
407 Grant Street  
Wausau, WI 54403-4783

**VIA E-MAIL** – [robert.mielke@ci.wausau.wi.us](mailto:robert.mielke@ci.wausau.wi.us)  
The Honorable Robert B. Mielke  
Mayor of Wausau  
407 Grant Street  
Wausau, WI 54403-4783

**RE: RFP for the Redevelopment of the Former Sears Store at 411 Washington Street**

Dear Mr. Christian and Mayor Mielke:

After returning from Wausau last week, I have decided to send this option to you. I have copied several others on this email and request that you please forward it to anyone else that I may have inadvertently missed.

If it is not too late, we would like to put forth a second option for the Planning, Council and Finance staff to consider. We will still leave our first proposal on the table. However, after attending the meeting and visiting the Sears and JC Penney's sites while in town, we may have a simpler option for Wausau that would not require the creation of a TIF zone, if that is preferred by the City.

We have heard many things reported through the media that puts different values on the finished projects. Some reports as high as \$6,000,000 on the completed Sears project, if HOM Furniture were to remodel and occupy. While our total investment in the Wausau showroom will be in that range, a significant amount of that investment will not be in areas that add value to the real estate. It will be in inventory, computers, merchandise displays and so on. In our opinion, the value of our finished showroom will be closer to \$3 million based on factors such as the recent sale for \$700,000 of the Sears building, a vacant Penney's building and the fact that the mall is still facing significant obstacles moving forward with non-anchor vacancy.

If it is possible to fix the Sears property value going forward, we are willing to drop any request for TIF. Our offer would essentially remain the same, but the real estate values would be fixed per the schedule below, which we feel is fair, all things considered.

\$700,000 purchase price for the building and land

Real estate assessed value for year :	2017	Non taxable
	2018	\$2,000,000
	2019 to 2029	\$3,000,000

HOM Furniture offers the ability to deliver a finished showroom during 2017, provided we can close in the first quarter, with no additional financial requirements from the city or other financial institutions. We can deliver on our promise, as we have done so, on 3,000,000 feet of development in the past 20 years. I will again confirm that HOM Furniture has no interest in owning or leasing the former Penney's location, it just does not meet our needs.

Wayne Johansen,  
HOM Furniture

**FIRST AMENDMENT TO AND ASSIGNMENT OF  
PURCHASE AND DEVELOPMENT AGREEMENT  
(Sav-O-Supply Building)**

THIS FIRST AMENDMENT TO PURCHASE AND DEVELOPMENT AGREEMENT (the “Amendment”) is dated as of November \_\_, 2016, and is between the CITY OF WAUSAU, a Wisconsin municipal corporation (“City”), METROPLAINS PARTNERS, LLC, a Minnesota limited liability company (“Original Developer”) and ATRIUM LOFTS LIMITED PARTNERSHIP, a Wisconsin limited partnership (“Developer”).

**RECITALS:**

WHEREAS, City and Original Developer entered into that certain Purchase and Development Agreement dated January 28, 2016 (the “Purchase Agreement”) for the purchase and sale of real property located at 1418 North 1<sup>st</sup> Street, Wausau, Marathon County, Minnesota, and legally described in Exhibit A to the Purchase Agreement.

WHEREAS, Original Developer desires to assign the Purchase Agreement to Developer, and Developer desires to accept such assignment.

WHEREAS, Developer and City desire to amend the Purchase Agreement, among other things, to extend the Closing Deadline, as that term is defined in the Purchase Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned agree as follows:

**COVENANTS AND AGREEMENTS:**

1. Recitals; Capitalized Terms. The recitals set forth above are incorporated into this Amendment by reference. Any undefined, capitalized terms used herein shall have the meaning attributed to them in the Purchase Agreement.
2. Closing. The term “Closing Deadline” set forth in Section 1.f of the Purchase Agreement is hereby amended to mean June 1, 2017.
3. Assignment. Original Developer hereby assigns to Developer all of its right, title and interest under the Purchase Agreement and this Amendment and Developer hereby accepts such assignment and agrees to assume all of Original Developer’s obligations thereunder.
4. Effect of Amendment. Except as amended by this Amendment, all other terms and obligations of the Purchase Agreement shall continue in full force and effect.
5. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. A copy of this Amendment bearing a facsimile or electronic signature shall be as effective as a copy bearing an original signature.

THIS AMENDMENT is made effective as of the date set forth above.

**CITY:**

CITY OF WAUSAU,  
a Wisconsin municipal corporation

By: \_\_\_\_\_  
Name: Robert Mielke  
Its: Mayor

Attest: \_\_\_\_\_  
Name: Toni Rayala  
Its: Clerk

**ORIGINAL DEVELOPER:**

METROPLAINS PARTNERS, LLC,  
a Minnesota limited liability company

By: \_\_\_\_\_  
Name: Robert G. McCready  
Its: Co-President

**DEVELOPER:**

ATRIUM LOFTS LIMITED PARTNERSHIP  
a Wisconsin limited partnership

By: Atrium Lofts GP, LLC  
Its: General Partner

By: \_\_\_\_\_  
Name: Robert G. McCready  
Its: Co-President

