



OFFICIAL NOTICE AND AGENDA

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

Meeting of: **ECONOMIC DEVELOPMENT COMMITTEE**

Date/Time: **Tuesday, June 2 2020 at 5:15 p.m.**

Location: **City Hall, Council Chambers**

Members: Tom Neal (C) , Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian

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

- 1 Approval of the Minutes from 3/19/2020, 4/8/2020 and 5/5/2020
- 2 Discussion and Possible Action on the update of City's Request for Proposal (RFP) Template.
- 3 Discussion and Possible Action on the issuance of a Request for Proposal (RFP) for various city-owned parcels in the Near North area, around 2nd and Bridge Sts. and 3rd Street near Short St.
- 4 Discussion and Possible Action on the proposals received for 1300 Cleveland St. (former City Incubator) property.
- 5 Discussion and Possible Action on the previous proposals received for the Thomas Street Phase 2 Remnant parcels.
- 6 Discussion and Possible Action on the proposal received from Cherry Street Dental for a proposed commercial office building in the Riverlife area.
- 7 **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:
 - Proposal received from Cherry Street Dental for a commercial office building in the Riverlife area
 - Proposals received for 1300 Cleveland St. (former City incubator) property
- 8 **RECONVENE** into Open Session to Take Action on Closed Session Items, If Necessary

Updates

- Wausau Center Mall Planning
- N Riverfront Unified Site Plan
- Wausau Cares Loan and Grant Program for Small Businesses
- Department Overview
- Department Staffing

Adjournment

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

This Notice was posted at City Hall and emailed to the Media on 5/27/2020

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is **964 419 084**. Password is **266388**. Individuals appearing in person will either be seated in the Council Chambers or an overfill room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/WausauCityCouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw. Any person wishing to offer public comment who does not appear in person to do so, may e-mail Christian Schock at christian.schock@ci.wausau.wi.us with "Economic Development Committee public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Thursday, March 19, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Gary Gisselman, Patrick Peckham and Michael Martens

Members Absent: Lisa Rasmussen

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris Schock, Dave Nutting and Michelle Van Krey

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

The Economic Development Committee meeting was called to order by Neal at 5:15 p.m.

1# Approval of the Minutes from 3/3/2020

Motion by Peckham, second by Martens to approve the minutes. Motion passed 4-0.

#2 Discussion and Possible Action on the acquisition of county-owned foreclosed property at 1407 N 2nd St.

Schock explained that the Community Development Department has expressed interest to the county for the blighted property at 1407 N 2nd St. The department has a couple different fund options available for this acquisition. Peckham asked if there were any other financial obligations tied to the property. Schock confirmed that the property was appraised at \$10,000 and had a delinquent utility bill of \$12,000 which the county paid when they acquired the property making the cost to acquire the property approximately \$22,000. Gisselman supports the acquisition of this property but expressed concern over the plan for Aedifix Holdings (Blenker) to put a 2 unit development on that lot.

Motion by Peckham, second by Gisselman to direct staff to pursue negotiations with the county to acquire the property. Motion passed 4-0.

#3 Discussion and Possible Action on supporting the Low Income Housing Tax Credit application by Gorman Company for the renovation of the Landmark Apartments.

Schock shared that Gorman Company has reapplied to WHEDA for Low Income Housing Tax Credit (LIHTC) for the Landmark Apartments. This would be the largest LIHTC project in the City to date and would add affordable housing to the downtown area. The Community Development Authority has approved a loan to Gorman Company to compliment tax credits and financing to make this project happen.

Motion by Gisselman, second by Martens to support the application. Motion passed 4-0.

#4 Discussion and Possible Action on the proposal received for 180 E Wausau Ave. (former Wausau Chemical truck warehouse)

Dan Weber, Timekeeper Distillery, and Lyn Kearns, Mosinee Brewing Company, shared a presentation of their proposal for Wausau Barrel House and Cannery at 180 E Wausau Ave. The proposed project would have a canning line, incubator kitchen, winery, event space, food truck stalls and storage for whiskey barrels among other things. The construction costs are estimated at \$990,000 to \$1.2 million and equipment costs are estimated at \$500,000.

Romey Wagner, manager of the Entrepreneurial & Education Center, spoke in strong support of this project and how it will benefit the community.

Guy Fredel, local attorney, spoke in support of the project while highlighting the success that Mosinee Brewing Company has had and the benefit this project will be providing to the community.

Schock explained that the department does not have the full amount they are asking for in the Commercial Rehab fund so the loan would have to come from TIF or a combination of the two.

Peckham asked if there were any environmental concerns. Schock indicated that when the Phase 1 was done on all Wausau Chemical properties this property had no concerns.

Gisselman questioned the availability for parking which Weber explained was ample for day to day operations of the business and that for large events the new lots near the Woodchucks Stadium could be used if there was not a conflict with a baseball game.

Motion by Gisselman, second by Peckham to support the proposal. Motion passed 4-0.

#5 Discussion and Possible Action on a proposal received from Aedifix Holdings (Blenker) for the proposed construction of townhomes on city-owned land at 2nd & 3rd Sts between Short and Bridge Sts; and along River Drive at Fulton St.

Schock explained that this item was re-agendized from the last meeting to give Aedifix Holdings (Blenker) the opportunity to explain why they asked for the City support that they did. Neal pointed out that the committee had asked staff to explain the concern to the developer regarding their initial proposal and their ask for high City involvement but that did not change the amount of support they are asking for.

Peckham expressed concern that the property is just being given away to the first person to express interest and that perhaps it should go out for RFP. Martens encourage the proposer to take another look at the financial associated with this project to see what could be trimmed down.

Neal directed staff to go back to the proposer to hammer out details and in the meantime leave the lots open for other interested parties if they come forward.

#6 Discussion and Possible Action on a Commercial Rehabilitation Loan application and tax increment financing request for the renovation of the Plaza Hotel at 201 N 17th Ave.

Jay Govardhan, applicant, called in to the meeting to explain that he was in the process of buying the other owner of this property out. He has been an owner since June of 2018 and is looking to change the brand of the hotel to Best Western and improve the quality of rooms.

Schock explained that the north lot of the property would be subdivided and sold. The back lot of the property which is the pool and banquet hall would be demolished and sold to a multifamily developer. The remaining hotel would be renovated to meet Best Western standards. The owner is requesting a commercial development loan and reverse TIF for 1 year.

Motion by Peckham, second by Martens to support the application. Motion passed 4-0.

#7 Discussion and Possible Action on the proposal received for Riverlife Phase 3 Mixed Use Building at 1200 N River Dr. and associated parking in the Riverlife North Zone.

Schock shared that the current developer is ready to move forward with the mixed use building proposed for the Riverlife development. They plan to use the same footprint as the initial plan from Mudrovich. The request is for more parking to be added in that area to accommodate a commercial space as well as reverse TIF of 9% of construction value capped at \$899,000. The project will begin construction when 65% of the space has been preleased.

Motion by Peckham, second by Martens to support the term sheet as proposed to move to Finance

Committee. Motion passed 3-1.

#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:

Closed session was not required and no action was taken.

#9 Reconvene into Open Session, if necessary

Closed session was not required and no action was taken

#10 Updates

Presented by Schock.

- Fix It Up Wausau

Schock summarized the memo that Michelle Van Krey wrote to the committee about the two Fix it Up loans that have closed so far.

- North Riverfront site planning

The demo of the Great Lakes Cheese building went out for proposal again since the original demo contractor passed away in December. Proposals have been received and a new demo contractor will be picked.

- Wausau Center Mall

WOZ is interviewing firms for the planning process. The goal is to unify the previous studies and plans that have been for the mall area with their new plan for the mall.

- Shopko

The owner is marketing the property for redevelopment and 18th Ave will be relocated slightly north to allow for better traffic flow and a larger development parcel to the south of 18th Ave.

- Next meeting date

If there are items that need to be addressed before the election the committee will set a meeting date.

#11 Discussion and Possible Action on allowing staff to approve the deferral of loan repayment on city loans to small businesses to assist business operations impacted by COVID-19 on a case by case basis for as long as necessary.

Schock recommends giving staff the opportunity to defer payments on city loans as necessary in response to the COVID-19 pandemic. For the loan programs that are serviced in house, staff already have the ability to work with borrowers to defer or set up payment plans but for other types of loans, like TIF loans, staff do not have authorization to defer. Interest would continue to accrue but payments would not be necessary during this deferred time.

Martens expressed concern over having a time frame set to this deferral program so that borrowers have to request this deferment within an appropriate amount of time. His suggestion was during the declared state of emergency.

Neal supports allowing staff to have the authority to work with borrowers to defer payments.

Peckham would also like to set a time frame for the borrowers to request deferment. He suggested for up to year.

Motion by Peckham, second by Gisselman to give staff the authority to defer loan payments on a case by case basis for up to a year from March 19, 2020. Motion passed 4-0.

Special Instructions or Directives to Staff:

None

Motion by Martens, second by Peckham to adjourn the meeting. Motion passed 4-0.

Adjournment Time: 6:36 p.m.

JOINT FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Wednesday, April 8, 2020 at 5:15 p.m., Council Chambers

Economic Development Committee Members Present: Tom Neal (c), Gary Gisselman, Lisa Rasmussen
Patrick Peckham and Michael Martens

Finance Committee Members Present: Lisa Rasmussen (c), Linda Lawrence, Michael Martens, David
Nutting and Dennis Smith

Others Present: MaryAnne Groat, Anne Jacobson, Brad Lenz, Robert Mielke, Chris
Schock, Tammy Stratz and Michelle Van Krey

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

The Economic Development Committee meeting was called to order by Neal at 5:22 p.m.

The Finance Committee meeting was called to order by Rasmussen at 5:22 p.m.

1# Discussion and Possible Action on the deferral of interest and principal payments on city-funded loans and groundlease payments of small businesses impacted by COVID-19 for a period not to exceed one (1) year.

This item was referred back to committee by council because of some concern regarding the lack of criteria for businesses to request this deferment. Schock explained that the purpose of this deferral is to allow the administration to defer TIF loans on a case by case basis. Staff already work with borrowers on non-TIF loans when necessary but TIF loans are tied to a development agreement that would take Council action to change. Each TIF loan would have to go through committee and council in order to approve a deferment unless this authority is given to the administration to defer during this emergency time. Interest will continue to accrue but payments will not be due and no late fees will be assessed during the deferment period.

Rasmussen shared concern that if this resolution goes back to council with no changes it will delay this process even further.

Schock explained that criteria doesn't need to be created since the intention is to defer all loans during this time. Lawrence shared that after hearing Schock explain the intent of this process she agrees that no criteria needs to be created since it would create a more burdensome process for the administration.

Rasmussen suggested that the timeline be shortened to 6 months and could be revisited after 6 months if the situation is still occurring and that Community Development staff should be the ones administering the deferment and not the Mayor.

Discussion occurred regarding if criteria should be created to determine a level of need or if all loans should be deferred.

There was concern from some committee members that businesses would take advantage of our deferment and take it even if they didn't need it at this time. Mary Anne Groat, Finance Director, clarified that interest will still accrue during this time so if business were still able to pay during this time it would be beneficial to them to keep paying.

Peckham suggested edits to the resolution include an offer of deferment for all loans and ground lease payments for a period of 6 months with the decisions to be made by Community Development staff instead of the Mayor.

Anne Jacobson, city attorney, suggested that language be added to clarify how long staff has this authority and suggested that this would apply to current loans only and not future loans.

ED Committee: Motion by Peckham, second by Gisselman to accept the amended the resolution giving staff the authorization to defer loans on a case by case basis for up to six months. Motion passed 5-0.

Finance Committee: Motion by Nutting, second by Martens to accept the amended the resolution giving staff the authorization to defer loans on a case by case basis for up to six months. Motion passed 5-0.

#2 Discussion and Possible Action on a Commercial Rehabilitation Loan application and tax increment financing request for the renovation of the tower portion of the Plaza Hotel at 201 N 17th Ave.

Schock explained that this is a multi-based redevelopment proposal which would divide the Plaza Hotel lot into three lots. The northern lot would be sold for redevelopment, the tower portion of the hotel would be remodeled and the ballroom/pool area of the hotel would be demolished and sold to a multi-family housing developer, Lokre Company. There are two agenda items but it is important to note that they have to move in tandem since the sale of the property is part of the equity to be able to renovate the hotel.

Rasmussen spoke in support of the project, noting that the Plaza Hotel has been in need of repair for a long time and if the hotel is updated and rebranded we could see an uptick in room tax dollars because reservations will most likely increase.

ED Committee: Motion by Peckham, second by Rasmussen to accept application. Motion passed 5-0.

Finance Committee: Motion by Nutting, second by Smith to accept the application. Motion passed 5-0.

#3 Discussion and Possible Action on the tax increment financing request for the demolition and proposed multifamily residential project at part of the current Plaza Hotel at 201 N 17th Ave.

Rasmussen supports this request because despite the increase in housing developments recently the city is still in need of more housing to meet the demand. Nutting agrees and notes that this development would be on the bus line which is a bonus.

Smith shared concerned about the project and the possible price of the apartments and the ability to fill them at those prices.

Rolly Lokre, the developer, shared that developments like this take a risk like Smith said but that their research has shown that the market is underserved in Wausau and there is a need for more apartments. Within this development there will be a variety of rental price ranges but all still high end in nature. Units would also range in size from 1-3 bedrooms.

Lawrence asked Schock to expand on the 'but for' nature of this project. Schock explained that this project cannot happen unless the blighted, ballroom portion of the Plaza Hotel is demolished which is not able to be renovated due to its poor condition.

ED Committee: Motion by Rasmussen, second by Peckham to accept the request. Motion passed 4-1 with Gisselman being the no vote.

Finance Committee: Motion by Nutting, second by Lawrence to accept the request. Motion passed 5-0.

#4 Discussion and Possible Action on approving an application to the U.S. Department of Housing and Urban Development to become a HUD Approved Housing Counseling Agency.

Schock explained that this was a previously passed resolution that needs updating because HUD asked that instead of using the word "certified" the word "approved" is used instead.

ED Committee: Motion by Peckham, second by Gisselman to approve the application. Motion passed 5-0.

Finance Committee: Motion by Nutting, second by Smith to approve the application. Motion passed 5-0.

Special Instructions or Directives to Staff:

None

ED Committee: Motion by Gisselman, second by Peckham to adjourn the meeting. Motion passed 5-0.

Finance Committee: Motion by Nutting, second by Smith to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 7:02 p.m.

ECONOMIC DEVELOPMENT COMMITTEE

Date and Time: Tuesday, May 5, 2020 at 5:15 p.m., Council Chambers

Members Present: Tom Neal (c), Lisa Rasmussen, Sarah Watson, Becky McElhaney and Tom Kilian

Others Present: Anne Jacobson, Chris Schock, Katie Rosenberg, Lou Larson, Patrick Peckham, Debra Ryan, Sean Fitzgerald and Michelle Van Krey

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

The Economic Development Committee meeting was called to order by Schock at 5:15 p.m.

1# Select a Chairperson and Vice Chairperson for the 2020-2022 Term

Motion by Rasmussen, second by McElhaney to nominate Tom Neal as Chairperson, Neal accepted. Motion passed 5-0.

Motion by Neal, second by Rasmussen to nominate Sarah Watson as Vice Chairperson, Watson accepted. Motion passed 5-0.

#2 Establish regular meeting dates and time for 2020-2022 Term

Schock shared that historically this committee as met on the first Tuesday of every month at 5:15pm with an optional third Thursday of the month meeting if there are items that need to be addressed. The committee agreed to keep the meeting times the same.

Special Instructions or Directives to Staff:

None

ED Committee: Motion by Watson, second by Kilian to adjourn the meeting. Motion passed 5-0.

Adjournment Time: 5:25 p.m.



Planning, Community and Economic Development

To: Economic Development Committee

RE: Request for Proposal (RFP) Template and Process Review

The City of Wausau uses a standard request for proposal (RFP) process when evaluating potential developments and potential development partners on municipally-owned property. A general and explanatory version of the City of Wausau RFP is included in the following pages.

The process intends to provide pre-qualifying information to enable City staff to assist elected council members identify projects which may do one or more of the following:

- remediate and redevelop a blighted parcel;
- meet City strategic goals for adding targeted housing;
- add more value to taxable property;
- assist an employer with expansion which creates local jobs;
- liquidate extraneous real estate owned by the City;
- and achieve other City strategic goals for the enhancement of the community's amenities in regard to infrastructure, quality of life, commercial, health and human services, safety, ect.

The City's RFP process for developments has been modified several times in the past and should be reviewed every few years to ensure it's achieving desired outcomes for efficient and effective information about a potential site development. The proceeding is a list of considerations to help guide the City's Economic Development committee conversation.

1. Early provision of the RFP to the alderperson representing the area of the potential development
2. Rudimentary investigation of any new developers (CCAP, PACER, Google search, social media)
3. Implement a scoring system to appraise the value of each development proposal
4. Collaborate with finance partners to ensure project and developer have been sufficiently screened
5. Require selected developers to submit a comprehensive financial disclosure
6. Require developers to provide an overview of their history and experience with similar projects
7. Take a business plan approach of maximizing revenue/property valuation or minimizing incentives

Staff Recommendations

The economic development staff for the City would recommend modifications to the RFP process which includes a composite of at least items No. 1 (providing RFP to alder) and No. 6 (developer experience). Both can be implemented quickly and have minimal downside.

Additionally, adopting elements of No. 2 (web investigating) and No. 4 (collaborate with finance partners) may also be implemented in a relatively short period of time, though the relationships with financing partners may be mixed in regard to their participation and there remains questions of what results from any online investigation may mean about a developer's ability to successfully deliver on a proposal in Wausau.

Lastly, the City had previously used a development project scoring system (No. 3), which appears on the final page of this packet. When the City last modified its RFP process in 2017, this procedure was scaled back. Development proposals have since been assessed by the ED committee on a case-by-case basis, sometimes using elements of the previous scoring system, but also recognizing that the system may not provide the flexibility to address various unique circumstances which can arise redeveloping real estate.

Office of the Mayor
Katie Rosenberg



TEL: (715) 261-6800
FAX: (715) 261-6808

June 2, 2020

Dear Interested Parties,

The City of Wausau is pleased to release a **Request for Proposal (RFP)** for **xxx Address Street (the former Industry Corp. property)**, of approximately X.x acres.

Proposals may be made for the entire area or a subset of the total. Proposals must include: a draft site plan (vision plan) for the property; proposed purchase price offered; proposed use or uses of the area; estimated proposed construction value; and, any request for city participation.

Event	Date
1. RFP Released	6/2/2020
2. Proposals Due	8/1/2020
3. Committee Review & Council Decisions	8/10/2020

Email or send proposals by August 1, 2020 to the attention of:

Planning, Community & Economic Development
407 Grant Street
Wausau, WI 54403-4783
Phone: 715-261-6683
christian.schock@ci.wausau.wi.us

Sincerely,

Katie Rosenberg
Mayor

More information on the site can be made available by contacting the City's Planning, Community and Economic Development department. As with other examples of successful redevelopment across the City, the City welcomes collaborative dialogue with developers and interested parties to answer questions, provide guidance, and partner for meaningful redevelopment.

Evaluation Criteria

The Economic Development Committee and an internal staff evaluation shall consider proposals based upon the quality of response, proposed use and appropriateness for the neighborhood. To be selected, a proposer must be able to comply with general City land purchase requirements and any other applicable laws and requirements.

The City reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability;
- Accept or sell land on offers received, without discussions or requests for best and final offers;
- Accept more than one right to develop;
- Negotiate the nature and scope of any proposed project before final committee and council approval;
- Accept no proposal and re-RFP or bid properties again in the future.

Previous scoring system used by City prior to 2017

Weighting of criteria is used by the City as a tool in selecting the best proposal. The City may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the accuracy and responsiveness of the developer. Background checks and references will also be considered. Evaluation of Proposals will be based upon the quality of response, the proposed developers background and proposed investment.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a Developer (out of a total of 100):

- *Proposal includes a use or variety of uses which complements (area of) Wausau. (30 Points)*
- *Proposal maximizes taxable value to the City. (30 Points)*
- *Proposal offers a reasonable purchase price/lease rate to the City. (20 Points)*
- *Proposer offers financial strength and can implement/construct quickly. (10 Points)*
- *Availability of high-quality design personnel and contractors to complete the project. (10 Points)*

The response that is deemed to be the most advantageous for the City and region shall be termed the best project. Consideration will be given to cost, level of investment, functionality, use, and other factors. A selection committee at the City of Wausau may be composed of members from the community, Common Council, Community Development, Finance, Attorney, Planning and Public Works Departments.



Office of the Mayor
Katie Rosenberg

TEL: (715) 261-6800
FAX: (715) 261-6808

June 2, 2020

Dear Interested Parties,

The City of Wausau is pleased to release a **Request for Proposal (RFP)** for a series of city-owned parcels in the vicinity of **2nd and 3rd Sts. between Short and Bridge Sts. (see included exhibit map):**

201 and 209 Bridge Street
1211, 1213, 1219 and 1514 3rd Street
1316, 1407, 1501, 1502, 1505, 1508, 1509 and 1510 2nd Street

Proposals may be made for all parcels or a subset of the total. Proposals must include: a draft site plan (vision plan) for the property(s); proposed purchase price offered; proposed use or uses of the area; estimated proposed construction value; and, any request for city participation.

Event	Date
1. RFP Released	6/2/2020
2. Proposals Due	8/1/2020
3. Committee Review & Council Decisions	8/10/2020

Email or send proposals by August 1, 2020 to the attention of:

Planning, Community & Economic Development
Mr. Sean Fitzgerald
407 Grant Street
Wausau, WI 54403-4783
Phone: 715-261-6680
sean.fitzgerald@ci.wausau.wi.us

Sincerely,

Katie Rosenberg
Mayor

Background

The City of Wausau has assembled a variety of parcels through tax foreclosure, neighborhood stabilization and blight elimination efforts in the Near North neighborhood. The Near North area (roughly the area along 1st, 2nd and 3rd Sts. north and east of the railroad and south of Bridge St.) has experienced major new construction and renovation efforts, including the city-led renovation of Sav-O Supply (now Atrium Lofts), Trolley Quarter Flats, River East Townhomes, and the city-assisted renovation of Loppnow's and The Glass Hat bars to note a few examples.

Some of the identified parcels have been included in previous Request for Proposals (RFP) rounds. This RFP is timely as the current community garden facility at 2nd and DeKalb Sts. will relocate shortly to the new Bridge Community Clinic campus farther north. The City has made a concerted effort to return vacant and blighted property to the tax rolls and encourage quality infill development.

Proposal Format and Required Information

The City is requesting proposals from interested parties for part or all of the parcels in the Near North area of City-owned property. Interested parties must submit a letter or email which should include the following information:

1. Interested proposer's name, address, telephone and email. (Note: If City participation or funding is requested, the proposer will be asked to complete an Application for City Assistance.)
2. A draft site plan for the property's proposed use. Such a plan does not need to be professionally engineered, but should be generally to scale.
3. Proposed purchase price offered.
4. Proposed use of the area, including plans and elevations of the proposed project, or relevant examples.
5. Estimated construction value if construction is proposed on the property.
6. Any request for City participation.

The City's development and incentive strategy particularly encourages the diversification of housing typology and rents; deployment of alternative energy technology, achievement of high energy-efficiency standards, and the use of Property Assessed Clean Energy (PACE) tools; the priority hiring of local contractors and subcontractors; and workforce agreements with the local Building Trades Council.

<http://www.wausaudevelopment.com/TIFDevelopment.aspx>

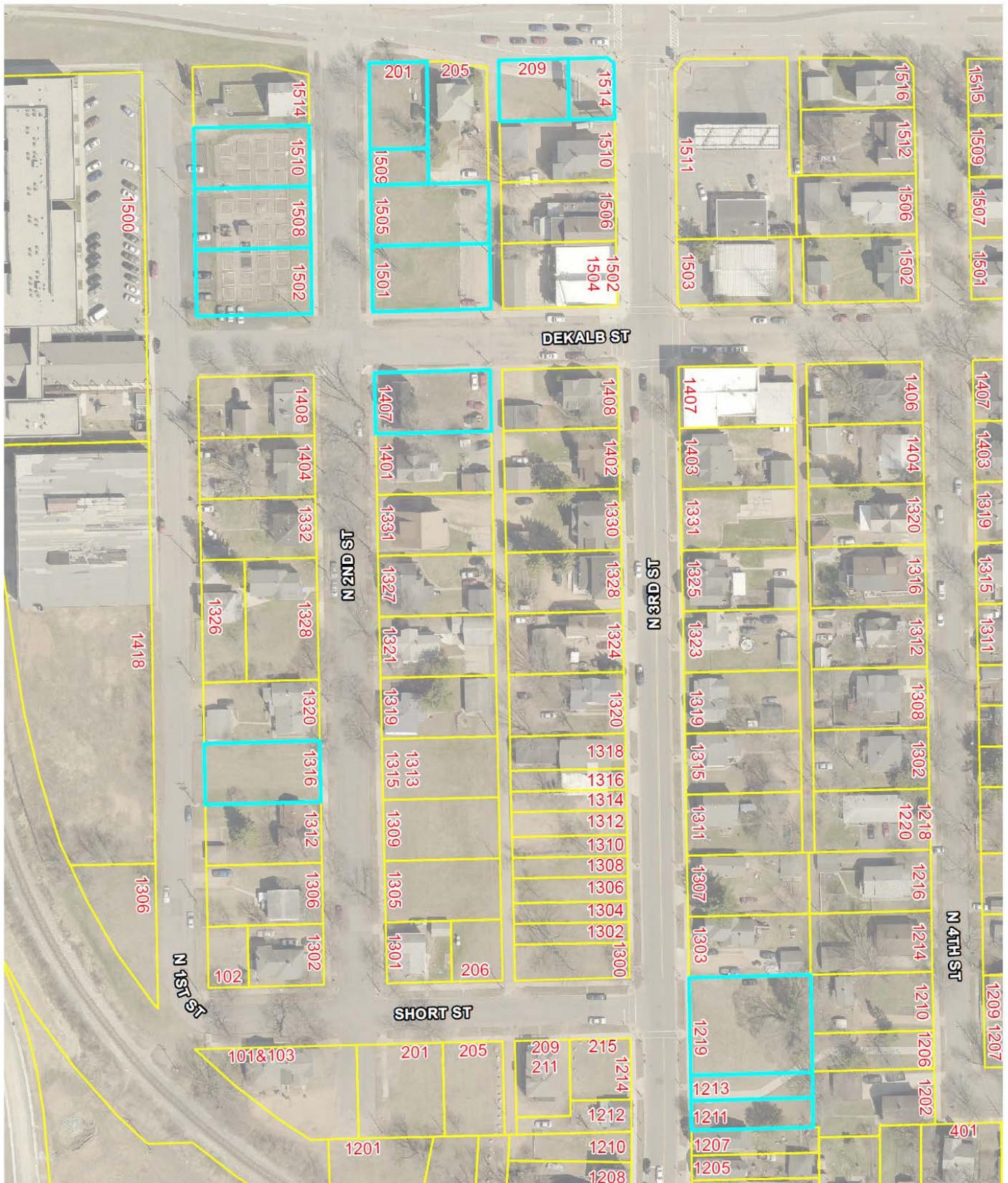
More information on the site can be made available by contacting the City's Planning, Community and Economic Development department. As with other examples of successful redevelopment across the City, the City welcomes collaborative dialogue with developers and interested parties to answer questions, provide guidance, and partner for meaningful redevelopment.

Evaluation Criteria

The Economic Development Committee and an internal staff evaluation shall consider proposals based upon the quality of response, proposed use, and appropriateness for the neighborhood. To be selected, a proposer must be able to comply with general City land purchase requirements and any other applicable laws and requirements.

The City reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability;
- Accept or sell land on offers received, without discussions or requests for best and final offers;
- Accept more than one right to develop;
- Negotiate the nature and scope of any proposed project before final committee and council approval;
- Accept no proposal and re-RFP or bid properties again in the future.



NOTES:
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY

City of Wausau
Marathon County, Wisconsin



Legend



Planning, Community and Economic Development

To: Economic Development Committee

RE: 1300 Cleveland- Former City Incubator Redevelopment Proposals

The City has received a total of 4 proposals for this 6.9 acre site. A summary of the proposals in no particular order:

- 3M proposes to use between 1-3 acres of the western property line area for the construction of a new railroad engine storage house which will optimize rail operations to their existing mineral operation across the street. The project would have an approximate \$900,000 construction value and they propose to purchase the property for between \$35,000 and \$70,000 depending on the size of the parcel.
- Community Partners proposes a campus to house 8-15 service oriented nonprofits in a shared, a one-stop service center environment for disadvantaged individuals and families with a construction value of \$6.5mil and is projected to be nonprofit exempt. They propose to receive the property for \$1.
- Danna Capital/General Capital proposes 100 units of affordable housing utilizing future Low Income Housing Tax Credits with a construction value of \$20mil and seeks \$2mil in City incentives which could be loans, HOME funds, TIF, or housing voucher allocations and purchase the property for \$100,000.
- Kolbe & Kolbe proposes a mix of manufacturing space and affordable housing for the site, a 20 unit \$3.8mil apartment building and a \$4mil 45,000 sq.ft. manufacturing building placed on part of the property depending on future soil testing. They propose to receive the property for \$1.

Staff believes that each proposal offers value to either further existing manufacturing or diversify housing typology- both stated strategic goals of the City. As the site is especially strategic to 3M and Kolbe who are adjacent, and both would use only a portion of the property to accommodate their manufacturing goals- those should be explored. The affordable housing opportunities while important could be accommodated at another site within the City. The Community Partners shared resource center has long been a community goal and would provide significant savings for social service organizations fulfilling important community needs- there are few other locations where this could practically take place and so a majority of the site could be allocated to this proposal.



We recommend:

- complete any additional testing required by the Committee,
- determine the soil suitability for the southern areas of the parcel in collaboration with Kolbe to place a manufacturing facility near the southern lot line,
- determine the configuration of 3M's rail needs- which could likely be accommodated on Kolbe property and may not need to use any of the 1300 Cleveland site,
- configure the remaining, majority of the site for the Community Partners proposal,
- work collaborative with Danna Capital/General Capital to determine alternative locations for affordable housing in the City.



Planning, Community and Economic Development

Mus Rau: Pawg Neeg Sawv Cev Hauv Kev Txhim Kho

Hais Txog: 1300 Cleveland - Kev Tshaj Tawm Hauv Lub Nroog Raug Tsim Kho Cov Qub Lus Qhia Tawm

Lub Nroog tau txais plaub qhov kev thov rau thaj av uas dav li 6.9 evkawj. Cov ntsiab lus thov muaj li no:

- Lub Tuamtxhab 3M thov kom siv thaj tsam li 1 txog 3 evkawj ntawm thaj chaw nyob sab hnuv poob los rau kev tsim ua lub tsev tshab ciav hlau uas yuav pab khiav haujlwm zoo nrog rau lub chaw ua ntxhiav nyob rau sab kev tim. Yam dejnum nov yuav raug nyiajtxiag li \$900 txhiab thiab lawv tawm tswvyim yuav thaj av ua lawv ntiag tug ntawm \$35 phav txog \$75 phav raws li thaj av ntawv loj los me
- Lub Chaw Sib Koom Tes Pab Zej Zog (Community Partners) tawm tswvyim tsim ib lub tsev kawm uas muaj li 8 txog 15 txoj kev pab tawm qhia tsis yuav nqi uake nrog ib lub chaw pabcuam rau cov tibneeg uas pab tsis tau lawv tus kheej thiab lawv tsev neeg uas tus nqi yuav raug \$6.5 lab thiab yuav muaj kev zam tsis thev nqi. Lawv tawm tswvyim yuav tau txais thajchaw nov ntawm tus nqi \$1 xwb.
- Lub Tuabtxhab Danna Capital/General Capital tawm tswvyim tsim 100 lub tsev uas tus nqi pheejiyig es siv Tus Nqe Se Lov Tawm Rau Tsevnyob (Low Income Housing Tax Credit) uas yuav raug tus nqi \$20 lab thiab yuav thov li \$2 lab hauv Lub Nroog li kev pabcuam xws li yog kev txhais nyiajtxiag, HOME nyiajtxiag pabcuam, kev them se ntxiv, los daim npav faib nyiaj. Lawv tawm tswvyim yuav thajchaw nov rau \$100 txhiab.
- Lub Tuamtxhab Kolbe & Kolbe tawm tswvyim tsim ib qhov chaw tsim khoom nrog rau ib cov tsev uas nqi pheejiyig rau thawjchaw no, lub 20-hoob tsev pheejiyig, tus nqi yog \$3.8 lab thiab \$4 lab rau lub tsev tsim khoom uas dav li 45,000-square foot uas yuav ua rau thajav no nyob ntawm kev kuaj lossis ntsuas av rau yav tom ntej no. Lawv tawm tswvyim yuav tau txais thajchaw no ntawm tus nqi \$1 xwb.

Cov neeg ua haujlwm ntseeg tias txhua daim ntawv thov muaj nuj nqis rau kev tsim khoom ntxiv tamsis no lossis kom muaj kev tsim ntau hom tsev nyob ntawm ob hom tsev no – puavleej yog ob lub homphiaj ntawm Lub Nroog. Thajchaw nov tshwjxeeb heev rau 3M thiab Kolbe vim lawv nyob kiag ib sab, thiab ob lub tuamtxhab nov yuav siv ib feem ntawm thajchaw no los tsim



nkawv lub homphiaj, yog li qhov nov yuav raug tshawb fawb. Txawm tias cov tsev pheejyig kuj yog ib lub homphiaj tseebceeb thiab, tiamsis mamli nrhav dua lwm thajcaw hauv Lub Nroog los tsim.

Lub Chaw Sib Koom Tes Pab Zej Zog (Community Partners) tau sib koom uake tau ntev twb yog vim zej zog lub homphiaj thiab yuav muab kev txuag nyiaj rau cov koomhaum pabcuam kom ua tiav cov kev xav tau tseem ceeb hauv zej zog. Peb pom zoo:

- ua tiav txhua qhov kev ntsuas uas xav tau los ntawm Pawg Neeg;
- txiav txim siab seb cov av puas yuav haum rau thajchaw qabteb ntawv thajav nrog rau Kolbe es yuav ua lub chaw tsim khoom nyob ze rau qabteb txoj kab;
- txiav txim siab qhov kev teeb tsa ntawm 3M kev xav tau kev tsheb nqaj hlau, uas yuav zoo rau Kolbe cov khoom ntiag tug thiab tsis tas yuav siv ibqho ntawm thajcaw 1300 Cleveland;
- kho cov chaw seem feem ntau ntawm thajchaw rau Lub Chaw Sib Koom Tes Pab Zej Zog li kev xav tau;
- Sib koom tes nrog lub Tuamtxhab Danna Capital/General Capital los txiav txim nrhiav lwm qhov chaw los tsim cov tsev pheejyig hauv Lub Nroog.



April 30, 2020

As a Fortune 500 company, 3M is a global innovation company, recognized for our worldwide research and development expertise. Our innovations spring from more than 40 technology platforms that have made us the global leader in major markets. At the Wausau plant, we specialize in the core technologies of sustainable design, ceramic coating and process design and control.

For more than 90 years, the 3M Wausau plant has played an important role in the region's economy, as well as in 3M's operations. The mission of the plant is to be the world's leading supplier of colored and specialty roofing granules for the asphalt shingle industry. We provide our customers the competitive edge through engaged employees driving consistent, sustainable, and continuously improving quality and service processes. The products and services of the plant include roofing granules, algae resistant roofing granules, fill materials, and rock for road base. We're proud that our products are a part of residential homes, commercial buildings, infrastructure projects and commercial and residential landscapes locally and across the United States. Receiving the 2019 Manufacturing Excellence Award in the large manufacturer category from the Greater Wausau Chamber of Commerce is a reflection to our commitment towards customer quality and service.

3M Wausau transports finished products via truck and rail. Loaded railcars are moved by locomotives. Uptime of locomotives are critical to daily operations. New maintenance facilities at 1300 Cleveland enhances locomotive reliability. The 1300 Cleveland site contributes to the rail success for current operations and growth.

The 1300 Cleveland site secures our rail logistics in order to meet current and future customer demands. Most of the products at 3M Wausau are transported daily by rail. 3M Wausau's increased development of rail transportation on the land in support of expanded operations will help 3M Wausau contribute as a leading manufacturer and employer in the Wausau community for years to come.

Please reference details of 3M Wausau's Proposal for 1300 Cleveland Avenue:

1. Contact Information:

3M Wausau
144 Rosecrans Street, Wausau, WI 54401-1207

Mario Diaz – 3M Wausau Plant Manager
Phone: 715 845 0287
Email: mdiaz@mmm.com

Alternate 3M Contact
Timothy Haas – 3M Project Engineer
Phone: 651 242 6876
Email: thaas@mmm.com

2. A draft site plan for the property to be utilized- a plan does not need to be engineered but should be generally to scale

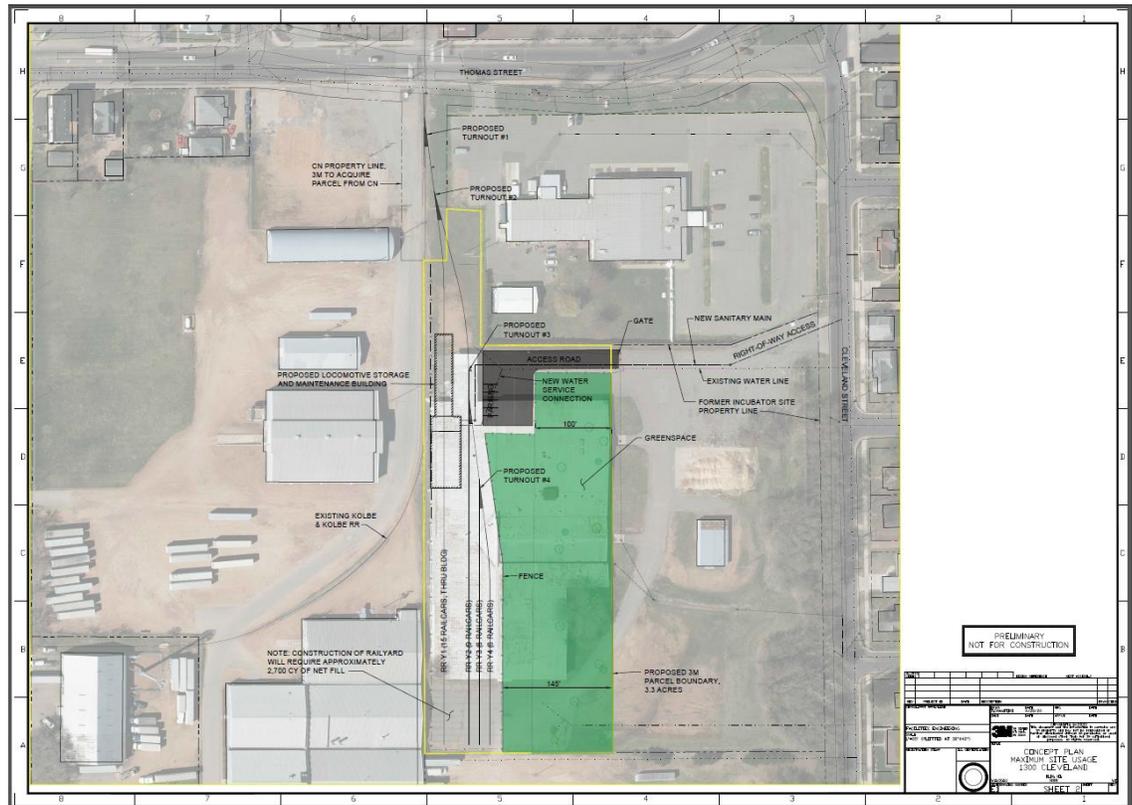
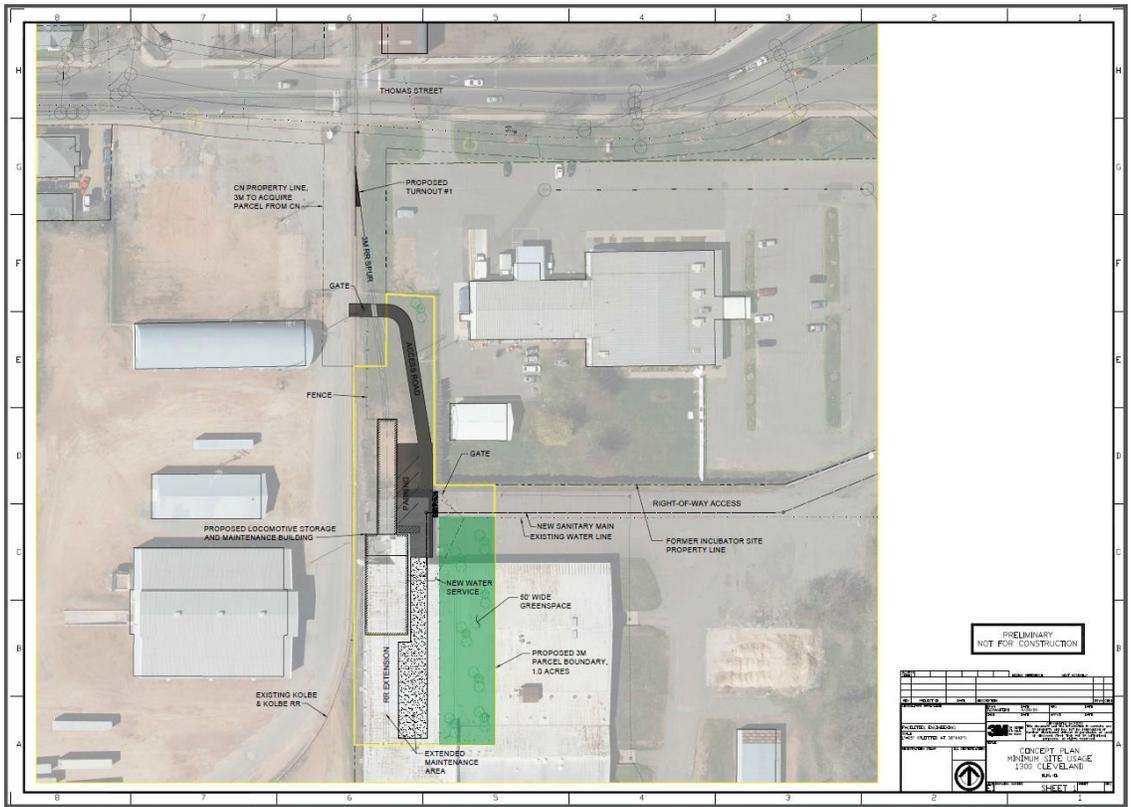


Figure 2.1 - 3M Wausau Maximum Plan for Locomotive Rail and Storage Property



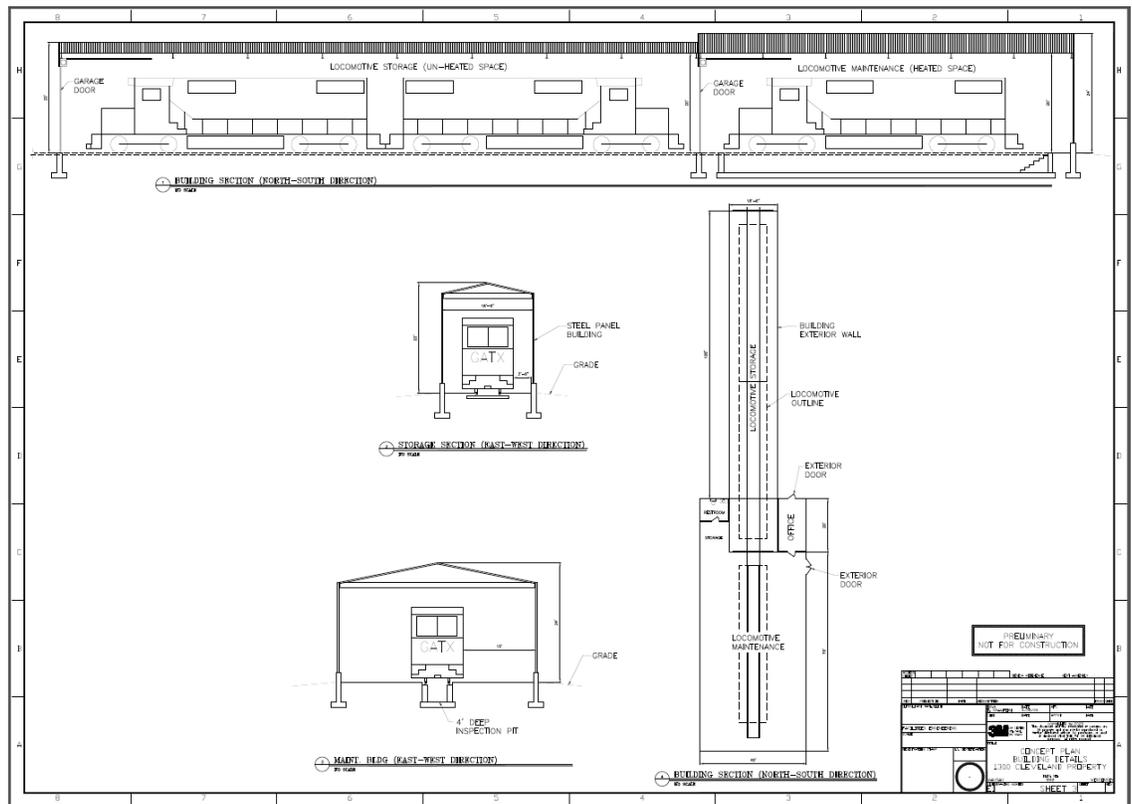


Figure 2.3 - 3M Wausau Locomotive Storage Layout

3. Proposed purchase price offered

Table 3.1 - Proposed Purchase Price

Proposal	Land (acres)	Proposed Purchase Price (USD)
1300 MAX	3.3	\$ 70,000.00
1300 MIN	1.0	\$ 35,000.00

4. Proposed use of the area, including plans and elevations of the proposed project- or relevant examples

3M Maximum Plan

3M would acquire CN owned land south of Thomas street and install a turnout on the former CN mainline leading to a new railyard on the former incubator site property. There will be 4 ladder tracks within this railyard allowing for railcar storage of 36 cars, and temporary storage/staging space for an additional 9 cars. At the end of the 4th yard track a 6,327 square foot locomotive storage and maintenance building would be installed. This building would allow proper storage and maintenance of locomotives necessary for 3M shipping operations. The building will require full utilities and tie-ins would be made to existing infrastructure as practical (water, sanitary, natural gas, electric, etc.). Access roadway, exterior maintenance access, parking, and fencing would be installed. A 100' wide strip of greenspace would be created on the east side of the property. This plan will require about 2,700 cubic yards of net fill to accommodate the grade dropping away towards the south end of the property. This plan requires only 3.3 acres of the entire 6.2 acre site. 3M would request right-of-way access from Cleveland street. This development would be built in phases, with the first phase being the locomotive buildings and access tracks to this building. Future phase, railyard expansion.

3M Minimum Plan

3M would acquire CN owned land south of Thomas street and install a turnout on the former CN mainline leading to a new spur on the former incubator site property. This spur will lead to a 5,786 square foot locomotive storage and maintenance building. This building would allow proper storage and maintenance of locomotives necessary for 3M shipping operations. The building will require full utilities and tie-ins would be made to existing infrastructure as practical (water, sanitary, natural gas, electric, etc.). Access roadway, exterior maintenance access, parking, and fencing would be installed. A 50' wide strip of greenspace would be created on the east side of the property. This plan requires only 1.0 acres of the entire 6.2 acre site. 3M would request right-of-way access from Cleveland street.

Relevant Examples



Figure 4.1 - RJ Corman Locomotive Building Guthrie, KY (40 ft x 200 ft)



Figure 4.2 - RJ Corman Locomotive Building Guthrie, KY Google Earth Aerial



Figure 4.3 - Locomotive Building Goderich, Ontario built in 1997(40 ft x 70 ft)

5. Estimated construction value (if construction is proposed)

Table 5.1 - Estimated Construction Value

Proposal	Land (acres)	Estimated Construction Value (USD)
1300 MAX	3.3	\$ 1,900,000.00
1300 MIN	1.0	\$ 900,000.00

6. Any request for city participation

Rezoning

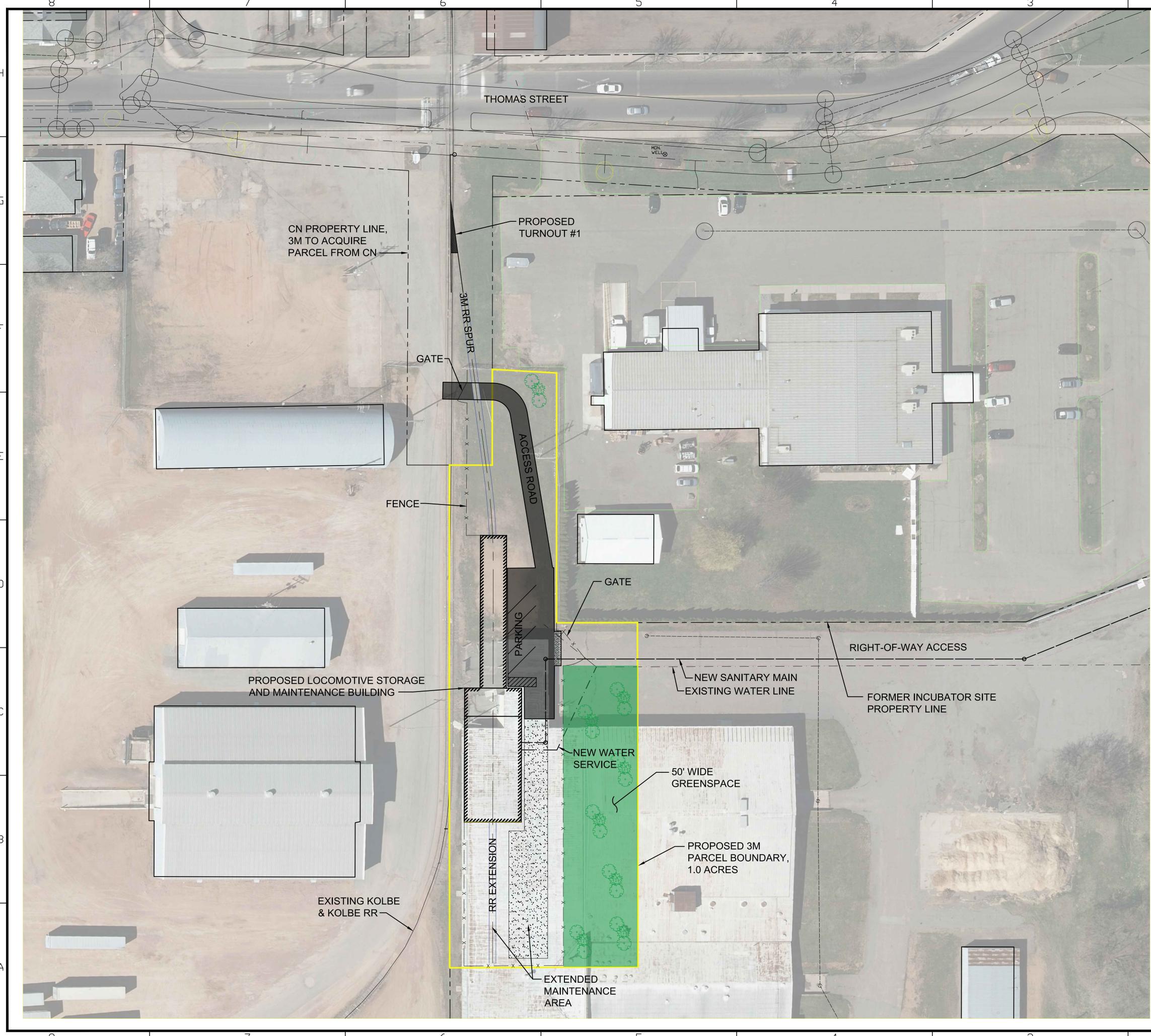
Buyer proposal requires rezoning of land to industrial.

Environmental

Buyer shall have a period of 120 days from the date of entering into a purchase agreement (the "Inspection Period") to review all documents and to make any and all physical inspections of the Property which Buyer may desire to make at Buyer's expense in order for Buyer to prepare its own Phase I environmental study and to conduct a Phase II (depending upon its Phase I results) on the Property. In the event Buyer determines that the Property is not satisfactory to Buyer for any reason, then Buyer may terminate the purchase agreement by giving written notice of the same to Seller on or before the last day of the Inspection Period, in which event the purchase agreement shall be deemed terminated by Buyer.

Site Prep

Buyer entertain collaboration with city on site prep and approximately 2 acres of concrete removal. Concrete demolition and removal estimated cost \$200k - \$250k.



CN PROPERTY LINE,
3M TO ACQUIRE
PARCEL FROM CN

THOMAS STREET

PROPOSED
TURNOUT #1

GATE

3M RR SPUR

ACCESS ROAD

FENCE

GATE

PARKING

PROPOSED LOCOMOTIVE STORAGE
AND MAINTENANCE BUILDING

RIGHT-OF-WAY ACCESS

NEW SANITARY MAIN
EXISTING WATER LINE

FORMER INCUBATOR SITE
PROPERTY LINE

NEW WATER
SERVICE

50' WIDE
GREENSPACE

PROPOSED 3M
PARCEL BOUNDARY,
1.0 ACRES

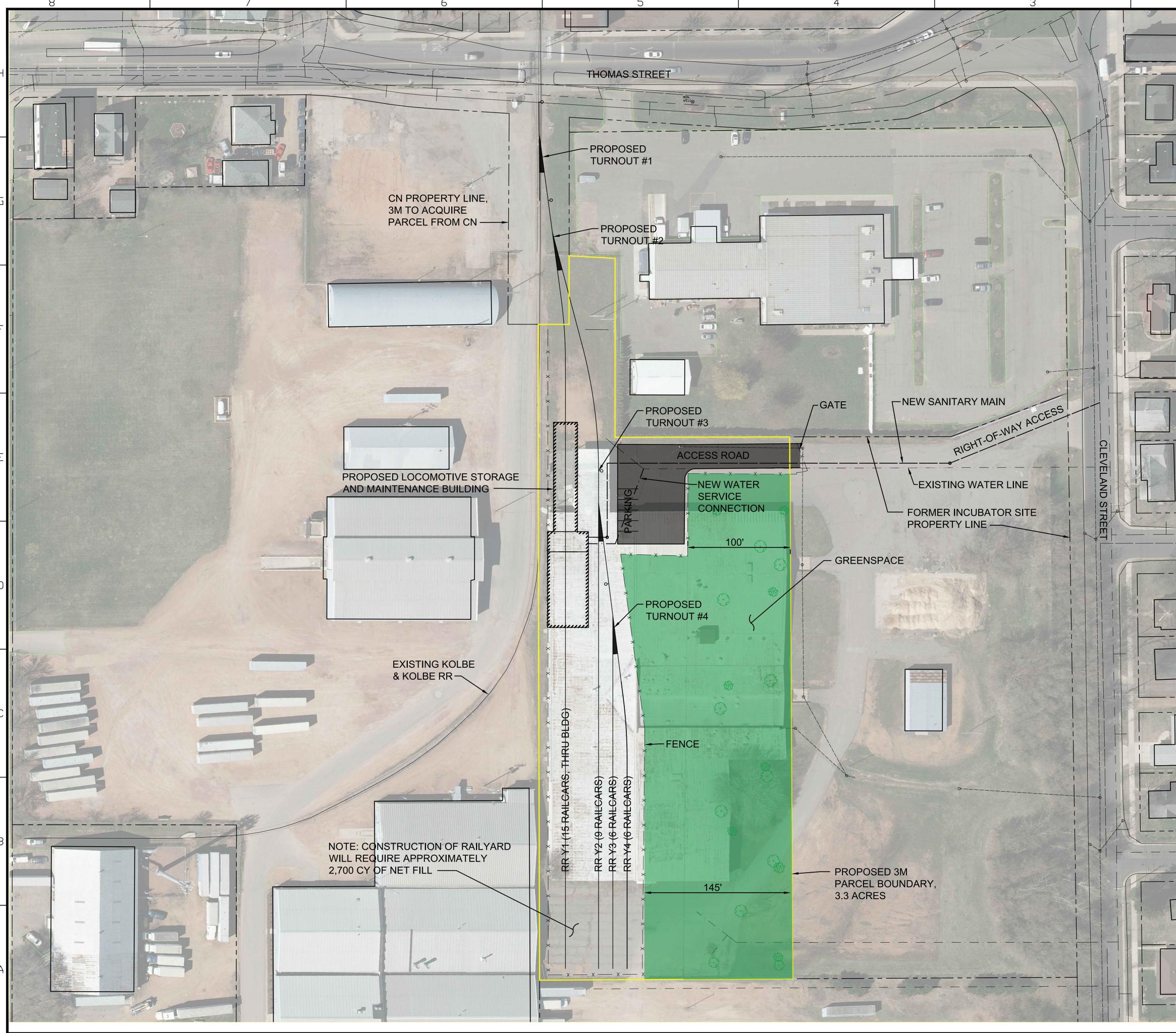
EXISTING KOLBE
& KOLBE RR

RR EXTENSION

EXTENDED
MAINTENANCE
AREA

PRELIMINARY
NOT FOR CONSTRUCTION

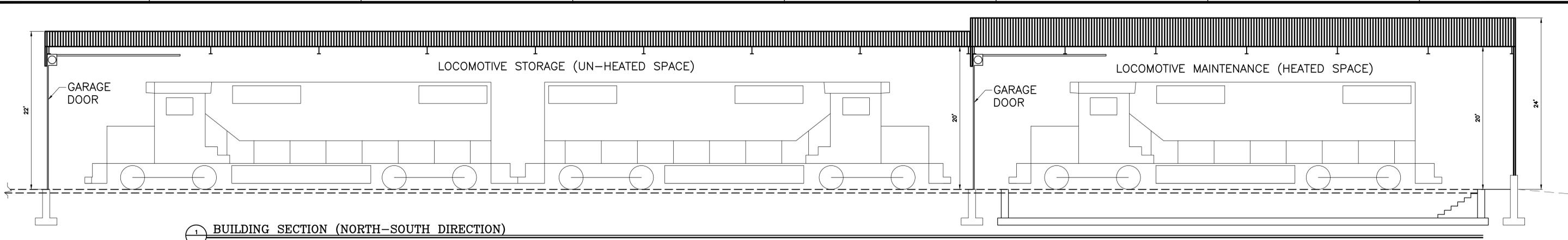
ACCESS CODES	DESIGN REFERENCE	NEXT ASSEMBLY			
REV	PROJECT ID	DATE	DESCRIPTION	DRWN	CHKD
CONSULTANT NAME/LOGO	DATE	DATE	DATE	DATE	DATE
T. CRAWFORD	4/28/20				
DATE	DATE	DATE	DATE	DATE	DATE
FACILITIES ENGINEERING	3M CENTER	3M CENTER	3M CENTER	3M CENTER	3M CENTER
SCALE	1"=25'	(PLOTTED AT 30"X42")	<small> This document and the information it contains are the property of 3M and may not be reproduced or used in any manner without the prior written permission of 3M. All rights reserved. </small>		
REGISTRATION STAMP	I.S. CERTIFICATION	TITLE CONCEPT PLAN MINIMUM SITE USAGE 1300 CLEVELAND BLDG. NO.			
		<small> SIZE/DRAWING NUMBER SHEET 1 </small>	<small> SHEET </small>	<small> REV </small>	<small> DATE </small>



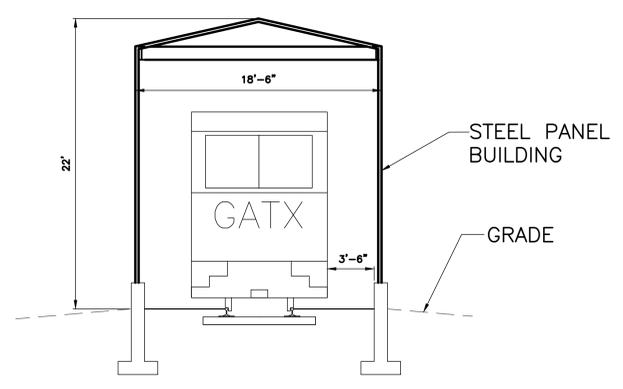
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REV	PROJECT ID	DATE	DESCRIPTION	DRWN	CHKD

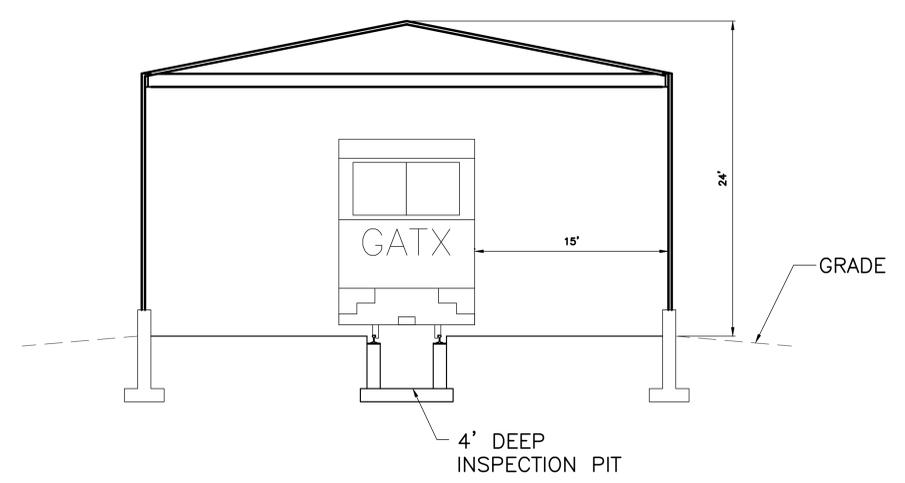
CONSULTANT NAME/LOGO T. CRAWFORD CHKD	DATE 4/28/20	NFG DATE	DATE
FACILITIES ENGINEERING		3M	
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REGISTRATION STAMP		I.S. CERTIFICATION	
TITLE CONCEPT PLAN MAXIMUM SITE USAGE 1300 CLEVELAND		BLDG. NO. 888	
WALUSAU SIZE/DRAWING NUMBER		SHEET 2	



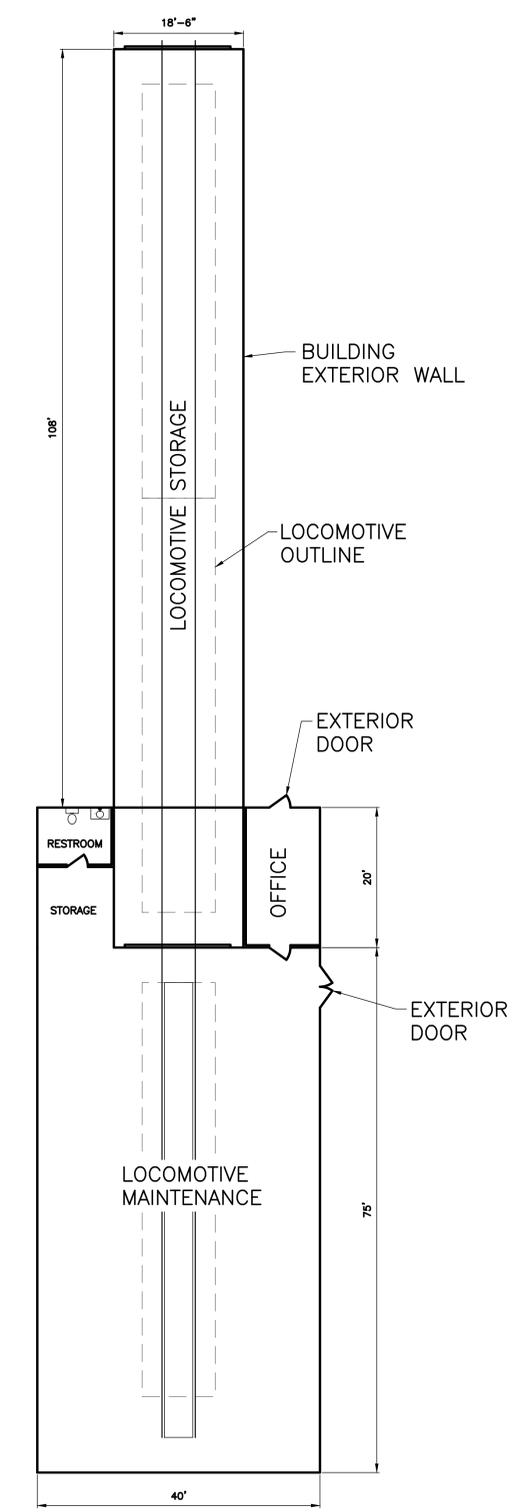
1 BUILDING SECTION (NORTH-SOUTH DIRECTION)
NO SCALE



2 STORAGE SECTION (EAST-WEST DIRECTION)
NO SCALE



3 MAINT. BLDG (EAST-WEST DIRECTION)
NO SCALE



4 BUILDING SECTION (NORTH-SOUTH DIRECTION)
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

ACCESS CODES	DESIGN REFERENCE	NEXT ASSEMBLY			
REV	PROJECT ID	DATE	DESCRIPTION	DRWN	CHKD
CONSULTANT NAME/LOGO	DRWN	DATE	MFG	DATE	
	T. CRAWFORD	4/28/20			
	CHKD	DATE	APP'VD	DATE	
FACILITIES ENGINEERING			<small>COPYRIGHT © 3M 2020 This document and the information it contains are 3M property and may not be reproduced or further distributed without 3M permission, or used or disclosed other than for 3M authorized purposes. All rights reserved.</small>		
REGISTRATION STAMP	I.S. CERTIFICATION	CONCEPT PLAN BUILDING DETAILS 1300 CLEVELAND PROPERTY			
		WAUSAU	BLDG. NO. 888	WISCONSIN	
		SHEET DRAWING NUMBER	888	SHEET	REV





Community Partners Campus, Inc.
500 N. First Street, Suite 8000
P.O. Box 8050
Wausau, WI 54402-8050

Contacts:

Mr. Brian L. Gumness, (715) 218-7970, brian@greenheckfoundation.org

Mr. Kevin Noel, (715) 551-7429, knoel2home@aol.com

Ms. Amy E. Ebeling, (715) 845-4336, aebeling@ruderware.com

Strategic Planning Committee:

David Bliven

Jeffrey Todd

Ken Tokarz

Amy Ebeling

Kevin Noel

Brian Gumness

Barbara Brown

City of Wausau

Planning, Community & Economic Development

RE: Request for Proposal for 1300 Cleveland Avenue, Wausau, WI

Dear Representatives of the City of Wausau:

"The true measure of any society can be found in how it treats its most vulnerable members." - Gandhi

Community Partners Campus (CPC) is a newly formed 501 (c) (3) Corporation whose sole purpose is to develop and operate a shared space nonprofit center. The CPC intends to lease space and provide services to other tax-exempt organizations at below market rates thereby building a community in which charitable, educational, medical and social services can be more efficiently administered to the greater Wausau area individuals and families in need.

Our intention is to acquire the 1300 Cleveland Ave property in its entirety. Our vision includes the construction of a facility housing 8 – 15 nonprofit partners having a mission driven purpose to serve disadvantaged families and individuals in a single location. The mission of CPC is to help our community nonprofits meet client needs with an emphasis on food, clothing, shelter, medical, mental health and social well-being.

Community Partners Campus Mission Statement; ***Support the efforts of community nonprofit partners by offering functional, collaborative, shared space facilities housing organizations having a mission driven purpose to serve disadvantaged individuals and families of the greater Wausau area with basic needs in a single location.***

In addition to providing more services to more people, CPC allows partners to focus efforts on their missions without the distractions of owning their own building or renting a facility at market rate. Finally, CPC will benefit the entire community by reducing tax dollars spent within the medical, legal, law enforcement and educational systems by providing the services families and individuals need under one roof.

Understanding the importance that the 1300 Cleveland Ave. site has to the surrounding neighborhood; Community Partners Campus realizes the necessity to hold meetings with the residents of the area. However due to the uncontrollable circumstances of today's environment, although we have been in contact with neighborhood representatives, we have been unable to schedule a community event to invite the residents to learn about Community Partners Campus. As noted in the CPC Project Timeline, it is our hope and desire to have the neighborhood meetings beginning as soon as safely possible and concluded by July.

At the time of this writing the need for this Campus has never been greater. Unemployment is surging and will result in more homeless; people are hungry and food banks are facing unprecedented demand from a limited food supply. This is not our effort but the effort of a community. We are asking for your help and guidance to make Community Partners Campus a reality in Wausau. We're in this together.

Respectfully Submitted,

Brian Gumness and Kevin Noel

Community Partners Campus Site Plan "C"

Site option "C" (submitted) shows phase 1 of the CPC campus which includes the construction of a 30,000 sq. ft. nonprofit center to house 8 – 15 nonprofit partners. The center will stand on the northwest portion of the 6.9-acre site.

Truck deliveries will enter the site from Thomas St, access the food bank on the north end of the program space and exit the campus on Cleveland Ave effectively minimizing truck traffic through the parking and pedestrian travel areas.

Phase 2 is envisioned by CPC to include the construction of a 2 story, 20,000 SF facility to house either 1 other or multiple nonprofits. CPC has identified an interest in constructing this facility within the next 5 years.

Phase 3 would include the construction of a separate driveway entrance toward the south end of the campus which could be utilized for development of transitional housing, additional stand-alone nonprofit partner facilities, vocational training facility, affordable child care programs or other missions deemed appropriate for human services to the public.

CPC will conform with adopted City and State rules, regulations and building codes including environmental, surface water control, parking, fire protection and emergency access.

CPC will make every attempt to retain substantial trees and include substantial landscaping and gardens where possible.

CPC will provide appropriate illumination levels and light shields to benefit clients and neighbors.

CPC will positively contribute to the City's quality of life by employing local labor for construction, jobs for the nonprofit missions and volunteer opportunities for its citizens.

W Thomas St

Cleveland Ave

EXISTING ST VINCENT DE PAUL

WAREHOUSE ADDITION
5,500 SF

POSSIBLE TRUCK SHELTER

SERVICE ROUTE

PROGRAM SPACE
501 c3
WAREHOUSE
FOOD PANTRY
10,000 SF

BUS ROUTE

BUS ROUTE

112 PARKING SPACES

POTENTIAL STORM WATER MANAGEMENT

WAREHOUSE
1 c3
100 SF

PROGRAM SPACE
501 c3
20,000 SF

FREE CLINIC
CATHOLIC CHARITIES
THE NEIGHBORS PLACE
BLESSINGS IN A BACKPACK
NORTH CENTRAL
COMMUNITY ACTION

FUTURE EXPANSION
2 STORY
20,000 SF

Cleveland Ave

PARK AREA

DAYLIGHT ROOF

SOLAR COLLECTOR AREA

FUTURE SITE FOR MEETING COMMUNITY NEEDS

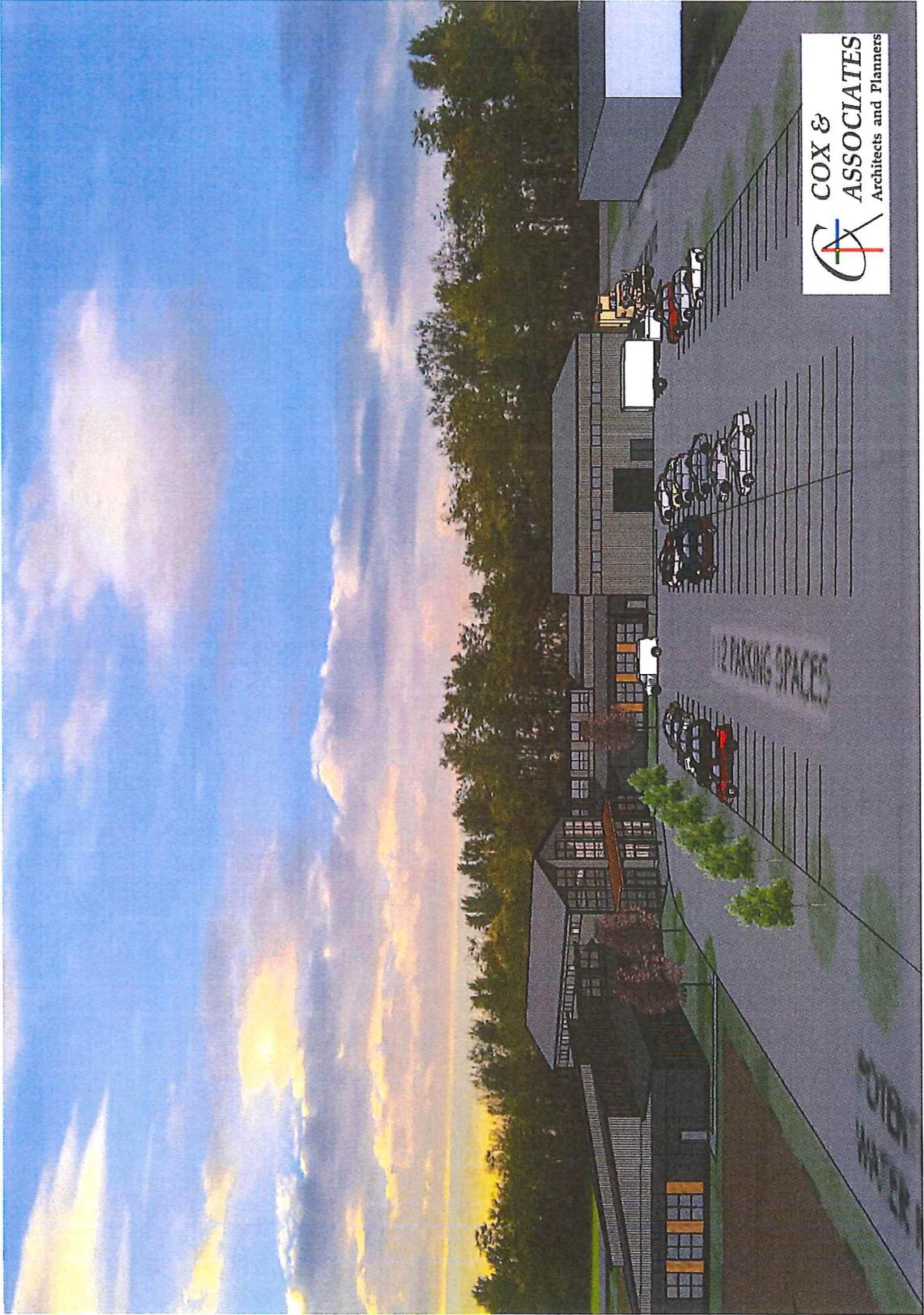
FUTURE SITE FOR MEETING COMMUNITY NEEDS

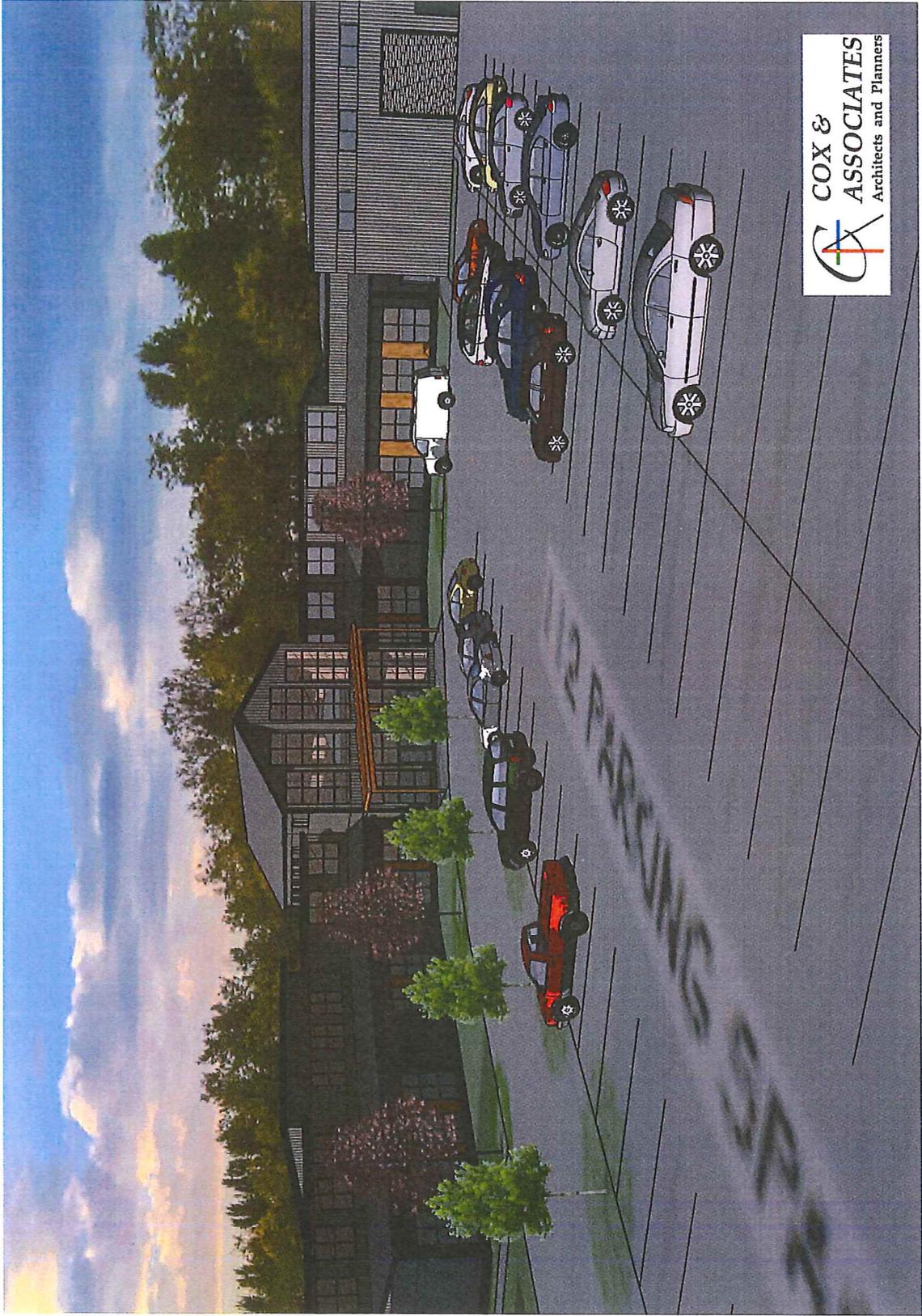
FUTURE PARKING

POTENTIAL STORM WATER MANAGEMENT

FUTURE SITE FOR MEETING COMMUNITY NEEDS

SITE OPTION C - 4-16-2020





 **COX &
ASSOCIATES**
Architects and Planners

OPEN DESIGN - INTIMATE FEEL



STAINED CONCRETE FLOORS

OPEN CEILINGS



Sp Adobe Spark

Proposed Purchase Price Offered

CPC will purchase all 6.9 acres located at 1300 Cleveland Avenue, Wausau, Wisconsin and all other improvements located thereon (the "Property") for a purchase price of \$1.00. CPC will accept the Property at closing without any representations or warranties except that the City would represent that it has authority to sell the Property and is a non-foreign entity.

CPC would pay for the owner's title insurance policy, GAP coverage, transfer fees, any additional title insurance endorsements, any desired survey map, and deed recording fees. CPC and the City would each pay their own legal expenses related to the transaction.

Closing would be conditioned upon CPC successfully raising 75% of the funds necessary for the construction of the non-profit center, no later than December 2021.

Proposed Use of the Area, including Plans and Elevations of the Proposed Project- or Relevant Examples

We all want to live in a thriving community, but poverty, addiction, and homelessness prevent too many of our residents from maintaining a healthy quality of life. Finding solutions and making a difference can seem insurmountable at times. The reality is most nonprofits in the human services sector are **under-resourced to accomplish their missions alone**. Shared space centers that foster better collaboration and innovation among the partners improve the effectiveness and efficiency of the community-wide human services delivery system. In their 2019 annual report, The Nonprofit Centers network, which represents and advocates for such centers nationally, reported that there are 570 nonprofit, shared space centers in North America, the vast majority in the U.S. Communities which have implemented successful housing solutions for the homeless point to the structure, methods, and person-to-person relationships in the supportive services network as the game-changer.

The proposed CPC location is in an ideal location, near to downtown, along a bus route and a few blocks from the Marathon County Social Services Center. The proximity to the St Vincent de Paul Thrift Store (SVDP) and Basic Human Needs Assistance increases the breadth of services the CPC can provide. The modern, well-landscaped, professional, but welcoming, appearance of the new CPC will add to the improvements the city has already made along Thomas Street

We propose to use the location to create the *Community Partners Campus*, a vision and mission-driven social service hub to serve the neighborhood and larger community for years to come. Phase 1 will involve the construction of an approximately 30,000 square foot multi-purpose facility to host many of the essential social/human service agencies that serve our community, including:

The Neighbors Place – This new facility will provide an expanded and enhanced space to effectively serve more community residents who are food-insecure and in need of food assistance. Current facility is no longer functional, lacks ADA compliance, and is inefficient for the constantly growing needs.

First Presbyterian Church Free Clinic - The Free Clinic has operated the past two winters in a small, makeshift clinic space at the Warming Center, staffed totally with volunteer medical providers. This new space will have 5 exam rooms, one procedure room, two counseling rooms, a small lab and dispensary. This specially-designed space will allow multiple providers, including MCW medical students, to offer a wider range of services throughout the week to low income, uninsured people.

Catholic Charities – Catholic Charities is in desperate need of adequate space. Given the latest recommendations of social distancing the current warming center space presents significant challenges to Catholic Charities. This project will provide for needed growth. The space will allow for the consolidation and integration of the broad range of services offered by this critical agency, including: adoption counseling, legal aid, financial counseling, housing and homelessness services.

St. Vincent de Paul – A welcome neighbor at this property. Sharing parking and bus access will improve the campus feel. SVDP has already collaborated with The Neighbors

Place to eliminate duplication in the provision of free and low-cost furniture. They are currently working with The Neighbors Place on other ways to eliminate duplication.

North Central Community Action Program – Our local Community Action Program will relocate to this facility to better collaborate with clients and guests. NCCAP will be instrumental in Phase 2 – Housing alternatives.

Blessings in a Back Pack – Current space is no longer available. The space for Blessings in a Back Pack, which provides weekend meals for thousands of local school children, will be incorporated within The Neighbors Place operation, thus reducing redundancy and costs.

Wausau Police Department Victim Resource Unit – Counseling space will be provided at no cost on an as needed and available basis. This allows WPD to meet with victims away from the WPD offices. WPD also provides counseling to other tenant's guests occasionally.

Wausau Area Mobile Meals – This vital 40+ year old community agency provides hot, delivered meals to persons who are home-bound due to age, illness and/or recovery. Over 19,000 meals were delivered last year by volunteers.

Shared Services space

To adequately address the elimination of homelessness and hunger a wider variety of services is necessary to address the root causes. To meet the entire spectrum of needs of the homeless and hungry the community needs to address a wider range of contributing factors. To this end, we propose to co-locate a number of critical services in the CPC along with the core tenants, including but not limited to:

- Mental Health and AODA services

 - North Central Health Care

 - Marathon County Health Department

- Job Services (program in development)

- Financial Counseling. Significant community need. Catholic Charities Financial Counseling services to be expanded to all tenant guests now and the community in the future.

Estimated construction value (if construction is proposed)

This project will design and construct an approximate 30,000 square foot facility on the Cleveland Ave site. CPC will commit to making every effort to utilize vendors and contractors within a 100-mile radius of Wausau. The expected cost of construction, furnishing, and equipment is \$6.5M. The design intent of this facility is to provide:

- An Executive Director and Community Animator
- Tenants sharing space
- Flexible and multipurpose spaces (including neighborhood groups)
- Future growth options
- Provides for guest confidentiality
- Open space – intimate feel
- Modest design and construction will produce a facility that enhances the neighborhood while making the guests feel welcome.
- Maintainable/Sustainable
- Community Kitchen
- Functionality first

CPC will set aside \$50,000 to improve energy efficiency resulting in lower operating costs. CPC will target a 5-year payback for this investment. The energy design will embrace both passive and active solar and enhanced insulation levels.

See attachments for site plan and sample photos.

Community Partners Cost Facility Cost Estimate

Community Partners Campus		
Project Cost Summary		
Location		S.F.
Free Clinic		2582
Catholic Charities		5861
The Neighbors Place		12730
Blessings in a Backpack		1000
NCCAP		775
Shared / part time Spaces		5648
TOTAL SQUARE FEET		28,596

Revised 4/13/2020

Description	Total Cost	Section Total
1.0 Land Acquisition & Sitework		
1.00 Phase 1&2 Environmental	City of Wausau	
1.01 Stormwater Management	\$ 20,000	
1.02 Geotechnical Engineering	\$ 10,000	
1.03 Certified Survey Map		
1.04 Floodplain Location		
1.05 Wetland Delineation if Required	\$ 5,000	
1.06 Topographic	\$ 5,000	
1.07 Contingency for Section 1.0	\$ 15,000	
1.08 Traffic Study		
SECTION SUBTOTAL		\$ 55,000

Description	\$/SF	Total Cost	Section Total
2.0 Construction Costs			
2.00 Free Clinic	215	\$ 555,111	
2.01 Catholic Charities	215	\$ 1,260,126	
2.02 The Neighbors Place	165	\$ 2,100,529	
2.03 Blessings in a Backpack	130	\$ 130,000	
2.04 NCCAP	190	\$ 147,193	
2.05 Shared / part time Spaces	190	\$ 1,073,061	
Average \$/SF	184		
Includes Demolition, Site Clearing, preparation, Utilities.			
Includes Arch fees (6%), gen. conditions, GC Fee, Project management fees.			
SUBTOTAL			\$ 5,246,020

Description	Total Cost	Section Total
Section 3.0 Miscellaneous Soft Costs		
3.00 Legal & Documentation (Title & recording fees, Appraisal, etc)	\$ 20,000	
3.01 Builder's Risk Insurance	\$ 28,963	
3.02 Gen Contr. Payment & Performance Bond	\$ 50,554	
3.03 Move Management	Volunteers	
3.04 Utility Construction Fees	City of Wausau	
3.05 Information Technology Consulting	Volunteers	
3.06 Building Permits (City of Wausau waived)	\$ 5,000	
3.07 Landscaping	\$ 35,000	
3.08 First years cash reserves	\$ 100,000	
3.09 Energy Conservation measures	\$ 50,000	
SECTION SUBTOTAL		\$ 289,517

Description	Total Cost	Section Total
Section 4.0 Furniture, Fixtures, and Equipment		
4.00 Audio Visual Equipment	\$ 35,000	
4.01 Access Control system	\$ 25,000	
4.02 Message Board TV and Digital System	\$ 15,000	
4.03 Movable walls	\$ 15,000	
4.04 Nurse Call System	By tenant	
4.05 Tenant Furniture & Equipment	By tenant	
4.06 Security Systems	\$ 30,000	
4.07 Closed Circuit TV System monitoring and recording	\$ 8,000	
4.08 Overhead music and paging system	\$ 5,000	
4.09 Emergency generator and equipment	\$ 100,000	
4.10 Contingency connected to Section 4.0 FF&E	\$ 25,000	
SECTION SUBTOTAL		\$ 258,000

Description	Total Cost	Section Total
Section 5.0 Information Technology		
5.00 LAN		
5.01 Cable Television system/local antenna?	\$ 4,000	
5.02 Wireless	\$ 8,000	
5.03 UPS/Racking	\$ 2,500	
5.04 Data and Voice Cabling system	\$ 5,000	
5.05 Telephone System	\$ 7,500	
5.06 Telecommunications Service Provider Connection	\$ 1,000	
5.07 Video Conferencing	\$ 3,000	
5.08 High speed connection	\$ 5,000	
5.09 Pc/Printer/Misc. Hardware	By tenant	
5.10 Contingency connected to Section 5.0 IT	\$ 10,000	
SECTION SUBTOTAL		\$ 46,000

Description	Total Cost	Section Total
Section 6.0 Interiors and Miscellaneous		
6.00 Interior Signage Allowance	\$ 5,000	
6.01 Exterior Signage Allowance	\$ 15,000	
6.02 Fireplace(s)	\$ -	
6.03 Artwork (for shared spaces)	\$ 5,000	
6.04 Window Treatments	\$ 20,000	
6.05 Cubicle Curtains	By Tenant	
6.06 Interior Plantings	\$ 1,500	
6.07 Moving Expenses	By Tenant	
SECTION SUBTOTAL		\$ 46,500

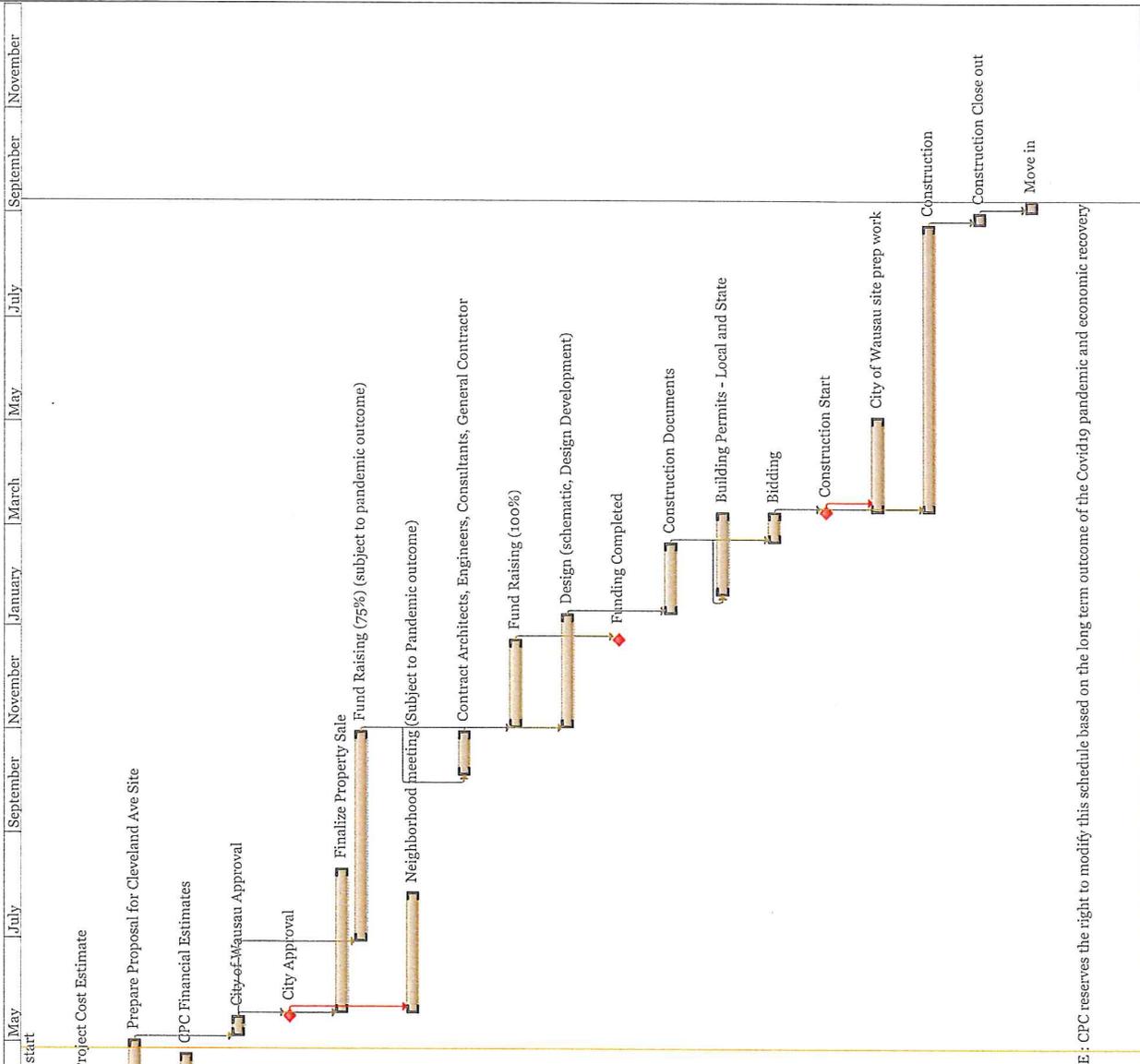
Description	Total Cost	Section Total
Section 7.0 Existing Facilities to be Razed		
7.00 Environmental Testing & Inspection	By City Of Wausau	
7.01 Environmental Abatement	By City Of Wausau	
7.02 Razing of existing buildings	None	
7.03 Removal of footings, foundations, etc	By City Of Wausau	
SECTION SUBTOTAL		\$ -

Description	Total Cost	Section Total
Section 8.0 Contingency		
8.00 Errors and Omissions	\$ 39,610	
8.01 Construction Costs	\$ 178,831	
8.02 Owner Scope changes	\$ 119,221	
8.03 Escalation costs	\$ 178,831	
8.04 Unforeseen conditions/Regulatory Agencies	\$ 39,610	
SECTION SUBTOTAL		\$ 596,104

Total Project Cost:		\$ 6,557,140
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Community Partners Campus Project Timeline

ID	Task Name	Start	Finish
1	Project start	Tue 3/10/20	Tue 3/10/20
2	Project Cost Estimate	Tue 3/10/20	Mon 4/6/20
4	Prepare Proposal for Cleveland Ave Site	Tue 3/10/20	Fri 5/1/20
3	CPC Financial Estimates	Wed 3/25/20	Thu 4/23/20
6	City of Wausau Approval	Mon 5/4/20	Fri 5/15/20
7	City Approval	Fri 5/15/20	Fri 5/15/20
8	Finalize Property Sale	Mon 5/18/20	Mon 8/10/20
9	Fund Raising (75%) (subject to pandemic outcome)	Mon 5/29/20	Fri 10/30/20
5	Neighborhood meeting (Subject to Pandemic outcome)	Mon 5/18/20	Mon 7/27/20
12	Contract Architects, Engineers, Consultants, General Contractor	Mon 10/5/20	Fri 10/30/20
10	Fund Raising (100%)	Mon 11/2/20	Wed 12/23/20
13	Design (schematic, Design Development)	Mon 11/2/20	Thu 1/7/21
11	Funding Completed	Wed 12/23/20	Wed 12/23/20
14	Construction Documents	Fri 1/8/21	Thu 2/18/21
16	Building Permits - Local and State	Tue 1/19/21	Mon 3/8/21
17	Bidding	Fri 2/19/21	Mon 3/8/21
18	Construction Start	Mon 3/8/21	Mon 3/8/21
15	City of Wausau site prep work	Tue 3/9/21	Mon 5/3/21
19	Construction	Tue 3/9/21	Tue 8/24/21
20	Construction Close out	Wed 8/25/21	Tue 8/31/21
21	Move in	Wed 9/1/21	Tue 9/7/21
22	NOTE: CPC reserves the right to modify this schedule based on the long term outcome of the Covid19 pandemic and economic recovery	Wed 3/25/20	Wed 3/25/20



NOTE: CPC reserves the right to modify this schedule based on the long term outcome of the Covid19 pandemic and economic recovery

Request for City Participation

We are requesting the City of Wausau provide

- Site – Purchase for \$1
- Easements verified
- PILOT proposal. As a non-profit organization, CPC requests Payment in Lieu of taxes in the amount of \$150 per month.
- CPC requests that the City of Wausau provide:
 - A successful Phase 2 environmental site study to include remediation if necessary
 - Demolition and removal of existing concrete foundations & rough grading of construction site
 - Existing 36' x 60' steel structure to remain.
 - Utilities to the building
 - Waive permit fees

Letter of Intent from Proposed Tenants

The Neighbors' Place

First Presbyterian Church of Wausau

Catholic Charities of the Diocese of La Crosse

North Central Health Care

DC Everest/ Wausau Blessings in a Backpack

North Central Community Action Program

Wausau Police Department

Wausau Area Mobile Meals

Society of St. Vincent de Paul, Inc.



The Neighbors' Place

745 Scott St., Wausau, WI 54403, 715/845-1966

"People helping people"

April 22, 2020

Mr. Brian Gumness
Mr. Kevin Noel
Community Partners Campus
c/o B.A. and Esther Greenheck Foundation
500 N. First Street, Suite 2200
Wausau, WI 54403

Dear Mr. Gumness and Mr. Noel:

On behalf of The Neighbors' Place (TNP) Board of Directors and Staff, we wish to communicate to you our wholehearted support for the development of the Community Partners Campus (CPC). We understand the proposed 7-acre site to be developed is located behind St. Vincent de Paul Thrift Store, at the intersection of Thomas and Cleveland Streets. The campus and its main building will permanently house The Neighbors' Place food bank, food pantry, and other outreach programs. Plans are to design a modern Food Bank that will allow our staff and volunteers to serve those in need in a more efficient and safe space. The need for food assistance has increased every year since 2014. By working closely with the Marathon County Hunger Coalition, we make a significant impact in combating food insecurity in our community. We believe this is a perfect location for TNP - near to downtown, along a bus route, a few blocks from the Marathon County Social Services Center, close to subsidized housing, and in the midst of a HUD designated low to moderate income census tract.

In addition to The Neighbors' Place, the 27,000 square foot CPC building will house many other critical safety net, social service providers our community relies upon. The collaboration, coordination, and concentration of needed services at the CPC facility will have a profound and immediate impact on the health and wellbeing of literally thousands of community residents who need emergency shelter, food, counseling, and medical care.

The Neighbors' Place is committed to be a charter member of this innovative community facility. Thank you for your leadership in making this exciting and vitally important community resource possible.

Sincerely,

Donna Ambrose
Executive Director

Michelle Schaefer
TNP Board President



FIRST PRESBYTERIAN CHURCH *of* WAUSAU

March 24, 2020

Mr. Brian Gumness
Mr. Kevin Noel
Community Partners Campus
c/o B.A. and Esther Greenheck Foundation
500 N. First Street, Suite 2200
Wausau, WI 54403

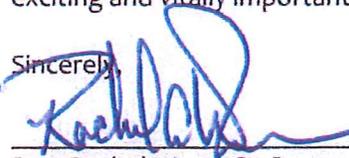
Dear Msrs. Gumness and Noel:

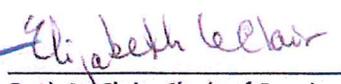
On behalf of the Session of First Presbyterian Church, its Mission Team and the Free Clinic Steering Team, we wish to communicate to you our wholehearted support for the development of the Community Partners Campus (CPC). We understand the proposed 7-acre site to be developed is located behind St. Vincent de Paul Thrift Store, at the intersection of Thomas and Cleveland Streets. The campus and its main building will permanently house the FPC Free Clinic, which we have been working to create for over two years. We currently operate out of a small, makeshift clinical space at Catholic Charities Warming Center on 3rd Avenue. Plans are to design a modern 2,800 – 3,000 square foot clinic facility that will allow our physicians, nurses, and support staff volunteers to serve hundreds of uninsured, low income local residents. We believe this is a perfect location for the CPC - near to downtown, along a bus route, a few blocks from the Marathon County Social Services Center, close to subsidized housing, and in the midst of a HUD designated low to moderate income census tract.

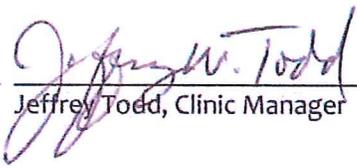
In addition to the FPC Free Clinic, the 27,000 square foot CPC building will house many other critical safety net, social service providers our community relies upon, such as The Neighbors Place and Catholic Charities. The collaboration, coordination and concentration of needed services at the CPC facility will have a profound and immediate impact on the health and wellbeing of literally thousands of community residents who need emergency shelter, food, counseling and medical care.

The First Presbyterian Church and its Free Clinic is committed to being a partner in and charter member of this innovative community facility. As such, we pledge to enter a five year lease for an estimated 2,800 square feet of space, with the proviso design requirements can be accommodated and costs remain competitive in the \$7.50 - \$8.00 per SF per annum range. Thank you for your leadership in making this exciting and vitally important community resource possible.

Sincerely,


Rev. Rachel Wann, Sr. Pastor


Beth LeClair, Clerk of Session


Jeffrey Todd, Clinic Manager

First Presbyterian Church

715.842.2116 406 Grant Street firstpreswausau.org
Wausau WI 54403



April 3, 2020

Mr. Brian Gurness
Mr. Kevin Noel
Community Partners Campus
c/o B.A. and Esther Greenheck Foundation
500 N. First Street, Suite 2200
Wausau, WI 54403

Dear Mssrs. Gurness and Noel:

I am pleased to provide an endorsement from Catholic Charities Diocese of LaCrosse (CCDLC) for the development of the Community Partners Campus (CPC) located on a 7 acre site at the intersection of Thomas and Cleveland Streets. The campus and its main building will house Catholic Charities DLC operations that serve the community as we believe that this is a great location for the CPC, being only a few blocks from Marathon County Social services and in the midst of a HUD designated low to moderate income census tract. We know that this new facility will have a significant positive impact on the Wausau community by providing a welcoming place and much needed services to individuals and families in need.

Catholic Charities provides many services to members of the Wausau community. Through its St. Lawrence program provides case management and financial assistance to hundreds of individuals and families that need help with rent, housing counseling, utilities, food, disaster recovery and other basic human needs. Our Warming Center provides thousands of shelter nights for the homeless. Through our pregnancy support program we provide confidential and compassionate assistance to birth parents, and many children have found forever families through our adoption program. We also provide long term housing for the individuals experiencing chronic homelessness.

Catholic Charities is committed to being a partner in this exemplary community facility and we are committed to this plan. We are grateful for the opportunity to participate and we thank you for your leadership in making this important community project possible.

Sincerely,

Roberto Partarrieu
Executive Director



3710 East Avenue South
La Crosse, Wisconsin 54601
608-782-0710
www.cclse.org



Community Partner



Member Agency

Please remember Catholic Charities in your will and estate plans.



North Central Health Care

Person centered. Outcome focused.

April 27, 2020

Mr. Brian Gumness
Mr. Kevin Noel
Community Partners Campus
c/o B.A. and Esther Greenheck Foundation
500 N. First Street, Suite 2200
Wausau, WI 54403

To Whom It May Concern,

On behalf of North Central Health Care, I am writing to offer my support for the development of the Community Partners Campus (CPC) in their application to the City of Wausau for the redevelopment of the site located behind St. Vincent de Paul Thrift Store. We believe this aggregation of community supports would empower the clients we serve, and others, with a more comprehensive hand-up approach. Our organization is interested in accessing market rate office space as part of this project to provide a landing spot for our Community Treatment team and Crisis Assessment Response Team (C.A.R.T.).

North Central Health Care's Community Treatment program provides case management services for individuals with severe and persistent mental illness. The goal of this program is to keep our clients community-based by providing the necessary supports for their ongoing and prolonged recovery. Over the years we have found that we can successfully engage individuals into services and given the proper supports they are capable of thriving despite life-long challenges of mental illness and addiction.

Our Crisis Assessment Response Team (C.A.R.T.) is a full-time partnership between Law Enforcement and our Crisis Professionals to provide stabilization services as opposed to incarceration and/or emergency detention. The results of this program speak for themselves. We have increased the number of mental illness related dispatch calls to the Marathon County Sheriff's Office and Wausau Police Department but we have also achieved a reduction in the percentage of those calls where someone is taken into custody. In offering a landing spot for this program, our two teams can establish a presence and supports for individuals they frequently engage with in less ideal settings in the community.

We would be interested in leasing approximately 500-750 square feet of office space within the CPC development for these teams. Further, the demands for supported housing and the co-location of future developments on the development site for these purposes would fill a great need in the community. We are excited about this potential development for our clients. Offering short-term housing to prevent homelessness and then a continuum of supportive housing within the same ecosystem could greatly assist individuals in their path to recovery by filling in this pronounced community gap.

At NCHC, our Vision is *Lives Enriched and Fulfilled*, we appreciate the opportunity to partner with you in making our Vision more of a reality of clients through the CPC project.

Make it a great day,

Michael Loy
Chief Executive Officer

www.norcen.org

Wausau Campus
1100 Lake View Drive
Wausau, Wisconsin 54403
715.848.4600

Merrill Center
607 N. Sales Street, Ste. 309
Merrill, Wisconsin 54452
715.536.9482

Mount View Care Center
2400 Marshall Street
Wausau, Wisconsin 54403
715.848.4300

Antigo Center
1225 Langlade Road
Antigo, Wisconsin 54409
715.627.6694

Mr. Brian Gumness
Mr. Kevin Noel
Community Partners Campus
c/o B.A. and Esther Greenheck Foundation
500 N. First Street, Suite 2200
Wausau, WI 54403

To Whom It May Concern:

On behalf of DC Everest / Wausau Blessings in a Backpack, we wish to communicate to you our wholehearted support for the development of the Community Partners Campus (CPC). We understand the proposed 7-acre site to be developed is located behind St. Vincent de Paul Thrift Store, at the intersection of Thomas and Cleveland Streets. The campus and its main building will permanently house our warehouse and office for Blessings in a Backpack. We currently operate out of the back warehouse of the DC Everest Idea School. Plans are house our warehouse with partnerships with other organization to help feeding the community. We believe this is a perfect location for the CPC - near to downtown, along a bus route, a few blocks from the Marathon County Social Services Center, close to subsidized housing, and in the midst of a HUD designated low to moderate income census tract.

Our Mission is to make sure no child goes hungry on the weekend. We currently serve 1800 children in the DC Everest, Wausau, and Mosinee school districts each weekend. With this location we will be able to receive food, distribute the food and save costs with the collaboration with other nonprofits. The collaboration within this organization will help Blessings in a Backpack reach more children and family's in our community to make sure no one goes hungry on the weekends. With the growing need in our community, this will give us the opportunity to keep growing and offering more services to children and families in need.

Sincerely,

Elizabeth Hynes
Program Coordinator



2111 8th Street South Suite 102 Wisconsin Rapids, WI 54494
911 Jackson Street, Wausau, WI 54403
211 E 2nd St Suite 123, Marshfield, WI 54449
503 S Center Avenue, Suite 1, Merrill, WI 54452
W 3620 Artisan Dr., Glen Flora, WI 54526

April 6, 2020

Mr. Brian Gumness
Mr. Kevin Noel
Community Partners Campus
c/o B.A. and Esther Greenheck Foundation
500 N. First Street, Suite 2200
Wausau, WI 54403

Development of the Community Partners Campus

On behalf of North Central Community Action Program, Inc. and its mission to provide services and programming to low income households for the purpose of increasing self-sufficiency, we wish to communicate our support for the development of the Community Partners Campus (CPC).

We believe there is much merit in being housed in the same facility as our community partners and even though we work collaboratively now, the campus will allow us to take advantage of an even closer partnership as well as benefitting from the amenities a space like this could provide to all of its partners.

North Central CAP is committed to being a partner in CPC utilizing approximately 750 square feet of space for approximately \$7,500 per year including utilities. We understand utilities are included along with shared space of a board room, waiting area for our clientele, and potentially shared office equipment and/or technology.

We appreciate the opportunity to be part of this endeavor in making our community stronger.

Best Regards,

Donna Rozar, Board President

Diane Sennholz, Executive Director



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

April 23, 2020

Mr. Brian Gumness
Mr. Kevin Noel

Re: Community Partners Campus Proposal

Mr. Gumness and Mr. Noel:

It has been my distinct pleasure to be involved in discussions about the development of the Community Partners Campus in Wausau. Undoubtedly the culmination of this project will positively impact many lives in our community by providing a continuum of resources to people in need at one location. This collaboration of nonprofit organizations sets a tremendous example for what is possible when people and organizations work together to enhance the quality of life.

The Wausau Police Department fully supports the work of the Community Partners Campus team. We have historically worked with many of the Partners separately, but look to a brighter future where alliances abound. These alliances allow our work to provide more significant community impact than ever before.

While the Police Department will not be a tenant of the Community Partners Campus, we will surely be there regularly in our work to build relationships and partner with our community. Our Crisis Assessment Response Team (CART), Victim Resource Therapist, and our regular patrol officers will be able to provide onsite assistance to many citizens at this new facility. This gives us the opportunity to be more effective and efficient in our delivery of services. Thank you for your leadership and continued dedication to our great community.

Best Regards,

Benjamin K. Bliven
Chief of Police
Wausau Police Department
715-261-7802
Benjamin.Bliven@ci.wausau.wi.us

Benjamin Bliven
Chief

Matthew Barnes
Deputy Chief

Todd Baeten
Patrol Captain

Benjamin Graham
Detective Captain

Wausau Area
Mobile Meals, Inc.

609 Scott Street
Wausau, WI 54403
715-848-5848

Board Members

Beverly Burrill
Gary France
Pamela Frary
Pat Gosz
David Hartman
Marilyn Indermuehle
Betty Jo Klingberg
Joanne Lapinske
Ann Lucas
Joseph Mella
Henry Osswald
Linda Starr
Mary Weller
Virginia Weinkauff

Executive Director

Doris Spooner

April 7, 2020

Mr. Brian Gunness
Mr. Kevin Noel
Community Partners Campus
c/o B.A. and Esther Greenheck Foundation
500 N. First Street, Suite 2200
Wausau, WI 54403

Dear Messrs. Gunness and Noel:

On behalf of Wausau Area Mobile Meals Inc, we wish to communicate to you our support for the development of the Community Partners Campus (CPC) located behind St. Vincent de Paul Thrift Store, at the intersection of Thomas and Cleveland Streets. The campus could house the office of Wausau Area Mobile Meals and would allow us to work closely with other services in the Wausau Community which will have a profound impact on the health and well-being of many residents in our community.

The Wausau Area Mobile Meals is possibly interested in being a partner in and charter member of this innovative community facility. We are looking to get 200 SF of office space, if costs remain competitive in the \$7.50 - \$8.00 per SF per anum range with access to shared board room, bathrooms, and possibly a small storage area. Thank you for your leadership in making this exciting and vitally important community resource possible.

Sincerely,

Doris Spooner,
Executive Director



Gary France,
Board President



Society of St. Vincent de Paul, Inc. Cabrini Conference Wausau



COMMUNITY PARTNERS CAMPUS
Envision. Collaborate.

April 1, 2020

Mr. Brian Gumness
Mr. Kevin Noel
Community Partners Campus
c/o B.A. and Esther Greenheck Foundation
500 N. First Street, Suite 2200
Wausau, WI 54403

Dear Messrs. Gumness and Noel:

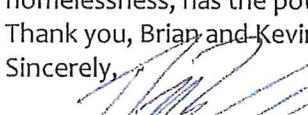
On behalf of the St Vincent de Paul Cabrini Conference (SVdP), and its Advisory Council, we wish to communicate to you our wholehearted support for the development of the Community Partners Campus (CPC). The proposed site for the CPC, located just south of our Thrift Store, will facilitate better collaboration between SVdP and the other human services providers residing in the CPC.

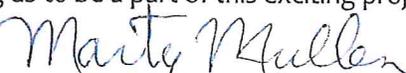
SVdP's primary outreach ministry is providing financial assistance for basic human needs to disadvantaged individuals and families in the Wausau area through our unique Home Visit process conducted by our 30+ volunteers. We also own three apartments that are used as Transitional Family Housing sites by NCCAP and Catholic Charities; who supply the Case Management resource. The Thrift Store profits, fund raisers, and private donations fund our ministry. The Thrift Store also makes available a selection of furniture, clothing, and household goods that become in-kind gifts to our clients. We frequently collaborate with many of the potential CPC partners as well as other human service providers in Wausau to combine financial and other resources to help an individual or family in need.

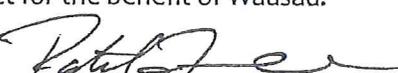
Although SVdP is not considered an actual CPC partner because we won't be leasing space, we strongly believe we can make a significant contribution to the project through collaborative efforts. Items being considered include:

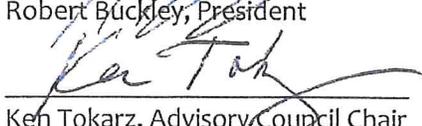
- Join with other CPC directors to conceive and implement process improvements in the human services delivery system.
- Potential for a low-cost way for CPC Partners to acquire used furniture, clothing, and household goods for their clients.
- Potential easements for CPC delivery truck right-of-way, and a WATS bus stop.
- Potential for SVdP to provide delivery, lawn care and snow removal services at reasonable rates
- Participate in the North Central Continuum of Care network, with CPC partners and others, to develop and implement an aligned vision and strategy for better housing solutions for the homeless community. This could lead to subsequent phases to the CPC project.

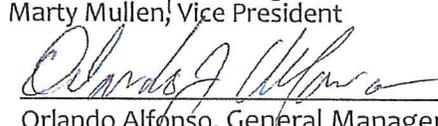
In addition to the collaborative space developed by the CPC, we believe the community-wide momentum behind this project, coupled with the work by the United Way and City of Wausau to address homelessness, has the potential to drive systemic change regarding services to the disadvantaged. Thank you, Brian and Kevin, for inviting us to be a part of this exciting project for the benefit of Wausau. Sincerely,


Robert Buckley, President


Marty Mullen, Vice President


Patrick France, Treasurer


Ken Tokarz, Advisory Council Chair


Orlando Alfonso, General Manager

Strategic Planning Committee Biographies

Brian Gumness

Brian Gumness currently serves as the CEO of the B.A. & Esther Greenheck Foundation. Since beginning his role as Executive Director and now CEO, Brian has been active in several community projects. He previously volunteered his time as a presenter for Grant Writing Workshops offered by the Community Foundation of North Central Wisconsin as well as served on the panel of the Community Arts Grant program locally and statewide. He has worked with the Department of Public Instruction assisting with the High School Leadership Program's Grant Writing Workshops. Brian served as co-chair for The Women's Community capital campaign and was part of the selection committee for the Marathon County Chapter of the Red Cross Real Heroes Program. He served on the Board of Directors of the UWMC Foundation, YMCA Foundation and the Wausau Curling Club. He has worked with two of United Ways initiative programs, the Housing and Homelessness Coalition and the Early Years Coalition. He also served as part of the strategic planning group for the City of Wausau's Community Block Grant Selection committee.

Prior to his role at the B.A. & Esther Greenheck Foundation, Brian spent 10 years working at Greenheck Fan in Sales and Marketing. He and his wife Sandy enjoy traveling, spending time with their grandchildren and their golden retrievers. Brian also enjoys time spent on the golf course as well as the ice at the Wausau Curling Club.

Kevin Noel

Kevin is the of President Home Insulation Co of Wausau Inc., a 2nd generation insulation and roofing contractor established in Wausau in 1938, is the recipient of the 2010 Wausau Region Small Business of the Year Award and has been a continuous member of the Wausau Area Chamber member since 1942.

Integrity First Bank, Wausau, Founding Charter Member and Director 2005-2017

Community Service:

- MCDEVCO, Loan Committee 2004-current
- Founding member of Community Partners Campus, current
- Noel Family Foundation, current
- City of Wausau Homelessness Roundtable member, current
- Boys and Girls Club of Wausau, Member Facilities Committee, current
- Ascension Medical Group, Chairman and Board Member 2014-2018
- Ministry Medical Group, Chairman and Board Member 2009-2014
- Wausau Area Events, Founding Member, VP 1989-1999
- Badger State Winter Games, Chair Opening Ceremonies 1989-1995
- Habitat for Humanity of Wausau, past board member and founder of current recycled building materials and office facility, 2009-2017
- Habitat for Humanity International, Jimmy Carter Work Project, Philippines, house leader for 2 tiny homes of 293 homes constructed during a 7-day period in 1999.
- Habitat for Humanity International, Jimmy Carter Work Project, Houston, Green Team, initiative in promoting energy-efficient, environmentally friendly construction practices 2001.
- Central Wisconsin Contractors Association, Founding Member and VP 1999-2001
- Wisconsin Focus on Energy, member of steering committee to set standards for energy efficient construction methods, and student curriculum, 2004.



Amy E. Ebeling
Attorney

500 N First Street, Suite
8000
P.O. Box 8050
Wausau, WI 54402-8050
Phone: 715.845.4336
Toll Free: 800.477.8050
Fax: 715.845.2718

Services

Business Organizations
Commercial Contracts
Mergers & Acquisitions
Taxation
Estate Planning
Business Succession
Planning
Fiduciary Services
Business Ownership
Disputes
Tax Exempt Organizations

Focus Teams

Manufacturing &
Distribution
Agriculture
COVID-19

Amy is an attorney with a passion for tax and tax efficient planning.

She advises individuals and businesses on a variety of business and tax matters, including corporate governance and tax compliance issues, business and farm succession planning, and the negotiation of various commercial transactions. Tax affects all industries, most notably Amy works with the agriculture, manufacturing, distribution, and health care industries. She brings a practical, solution-oriented approach to the complex legal issues present in the formation and operation of domestic and international entities, mergers and acquisitions, and business succession planning. Working closely with clients, their financial advisors, and accountants, she creates and implements tax-efficient structures for business operations and investment holdings that meet the client's goals and objectives. In addition to working with for-profit businesses, Amy also works with nonprofit organizations including public charities and private foundations. She assists with the development and creation of such organizations and provides guidance on obtaining and retaining tax exempt status and compliance with federal laws and regulations.

Amy is also involved in resolving numerous tax controversy matters at federal, state, and local levels. She has expertise in laws applicable to, and policies and procedures followed by, the IRS and state and local taxing authorities. Her experience with tax disputes includes representing clients in tax examinations and audits, voluntary disclosures, and other tax amnesty programs.

Amy's experience includes:

- Developing innovative tax-efficient structures to diminish tax implications.
- Assisting clients with strategic mergers and acquisitions, including asset and equity sales/purchases, spin-offs/split-offs, and various tax-deferred restructurings.
- Representing buyers, sellers, and other participants in acquisitions, dispositions, and other commercial transactions.
- Resolving a multitude of succession planning issues for families and closely held businesses, including facilitating productive discussions and creating complex plans to assure a successful and tax efficient transfer of management responsibilities and ownership.
- Representing individuals and businesses in income and other tax audits as well as assisting accounting professionals with tax audit responses.

Recent engagements have included:

- Structuring the sale of assets of a closely held business to minimize adverse tax consequences to the owners.
- Developing a tax-efficient succession plan that met the client's objectives and goals in transferring their large farm operation to succeeding generations.
- Assisting a nonprofit agribusiness with tax compliance matters and negotiating commercial contracts for growth of the agribusiness.
- Successfully representing a closely held business and its owners before the IRS by

negotiating a settlement.

Amy posts to the [Tax Deductions](#) blog.

Civic Activities

- **Good News Project** – Volunteer (2013)
- **UW-Marathon County** – Volunteer Income Tax Assistance (VITA) Volunteer (2012 – 2013)
- **UW Alumni Wausau Chapter** – Board Member (2014 – present)
- **YWCA Foundation of Wausau** – Board Member, Treasurer (2013 – 2016)
- **YWCA Task Force** – Member (2014)
- **Wausau Curling Club** – Member (2014 – present); Rookie Clinic Co-Chair (2015 – present); Golf Outing Committee Member (2015 – present); Volunteer Instructor (2014 – present); Board Member (2019 – present)

Professional Activities

Partnership for Progressive Agriculture – Board Member (2016 – present)

Education

- B.A., University of Wisconsin – Madison (2005)
- J.D. (*cum laude*), University of Wisconsin Law School – Madison (2008)
- LL.M. in Taxation, New York University School of Law – New York, NY (2009)

Admissions

- Illinois Supreme Court
- Iowa Supreme Court
- New Jersey Supreme Court
- New York Supreme Court
- Wisconsin Supreme Court
- U.S. District Court for the Western District of Wisconsin
- United States Tax Court

wausau | eau claire | green bay

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Dave Bliven

David Bliven is a retired Business Manager and Project Manager focusing on real estate facility creation and management.

David served his country in the US Navy for 8 years, stationed 3 years on board the USS Andrew Jackson a fleet ballistic submarine. The Andrew Jackson is one of the '*41 for Freedom*' nuclear deterrent submarines deployed during the cold war.

During 27 years at Aspirus (Director of Real Estate, Facilities and Projects) graduated Summa Cum Laude with a Bachelor's degree in Business Administration and a Masters Certificate in Project Management.

David has experience as a volunteer Project Manager for Tyler's Home for Kids, Wausau Area Boys and Girls Club, Marathon County Humane Society, and the Women's Community. Taking each project from concept to operational.

Since retiring in 2013, David has enjoyed spending time with family, traveling, volunteering, and other hobbies.

Jeffrey W. Todd

Jeff retired in 2015 from a 43-year career in health care. Most recently, Jeff served as the Bureau Chief for Quality Management at the Illinois Department of Healthcare and Family Services. He and his team were responsible for the quality of medical care received by the state's 3.3 million Medicaid recipients. For nearly a decade immediately preceding, Jeff managed an array of primary and specialty care clinics for Aspirus, a large integrated health system in north central Wisconsin and the Upper Peninsula of Michigan. He is a Certified Medical Practice Executive (CMPE).

In the 80s and 90s, Jeff served as public health administrator for four local health departments in Illinois. He became the first chief executive officer of the Illinois Public Health Association in 1984, serving for over 10 years. He managed home health, mental health and substance abuse agencies in his early career.

He holds a bachelor's degree in psychology and a master's degree in counseling psychology/administration-organizational behavior. Since 1981, he has held teaching appointments in health care administration with a number of universities, including the University of St. Francis, University of Illinois at Springfield, Northern Illinois University, and most recently with Concordia University of Wisconsin. He has served on the governing boards of numerous local, state and national organizations, including the American Public Health Association and the Wisconsin Association of Free and Charitable Clinics.

He currently volunteers in social justice mission work for his local church, was a credentialed mission co-worker with the Presbyterian Church in Colombia (IPC). He has been an ordained Elder in the Presbyterian Church (USA) since 1981.

Ken Tokarz

Ken Tokarz and his family moved to Wausau in 1989 to join the Greenheck Fan Corporation. He worked as a Manufacturing Engineering Manager, Plant Manager, and General Manager of the Fan & Ventilator Business Unit. He retired in 2016, but occasionally does consulting work for his son-in-law, Will Reif, who owns Roastar Inc.

Ken helped found the St. Vincent de Paul Cabrini Conference in Wausau in 2008, and the Thrift Store in 2013. He is a past President, and currently chairs the Advisory Council. He has also been a member of United Way's Housing & Homelessness Coalition since its inception, and currently is the Secretary for the North Central Continuum of Care, the purpose of which is to advocate, plan, and maximize resources for those experiencing homelessness in Lincoln, Marathon, and Wood Counties.

Barbara Brown

Barbara Brown currently serves as the Operations Administrator of the B.A. & Esther Greenheck Foundation. She has been part of the B.A. & Esther Greenheck Foundation for twenty years and during that time she has volunteered with several local non-profits. She served on the Aspirus Golf Classic committee for 6 years and was the chairperson for 3 of those years. She has also served on the Festival of Trees committee for Aspirus. She has been a volunteer on the committee for The Women's Community's Hooray for Hollywood benefit. Since 2016, she and her husband Mike have been a Big Couple with Big Brothers Big Sisters.

Prior to her role at the B.A. & Esther Greenheck Foundation, Barb worked 11 years working at SNE Enterprises. She has bachelor's degrees in Business Administration and Managerial Accounting.

Community Partners Campus Steering Committee Members

Orlando Alfonso, St. Vincent de Paul Cabrini Conference

Donna Ambrose, The Neighbors' Place

Pam Anderson, Marathon Cty Housing & Homelessness Coalition

Gary Bezucha, Salvation Army

Dave Bliven, Retired Aspirus Director of Real Estate, Facilities & Projects

Chief Ben Bliven, Wausau Police Department

Barbara Brown, BA & Esther Greenheck Foundation

Amy Ebeling, Ruder Ware Law Firm

Eileen Eckardt, Marathon County Health Department

Dave Eisenreich, Marathon County Hunger Coalition

Brian Gumness, BA & Esther Greenheck Foundation

Beth Hynes, Blessings in a Backpack

Lance Leonhard, Marathon County Deputy Administrator

Kevin Noel, Home Insulation

Roberto Partarrieu, Catholic Charities

Tracy Rieger, Catholic Charities

Jeff Sargent, United Way of Marathon County

Michelle Schaefer, The Neighbors' Place

Diane Sennholz, North Central Community Action Program

Lt. Donna Thammavongsa, Salvation Army

Jeffrey Todd, First Presbyterian Free Clinic

Ken Tokarz, St. Vincent de Paul Cabrini Conference



1300 Cleveland Ave Wausau, WI

General Capital Group and Danna Capital
MAY 1, 2020



Josh Hafron, 414-228-3518
General Capital Group

Luke Samalya, 516-380-4366
Danna Capital

May 1, 2020

Christian Schock
Planning Community & Economic Development
407 Grant St.
Wausau, WI 54403
Email: christian.schock@ci.wausau.wi.us

Dear Mr. Schock,

General Capital and Danna Capital, in association with Engberg Anderson Architects and Sigma Group, are pleased to attach our proposal to redevelop 1300 Cleveland Ave, where we envision a modern redevelopment plan that will provide approximately 100 units of high-quality, affordable housing to some of the families that call Wausau home.

As an active member of the Wisconsin development community for over 20 years, General Capital is firmly committed to the reinvestment and revitalization of spaces that serve communities. With a multi-decade track record of high-quality affordable and market rate housing, industrial, and commercial development that includes more than 80 projects, General Capital brings the expertise required to navigate complex real estate transactions, public and private financing structures, and community engagement.

Complementing General Capital's legacy, Danna Capital brings a sophisticated, data-centered approach to housing development and financing with a foundation in the psychological constructs of housing stability and quality. This community-focused, person-centered style of development prioritizes the needs of residents and the impact and relationships with their communities.

With an extensive history of successful partnership in affordable housing development, General Capital and Danna Capital are positioned well to understand and deliver on the needs and expectations of the City of Wausau ("City"). We believe our plan solves crucial gaps in the available housing stock that will empower residents with high-end amenities and services.

Our team looks forward to the opportunity to further understand the City's needs and goals through a collaborative development partnership. Should you have any questions regarding our proposal, please do not hesitate to contact us. We look forward to your continued feedback.

Thank you for the opportunity to submit this proposal.

Sincerely,
General Capital Group and Danna Capital

Josh Hafron
414-228-3518
General Capital Group
6938 N Santa Monica Blvd, Fox Point, WI 53217
joshua@generalcapitalgroup.com

M. Luke Samalya
516-380-4366
Danna Capital
luke@dannacapital.com

Project Summary and Overview

The City of Wausau has expressed interest in the redevelopment of 1300 Cleveland Ave, a 6.8-acre former industrial site. Positioned between two residential neighborhoods with easy access to public transportation and the City’s amenities, we believe high-quality and affordable multi-family housing is a natural and effective use of this site.

In our proposed development, the site will house a dynamic and attractive housing development whose design compliments and diversifies the existing Wausau housing stock, promotes social support networks, and the wellness benefits of ample green space. Residents will enjoy modern amenities in homes that are safe, efficient, and affordable.

Our target residents are essential members of the Wausau community: young families, teachers, law enforcement professionals, nurses, retail workers, and more. These high-quality developments help support family social structures and keep emerging talent and young residents local.

As an example, someone graduating from North Central Technical College who has an entry level job at Eastbay, could live in this development without the financial or emotional strain of being rent burdened or living in unsatisfactory housing. This resident is vastly more likely to continue their career development in Wausau, supporting the local economy and, eventually, becoming a homeowner.

Our initial development plan has been constructed with the following goals:

1. To provide high-quality, affordable housing.
2. To offer engaging property amenities that support residents and promote a sense of community.
3. To prioritize sustainable design and materials, and the achievement of high energy efficiency standards.
4. To accommodate integrated green space that promotes health equity and the wellbeing of residents.

We look forward to an interactive process of collaborative development where we can further refine our initial plans by engaging stakeholders in more detailed discussions and planning sessions that leverage the expertise of our development team, City officials, community leaders, and neighborhood interest groups.

Commercial space will also be provided for a Community Service Facility, which will house a community agency that provides supportive services for individuals at 60% AMI and lower. These services will be available not just for residents, but for all community members. Examples may include: job training centers, after-school services, continuing education programs, etc.

Development Team

Development	General Capital
Development	Danna Capital
Architecture	Engberg Anderson
Engineering/Environmental	Sigma Group

Response to the City

The following information is provided as a specific response to the City’s RFP requirements:

<p>Contact Information</p>	<p>Josh Hafron 414-228-3518 General Capital Group 6938 N Santa Monica Blvd, Fox Point, WI 53217 joshua@generalcapitalgroup.com</p> <p>Luke Samalya 516-380-4366 Danna Capital Luke@DannaCapital.com</p>
<p>Draft Site Plan</p>	<p><u>See Appendix 1</u> Plans and Elevations</p>
<p>Proposed Purchase Price</p>	<p>General Capital and Danna Capital are prepared to offer \$100,000 for the site, assuming City participation as outlined below. This number is subject to fluctuation proportional to the level of participation to which the City agrees. We anticipate that City participation in excess of initial estimates provided below could, in theory, increase the purchase price. Similarly, lower levels of City participation would decrease the purchase price we are able to offer.</p>
<p>Proposed Use of the Area</p>	<p>To accommodate diverse housing needs of Wausau residents, we are proposing approximately 100 affordable rental units located in five buildings:</p> <ul style="list-style-type: none"> • Building 1: A 3-story, 80-unit common corridor building with underground, heated parking (73 spaces). • Buildings 2-5: 5-unit direct access, 3-bedroom, townhome-style units. These units will be two-stories and will be served by surface parking (114 total surface spaces). <p>The buildings will be organized as a quad with a central green space that can be enjoyed as a shared amenity by residents. Preliminary concepts for this space include a playground and community garden space.</p>

	<p>For the most natural transition to the surrounding residential neighborhood, two of the four townhome buildings will border Cleveland Ave. The other two townhome buildings will run perpendicular to Cleveland Ave, along the north and south borders of the site.</p> <p>The 80 apartment units will be located in an L-shaped building on the western border of the site with green space views on all sides. A walking trail will wind from the southwest to the northwest of the site to promote active, healthy lifestyles and a serene way to enjoy the ample outdoor space.</p> <p>Exterior design could utilize a mix of natural stone, brick, board and batten, and lap siding to create an appealing and natural architectural transition between this development and neighboring structures in the community.</p> <p>The site will be accessible through two access points off Cleveland Ave at Myron St. and Adrian St.</p> <p>Our residents will be supported with a full-time on site property management and maintenance team, and access to common space amenities, including a community room and exercise space. Additionally, free, high-speed internet will be included.</p> <p>Commercial space will also be provided for a Community Service Facility, which will house a community agency that provides supportive services for individuals at 60% AMI and lower. These services will be available not just for residents, but for all community members. Examples may include: job training centers, after-school services, continuing education programs, etc.</p> <p><u>Preliminary unit mix is as follows:</u></p> <table border="1"> <thead> <tr> <th>Unit Type</th> <th>Unit Count</th> </tr> </thead> <tbody> <tr> <td>1 Bedroom</td> <td>39</td> </tr> <tr> <td>2 Bedroom</td> <td>41</td> </tr> <tr> <td>3 Bedroom - Townhome</td> <td>20</td> </tr> <tr> <td>Total</td> <td>100</td> </tr> </tbody> </table>	Unit Type	Unit Count	1 Bedroom	39	2 Bedroom	41	3 Bedroom - Townhome	20	Total	100
Unit Type	Unit Count										
1 Bedroom	39										
2 Bedroom	41										
3 Bedroom - Townhome	20										
Total	100										

<p>Estimate Construction Value</p>	<p>Our preliminary estimate of total development cost is \$20.5MM. Generally, affordable housing units funded by tax credit programs are assessed at a value of roughly \$55,000/unit. As this project is anticipated to be 100 units, this leads to a total estimated assessed value of \$5.5MM. It should be noted, however, that because affordable housing has intentionally lower rents, the valuation is suppressed by the income approach to valuation.</p>
<p>Request for City Participation</p>	<p>Low rents make high-quality housing accessible to traditionally underserved populations, this forces affordable housing developers to fill financial gaps in the projects capital structure. In our experience, the most successful developments are facilitated by a creative financial partnership between developers and cities. Accordingly, in our initial estimates we are proposing City participation in the amount of roughly \$2MM comprised of the following components:</p> <ol style="list-style-type: none"> 1. Discounted or free land 2. TIF 3. HOME Funds 4. Low-interest loans 5. Project-Based Vouchers (PBVs) <p>We have reviewed the TIF application and stand ready to work with Wausau to apply should our project be selected.</p> <p>In response to the City’s development and incentive strategy, our team understands the City’s desire to attain certain goals when requesting City participation. Our proposed project is responsive to the City’s goals outlined in the RFP as follows:</p> <ul style="list-style-type: none"> • GOAL: Encourage diversification of housing typology and rents. Our project provides a range of unit types and rent levels to meet the housing needs of a wide range of families and individuals. Our project will include a range of affordability, from 30% Area Median Income (“AMI”) to 80% AMI in a series of housing types ranging from one-bedroom units in an apartment-style setting to a three-bedroom townhomes designed with families in mind. Our proposed income and unit mix meets the City’s desire to encourage diversification of housing typology and rents.

	<ul style="list-style-type: none"> • GOAL: Deployment of alternative energy technology. We will seek to obtain Investment Tax Credits (“ITC”), also known as renewal energy tax credits, to install a photovoltaic system on the roof of the larger apartment building. We have successfully deployed ITC on several recent projects. • GOAL: Achievement of high energy efficiency standards. Our project will be third-party certified under the Wisconsin Environmental Initiative’s “Green Built Home Program.” This program requires the use of green building technology, high efficiency plumbing fixtures, energy efficient lighting and EnergyStar® furnaces and appliances, among others. Participation in this program assures the City that our project will meet a stringent third-party verification process. We are also open to using programs such as PACE to finance additional energy efficiency initiatives. • GOAL: Priority hiring of local contractors and subcontractors and workforce agreements with local Building Trades Council. We will build this project using our affiliated General Contractor, Bedrock Construction. Because we control the bidding and negotiation process, we can implement local hiring and workforce development measures more effectively than a third party contractor. At a minimum, we are committed to following WHEDA’s minority and emerging business utilization goals. We are open to discussing the City’s specific hiring objectives and are willing to negotiate an agreement with the Local Building Trades Council as long as it does not impact our ultimate financial feasibility. <p>Our team looks forward to the opportunity to discuss the exact parameters of this partnership with the City of Wausau.</p>
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Appendices

1. Plans and Elevations
2. General Capital Group
3. Danna Capital
4. Engberg Anderson Architects
5. Sigma Group

APPENDIX 1

Plans and Elevations



SIGNAGE

CLEVELAND AV

ADRIAN ST

MYRON ST



KEY AND INFORMATION	
	TOWNHOMES
	MULTIFAMILY BUILDING
TOTALS	
UNITS	
20 TOWNHOME UNITS	
80 APARTMENT UNITS	
100 TOTAL UNITS	
PARKING	
114 SURFACE SPACES	
73 BELOW MF BLDG	
187 TOTAL SPACES	



CLEVELAND AVE



SITE PLAN
SCALE: As indicated

PRELIMINARY ARCHITECTURAL CONCEPTS FOR ILLUSTRATION PURPOSES ONLY. NOT MEANT TO DEPICT ACTUAL OR FINAL DESIGN OF BUILDINGS.



Elevation



Elevation

CLEVELAND AVE

MULTIFAMILY
SCALE:

Engberg Anderson Project No. 00000.00





PRELIMINARY ARCHITECTURAL CONCEPTS FOR ILLUSTRATION PURPOSES ONLY. NOT MEANT TO DEPICT ACTUAL OR FINAL DESIGN OF BUILDINGS.

Elevation



Elevation

CLEVELAND AVE

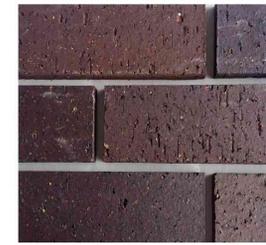
MULTIFAMILY
SCALE:

Engberg Anderson Project No. 00000.00





PRELIMINARY ARCHITECTURAL CONCEPTS FOR ILLUSTRATION PURPOSES ONLY. NOT MEANT TO DEPICT ACTUAL OR FINAL DESIGN OF BUILDINGS.



1 TOWNHOMES
SCALE: 1/8" = 1'-0"



2 TOWNHOMES

CLEVELAND AVE

TOWNHOMES
SCALE:

Engberg Anderson Project No. 00000.00



APPENDIX 2

General Capital Group

GENERAL CAPITAL TEAM



DAVID WEISS

David is Chief Executive Officer of General Capital. He began his career in New York with Citibank's Leveraged Capital Group in the 1980s. David later became a Vice President in Citibank's Institutional Recovery Management group, where he was involved in corporate workouts, restructuring and lender litigation. In 1993, David moved to w Real Estate Group in Chicago, where he was Vice President and team leader in the Shopping Centers Group, managing a debt portfolio in excess of \$400 million. He joined General Capital Group in 1997 as a founding Partner. David is a member of the Firm's Investment Committee and is responsible for General Capital's financial and banking relationships and risk management.

Additionally, David is head of strategic planning on a local non-profit board and has been a guest lecturer in several real estate courses, a mentor to business school students and active participant in various student career advancement programs.



SIG STRAUTMANIS

Sig is responsible for coordinating General Capital's design, municipal entitlements and construction. In addition, Sig leads General Capital's environmental initiatives, including managing the firm's energy efficiency program and certifying new residential projects.

In 2004, Sig was named to the Business Journal's "40 Under 40" list for his contributions to the profession and local community. Sig joined General Capital after working for LDR International, a nationally recognized land use and urban design firm in Columbia, Maryland and for the Village of Germantown, a high growth Milwaukee suburb. In addition to his work at General Capital, Sig is currently an Adjunct Assistant Professor of Urban Planning at the University of Wisconsin – Milwaukee. He has Masters

degrees in Architecture and Urban Planning.

**JOSH HAFRON**

Josh Hafron joined General Capital's Chicago office in 2007 with a focus on the acquisition and redevelopment of affordable/low income housing projects across the country. Josh has over 15 years of commercial real estate experience. Prior to joining General Capital, he served as assistant vice president with Urban Innovations in Chicago, where he was involved in the acquisition of affordable housing projects nationally. Josh previously held positions with First Industrial Realty Trust and First Chicago Capital Markets. Josh graduated from Tufts University and has a joint MA/MBA degree from George Washington University. He and his wife Kim live with their two children in Glencoe, IL.

**CHELLE NENNIG**

Chelle has over 25 years of experience in Real Estate Development and Asset Management. After graduating from Carroll University with a Bachelor's of Science Degree in Accounting she worked at an international public accounting firm spending 5 years in the Audit practice. Chelle then joined a rapidly growing development and property management company where she rose to President. In 2000 Chelle further advanced her real estate career by joining General Capital Management. Presently, Chelle is responsible for the Investor Relations, Accounting, Financial Reporting, Tax Compliance and Property Management Departments. Chelle also oversees the management of the student housing operations.

**CARMELLO MADDENTE**

Carmello joined General Capital in 2010 filling a new position at the firm, Director of Marketing. Prior to General Capital Carmello worked in the marketing department at Wisconsin's largest residential real estate firm. At General Capital Carmello is responsible for all marketing and business technology initiatives.

Carmello is working to complete a Certified Commercial Investment Member (CCIM) designation.



JENIFER BERSCH

Jenifer joined General Capital as a Paralegal in March 2019. Prior to joining General Capital, she was the Senior Paralegal at Stark Investments, an international multi-billion dollar investment company, with primary responsibilities in the corporate, securities, transactional and compliance areas. Jenifer developed extensive experience in the corporate, securities and transactional areas as Senior Paralegal at Michael, Best & Friedrich, LLP. Jenifer attended the University of Wisconsin – La Crosse and graduated from the Minnesota School of Business.



JACKSON LINDSAY II

Jackson assists with project logistics, feasibility, design, and construction. Prior to joining General Capital in 2014, Jackson worked as a design/build custom woodworker. He holds a Masters degree in Architecture from the University of Wisconsin – Milwaukee.

Affordable Housing

The partners of General Capital have been involved in the development, management and ownership of affordable multifamily housing projects since the 1980's. Our commitment to affordable housing involves three complimentary pursuits: development of affordable rental housing, acquisition and rehabilitation of affordable housing and the development of affordable-for-sale housing units.

General Capital's new construction of affordable rental housing has involved the use of 9% and 4% tax credits as well as other Federal and local housing programs. General Capital has successfully developed a well-known senior housing brand, the "Berkshire". Berkshire independent senior apartments are designed to specifically meet the housing and supportive services needs to allow today's independent living elderly to comfortably age in place. Berkshire residents are a part of an active, well-rounded community that provides a sense of self, well-being and inclusion. The Berkshire's commitment to quality was recognized with a Charles Edson Tax Credit Excellence Award for the Berkshire Grafton in 2003.

General Capital is actively developing several affordable residential condominium communities. These projects have involved the use of TIF funds, and other subsidized financing vehicles. The projects all are noted for their design, green built initiatives and use of quality materials. General Capital is also focused on the acquisition and preservation of apartment projects currently regulated by HUD, the IRS or State Housing Agencies and non-regulated multi-family properties that are candidates for repositioning as affordable properties. The firm has extensive experience utilizing both public and private resources to preserve the affordability of housing. Transactions have involved the investment of new tax credit equity and more conventional debt and equity strategies.



General Capital Acquires, Rehabilitates and Develops Affordable Housing

THESE PRACTICES ARE THE BASIS OF GENERAL CAPITAL'S SUCCESS:

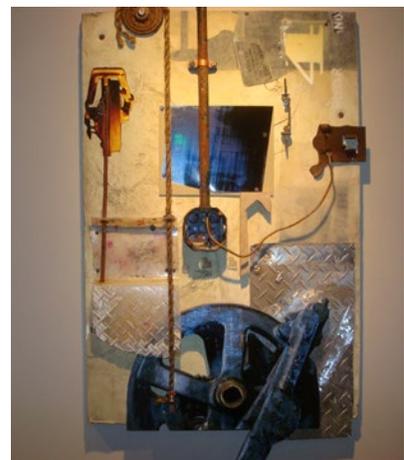
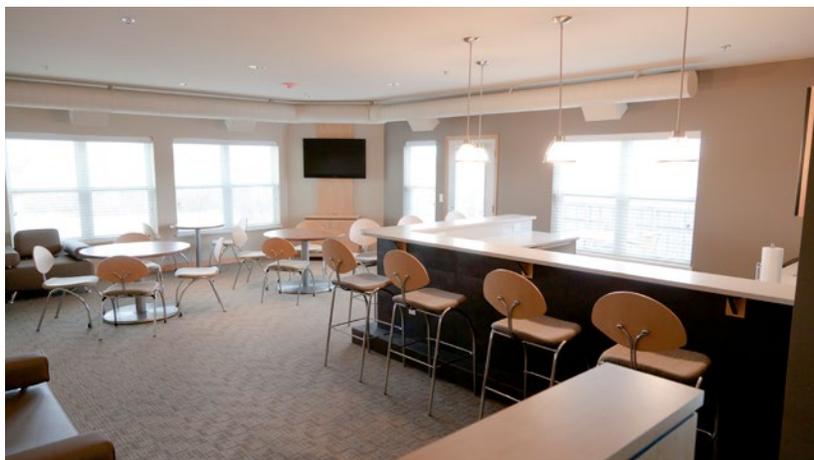
- Working with non-profit organizations
- Emphasizing community collaboration with local organizations and community business leaders
- Structuring innovative transactions with a deep understanding of property subsidy, rehabilitation and financing vehicles
- Maximizing environmental conservation through sustainable development including the redevelopment and renewal of environmentally contaminated properties
- Engaging high quality property management firms and intensive asset management
- Utilizing best practice construction methods and high quality materials that ensure quality and durability of product
- Working closely with state agencies to achieve mutual objectives



GENERAL CAPITAL



INTERIORS AND ART



GENERAL CAPITAL



ARTBEAT AND COMMUNITY GARDENS



GENERALCAPITAL



EVENTS



GENERAL CAPITAL



INTERIORS, COMMUNITY AND ART





Development Experience



PROJECT	UNITS	TYPE	CITY	STATE	COMPLETION
Berkshire Stevens Point	88	Senior	Stevens Point	WI	Under Construction
Berkshire Sheboygan Falls	65	Senior	Sheboygan Falls	WI	Under Construction
Niles Apartments	63	Workforce	Niles	MI	Under Construction
Jackson Apartments	73	Workforce	Jackson	MI	Under Construction
Delavan Apartments	73	Workforce	Delavan	WI	Under Construction
Platteville Apartments	71	Workforce	Platteville	WI	2019
Berkshire Niles	53	Senior	Niles	MI	2019
Berkshire Muskegon	84	Senior	Muskegon	MI	2018
Harbor City Flats	81	Family	Benton Harbor	MI	2018
Berkshire Paw Paw	42	Senior	Paw Paw	MI	2018
Greenwich Apartments	53	Supportive	Milwaukee	WI	2016
Lakeside Gardens	80	Family	Fond du Lac	WI	2016
Bradley Crossing Phase II	54	Supportive	Brown Deer	WI	2015
Two50Two Apartments	85	Student Housing	Milwaukee	WI	2015
Wildberry Village Apartments	74	Family	Rockford	IL	2015
Whispering Hills Apartments	72	Family	Port Byron	IL	2015
Deerwood Crossing Phase II	30	Senior RCAC	Brown Deer	WI	2014
Rosewood Apartments	86	Senior	Berwick	PA	2014
Beerline B Apartments	140	Workforce	Milwaukee	WI	2012
Berkshire Greendale	90	Senior	Greendale	WI	2012
Bradley Crossing	60	Supportive	Brown Deer	WI	2012
Maria Linden	72	Senior RCAC	Milwaukee	WI	2012
Berkshire at Kensington	177	Senior	Waukesha	WI	2011
Elvin Sted	33	Supportive	Stoughton	WI	2011
Deerwood Crossing	66	Senior RCAC	Brown Deer	WI	2010
Hide House Lofts	60	Workforce	Milwaukee	WI	2010
MacCauley Apartments	46	Workforce	Milwaukee	WI	2009
Berkshire Oconomowoc	85	Senior	Oconomowoc	WI	2005
Berkshire at Sunset	78	Senior	Waukesha	WI	2003

RESIDENTIAL

AFFORDABLE HOUSING



General Capital worked with the National Park Service to obtain approval for the adaptive re-use of the building into 73 workforce apartments.



BRASS WORKS APARTMENTS

820 E. WISCONSIN ST, DELAVAN, WI

General Capital recognized the demand for high quality affordable housing in the City of Delavan, a picturesque tourism-intensive community west of Lake Geneva. In seeking an appropriate site, a large industrial building became available and General Capital seized the opportunity to renovate an historic building in the heart of the community. The former George W. Borg Corporation facility was built between 1943 and 1956, at the height of WWII. In 1942, Borg Corporation was awarded a large government contract to manufacture ammunition components, including the famous "proximity fuse" used in the war. General Capital worked with the National Park Service to obtain approval for the adaptive re-use of the building into 73 workforce apartments.

The building required full restoration of the exterior brick, new historically accurate windows and other historic features. The interior is fully gutted and retrofit to create authentic loft-style residential units and community spaces. The building includes direct entry 3-bedroom units on the south side of the building. The \$16.3 million project is supported by a \$1.2 million TIF from the City of Delavan and an allocation of affordable housing tax credits. In addition, the property is taking advantage of federal and state historic preservation tax credits.

GENERAL CAPITAL

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WWW.GENERALCAPITALGROUP.COM

RESIDENTIAL

AFFORDABLE HOUSING



“Cutting edge affordable housing for millennials with a historic renovation of the existing and attached Ford dealership”



RUXTON APARTMENTS

85 S. OAK ST, PLATTEVILLE, WI

Mixed use residential development on the former Pioneer Ford site in Downtown Platteville. Ruxton includes 71 units and approximately 2,500 square feet of commercial space. The building is four stories tall with a connection into the Pioneer Ford building at the second floor. The Pioneer Ford building was renovated into a new entrance and community space on the upper floor and retail space / utility rooms on the lower level. Additional retail space is located on the high profile corner of the building on Water Street.

The residential portion of the project consists of two rectangular volumes connected by a glass atrium. The design is a stunning gateway element at the entrance to Downtown Platteville.

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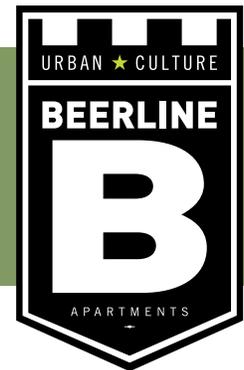
AFFORDABLE HOUSING



*"Affordable Housing
Tax Credit Apartment Deal located in
the Heart of Downtown Milwaukee"*

BEERLINE B APARTMENTS

1710 N COMMERCE STREET, MILWAUKEE, WI



The Beerline apartments project is located on Commerce Street along on the River in in Downtown Milwaukee. The project has a total of 140, 1-, 2-, and 3-bedroom units. 90 of the units are in BLDG 1 on the south edge and 50 in BLDG 2 on the North, the building adds to the expansive new construction product in the downtown market. The main buidlings are split by BLDG 3, a resident / commnity lounge that features a theatre like Audio/Video experience, blazing fast Wi-Fi, a full kitchen and a wood burning pizza oven for neighborhood events and private / public community get togethers.

To finance the project, General Capital received one of the largest private allocations of LIHTC in Wisconsin's history. In addition, General Capital worked closely with the City of Milwaukee to negotiate a \$1.1 million TIF to reconstruct the Milwaukee River dock wall and Riverwalk. The project also obtained a \$400,000 brownfield grant to assist with environmental clean-up.

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RESIDENTIAL

AFFORDABLE HOUSING



"Workforce housing for Milwaukee's creative class Designed with an industrial aesthetic"



HIDE HOUSE LOFTS

2615 S GREELEY ST, MILWAUKEE, WI

Hide House Lofts is a 60-unit affordable workforce housing community located in Milwaukee's trendy Bay View neighborhood. The property was developed as a housing complement to the larger Hide House creative arts complex, which includes over 60 artists and creative businesses. Hide House Lofts was developed on a property that was once part of a larger commercial tannery complex. The property was contaminated with solvents from the tannery operation and required source removal and soil encapsulation as part of a DNR Remedial Action Plan approved for the property. In the process of developing the new project, several buildings were demolished. The project achieved over 93% landfill diversion, including re-purposing wood beams into flooring for the new building.

General Capital closed on the Hide House Lofts transaction at the height of the Great Recession. This required a complex financial execution leveraging numerous sources of funds including \$1.7 million of federal TCAP (Tax Credit Assistance Program) funds.

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RESIDENTIAL

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"Affordable supportive and market rate housing on Milwaukee's East Side developed for Mercy Housing"

BUILDING SIZE

79,270 SF

TOTAL UNITS

53

NEIGHBORHOOD

EAST SIDE



GREENWICH PARK APARTMENTS

2353 N FARWELL AVE, MILWAUKEE, WI 53211

After exploring several alternatives, Mercy Housing Inc., a Denver-based non-profit housing developer, requested help from General Capital to finalize plans, help secure financing and serve as General Contractor for their 53-unit affordable housing development on Milwaukee's East Side. After receiving an allocation of affordable housing tax credits, Mercy struggled to find a local contractor to build the originally envisioned project on budget. With the help of General Capital and its strategic partner The Hoff Group, the project was fully redesigned with a more cost effective structural system while maintaining the exterior quality required by the the City of Milwaukee. Greenwich Apartments is a mix of affordable supportive housing and market rate apartments owned and operated by Mercy Housing Lakeside.

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RESIDENTIAL

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General Capital worked closely with the Village of Paw Paw to design and fund this project. The Village contributed \$200,000 to improve the commercial space and over \$40,000 in fee waivers and streetscape improvements.



BERKSHIRE PAW PAW

308 E MICHIGAN AVE, PAW PAW MI

The Berkshire–Paw Paw is a 42-unit affordable independent senior housing community located in the heart of Downtown Paw Paw, Michigan. Residents enjoy walking to downtown restaurants, shops and services. Autumn House Adult Day Care Services is located in the street-facing commercial space, offering area residents a safe and inviting daytime environment for adults with special needs such as Alzheimer’s, dementia or other physical impairments. The Berkshire – Paw Paw is LEED® Certified, a nationally recognized environmental program that demonstrates a commitment to energy efficiency and care for the earth. Residents will benefit with lower utility bills, increased indoor air quality and overall improvement of environmental health. The facility is one of the only LEED® Certified apartment communities in Southwest Michigan.

General Capital worked closely with the Village of Paw Paw to design and fund this project. The Village contributed \$200,000 to improve the commercial space and over \$40,000 in fee waivers and streetscape improvements. The project was the first new project to be approved under the Village’s Downtown Overlay District, a form-based code emphasizing mixed-use, pedestrian-oriented development. The \$9.7 million project was funded with tax credit equity from US Bancorp Community Development Corporation and a permanent loan from Chemical Bank.

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RESIDENTIAL

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“The Berkshire Muskegon was the first new development to be built under the city’s recently adopted “Form Base Code,” a progressive zoning tool intended to encourage more thoughtful urban design throughout Downtown Muskegon”

BERKSHIRE MUSKEGON

275 W. CLAY AVENUE, MUSKEGON, MI

The Berkshire–Muskegon is an 84-unit mixed-use senior housing community located at 1st and Clay in Downtown Muskegon. The 3-story brick building includes ground floor commercial space facing Clay, community space and resident amenities facing Webster and residential units in a courtyard configuration. AgeWell Services of West Michigan will occupy the 5,600 SF commercial space with offices and The Driftwood Café, a reduced cost food venue intended to serve the general public and area residents with limited incomes. The site produces a WalkScore® of 82, indicating a highly pedestrian environment that is convenient to shopping and services. The Muskegon Farmers Market, one of Michigan’s largest and longest operating open air markets, is only two blocks away.

The Berkshire – Muskegon was the first new development to be built under the city’s recently adopted “Form Base Code,” a progressive zoning tool intended to encourage more thoughtful urban design throughout Downtown Muskegon. The property falls into two “character areas,” each containing specific development parameters including “build to” setback lines, certain height and bulk restrictions and requirement for ground floor commercial space. One unique aspect of the process was that it was approved by City Staff, not requiring any commission or council approvals. The result is an urban, pedestrian-friendly building that fits comfortably into its downtown location.

The \$16.3 million project was funded with tax credit equity from US Bancorp Community Development Corporation and a permanent loan from Chemical Bank.

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The project gained full support of the local municipality, including the Downtown Development Authority, which approved the project through its Design Review Board. The City Council endorsed the project with a support resolution and PILOT.



BERKSHIRE NILES

10 N 3RD STREET, NILES MI

Niles, Michigan is known as "The City of Four Flags," the oldest European settlement in lower Michigan with over 300 years of interesting architecture, culture and history. The Berkshire- Niles is located at the corner of Third and Broadway in the Heart of Downtown Niles. This 53-unit independent senior housing community is the latest addition to General Capital's "Berkshire" brand. The 3-story building features gabled roof forms with dormers over porches, high quality brick and siding materials and underground parking, a feature rarely seen in this market.

General Capital worked with local stakeholders to design an appropriate building for this important gateway location. The property is an assemblage of several small, underutilized parcels in a highly visible location with views of the St. Joseph River. The project gained full support of the local municipality, including the Downtown Development Authority, which approved the project through its Design Review Board. The City Council endorsed the project with a support resolution and PILOT. The project will be the first significant new residential development in Downtown Niles in decades. The project will have a catalytic impact on the immediate neighborhood and will bolster community confidence in the development potential of Downtown Niles.

The \$12.1 million project was funded with tax credit equity and permanent debt through Insite Capital/ Chemical Bank and a \$500,000 grant from the Federal Home Loan Bank of Indianapolis.

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RESIDENTIAL

AFFORDABLE HOUSING



"General Capital worked closely with Grafton stakeholders to develop a shared vision for this 100-year-old foundry site"



BERKSHIRE OCONOMOWOC

210 S MAIN STREET, OCONOMOWOC, WI

Berkshire Oconomowoc includes 85 affordable senior apartment units, numerous activity rooms and gathering spaces, including a dramatic re-use of the historic library in the original school. The exterior of the new building takes cues from the existing facility to create a harmonious look that reflects the architectural motif of the original design.

Berkshire-Oconomowoc is located in the City's Downtown TIF district. The City provided public funds to build out the senior center, maintain a public parking lot and fund a new pocket park and improvements on Main Street. The project was financed by affordable housing revenue bonds, issued by the City of Oconomowoc's Community Development Authority. The project also received HOME funds from the HOME Consortium, further demonstrating the widespread community support the project has received.

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APPENDIX 3

Danna Capital



M. LUKE SAMALYA

Luke is Chief Executive Officer of Danna Capital. He has a Bachelor of Arts from Le Moyne College and a Master of Science from Marquette University, where he began his development career by evaluating the housing needs of vulnerable and at-risk members of the community. Inspired by the housing-first movement, Luke graduated from the Associate in Commercial Real Estate (ACRE) program, an industry supported initiative to expand minority representation in commercial real estate.

Following his academic experience, Luke worked for both non-profit and for-profit housing developers in the Midwest, including two of the top 25 affordable housing developers in the nation.

His recent development portfolio includes six awarded deals, with total allocations of over \$140MM.

WHO WE ARE

At Danna Capital, we believe the best way to support our communities is to focus on the hard-working people who make it great. Improving access to safe and affordable housing changes the lives of our residents and the neighborhoods they call home.

Housing development is much more than bricks and mortar. The right developments have the power to transform communities, revitalize neighborhoods, and catalyze additional investment. And it all begins with the right partner.

By supporting our mission-driven values with analytic problem solving and financial expertise, we provide innovative housing solutions that help our communities thrive. You can trust your vision to us.

WHAT WE DO

We specialize in affordable and market-rate residential, mixed-use, and commercial development with demonstrated expertise in leading complex, multi-phased initiatives through planning, financing, design, construction, and asset management. We value community partnership and believe the best results are obtained by working closely with neighborhood leaders, urban planners, and state and local organizations and governments.

Available services include:

- Site Identification & Acquisition
- Feasibility Analysis
- Financial Modeling
- Cost Determination
- Operational Cost Assessment
- Asset Management

WHY US

With operations led by Luke Samalya, Danna Capital's team has a successful history in affordable housing development. By leveraging novel analytic techniques and automation, Danna Capital brings a modern and efficient approach to housing development.

Danna Capital combines this sophisticated, data-centered approach to development with a foundation in the psychological constructs of housing stability and quality. This community-focused, person-centered style of development prioritizes the needs of residents and the impact and relationships with their communities.

We leverage our established, trusted relationships with investors, sellers, municipal officials, and building partners to bring the best possible team together to solve complicated housing problems for dynamic communities.



APPENDIX 4

Engberg Anderson
Architects

Mark Ernst, Partner
(414) 944-9107
marke@engberganderson.com



HOUSING ARCHITECTURE

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Engberg Anderson Architects



Engberg Anderson, Inc was founded in 1987 and has been an active corporation for over 30 years. Our 41 person firm is comprised of six partners and six principals with a professional staff who bring together a depth of diverse architectural, interior design and planning experience. From sensitive historic preservation projects to complex public and private community projects of a highly technical nature, we collaborate with clients to help them achieve their goals with inspired work that supports activities and institutions at the heart of a vibrant community.

A Full Range of Architectural, Interior Design & Planning Services

Building Design	Site Evaluation	Construction Admin.
Interior Design	Site Planning	Adaptive Reuse
Space Planning	Zoning & Code Analysis	Heritage Conservation/ Historic Preservation
Programming	Feasibility Assessments	Public Art Coordination
Master Planning	ADA Compliance	

Multifamily Housing

Our portfolio showcases a variety of housing types from multifamily housing to supportive housing or mixed-use developments in urban centers to suburban zones. Each feature a variety of amenities and services unique to that facility and community. Before we draw the first line, we go through a research phase gathering information of the surrounding demographic, the neighborhood, the client and market needs or desires. We want to provide a design that ultimately fulfills the demands of the market.

Neighborhood Context

Our design expertise responds to the community in which it sustains itself and the current market trends and conditions. We design with community perspective and history in mind along with financial drivers and trends. A neighborhood is one that fosters a sense of community. There are two essential components of a growing neighborhood: walkable streets and reasons to walk. A sense of community requires a juxtaposition of land use including offices, retail, housing, parks, schools and civic buildings, which are integrated into the neighborhood fabric, while the building fronts themselves give the streets life and vitality.

Materials & Apartment Design

Costs, durability, maintenance, and design goals guide our architects and interior designers choices of materials. Our team is knowledgeable of the range of issues relative to making these choices, working closely with the developer and the contractor to maintain budget goals throughout the process. As a team we are consistently challenging our assumptions, keeping up with code issues and technical developments. In the end our integrated approach allows for our team to develop the design of the apartment units to unify the interior design with the overall project.



PARTNERS

Mark Ernst, AIA, LEED AP
Eric Ponto
Bill Williams, AIA, LEED AP
Bill Robison, AIA, LEED AP
Joe Huberty, AIA, LEED AP
Alexandra Ramsey, AIA

PRINCIPALS

Timothy Wolosz, Assoc. AIA
Felipe Ornelas, Assoc. AIA
Jim Brown, AIA
Shaun Kelly, AIA, LEED AP
Jeff Hanewall
Josie Vega

LOCATIONS

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Milwaukee, WI 53202
(414) 944-9000

Madison

305 W Washington Ave
Madison, WI 53703
(608) 250-0100

Tucson

2 E Congress, Ste 900
Tucson, AZ 85701
(520) 882-6900

Chicago

5600 N River Rd, Ste 800
Rosemont, IL 60018
(847) 704-1300

WEBSITE

www.engberganderson.com

Housing Experience [Project List]

Adaptive Reuse Housing

- 211-213 North Broadway, Milwaukee, WI
- Atelier, Milwaukee, WI
- Cannery Square, Sun Prairie, WI
- Dye House Condominiums, Milwaukee, WI
- Gold Medal Lofts, Racine, WI (IP)
- Historic Garfield School, Milwaukee, WI
- InterLace Boutique Apartments, Milwaukee, WI (IP)
- Junior House Lofts, Milwaukee, WI
- Louis Bass Apartments, Milwaukee, WI (IP)
- MKE Lofts | Posner Building, Milwaukee, WI
- Phyllis Wheatley School, Milwaukee, WI (IP)
- Riverbend Lofts, Racine, WI
- Sheboygan Falls Housing, Sheboygan Falls, WI (IP)

Mixed-Use Housing

- 2 E Congress Lofts, Tucson, AZ (IP)
- 640 West apartments, Madison, WI
- Bohemian Park, Ashwaubenon, WI (IP)
- Atwater at Gaslight Pointe, Racine, WI
- Corcoran Lofts at Gaslight, Milwaukee, WI
- Cornerstone, Shorewood, WI
- Dwell, Bay View, WI
- Edgewood Place, Shorewood, WI
- Element 84, West Allis, WI (IP)
- Evergreen, Appleton, WI
- Harmonie Square, Wauwatosa, WI
- The Hills at Luxury Commons, Milwaukee, WI (IP)
- Keystone on Brady, Milwaukee, WI
- Lighthorse 4041, Shorewood, WI
- The North End, Milwaukee, WI
- One West Broadway, Tucson, AZ
- One East Broadway, Tucson, AZ
- Five Fifty Ultra Lofts, Milwaukee, WI (IP)
- Passeggio, Milwaukee, WI
- Prairie, Appleton, WI
- Ravenna, Shorewood, WI
- Spur 16, Mequon, WI (IP)
- Stitchweld, Milwaukee, WI
- Trostel Square, Milwaukee, WI

Hospitality

- Hotel Metro, Milwaukee WI
- Little River Casino & Resort, Manistee, MI
- Courtyard by Marriot at Riverheath, Appleton, WI
- Wingspread, Racine, WI

Public/Private Housing

- Fortitude Library Development, Milwaukee, WI (IP)
- The Standard at East Library, Milwaukee, WI
- Villard Square, Milwaukee, WI

Senior Living Environments

- Angelsgrace Hospice, Oconomowoc, WI
- Clearview Long Term Care, Juneau, WI
- Hope Senior Housing, Tucson, AZ
- Hope House, Rantoul, IL
- Lasata Heights, Cedarburg, WI (IP)
- Lindengrove, various locations in WI
- Oneida RCC Community, Oneida, WI
- Rebekah Haven Assisted Living, Green Bay, WI
- Sharon S. Richardson Hospice, Sheboygan Falls, WI
- Tennyson Senior Community, Madison, WI (IP)
- WI Veterans Home at Union Grove, WI

Student Residential Housing

- Delta Gamma Sorority, Tucson, AZ
- MIAD Two50Two, Milwaukee, WI
- SAE Fraternity, Madison, WI
- UW Eau Claire Residence Hall, Eau Claire, WI (IP)
- UW Madison DeJope Residence Hall, Madison, WI
- UW Madison Merit House, Madison, WI
- UW Stevens Point Suites@201, Stevens Point, WI

Supportive Housing

- Astor Court + Astor Lyon, Milwaukee, WI
- Capuchin Apartments, Milwaukee, WI
- Columbia Square, Milwaukee, WI
- Glendale + Appleton Apartments, Glendale, WI
- Historic Garfield Apartments + The Griot, Milwaukee, WI
- Lake Point Condominiums, Madison, WI
- Maskani Place, Milwaukee, WI
- Rethke Terrace, Madison, WI
- St. Anthony's, Milwaukee, WI
- Toussaint Square, Milwaukee, WI
- United Methodist Townhomes, Milwaukee, WI

Urban Master Planning

- @ North Beach, Racine, WI (IP)
- East Point Commons, East Point, GA (IP)
- Harbor Park Redevelopment, Kenosha, WI
- The North End, Milwaukee, WI
- Riverheath, Appleton, WI
- Rockford Library Development, Rockford, IL (IP)
- Stoughton Redevelopment, Stoughton, WI (IP)
- Spur 16, Mequon, WI
- Union Corners, Madison, WI



Sheboygan Falls Housing

Sheboygan, Wisconsin

Located in a residential neighborhood just south of downtown Sheboygan falls, the development transforms a former middle school into affordable housing while respecting the historical architecture of the original school building. Also, located on the site, nine new townhomes linking the former school building to single family homes that characterize the existing neighborhood. The project also includes new surface parking with added green space and community amenities throughout the existing building and site.

Status

In Progress

Size

Existing building

56 units

136,000 sf

Townhomes

9 units

13,000 sf



Keystone on Brady

Milwaukee, Wisconsin

The Keystone on Brady was the first apartment building to be built on Brady Street in decades, so it was essential that our team was coherent with the design, harmonizing the new building with the historic character of the district. Due to its location, the Keystone was designed to follow the guidelines provided by the City's Historical Planning Commission. The mixed-use building consists of 22 residential apartments, 3,300 square-feet of commercial space at street level, with 15 underground parking spaces and 8 at-grade interior parking spaces.

Status

Completed 2017

Size

22-units

3,300 sf retail

Construction Cost

Confidential



Spur 16

Mequon, WI

Adjacent to Mequon's City Hall, Library and the Interurban Bike Trail, the city envisioned a program and master plan for a town center that would complement these adjacent uses in an effort to create a more integrated destination for the community. The development features a mix of retail, multifamily housing and townhomes, and public spaces. The residential development includes a clubhouse with fitness center and pool as well as pedestrian-friendly access to the retail spaces. Additionally, a public market and restaurant offer patrons 9 different local restaurant options. Aesthetically, the project features the reuse of three existing buildings to retain Mequon's historic charm.

Status

Completed 2019

Size

159 units

22,755 sf retail

Est. Construction Cost

\$35 million



Good Hope Road Development

Milwaukee, Wisconsin

Located along busy Good Hope Road, the development team's strategy was to create a sense of place for both a new multifamily housing development, while housing a prominent library within the ground floor. It was important to create individual identities for both, while maintaining an aesthetic compositional balance.

Projecting from the base of the residential component the public library is the prominent feature along the main street. Large expanses of glass showcase the inviting activity of the library, while offering distant views west and beyond the adjacent golf course. The residential portion (66 total units) is set back from the street and half of the building is above the Library while the other half reaches the ground in the form of two-story walk-up units. Parking is segregated to the East and green space is achieved on the East to take advantage of sunny South-West exposure.

Status

In Construction

Size

100,000 sf | 66 units

Amenities

Public Library
Courtyard
Club Room
Outdoor terrace



Element 84

West Allis, Wisconsin

Located off the corner of 84th and Greenfield, in Historic West Allis, Element 84 will consist of 209 units of four story, market-rate housing buildings, all above a plinth of underground parking. The development will also include a retail component fronting on 84th Street. Features of the development will include first level walk ups, private courtyards, swimming pool, fitness room, and a rooftop club room with outdoor terrace that features long views toward downtown Milwaukee. Aesthetic character or theme of the development is inspired by, and attempts to recall, some of the rugged industrious motifs of the past but with a refined modern twist.

Status

In Progress

Size

209 units

Construction Cost

\$34 million est.



Bohemian Park

Ashwaubenon, Wisconsin

Located at the corner of Morris Avenue and Holmgren way, the United Development team is proposing a multi-phased development that consists of (4) separate buildings surrounding an amenity courtyard which includes some surface parking, a Club House/Room and various activity spaces.

Materials for the project will present a mix, that is intended to tie into nostalgic & historic overtones of the area, but re-interpret them with a modern influence. The masonry will be a range that will emulate the character of Cream City masonry of the past and refined masonry detailing & motifs will be incorporated.

Status

In Construction



Five Fifty Ultra Lofts

Milwaukee, WI

Attached to the new Milwaukee Bucks Development, Five Fifty Ultra Lofts is a high-quality development built with brick/masonry and fiber cementitious siding on the exterior, and quality finishes on the interior. The long, angled façade is broken up with a varied pattern of full height glazing and deeply recessed balconies. The ground level is designed to create a highly active zone at the base of the building. Approximately 1,600 SF of restaurant space is proposed at the southernmost end, with adjacent outdoor patio space facing the arena, while the northern end of the ground floor features a 5,500 SF fitness and personal training facility. The design includes many amenities including a rooftop club room an outdoor terrace, fitness room, indoor skywalk connection to the Fiserv Forum, storage areas on every residential floor and an on-site leasing office. Due in large part to the triangular shape of the site, the development contains a wide variety of unit styles, including studios, one, and two bedrooms, as well as several unique two-story loft apartments.

Status

Completed 2019

Size

112 units

Construction Cost

\$19 million



Riverheath

Appleton, Wisconsin

Aimed at providing Appleton with a vibrant, interconnected community environment, Riverheath is a new development that will reclaim a dormant industrial waterfront site. The site, comprised of 15 acres along the Fox River at the heart of Appleton, is within walking distance of Lawrence University and College Avenue.

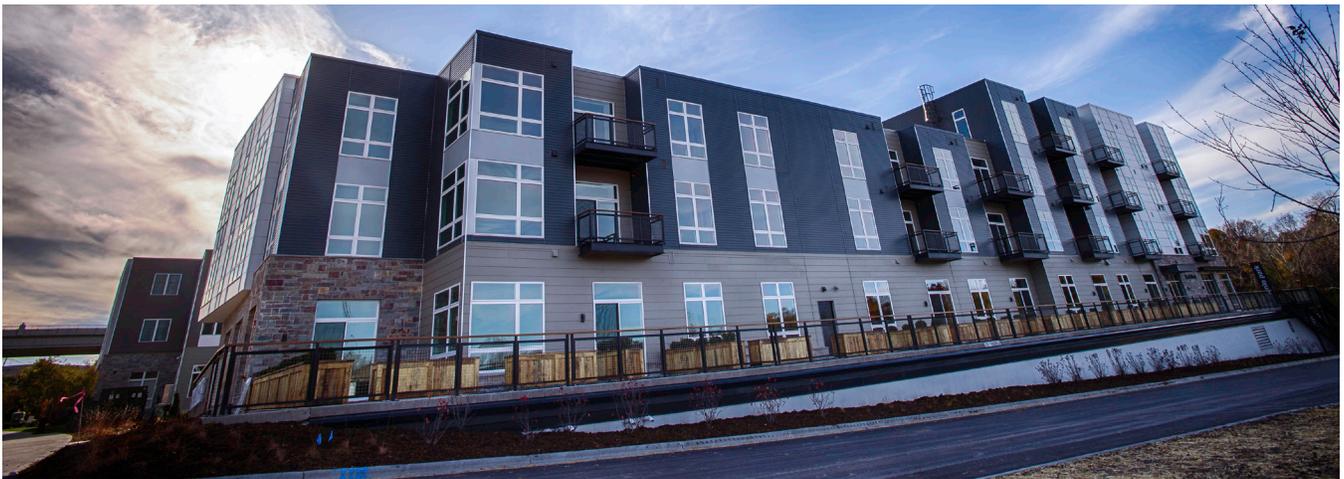
The first to be completed, Townhome buildings A1-A7, are located on 16-acres on the south west side of the Riverheath site. The townhomes are 2,400 sf of living space. The Evergreen is a four story mixed-use residential building that contains 35 apartment units, a cafe and retail space, over a level of parking. Evergreen, as well

Status

Completed 2014 | Evergreen
 Completed 2016 | Prairie
 Completed 2017 | Marriot
 In Progress | Willow

Est. Construction Cost

\$25 million



future buildings on the site, will utilize a centralized geothermal exchange heating and cooling system. The Prairie, is similar in scope to Evergreen, however it is home to Menlo Park, an open concept co-working business center.

A combination of townhomes, multi-unit housing, retail spaces, walkable spaces and parkland, Riverheath is a multi-phase project serving as a showcase for sustainable urban development. The USGBC® selected the project to be a LEED-ND® (Neighborhood Development) pilot project, aiming to integrate the principles of smart growth, new urbanism and green building.



Stitchweld

Milwaukee, Wisconsin

Six acres of turn of the century industrial buildings in the creative community of Bayview just south of Milwaukee have been transformed into Stitchweld. Named in homage of the industrial heritage of steel fabrication shops and leather tanneries that thrived here, this 4 building, 291 unit new development repurposed the steel structure of a former manufacturing building for the vibrant heart of this new neighborhood. This new communal space features fire pits, grilling stations, a beer garden and a stage that ensures an engaging central gathering spot.

Abutting smaller scale residences, the development responded with lower buildings that activate the street with walk up units and private patios. The ground floor of the apartments provide a club room, fitness room and makers spaces that echoes back to the past. The young makers the community has attracted echo the industrial past with the creative instincts that defines the new, vibrant Bay View community of Stitchweld.

Status

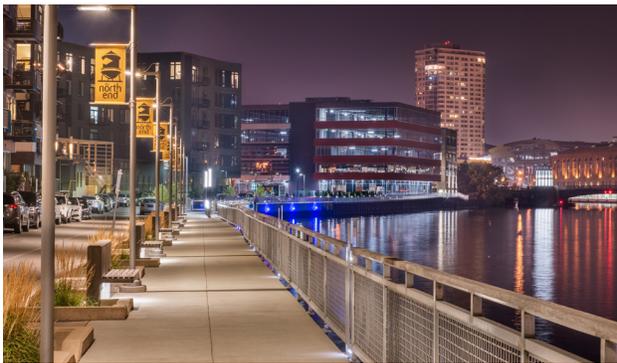
Completed 2018

Size

291 units | 316,821 sf

Construction Cost

\$36 Million



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TUCSON
2 E Congress Ste 900
Tucson, AZ 85701
(520) 882-6900

CHICAGO
5600 N River Road, Ste 800
Rosemont, IL 60018
(847) 704-1300

APPENDIX 5

Sigma Group

Professional Profile

Josh is a Senior Consultant with 25 years of experience in the environmental and engineering consulting industry with a background in contaminant hydrogeology, property transactions, and urban redevelopment. He is responsible for developing project strategies, overall project direction and content, and implementation. In addition, Josh helps lead the sales/marketing team and assists Sigma in the development of new clients and facilitating growth of existing clientele. Mr. Neudorfer has led numerous sessions focused on community awareness and involvement. Serves on Clean Wisconsin Board of Directors 2018 – 2020 term and Urban Ecology Center Development Board Member.

Areas of Expertise

- Real Estate Transactions & Urban Redevelopment
- Complicated Remediation Projects
- Project Funding and Debt & Equity Facilitation
- Project Implementation

Education / Training

- Bachelor of Arts, Geology, Anthropology, Hamilton College-New York, 1994
- Graduate Studies – Geosciences: Hydrogeology, University of Wisconsin-Milwaukee, 1995-96

Publications / Presentations

- Environmental Due Diligence – Expert Panel, presented to the Risk Management Association, Wisconsin Chapter, March 2018
- Reed Street Yards Global Water Technology Park. A Project of Partnerships & Cooperation: Balancing Natural Resources & Economic Development, presented to Clean Rivers, Clean Lakes Conference, April 2013 and Wisconsin Green Building Alliance, November 2013
- Using TIF in Today's Market, presented to the League of Wisconsin Municipalities & NAIOP; October 2007
- Wisconsin Groundwater Contamination: Is the Health Risk Real or Statutory? 71st Annual Meeting of the Central States Water Environment Association, May 1998
- Co-author of Recent Archaeological and Geological Investigations at the Sunshine Locality, Long Valley, Nevada, in the Journal of California and Great Basin Archaeology, March 1997
- SESOIL and Basic Modeling Techniques, presented to the WI DNR, North-Central Div., April 1996 and Federation of Environmental Technologists UW-Milwaukee, Student Chapter, Dec 1995

Awards

- 2014 NAIOP Associate of the Year
- Project Manager, Sheboygan South Pier District, 2006 USA EPA Phoenix Award Winner – Community Impact

Registrations / Certification

- Certified Hydrogeologist
- Site Assessor, Wisconsin No. 06267
- Former Certified Hazardous Materials Manager, Wisconsin No. 10149
- Former Certified Asbestos Inspector

Professional Affiliations

- Federation of Environmental Technologists
- Wisconsin Groundwater Association
- NAIOP
- CARW

Representative Experience

Real Estate Due Diligence - Industrial Real Estate: Josh has assisted thousands of clients through pre-purchase due diligence activities at industrial properties throughout Wisconsin and the U.S. The result of this work has been liability identification and control resulting in property acquisition or sale and limited environmental liability for over \$1 Billion in transactions.

Industrial Real Estate Divestiture – Fortune 500 Manufacturer: Assisted major American small engine manufacturer with over \$10 million, 22-acre property divestiture and related negotiations; resulted in executed agreement with positive sum results that will enable large commercial redevelopment.

Sheboygan Harbor Waterfront Brownfield Redevelopment - Multi-Use Industrial Properties: Project Manager for numerous brownfield redevelopment projects on expansive waterfront properties totaling over \$100 million in new development. Assisted in developing redevelopment strategies and implementing successful redevelopment as measured by alternate funding sources secured, successful cost reduction, total environmental and civil engineering dovetailing, and creative problem solving.

Chlorinated Solvent Remediation - Motorcycle Manufacturing Facility: Project manager for large scale chlorinated solvent remediation project that included potassium permanganate mixing, 50 feet deep by 450 feet long cut-off wall installation, risk minimization, and long-term liability reduction. Project met demanding time and budget constraints while helping to manage the concern of hundreds of union employees. Project saved client \$500,000 at minimum over competing strategies.

Environmental Tax Increment Financing Procurement: Worked with multiple developer clients to secure Environmental Tax Increment Finance (TIF) districts to assist with brownfield development costs totaling over \$30 Million.



Joshua J. Neudorfer
Senior Consultant

Multi-Phase, Multi-State Project Base: Local client base continuing to support burgeoning multi-state project workload because of thoughtful, proactive, cost saving and liability avoidance results proved locally.

Professional Profile

Christopher is the Group Leader for Civil Engineering at Sigma with over 15 years of experience in civil engineering management and consulting in the commercial, industrial and municipal market sectors. In his role, he is responsible for leading the civil group and directing the engineering aspects of projects from due diligence through final approvals and successful completion of development. He works very closely with developers and owners early during project development to guide their understanding of the challenges, strategies and opportunities to properly plan and ensure the project meets all expectations.

Areas of Expertise

- Site Development
- Utility Infrastructure Design
- Water System Management and Modeling
- Due Diligence for Development Projects

Registrations / Certification

- Professional Engineer, Wisconsin No. 39765

Education / Training

- B.S. in Civil and Environmental Engineering, University of Wisconsin-Madison, 2004
- CSI CDT Training
- American Society of Civil Engineers

Experience / Representative Projects

Infrastructure Design - Municipal Market

Project manager on wide variety municipal infrastructure projects including work on storm sewer, sanitary sewer, and water main. Involved in all aspects of the projects including design, bidding, public communication and information, and construction administration process as regulated by various public agencies. Included design of water and sewer systems using computer-aided modeling software for projects and entire infrastructure systems.

Clients: City of Wauwatosa, City of Milwaukee, City of Franklin, City of Oak Creek, Milwaukee County, City of Beloit, City of Madison, City of Brookfield, Village of Whitefish Bay.

Healthcare

Project manager for civil services for hospital, clinic and healthcare building construction, expansion, renovation and demolition. Involved in all aspects of project management including preliminary engineering, site planning and preparation, construction administration, surveying, erosion control, grading and utilities.

Projects: Froedtert Cancer Center, Milwaukee Regional Medical Complex ED Expansion and Parking Structure (Wauwatosa); Orthopaedic Associates of Wisconsin (Delafield); Wheaton Healthcare System - All Saints Day Care (Milwaukee) and Highway 31 Clinic (Mount Pleasant); Cudahy Clinic (Cudahy).

Office, Retail and Mixed-Use

Project manager for civil services for wide array of suburban and urban projects directing commercial master planning for public and private infrastructure, including work on site amenities, roadways, stormwater management and storm sewer design, wetlands delineation, due diligence, and topographic design.

Projects: The Corridor – 66-acre mixed-use development (Brookfield); 833 East Michigan high rise (Milwaukee); Calhoun Crossing Redevelopment (Brookfield); Reed Street Yards – 17-acre office development (Milwaukee); Sonic - Eight locations (Southeast Wisconsin); Stamp Factory (Wauwatosa); Meadowland Office Building (Wauwatosa).

Residential

Project manager for civil engineering services for suburban and urban new development and redevelopment residential projects including conducting preliminary planning, design and permitting, construction administration, surveying, stormwater and storm sewer, roadways, landscaping, utilities, lighting, grading and other amenities.

Projects: The Avenir (Milwaukee); Stitchweld (Milwaukee); Beerline B (Milwaukee); Ivy on 14th (Milwaukee); Freshwater Plaza (Milwaukee); The Globe (Watertown); The Reef (Wauwatosa); State Street Station (Wauwatosa); The Reserve (Wauwatosa); Wells Street Station (Delafield); 22 Slate (Madison), Drexel Ridge (Oak Creek).

Industrial

Project manager for civil engineering for industrial, manufacturing and office building, expansion and development with services including preliminary and master planning, stormwater management, storm sewers, infrastructure, utilities, roadways, grading, drainage, sustainable site design, and topographic mapping.

Clients: Bucyrus/CAT (South Milwaukee); Century City I (Milwaukee); Ferguson Enterprises (West Allis); Ryan Companies (Menomonee Falls); Ultra Tool & Manufacturing (Menomonee Falls)

Municipal Master Planning

Project manager for civil engineering for urban and suburban municipal infrastructure and building projects with services including master and conceptual planning, preliminary engineering, stakeholder communication, stormwater management, infrastructure, roadways, due diligence, feasibility studies, sustainable design, construction management and administration.

Clients: Century City (Milwaukee); Hoyt Park Pool (Milwaukee County); McKinley Marina (Milwaukee County); Milwaukee County Zoo - New Entrance (Milwaukee County); Reed Street Yards (Milwaukee); South Shore Park (Milwaukee County); The Corridor (Brookfield); Village of Shorewood Consulting; Whitefish Bay Turf Baseball and Softball Fields (Whitefish Bay)

**22 Slate
Madison, Wisconsin**

Sigma was retained by Fiduciary Real Estate Development to provide site survey and design services for the 22 Slate development, a 12-acre high density residential apartment complex adjacent to Highway 151 in Madison. 22 Slate is the newest addition to compliment this growing subdivision. The development is adjacent to the existing 50Twenty Apartments and Oakwood Village development.

The 22 Slate residential complex consists of seven (7) three-story buildings ranging from 14,250 SF to 16,690 SF including underground parking and urban street parking on a new private road. 22 Slate also includes a clubhouse with an exterior pool and a central courtyard plaza. The development replaced an existing grass field and farm field providing access to an existing park north of the development.



Sigma’s site surveying and civil engineering services included:



- ALTA / ACSM Land Title Survey and Certified Survey Map.
- Design and permitting of a public water main loop to service the development.
- Design and permitting of the public sanitary sewer extension servicing the development.
- Design of the site storm water management system including storm water infiltration system design to meet the City of Madison storm water recharge requirements and permitting of the system with the City of Madison and the WDNR.
- Design and permitting of private site utilities (storm sewer, sanitary laterals, water laterals).
- Design of site grading and paving plans.
- Coordination of landscape design.
- Coordination of site lighting design.

Sigma was responsible for preparing complete plans and specifications for the project as required for City plan review, permitting and construction. Sigma’s scope also included construction administration services throughout construction the project with review of contractor submittals and response to contractor RFIs.



**Stitchweld Apartments
Bay View, Wisconsin**

The Sigma Group was retained by Milhaus Properties, LLC to provide civil engineering and survey services for a major local apartment development.

The project involved the redevelopment of approximately six acres of land bound by S. Robinson Avenue to the east, E. Ward Street to the south and Soo Line Railroad to the west. Multiple residential buildings, surface parking, drives, miscellaneous hardscape areas (sidewalks) and landscape areas were designed and constructed in place of the former industrial lot.



The development serves as an apartment complex with its full focus on accommodating millennial tenants with creative amenity space. The residential development includes a dog park and pet spa, grilling areas and a beer garden. One unique feature is the steel frame skeleton that was salvaged from one of the former structures on site to help frame fire pits and the beer garden.



Sigma's involvement in the project ranged from preliminary engineering plans all the way through to providing civil construction documents. An extensive storm water management plan was required to facilitate meeting both storm water quantity and quality standards outlined by MMSD and WDNR. Sigma's storm water management plan incorporated a dry basin paired with an intricate roof storage system to meet requirements for peak flow reduction. Sigma's work included detailed grading analysis to ensure the site was totally balanced leading to large cost savings for keeping all impacted soil on site.

The project is an important development for the unique, emerging and vibrant Bay View neighborhood.



**Former Pfister & Vogel Tannery
Mandel's The North End Redevelopment**

Located along the Milwaukee River in the heart of the Park East corridor, this 8-acre former tannery is being redeveloped as the North End Development by the award winning, urban developer, the Mandel Group. The mixed-use redevelopment project features high density housing with a neighborhood atmosphere that includes apartments, condominiums, street level retail, a park-like plaza, a public access river walk and boat slips. The development is on-going and when completed, the North End Development will be one of the largest residential developments completed within the City of Milwaukee.



Sigma's role as civil engineer on the project involved design of all new site work including design of public street extensions (Milwaukee Street); design of public streetscape improvements; private roadway/river walk design; coordination with the City of Milwaukee for design of public sewer and water extensions to service the development; storm water management planning, design and permitting; and private utility coordination.

Sigma also designed and oversaw the successful replacement of existing Milwaukee Metropolitan Sewerage District Combined Sewer Outfalls (CSOs) at Pleasant Street and the Milwaukee River that was required to accommodate construction of the project. The project involves extensive coordination with various City of Milwaukee Departments and Divisions including the Department of City Development, the Department of Public Works, several sections of the Infrastructure Services Division and the Milwaukee Water Works as well as other agencies including the Milwaukee Metropolitan Sewerage District and the Wisconsin Department of Natural Resources.



**State Street Station
 Wauwatosa, Wisconsin**

The Sigma Group was retained by HSI Properties to provide professional civil engineering and survey services for the development of State Street Station. State Street Station is a two acre mixed-use community located at 7400 West State Street. At the heart of Wauwatosa Village, the building stands four stories tall with 148 luxury units, and 25,000 square feet of ground floor retail. The project includes high-end unit amenities, heated underground public parking, and state-of-the-art common areas.

A key element of the project was coordination with the City of Wauwatosa. Sigma was asked to design the utilities and streetscape that tied into the existing street conditions, while taking into consideration future road work that the city has planned for streets surrounding State Street Station. Sigma was responsible for providing the following services on the project:

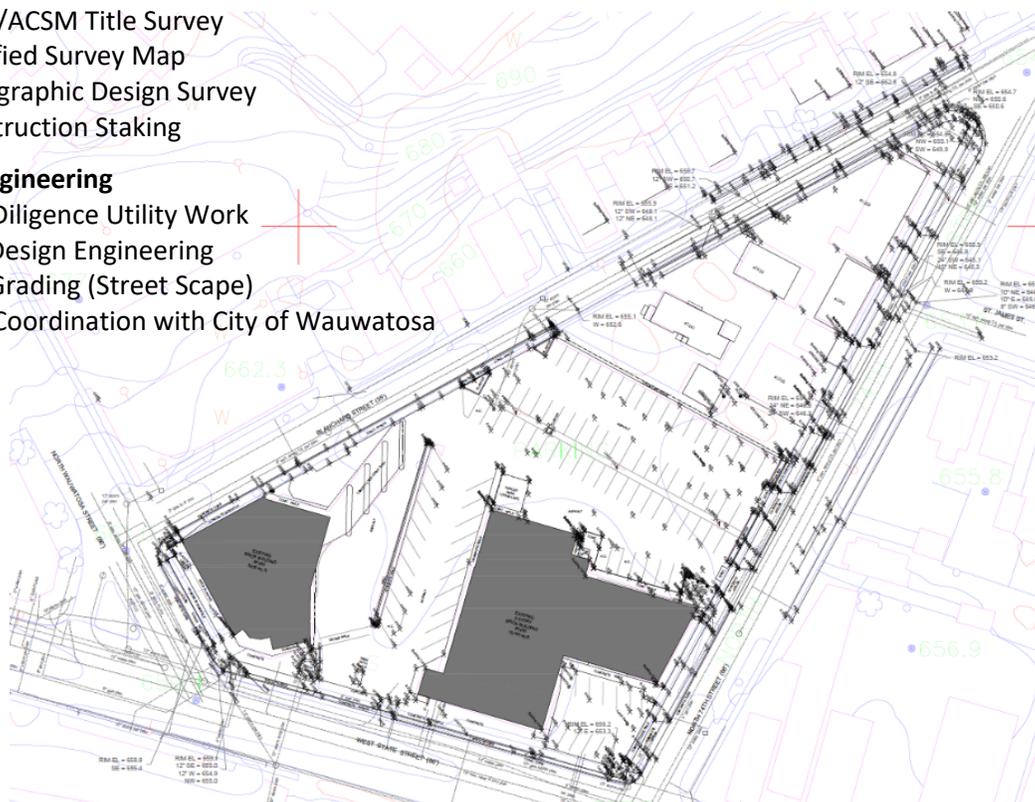


Surveying

- ALTA/ACSM Title Survey
- Certified Survey Map
- Topographic Design Survey
- Construction Staking

Civil Engineering

- Due Diligence Utility Work
- Site Design Engineering
- Site Grading (Street Scape)
- Civil Coordination with City of Wauwatosa





WINDOWS & DOORS

We're for the visionaries.®

1323 S. Eleventh Ave., Wausau, Wisconsin 54401-5998 Phone: 715-842-5666

May 1, 2020

Mr. Christian Schock
Planning, Community & Economic Development
City of Wausau
407 Grant Street
Wausau, WI 54403-4783

RE: 1300 Cleveland Avenue Site Development Plan

Dear Mr. Schock:

Kolbe & Kolbe Properties, Inc., which is a wholly-owned subsidiary of Kolbe & Kolbe Millwork Co., Inc. ("Kolbe") is interested in acquiring the subject property noted above, with potential uses of affordable housing on the north and east portions of the property, and manufacturing support on the south and west portions of the property.

History of Kolbe in the Wausau community

Kolbe began business in the rural Marathon area in 1946 and moved to its present site on 11th Avenue shortly thereafter ("Main Campus"). As Kolbe developed its own line of windows in doors and expanded nationally, the Main Campus grew markedly in size, as the City was receptive to accommodate expansion efforts. Such expansion was mainly accomplished by acquiring single-family homes, with the exception being the acquisition of a large parcel from Schutte Lumber on the west side of 11th Avenue. At present, the Main Campus generally extends south of Chellis Street to Flieth Street, and west of 8th Avenue to 12th Avenue.

In the mid-1980's, Kolbe had the opportunity to acquire a portion of the Connor property on West Thomas Street, adjacent to the subject property. This property is referred to as "Kolbe East". Kolbe is proud to have greatly improved the overall appearance of the property since acquiring it. Although Kolbe East has had several uses over the past 30 years, its present use is warehousing lumber (approx. 1 million board foot capacity), semi-trailer staging, and manufacturing Kolbe's VistaLuxe line of windows. This product line, introduced in 2013, has grown markedly, as it suits the contemporary architecture so prevalent today.

At the end of 2019, Kolbe employed approximately 1000 full and part time team members, with approximately 35% living within the City of Wausau, 50% living within the Wausau metro area, and 85% living in the 544XX zip code locations. Kolbe has a substantial amount of local spending to support its operations, including the provision of health care for its team members. The payroll and local spending have a substantial economic impact on the area, considering the multiplier effect.

Visit our website at www.kolbewindows.com

Kolbe's Interest in Subject Property

As noted in the opening paragraph, Kolbe sees potential in the subject property for two uses:

Multi-family housing

Kolbe perceives there to be a lack of affordable housing options for its team members. Many of our team members are single, have limited prior work experience, and are at the stage to move out of their parent's home and live on their own. Many apartments have been built, or planned to be built, with rental rates that are not affordable to a worker making \$15 per hour. This perception is based on the "30% rule", a popular guideline for determining what percentage of income should go towards rent and related utilities. Having affordable housing near our facilities (and near a bus line) will provide an advantage in recruiting team members. With a tight labor supply in Central Wisconsin, our ability to expand the workforce and output is challenging.

Kolbe envisions the north and east portions of the parcel to be ideal for a two-or three-story apartment building, including detached garages. In February, Kolbe engaged the local J. H. Findorff office for assistance in design schemes, and has a preliminary cost estimate of \$3.2 to \$3.8 million for a two-story building containing 20 apartments/28 bedrooms. As an alternative, the building could be re-designed with a third floor to increase occupancy by 50%. A potential second phase could add another apartment building to the parcel if and when demand permits. With the recent COVID-19 crisis, the design and cost estimating process has been greatly delayed, so costs and feasibility is not fully determined. In the interim, Kolbe has researched financial assistance programs to reduce construction costs to make the rents more affordable, with the housing tax credits administered through WHEDA. It is apparent that Kolbe will need to find a developer with experience in this type of project and determine the feasibility of such a project, and will endeavor to proceed forward should our proposal be accepted. We trust that the City will appreciate Kolbe's desire to expand housing options in the area.

Manufacturing Expansion

Kolbe has introduced many new products in the last decade, and finding adequate space to manufacture them previously has not been a problem, as space has been freed up by employing "lean manufacturing" concepts over the past 15 years. But projections of future activity have concluded that more space would be necessary at some point. To that end, we have engaged United Structures, Inc. of Schofield to design an approximate 45,000 square foot stand-alone building, with a resulting projected cost of approximately \$4 million. The exact location for that building is to be determined and is highly dependent on adequate soil upon which to build. It should be noted that the prior use of Kolbe East was sawmill and wood processing; it is believed that soil under portions of Kolbe East contain sawdust, which would make such soil unattractive to build upon. It is believed the southern portion of the subject property contains adequate soil to facilitate all or a portion of the proposed building. Kolbe's adjacent parcel to the south of the subject property would be used for truck access and potentially, team member parking.

Assistance from the City

Kolbe proposes to purchase the subject property for \$1.00, with no further financial assistance planned. Kolbe understands the subject property is in TID #6, and understands that TID is planned to be closed out in the near future. Kolbe does not deem it feasible to request the TID be extended for this project, and has a desire to see the property in the TID be returned to the regular tax roll as soon as possible.

Project Goals are in Congruence with the City's Goals

Kolbe believes its plans to develop the subject property fully supports the goals and objectives listed in the City's TIF Application; namely:

Goal #1-Economic Development: create jobs through the attraction, retention, and expansion of strategic businesses, support local workforce development and training, improve infrastructure for commercial and industrial expansion opportunities, and increase the local tax base.

Goal #2-City Revitalization: remove blight, encourage new construction on existing city lots, promote historic preservation and adaptive/imaginative re-use of underutilized properties, increase affordable housing, allow higher standards of building design and construction quality.

The plan herein will improve a blighted parcel without any further City investment, and will create local jobs and local spending during both the construction and operational phases.

Recent developments

With the recent COVID-19 crisis confronting America, construction and personal income have both been adversely affected. The demand outlook for Kolbe's products is currently unclear, with predictions on construction taking as long as 18 months to return to pre-COVID-19 levels. That uncertainty may push out the timing of when the additional manufacturing facility may be needed to support Kolbe's operations.

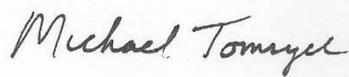
Likewise, an anticipated decline in Marathon County's median income, crucial to determining the maximum rent limits applicable to a multi-family project utilizing tax credits, could have a significant impact on the financial viability of the multi-family portion of the project.

Kolbe believes it has been a critical asset to the Wausau community, supporting the local economy and expanding over the past half-decade without seeking governmental assistance. Even with the recent uncertainty impacting both our company and the area, we would like the opportunity to continue that tradition with the acquisition of the subject property and the eventual development as described herein.

Sincerely,

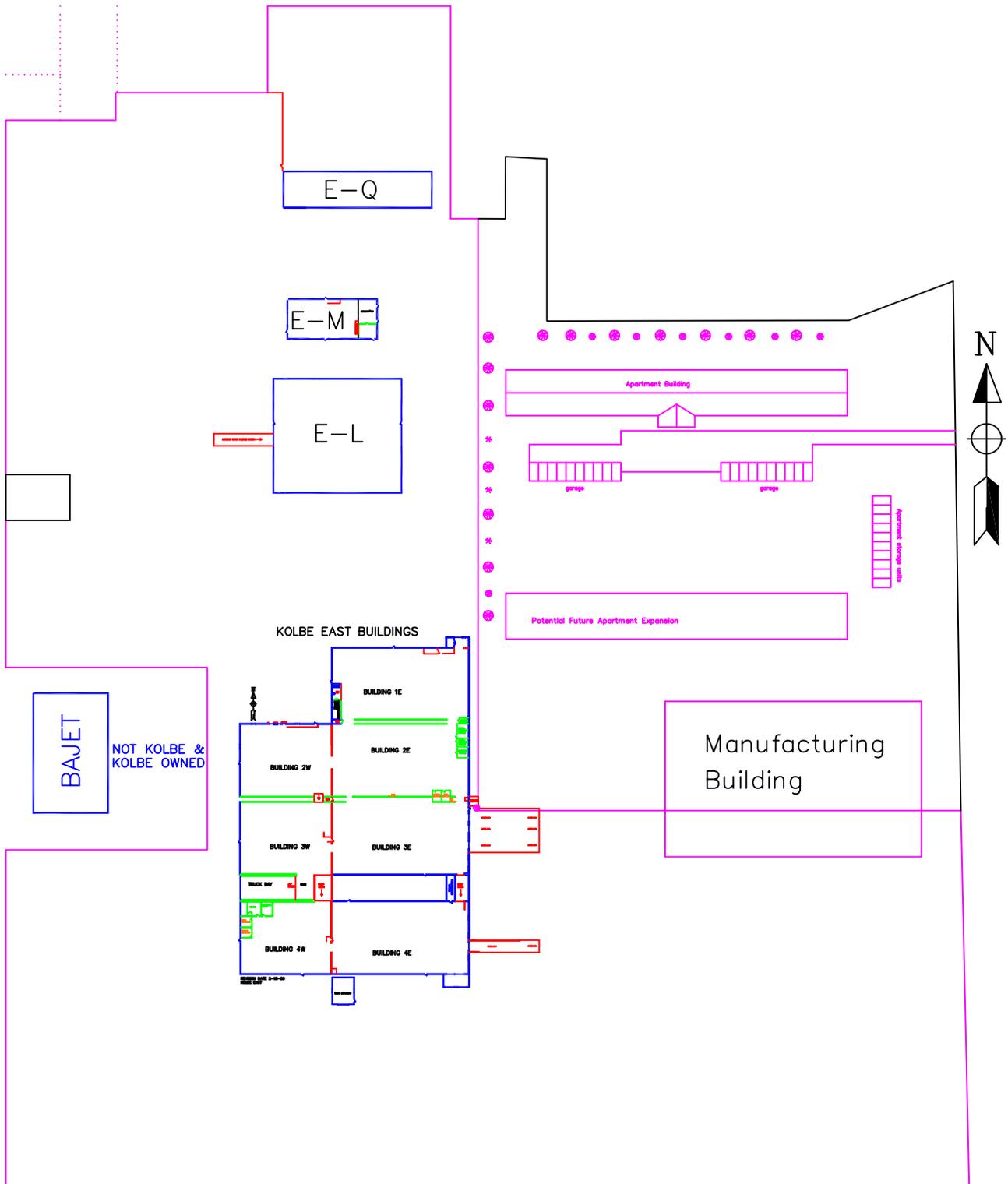


Jeffrey DeLonay
President



Michael Tomsyck
Vice President-Finance

KOLBE EAST



Findorff

Madison Office:
 300 S. Bedford St.
 Madison, WI 53703
 Main Phone: 608-257-5321
 Fax Number: 608-257-5306

Milwaukee Office:
 1600 N 6th St.
 Milwaukee, WI 53212
 Main Phone: 414-272-8788
 Fax Number: 414-272-0443

www.findorff.com

Project Title: _____
 Project Name: _____
 Project Address: _____
 Enter address here
 Project Number: _____

Project number: _____
 Owner: _____

LVL 1 & 2

Date: _____ Issue Date: _____

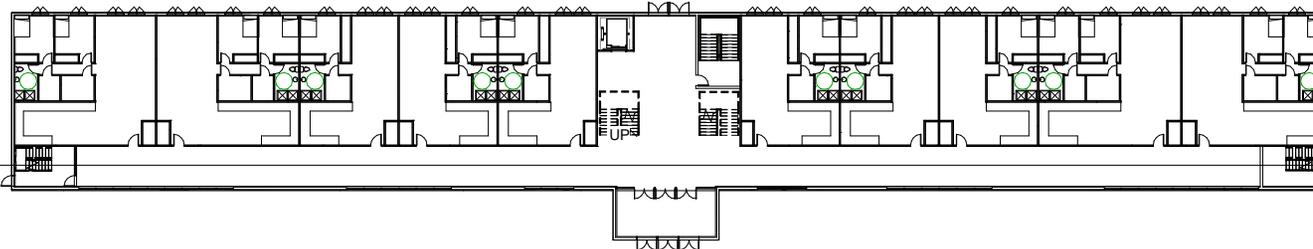
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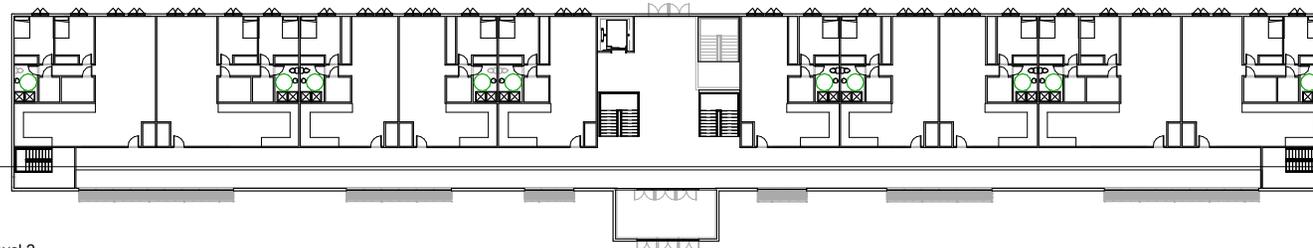
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Scale: 1/32" = 1'-0"



Bldg Size: 50' x 372'		
Each Bldg: 10 units/floor		
	# Apts	# Beds
	1 BR-6	6
	2 BR-4	8
	----	----
	10	14

1 Level 1
 1/32" = 1'-0"



2 Level 2
 1/32" = 1'-0"

Findorff

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 300 S. Bedford St.
 Madison, WI 53703
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① North
 1/32" = 1'-0"

potential solar on roof

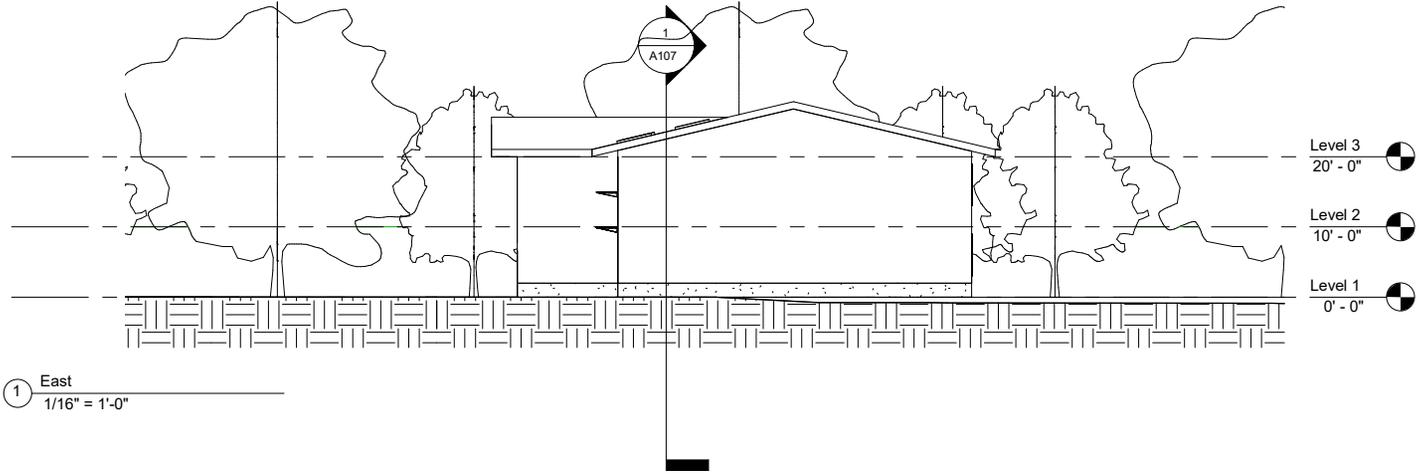


② South
 1/32" = 1'-0"

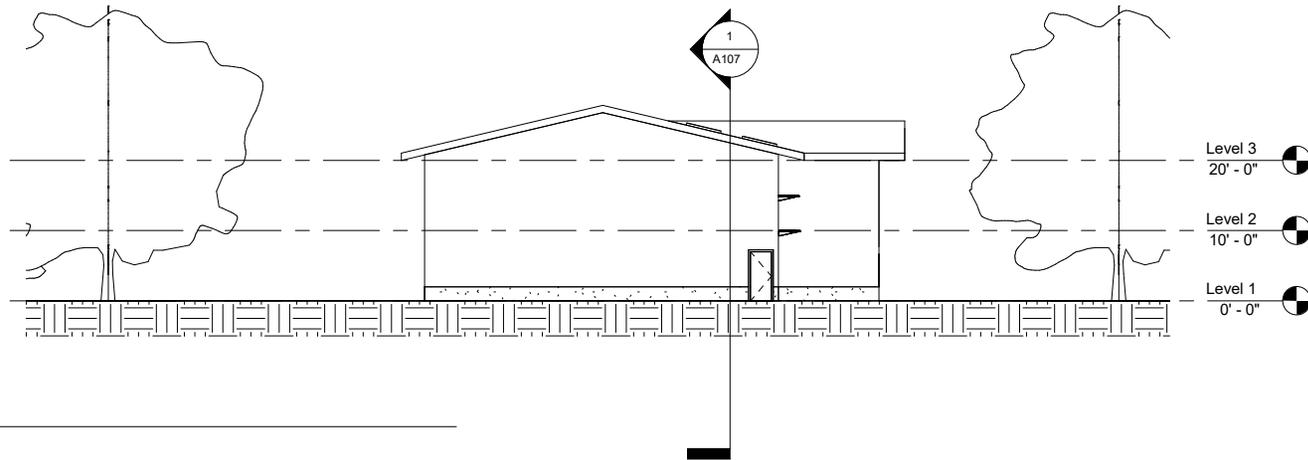
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 Project Address:
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 Project Number

Owner
 Elevations
 Date: Issue Date
 Drawn by: Author
 Supt.:
 Forman:
 Sheet Number: A104
 Scale: 1/32" = 1'-0"



① East
1/16" = 1'-0"



② West
1/16" = 1'-0"

Findorff

Madison Office:
300 S. Bedford St.
Madison, WI 53703
Main Phone: 608-257-5321
Fax Number: 608-257-5306

Milwaukee Office:
1600 N 6th St.
Milwaukee, WI 53212
Main Phone: 414-272-8788
Fax Number: 414-272-0443

www.findorff.com

Project Title:
Project Name
Project Address:
Enter address here

Project number:
Project Number

Owner

Elevations

Date: Issue Date

Drawn by: Author

Supt.: _____

Forman: _____

Sheet Number: A105

Scale: 1/16" = 1'-0"



UNITED STRUCTURES INC.

*P.O. Box 527, 3806 Concord Avenue, Schofield, WI 54476
Phone: (715) 355-1040 Fax: (715) 359-0541*

Kolbe Windows and Doors
1323 S 11th Ave
Wausau, WI 5440

February 25, 2020

Mr. Verlyn Oelke

United Structures is pleased to provide a budget quote for the following 150' wide x 280' building with one 20' x 122' lean-to. The project will be located at the vacant greenfield property on 3rd Avenue, Wausau.

The building concept is designed with interior roof drainage at both of the building areas; office and manufacturing. The roof water will be collected by a series of roof drains at the center of the roofs and be routed to building columns to under-ground and piped south to a new drainage structure.

BUILDING

One VP Conventional Steel Building 150' wide x 280' long x 31' eave, 1/4" / 12" reverse pitch to the center of the building. A lean-to, 20' wide x 122' x 14' high eave area for offices will attach to the main building.

The building main framing at the manufacturing area is VP open web truss with straight sidewall columns and one interior column at 75'. Frame spacing will be at 40' on center. Roof secondary structural will be bar-joist supporting 22 GA "B" deck.

The office area framing will be lean-to frames at 20' on center. Secondary roof support will be VP zee purlin supporting 22 GA "B" deck.

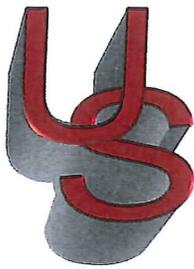
All welded structural components will be VP's standard gray primer. Sub structural components will be G30 galvalume coated. Bar joists will be standard gray shop primer.



UNITED STRUCTURES INC.

*P.O. Box 527, 3806 Concord Avenue, Schofield, WI 54476
Phone: (715) 355-1040 Fax: (715) 359-0541*

Pages 2 through 11 redacted



UNITED STRUCTURES INC.

*P.O. Box 527, 3806 Concord Avenue, Schofield, WI 54476
Phone: (715) 355-1040 Fax: (715) 359-0541*

Freight will be paid to your site. We will unload and erect the aforementioned pre-engineered building and materials. We will submit plans to the state for approval of the building and foundation and pay the state submittal fees. We will assist to obtain any additional required permits, to be billed at cost.

Total cost for the aforementioned (interior drained) building and materials is \$4,101,885

Alternate Building – Change the roof to a single slope standing seam system on both the office and manufacturing shapes. The roof color at the office would be owner's choice of VP standard KXL color. The roofs will have VP Buildings R 29 "thermal lift system" with white faced pre-engineered building insulation and thermal block.

Total cost for this option in lieu of the interior drained design building and materials is \$3,968,500

We appreciate the opportunity to provide a budget quote for this project.

For planning and budgetary considerations please note steel and related components quotations are currently valid for a maximum of (21) days.

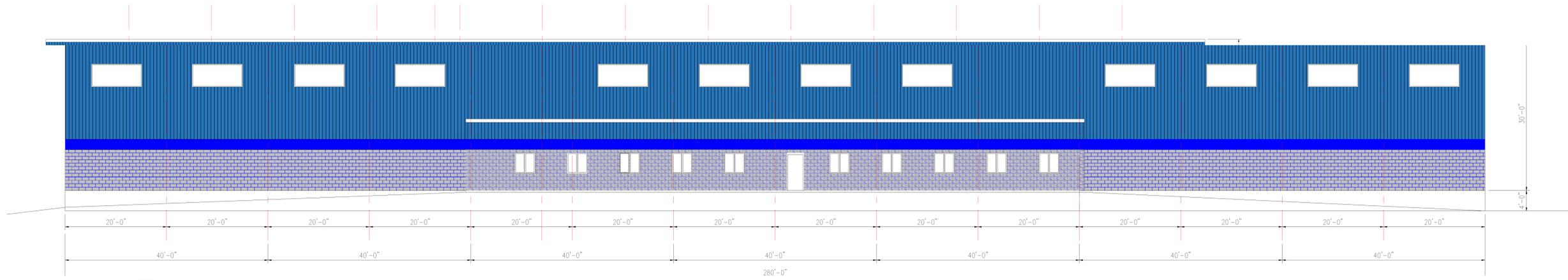
As always, we will continue to work closely with you and our vendors on the project to ensure that you have the best pricing possible.

We look forward to working with you to develop solutions to your building and construction needs.

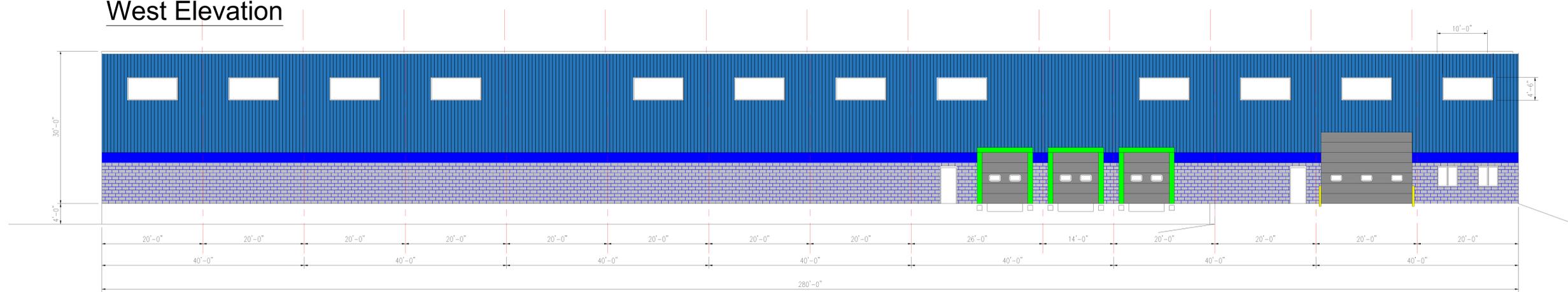
Regards,

John Morache

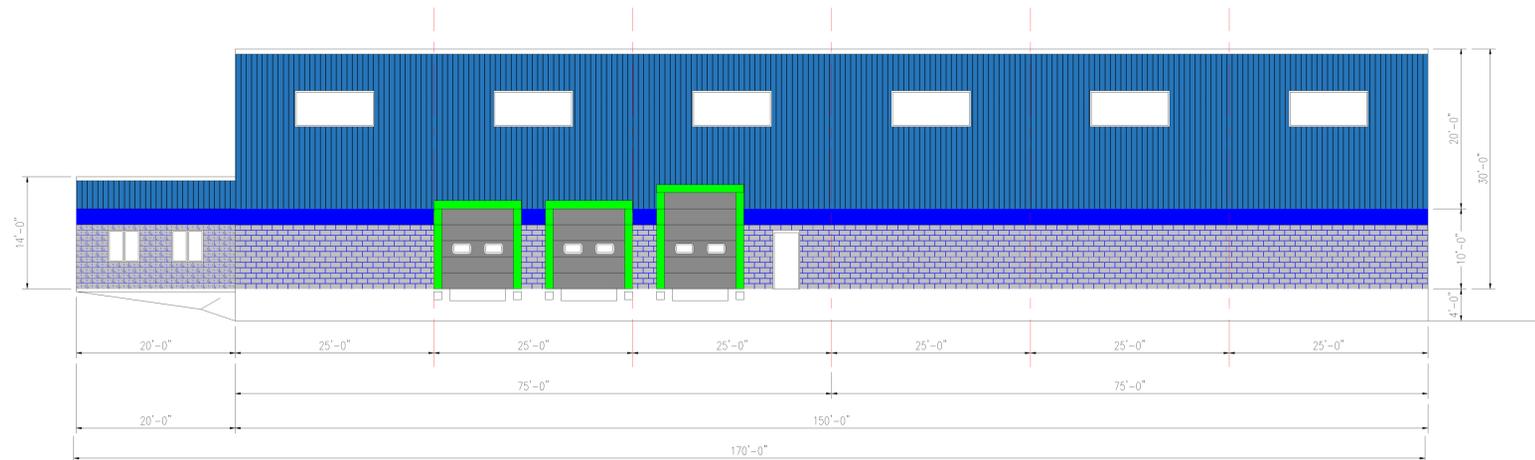
United Structures Inc.



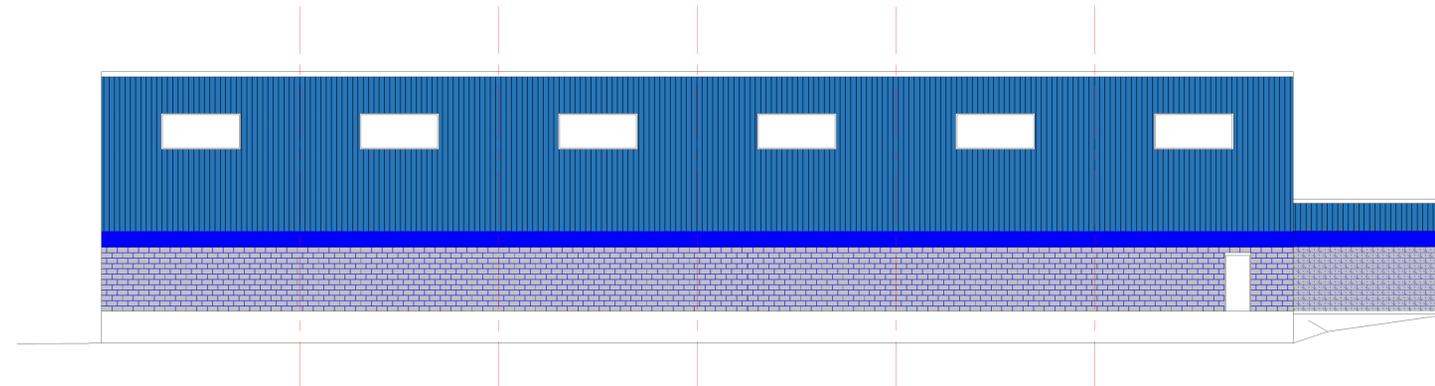
West Elevation



East Elevation



South Elevation



North Elevation



REVISIONS

NUMBER	DATE	DESCRIPTION
1		
2		
3		
4		

PROPOSED:
 Manufacturing Facility

SCALE	DATE
As Noted	
DRAWN BY	2/18/20
jm	
DRAWING DESCRIPTION	
Preliminary Elevations	
PAGE	
SHEET --- OF --	



Advanced Dental Professionals of Wausau (the combined dental offices of Drs. Aicher, Sun and Prehn)

Proposal for new dental clinic development at the Wausau Riverlife location

Submitted by Cherry Tree Dental, LLC
Jack Young and David Aicher, DDS
617 Jackson Street
Wausau, WI 54403
Jack.young@cherrytreedental.com
(608) 833-2212

Overview of Project:

If accepted Cherry Tree Dental (CTD) will relocate two of its existing downtown Wausau practices to the proposed \$2.2M, approximately 6,100sf new facility. The practice of Drs David Aicher and Wen Sun DDS (Advanced Dental Professionals, 617 Jackson Street), and the practice of Dr Fred Prehn DDS (Prehn Dental, 413 Jefferson Street) would be relocated and co-located at the proposed facility. The proposed, larger facility will accommodate additional space needed due to growth of both practices. Cherry Tree Dental owns the Advanced Dental Professionals property at 617 Jackson Street. This 4,000sf location, fully remodeled in 2012, will be repurposed as a specialty dental clinic for Cherry Tree, where we will continue to operate at the location for the foreseeable future. Dr Prehn owns the property at 413 Jefferson.

About Cherry Tree Dental:

Cherry Tree Dental is an owner and operator of over 30 well regarded dental clinics throughout Wisconsin. Cherry Tree made its start in Wausau in 2006 and has subsequently had the opportunity to work with many of the most preeminent dentists in Wausau and greater Wisconsin. Cherry Tree currently works with 35 dentists in 25 clinics throughout Wisconsin. Cherry Tree Dental is privately owned and includes ownership by 9 of its dentists.

Financing:

Cherry Tree Dental has constructed or remodeled 3 dental facilities in Wausau together with Keller. Across Wisconsin Cherry Tree and Keller have completed 9 projects together in the past 14 years. Cherry



Tree will finance this project through company equity and bank financing. Cherry Tree's credit facility has already approved this project.

Proposal:

The project estimate is \$2.2M. This amount includes all construction costs and an investment of approximately \$500,000 in dental equipment at the new facility. We request to acquire the property for \$1.00. We also request an amount of \$200,000 in the form of development cost reimbursement or tax incremental funding due to known incremental development costs that will be necessary due to known existing soil condition issues at the proposed site.

Respectfully submitted,

Jack Young, President
Cherry Tree Dental, LLC and Cherry Tree Dental Real Estate, LLC



Tax Incremental Financing Policy & Application



City of Wausau, Wisconsin

407 Grant Street

Wausau, WI 54403

www.wausaudevelopment.com

(715) 261-6680



Economic Development Agreement Policy

Purpose

Tax Incremental Financing (TIF) is a governmental finance tool used to provide funds to construct public infrastructure, promote development opportunities and expand future tax base. TIF assistance is only used when the proposed development would not occur “but for” City assistance. The proposed development should be consistent with and reinforce all City plans; and lead to the creation of jobs, the attraction, retention and expansion of strategic businesses and/or the redevelopment of underutilized properties to eliminate blight.

Goals and Objectives

Goal #1 - Economic Development: create jobs through the attraction, retention, and expansion of strategic businesses, support local workforce development and training, improve infrastructure for commercial and industrial expansion opportunities, increase the local tax base.

Goal #2 - City Revitalization: remove blight, encourage new construction on existing city lots, promote historic preservation and adaptive/imaginative re-use of underutilized properties, increase affordable housing, allow higher standards of building design and construction quality.

The proposed development should:

- Improve identified blighted and strategic areas
- Meet the City [Urban Design Standards](#)
- Support the [Comprehensive Plan](#) and relevant neighborhood plans
- Utilize loans over grants
- Serve as gap financing – not be possible “but for” City assistance
- Primarily used for public infrastructure and publicly accessible areas
- Create jobs, commerce and economic activity
- Include substantial private investment of the applicant
- Receive support from neighborhood and stakeholder organizations

Application Process

Developers who seek TIF assistance must meet with Community Development staff and other City staff as appropriate. If staff determines funds may be available, a developer will be asked to submit a [TIF Application](#). A TIF application shall include the following:

- Application describing the nature of the business, proposed plans, and requested assistance
- Project description, purpose of loan and expected benefits. Include cost estimates for building improvements and other capital expenditures, as well as the ratio of total project cost versus the amount of equity invested by owner
- Three-year cash flow projections
- Profit and loss statement for the past three years (if applicable)
- Fees – a non-refundable fee of \$1,000 is required for processing of the initial application. An additional fee of \$500 will be charged for each development agreement amendment required.

The City is not obligated to make a TIF assistance recommendation or conclude negotiations in the event that information has not been presented to its satisfaction or the proposed project lacks feasibility. Meeting policy guidelines or other criteria listed herein does not guarantee the provision of TIF financial assistance nor does the approval or denial of one project set precedent for approval or denial of another project.

Staff verifies the TIF application and distributes the file for review to relevant City departments. The draft development agreement term sheet will be sent to the Economic Development and/or Finance Committee for review. City Council approval is required for all TIF Applications that result in a Development Agreement.



The process for approving funds within a current TID (or within a 1/2 mile radius of an existing TID) may take up to 60 days for final approval. Developers may request TIF funds outside of a Tax Incremental District, but the City of Wausau requires an additional 60 days minimum to allow for an amendment to TID boundaries.



Application for City Assistance

The City of Wausau is a proud partner in assisting investment and business development. Our Development Team welcomes consultation with prospective applicants in advance of this formal application process.

Applicant Information

Legal Name: _____

d/b/a: _____

Mailing Address: _____

Primary Contact #: _____ Cell #: _____

Email: _____

Attorney: _____

Will a new entity be created for ownership? No Yes Name: _____

Principals of existing or proposed corporation/partnership/LLC

Tax Identification #: _____

Project/Property Summary

Overall Project Summary: _____

Parcel Address(es): _____

Proposed Parcel/Land Area: _____ Acres

Proposed Building Area: _____ Square feet

Current Use: _____

Current Assessed Value: \$ _____

Current Property Taxes: \$ _____

Describe any zoning changes that will be needed: _____

Identify any other approvals, permits or licenses: _____

Describe briefly what the project will do for the property and/or neighborhood: _____

Full and part-time jobs to be created by the proposed project including average estimated salary: _____

If existing business, number of current full and part-time employees: _____

Timetable: _____

Development Team

Developer: _____

Architect: _____

Contractor: _____

Other Members: _____

Project Budget/Financial Information

Describe why the project cannot occur “but for” City participation: _____

Identify the sources and uses of funds for the project

	Amount (\$)	Source
Land Acquisition or Facility Purchase		
Demolition		
Environmental Remediation		
Site Clearance and Prep		
Utilities		
Construction of New Building		
Renovation of Existing Structure		
Machinery & Equipment		
Architectural & Engineering Fees		
Legal & Professional Fees		
Project Management		
Appraisal		
Title/Recording/Transfer		
Permits		
Real Estate Taxes		
Contingency		
Licenses		
Other (please specify)		
Total Project Costs		

Identify the sources/expected sources of financing

Source	Amount (\$)	Terms: Years/Interest	Contact
Equity			
Loans			
Grants			
City Participation			
Loan			
Grant			
Other			
Total Financing			

Additional Considerations

Please answer the following:

1. Will you sign a community workforce agreement with the local Building Trades Council? **Yes** **No**
2. Will you agree to source all sub-contractors and building material suppliers from within a 100 mile radius of Wausau? **Yes** **No**
3. Will you agree to not protest to the Board of Review, except in cases of material inaccuracies, your real estate assessment for the subject properties? **Yes** **No**
4. Will you complete the design assistance process of the Wisconsin Focus on Energy Program, which offers incentives and consultations on energy efficiency? **Yes** **No**
5. Will you consider using Property Assessed Clean Energy (PACE) funding which can provide financing support for construction which meets energy efficiency or alternative energy standards? **Yes** **No**
6. Will you provide corporate tax filing verification information for job creation reporting purposes, if requested? **Yes** **No**

Filing Requirements

You must provide all of the following items with your signed application for it to be considered complete:

1. Fee: A nonrefundable application fee of \$1000 made payable to the City of Wausau Community Development Department.
2. Site Maps: Provide a map that shows the location of the site and a map that focuses on the project and its immediate surroundings.
3. Project Renderings: Provide preliminary drawings, plans or renderings for the proposed project.
4. Projections: Provide three (3) years of cash flow projections for the project.
5. Statements: Profit and loss statements for the past three (3) years (if applicable) – this may be shared in a closed session if necessary and requested.

If the project requires planning and/or zoning approvals, you must make these applications concurrent with this request.

Declarations

The City requests answers to the following for any applicant, investor, developer, officer or affiliate of an entity or LLC with an ownership or share of 20 percent or greater in the proposed project:

Involved in a previous or pending lawsuit or legal proceeding?

Yes **No**

Involved in a previous or pending bankruptcy or insolvency proceeding?

Yes **No**

Charged with a crime, paid or otherwise complied with civil penalties, or been the subject of a criminal or civil investigation?

Yes **No**

Have any outstanding tax liens currently or previously?

Yes **No**

Have any projects with a construction delay of six months or greater?

Yes **No**

Please attach a detailed explanation of any YES responses.

Agreement:

I, by signing this application, agree to the following:

1. I have read, and will abide by all the policies, standards and reporting requirements of the City for Tax Incremental Financing (TIF).
2. The information submitted is correct and adequately represented.
3. I understand the City reserves the right to deny approval, regardless of preliminary approval or the degree of construction completed before application for final approval.
4. I authorize the City to check references, run a credit report, verify criminal and financial backgrounds and obtain other relevant information on the applicant and parties.
5. I agree to provide additional information as may be requested by the City after filing of this application.

Applicant Name (Printed): _____ Date: _____

Signature: _____



Keller

PLANNERS | ARCHITECTS | BUILDERS

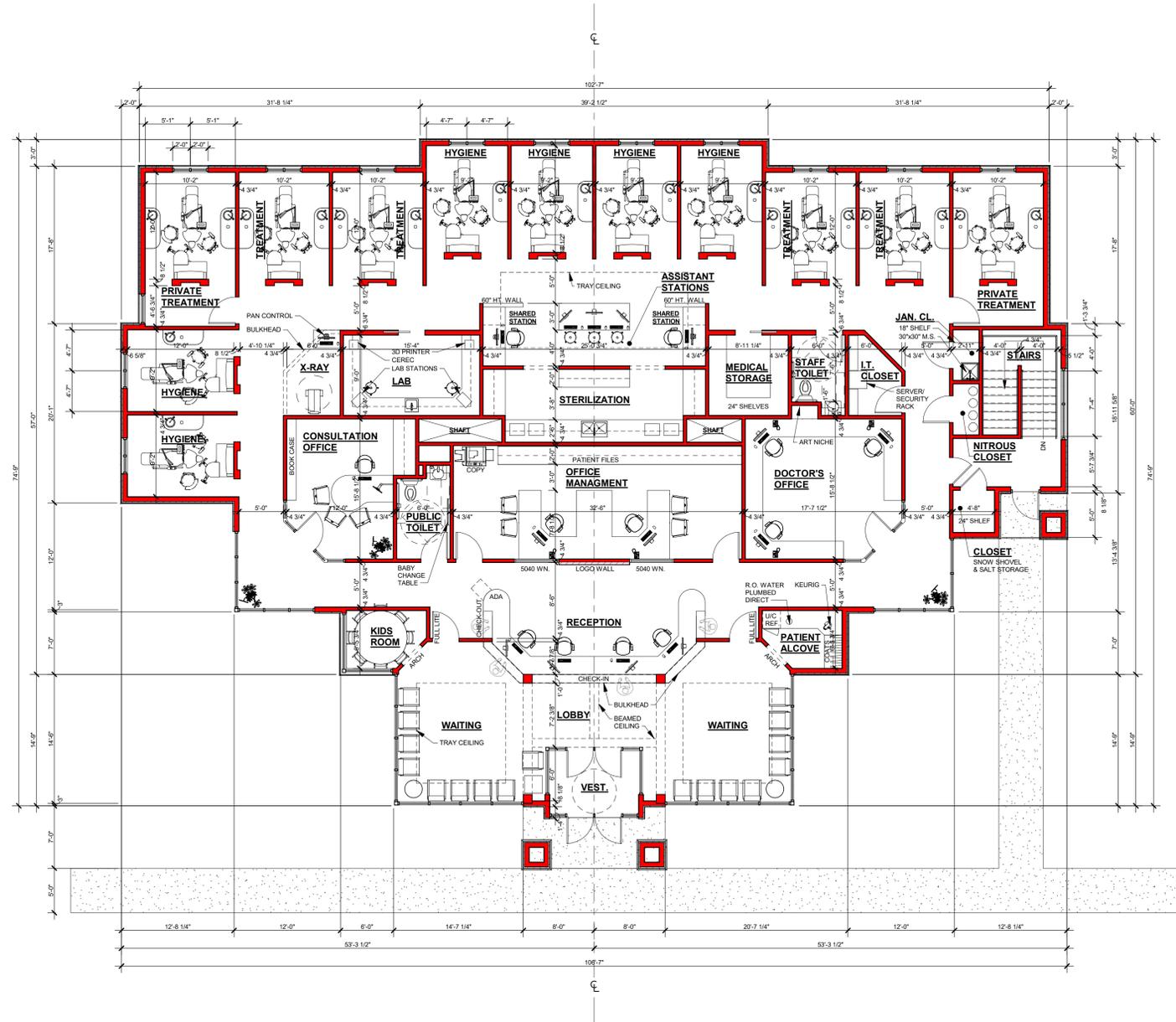
FOX CITIES
NE16 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509
Carmelton, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lila Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com



WALL KEY

	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



PROPOSED FOR:
CHERRY TREE DENTAL
WAUSAU,
WISCONSIN

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REVISIONS	
1	
2	
3	
4	
5	
6	

PROJECT MANAGER:
V. NYSTROM

DESIGNER:
S. KLESSIG

DRAWN BY:
J.R.S.

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO.:
P20122

CONTRACT NO.:

DATE:
05.19.2020

SHEET:
A1.0



Keller

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 N216 State Road 55
 P.O. Box 620
 Kaukauna, WI 54130
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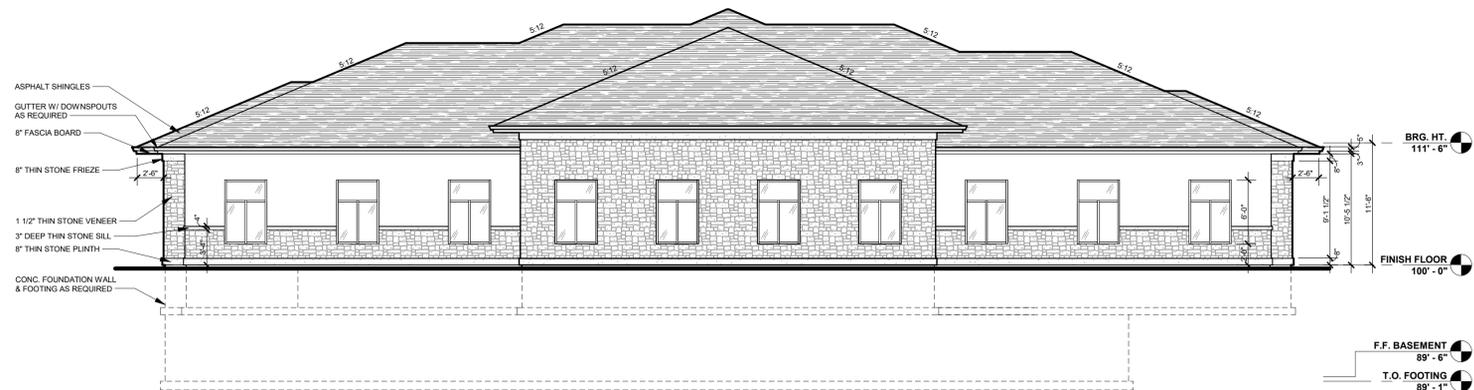
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SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



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



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

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 WAUSAU, WISCONSIN

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SHEET INDEX

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A1.2 BASEMENT PLAN
- A2.0 ELEVATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	----- S.F.	6,130 S.F.	6,130 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	2,203 S.F.	2,203 S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	8,333 S.F.	8,333 S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	8,333 S.F.	8,333 S.F.

HIGH PILE STORAGE YES/NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

7-7
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 2B CONSTRUCTION
SPRINKLED YES/NO
FIREWALL YES/NO

ALLOWABLE AREA

TABULAR FLOOR AREA: --- S.F.
FRONTAGE INCREASE: --- S.F.
SPRINKLER INCREASE: --- S.F.
TOTAL ALLOWABLE AREA: --- S.F.
ALLOWABLE FIRE AREA: --- S.F.

BUILDING/SITE CONTENT

BUILDING SIZE --- S.F. ---%
HARD SURFACE --- S.F. ---%
GREEN SPACE --- S.F. ---%
PARCEL SIZE (APPROX.) --- S.F. --- ACRES
PARKING PROVIDED -- STALLS (1 STALL/--- S.F.)

ZONING INFORMATION

ZONING: -
FRONT YARD SETBACK: ---"
SIDE YARD SETBACK: ---"
REAR YARD SETBACK: ---"



NORTH



CONCEPTUAL SITE PLAN

1" = 60'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

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