

# Development Plan for City-Owned Properties



Prepared for the:

**The Washburn Development Authority &  
The City of Washburn**

With assistance from:



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June 2016

## **Background**

The City of Washburn owns several parcels of land totaling approximately 10.1 acres that are strategically located between the downtown and the Washburn Marina. It is the City's desire to foster the development of these key parcels in a strategic manner that enhances the community and strengthens the linkages between the downtown and the Chequamegon Bay. The City sees this development opportunity as a means to increase the City's tax base and utility customers so as to offset current and future investments in the area.

## **Objectives**

To determine how the parcels should be developed, the City of Washburn / Washburn Development Authority hired Cedar Corporation to create a Redevelopment Plan for City-Owned Properties (hereinafter called "Plan") with the following objectives:

1. to determine the best use of approximately 10.1 acres of City-owned property
2. to identify infrastructure projects and general costs necessary for development
3. to determine suitable development densities
4. to estimate assessed values of new development that can be used for infrastructure projects
5. to identify standards to ensure quality development that enhances the City
6. to determine the location of desired land uses
7. to market the site to developers and contractors

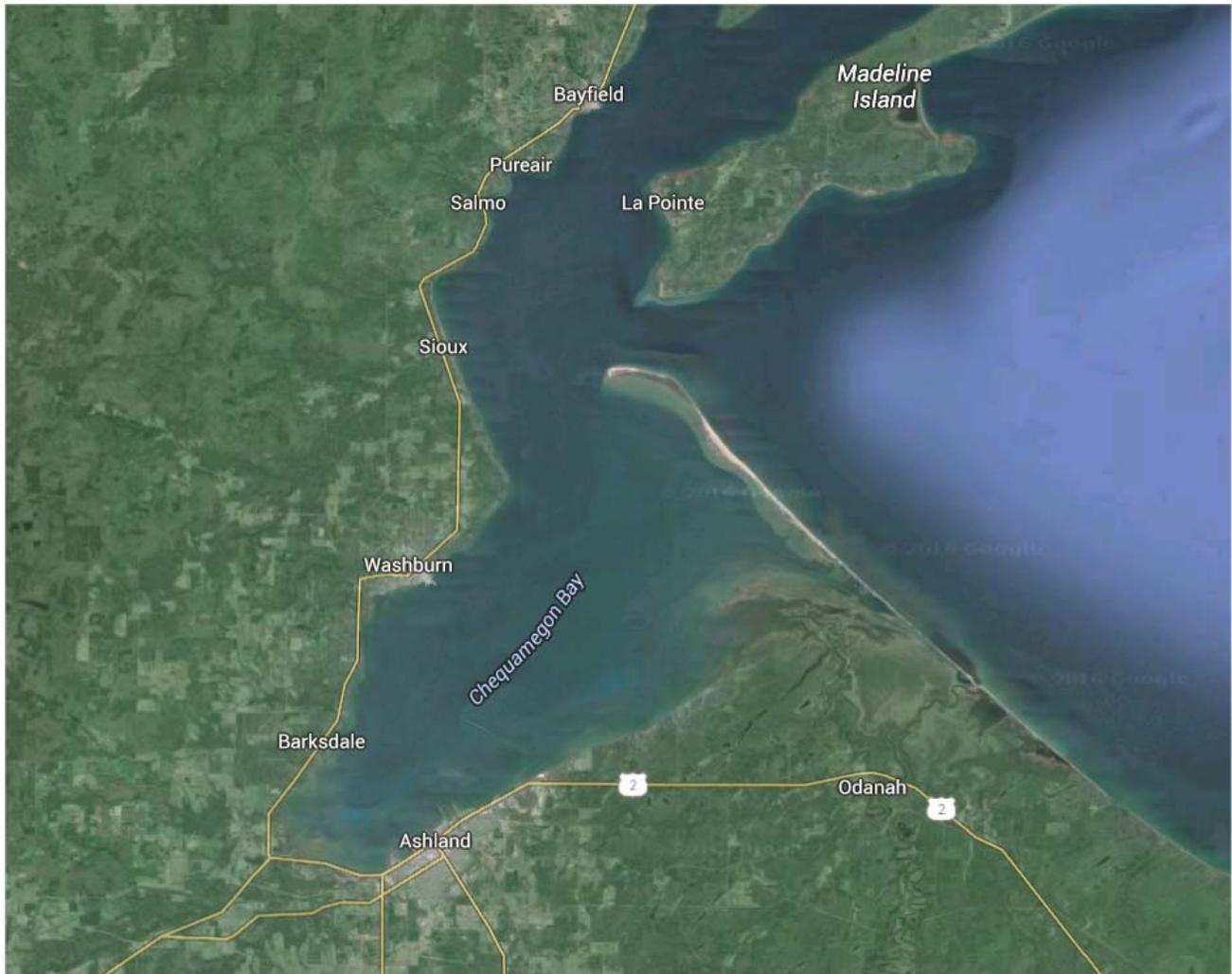
By addressing the objectives, the Plan should provide a clear vision for the development of the City-owned properties and allow the City to begin implementing the Plan.

## **Location and Conditions**

The location of the City of the Washburn and the City-owned parcels has many desirable characteristics that would be attractive to developers. The City is located in Bayfield County in northern Wisconsin on the shore of Lake Superior's Chequamegon Bay (see Image 1). The City is served by S.T.H. 13 which functions as the main arterial route through the community. It carries between 6,000 to 7,000 vehicles a day. S.T.H. 13 links Washburn to U.S.H. 2, about 7.5 miles to the south, which provides access to the City of Ashland (11 miles), and the City of Superior via State Highway 53 (67 miles). In addition to being the County Seat, Washburn is located at the gateway to Lake Superior's Apostle Islands via the Washburn Marina, a full-service marina with 138 slips.

The parcels are bordered by Omaha Street West, 2<sup>nd</sup> Avenue West, Central Avenue, and Harbor View Drive. The property slopes southerly towards the Chequamegon Bay on Lake Superior and affords great views of the water. The area is within easy walking distance to Stage North Theater & Bar, a grocery store, a hardware store, a hotel, bars/restaurants, walking trails, parks, and the Chequamegon Bay (see Map 1).

Image 1: Washburn and Surrounding Area



This area is the former site of a railroad water tower, roundhouse, and depot. The City has been issued a Liability Clarification Letter for Prospective Purchaser of Property by the Wisconsin Department of Natural Resources. This letter, among other things, restates that the ground water contamination on the property is from an offsite source and the current owner and future potential purchaser did not cause the discharge.

A majority of the land is served by municipal utilities (water, sanitary sewer, and storm sewer) and private utilities (electricity, utility gas, telephone, cable, and fiber optics). An electric transmission line and fiber optic cable runs east/west across the northern portion of the parcels. A snowmobile/ATV trail generally follows the transmission line.

The parcels are also located in Tax Incremental Financing District #3 (TID #3) which is a Mixed Use TIF.

# Project Location

## City of Washburn

**NORTH**

0 150' 300'



*Lake Superior*

## **Existing Site Infrastructure**

The property is served by a wide array of municipal and private utilities. These include:

### **Water – City of Washburn**

Most of the City-owned parcels are served by municipal water and sanitary sewer. Watermain is located on Omaha Street West (8”), Central Avenue (6”), and Harborview Drive (6”). There is no watermain on 2nd Avenue East (see Map 2).

The City of Washburn has excellent water with two city wells, one at 650 feet deep and the other at 700 feet deep. Both draw from the Lake Superior Aquifer. The City does not regularly chlorinate and does not fluoridate its water. There is an adequate water supply to accommodate the development of the properties.

### **Sanitary Sewer – City of Washburn**

A 4” force main runs north through the center of the site from a lift station located at the Washburn Marina. It connects to a 4” sanitary sewer that extends to Omaha Street West.

An 18” inch sanitary sewer interceptor is located on Omaha Street West and an 8” sanitary sewer line is located near the existing 8-Plex on West Harbor View Drive and runs southwesterly. There is no sanitary sewer on Central Avenue, 2<sup>nd</sup> Avenue West, or a majority of West Harbor View Drive.

The City of Washburn Wastewater Treatment Facility has a current capacity of 600,000 gallons per day (gpd) plus overflow capacity of 600,000 gpd. There is adequate sewer capacity to accommodate the development of the properties.

### **Storm Water Management – City of Washburn**

The City operates a Storm Water Utility with the sole purpose of the operation, maintenance, and capital improvements of the City’s storm water system.

### **Electricity – Xcel Energy**

Xcel Energy has a high-tension transmission line that runs east/west across the top of the site parallel to Omaha Street West. It is expected that this line will have to be relocated into the West Omaha Street right-of-way to facilitate development on the property.

### **Natural Gas - Xcel Energy**

An Xcel Energy natural gas line runs along Omaha Street West.

### **Fiber Optics – Charter Communications, Century Tel**

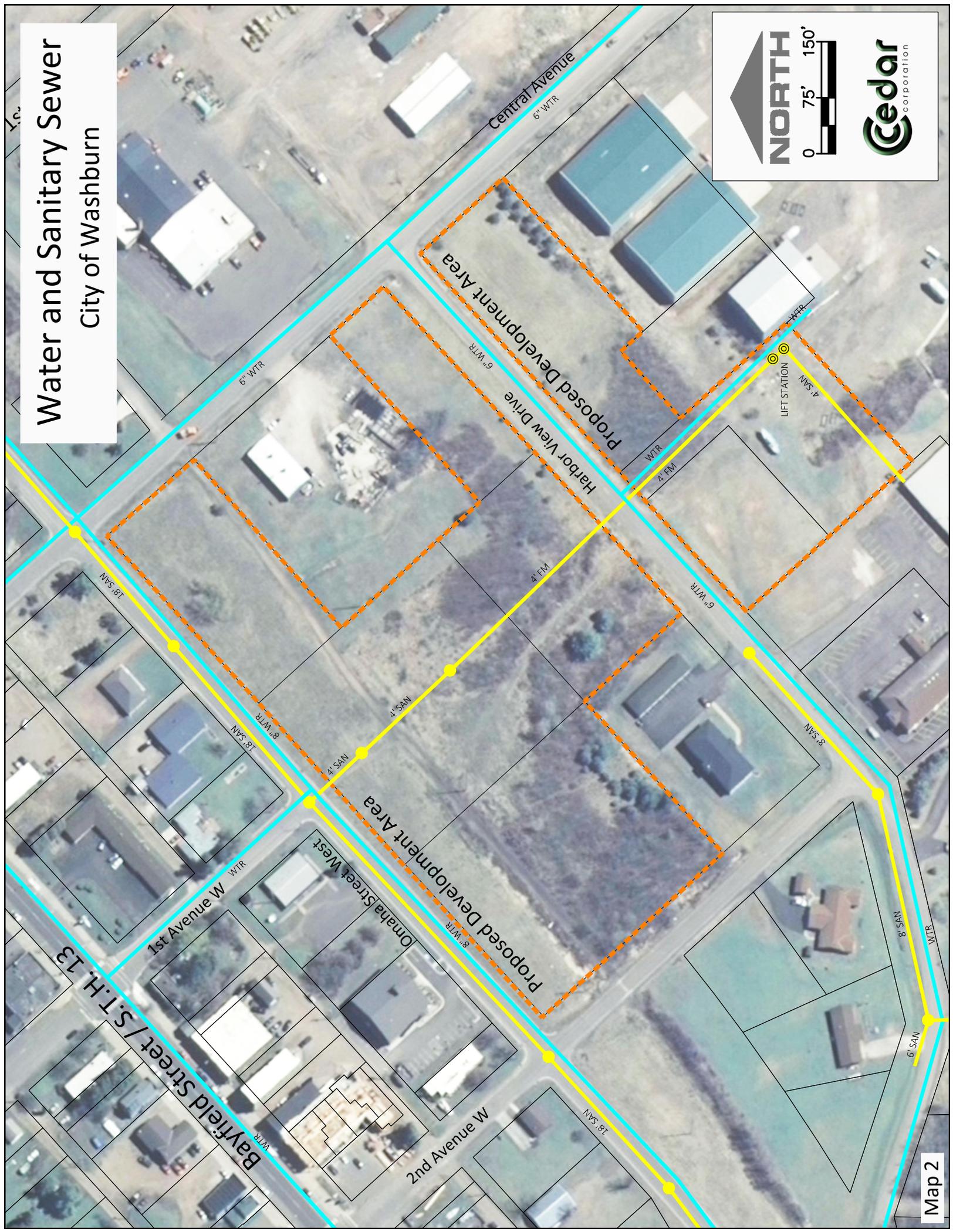
Fiber optic lines run parallel and under the Xcel distribution line right-of-way. Another line runs parallel to the force main that runs through the center of the site.

### **Recreational Trail**

A recreational trail for ATVs and snowmobiles closely follows the Xcel Energy transmission line. It is expected that this line will have to be located into the Omaha Street West right-of-way to facilitate development on the property.

# Water and Sanitary Sewer City of Washburn

**NORTH**  
0 75' 150'  
**Cedar**  
Corporation



## Existing Regulations and Plans

There are several City of Washburn regulatory and planning documents that provide regulations for the development of the parcels but also highlight the future vision for the area. These documents were reviewed to gain insight into what type of development may be appropriate for this area. The main documents reviewed include:

### Zoning Code

The parcels are currently zoned WC: Waterfront Commercial District. However, it is the intention of the City to rezone these parcels to MUW: Mixed-Use Waterfront District. The MUW District is intended to accommodate a mix of commercial, residential, and public recreational uses in a master planned setting and is intended to be an attractive, pedestrian-oriented area where people can live, work, and play. New buildings in this area will have a residential appearance consistent with the vernacular architecture of Washburn. Typical uses include retail shops, galleries, studios, and professional offices on the street level with residential uses generally on upper floors. The City's zoning code provides specific permitted and conditional uses in this district.

### City of Washburn Comprehensive Plan

Washburn's Comprehensive Plan identifies the parcels in the Land Use Plan as Waterfront Mixed-Use. The parameters of the Waterfront Mixed-Use land use designation are consistent with the proposed revised zoning code.

Other chapters in the Comprehensive Plan stress qualities that are specific to this area or apply to the City as a whole. These include:

1. Improving the connection between the downtown area and the waterfront creating an attractive downtown business district that relates to the waterfront.
2. Promoting the downtown area along Bayfield Street as the heart of the business community. Encourage enhancements to existing buildings, infill development that relates to the existing character of the downtown, and streetscape enhancements that improve the function and appearance of the downtown. Develop attractive directional signs that guide people to the waterfront.
3. Developing Central Avenue into a parkway with pedestrian walks and plantings to beautify the area and frame views of the lake. Enhance other streets that lead from Bayfield Street to the lake with pedestrian walks and plantings as well
4. Providing attractive and functional pedestrian walks that lead south from Bayfield Street to the waterfront. In addition, provide connections to an enhanced multi-modal trail and parkway that runs along the former railroad right-of-way.
5. Continuing the public pedestrian mall from the north side of West Harbor View Drive to the Lakefront Parkway and Walking Trail.
6. Working with Bayfield County to provide an attractive and effective landscaped screen between the Highway Department facilities and Central Avenue.
7. Developing a pavilion and passive recreation facilities that will serve the residents of Washburn and those who use the marina. Link the new park to the existing Athletic Field Complex.

8. Implementing low impact storm water design techniques and other best management practices to treat storm water runoff and reduce soil erosion and sedimentation.
9. Creating a sustainable community that meets the social needs of its population. Encompassing social supports such as health care, life-long educational resources, appropriate housing, and livable wage employment opportunities.
10. Promoting green building/sustainable design concepts (including energy efficient construction) for new housing and housing renovations.

### **TID #3 Project Plan**

The parcels are located in Tax Incremental Financing District #3 (TID #3), which is a Mixed-Use TIF District created in June 2015. TID #3 was created to provide for improvements in the district that will result in new development and redevelopment in the City increasing the tax base.

The Project Plan lists the following as TIF-eligible expenses.

1. Property, right-of-way, and easement acquisition
2. Site preparation activities
3. Utilities
4. Streets and streetscaping
5. Community Development Authority type activities
6. Miscellaneous

The amount of assistance the City can provide for new development and redevelopment will be based on the quality of the development and the amount of the new tax increment created.

### **Resolution #05-21: Adoption of Sustainable Community Development Policy**

In 2005, the City of Washburn adopted a sustainable community development policy based on the Natural Step Program which endorses the principles of sustainable community development and agrees to apply these principles in its planning, policy making, and municipal practices. The Natural Step Program identified four system conditions for a sustainable society. The system conditions are as follows:

In a sustainable society nature is not subject to systematically increasing concentrations of ...

1. substances extracted from the Earth's crust
2. substances produced as a byproduct of society
3. degradation by physical means
4. and in that people are not subject to conditions that systematically undermine their capacity to meet their needs

## **Surrounding Land Uses and Proposed Future Use**

The vision of the Comprehensive Plan, examination of surrounding land uses, and anticipated demands for various land uses were used to determine the proposed future use of the City-owned properties.

The Comprehensive Plan identifies the future use of the parcels as Waterfront Mixed-Use. Waterfront Mixed-Use is generally seen as having offices or retail on the street level with residential units on the upper level.

Existing land uses surrounding the parcels vary. Commercial businesses dominate the area between Omaha Street West and Bayfield Street. This is the primary downtown area. There are two commercial businesses to the south of West Harbor View Drive. To the west is a mix of residential units including single family and multi-family dwellings. To the east is the Washburn Athletic Field Complex and the Bayfield County Highway Department property. Within a short distance on the Chequamegon Bay is a public beach and the Washburn Marina.

The Comprehensive Plan does not identify a significant need for land for industrial purposes. Because of the proximity to parks, the Marina, and residential dwellings, an industrial land use in this area may create a conflict with existing land uses and is not recommended.

An inventory of existing commercial buildings along Bayfield Street shows an adequate amount of commercial properties available for existing or new businesses. Many commercial buildings are underutilized while others provide opportunities for redevelopment. If the mixed-use concept, as envisioned, is developed on the City-owned parcels it could have a negative impact on existing businesses and the downtown in general.

The parcels offer a unique opportunity for residential development that has not happened in Washburn for many years. Residents living here would be within a short walking distance to a public beach on the Chequamegon Bay, a park, the Marina, and walking trails. They would also have quick access to a grocery store, restaurants, a library, a hardware store, the public library and City Hall. The development of housing in this area would complement existing plans for other improvements in this area as well.

## **Demand for Housing**

A number of factors relative to the demand for housing in Washburn were reviewed to see if there may be a demand for new housing. This was accomplished by talking to several realtors that work in Washburn and the surrounding communities. Local demographics and market research were also reviewed.

### **Realtor Interviews**

There was a general consensus that there are people looking for housing in Washburn but they are not finding what they want. In many cases, people work in Ashland but want to live in Washburn and the surrounding towns because of the good schools.

The City of Washburn and surrounding towns are seeing families attempting to move into the area but they are not able to afford the limited number of homes (both existing and new) on the market. This is due in part to the lower wages in the area and that many homes appear to still be “under water” relative to what is owed on the existing loan. The result is that many home prices are artificially higher than where the market suggests they should be. At the same time, homes that are affordable may need a significant amount of work which deters some people from purchasing. The market is attempting to fill the housing gap through the rental market, however, the region is also lacking available rental units.

People searching for a move-in ready home are looking for homes in the \$175,000 to \$200,000 range. The current cost to construct a home is approximately \$110 per sq. ft. Therefore, a person or family with a budget of \$175,000 would be able to purchase an approximately 1,600 +/- sq. ft. home. However, many feel that due to increased costs it is getting harder to construct a home for \$110 per sq. ft. A number of ways to reduce the construction costs were suggested such as building homes with unfinished basements or walk-out basements that could be finished later. Another suggestion is to offer free or greatly reduced land to housing developers which will lower the cost of the home by eliminating land costs.

A series of questions were asked participant number of realtors to gain an “on the ground” perspective on the demand for housing, the types of housing being sought and the overall health of the market.

1. What types of housing are people looking for in the area?
  - Starter home/affordable under \$200,000 - \$175,000.
  - New quality built homes
  - Move in ready existing homes
  - Either new or existing homes that are; maintenance free, provide main floor living, have at least 2 baths and an attached garage space.
  - Housing that allows for “age in place” living with attached garage.
  - People want more house and less yard and maintenance.
  
2. What age are your clients? Is there a certain age group that is looking for housing right now or moving into the area?
  - Early 20’s or early 60’s; each desire different amenities.
  - Retired people appear to be settling further out
  - Young families (30’s) with children. A third returning “home”, a third already in the region and moving here for the good school district, and a third moving to the area from outside of the region.
  - Marina does not appear to be a driver for house buyers
  
3. Are the people in question #3 finding the housing they are looking for?
  - No; the housing stock in Washburn is predominantly comprised of older homes that have poor basements and need a lot of work.
  - Eventually some do but they are having to settling for houses that don’t meet there needs.

- Currently it costs more to build a decent marketable home than most buyers can afford.
4. Are there types of housing (styles, price range, square footage) that people are having a difficult time finding?
    - Single family quality built housing that is well maintained, is maintenance free and costs between \$175,000 and \$200,000.
    - Artist live/work loft type of space.
    - Affordable first time home buyer opportunities.
    - Newer homes
  5. What's your opinion on the rental market? Not enough rentals or lack of quality rentals?
    - People looking for quality rentals in the \$700/month range.
    - Lack of rentals in Washburn and those that do exist are lacking quality.
    - Artists are struggling to find live-work space that is decent and affordable.

Generally, the conversations show that there is a need for a variety of new affordable housing in the City that meets the diverse needs of residents in the area.

### **American Community Survey**

The American Community Survey provides demographics for City of Washburn residents that can be helpful in determining housing needs.

- The estimated median household income was \$44,828 in 2013 compared to \$33,257 in 2000; with the state of Wisconsin at \$51,467 in 2013.
- The estimated median house or condo value was \$117,934 in 2013 compared to \$80,600 in 2000; with the State's median value at \$163,000 in 2013.
- The 2013 median gross rent was \$623 in Washburn.
- Over 90% of housing in Washburn is owner occupied, resulting in a limited number of rental units.
- 82% of single family housing was built before 1990 meaning a majority of the housing stock is 26 years or older.
- Homeowner vacancy rates are very low which pushes up prices.
- There have been no recent housing subdivisions within the City for a number of years.

### **Housing Market Report**

The attached Multi-Family Housing Market Report from CoStar looks at the multi-family market from Red Cliff (to the north) to Ashland (to the south) of Washburn. The report shows 12 multi-family buildings with an average of 694 sq. ft. per unit. These buildings on average were built in 1925 making them 90 years old with an average rent per unit of \$436/month. The report goes on to show that rental occupancy rates have remained steady since mid-2014 while rental rates

have continued to climb year after year indicating that rental units are quickly leased. Finally, the numbers show that no new rental units have entered the market in some time.

Although vacancy rates have remained around 12%. The absorption rate shows that during the past six years there was only one time where the available supply sat on the market for one month. Additionally, 2-bedroom units have been running at a 4% vacancy while 1-bedroom units have been much higher at 18%. The report shows that 2-bedroom units are preferred over 1-bedroom units with a 1-bedroom unit asking on average \$350/month compared to a 2-bedroom at \$600/month. (Please see attached Multifamily Market Report).

### **Northland College Center for Rural Communities – Assets and Amenities Survey**

The following two figures are from the Northland College Center for Rural Communities who has recently finished an Assets and Amenities Survey for Washburn. Respondents were asked a broad range of questions relative to the community’s assets and amenities. Relative to housing, 62.74% felt that the housing stock was fair to poor. Additionally, 96% of respondents felt that the community needed to create more housing options to meet the changing demographic needs of the community.

Figure 1: Quality of Housing

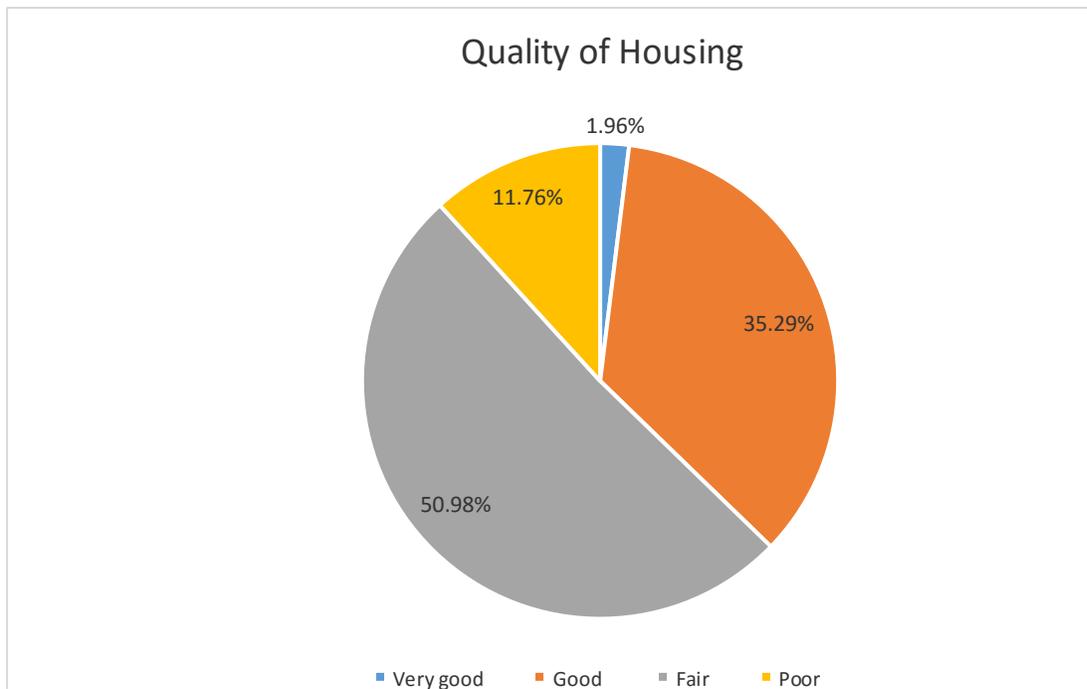
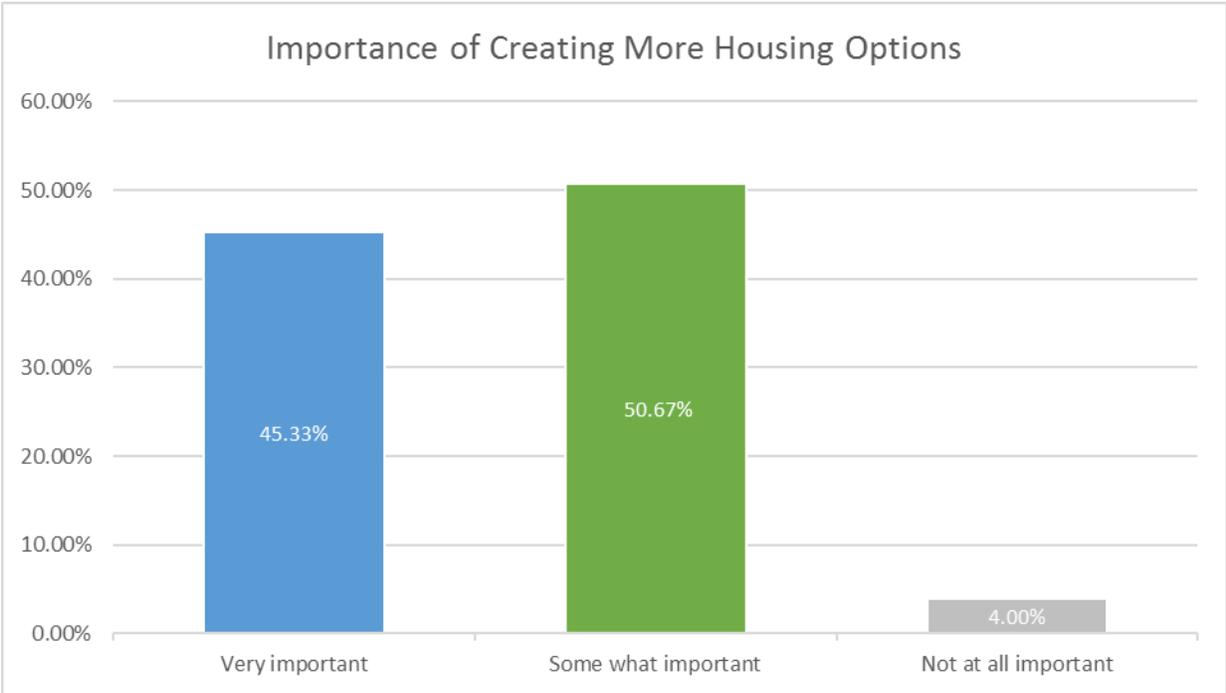


Figure 2: Importance of Creating More Housing Options



# Proposed Land Use and Site Plan Concepts

With a need for housing identified, two land use concepts and two site plan concepts were created along with corresponding Opinions of Probable Costs for Infrastructure for two conceptual housing developments (see Map 3, Map 4, Map 5, Map 6).

Both concepts anticipate that the electrical transmission line, ATV/Snowmobile Trail, and fiber optic lines will have to be relocated as part of this development. Table 1 shows the estimated cost for the relocation of this private infrastructure.

<b>Table 1</b>	
<i>Estimated Private Utility Relocation Costs</i>	
<i>Conceptual Residential Development</i>	
<u>Xcel - Transmission Line Relocation</u>	
<b>Option 1 - long run</b>	
Relocation of transmission line to Omaha Street W. from Washington Ave. to Central Ave. 10 feet from curb then 25 ft. from pole - total of 35 ft. setback/easement area	<b>\$ 358,000.00</b>
<b>Option 2 - short run</b>	
Relocation of transmission line to Omaha Street W. from 2nd Ave. to Central Ave. 10 feet from curb then 25 ft. from pole - total of 35 ft. setback/easement area	<b>\$ 286,000.00</b>
<b>Option 3 - Underground</b>	
Underground transmission line to Omaha Street W. from Washington Ave. to Central Ave.	<b>\$ 2,630,000.00</b>
<u>Century Link - fiber line relocation</u>	
Relocation of fiber to Omaha Street W. and 2nd Ave. to Central Ave. into shared easement of transmission lines	<b>\$ 11,000.00</b>
<u>ATV Route</u>	
Relocation of ATV route to W Omaha into shared easement of transmission lines	<b>\$ 7,000.00</b>
<b>Total utility relocation costs (Option 1 only)</b>	<b>\$ 376,000.00</b>

The land use concepts identify areas for a variety of land uses such as single family homes, multi-family dwelling units, artist studios, and commercial properties. These were reviewed with the Washburn Development Authority over several meetings. The site plan concepts were created after the land use concepts were approved. These show structures corresponding with the land uses along with streets, sidewalks, trails, and a small park.

There are two privately owned parcels located adjacent to the City-owned properties that were evaluated when creating the concepts. There is an existing 8-Plex located on the northwest corner of 2<sup>nd</sup> Avenue West and Harbor View Drive. This use is consistent with the land use concepts and was not considered for redevelopment.

Another privately-owned parcel is located on the west side of Central Avenue between Omaha Street West and Harbor View Drive. There is a metal storage building on site. This parcel is shown as being redeveloped in order to be consistent with the proposed land uses.

In Site Plan Concept 1, the privately-owned parcel on Central Avenue is shown as being part of the overall development concept. It is assumed a developer would purchase the parcel. In Site Plan Concept 2, the privately-owned parcel on Central Avenue is shown as being developed separately by a third party.

The site plan concepts show high-density development that would be consistent with the type of mixed-use development that is proposed for the area shown in the Comprehensive Plan.

There are two types of single family homes shown in the site plans. The large homes are approximately 1,650 sq. ft. with a two-car garage. They have three bedrooms and two baths. The small homes are approximately 900 sq. ft. with a single-car garage and have two bedrooms and 1 ¼ baths. Both homes are single story. The multi-family units are two stories and may have two or three bedrooms.

Sidewalks and trails were included to provide safe pedestrian and bicycle access to the housing development and surrounding businesses, recreational opportunities, and community facilities. A tot lot type park is added for children living in the proposed housing.

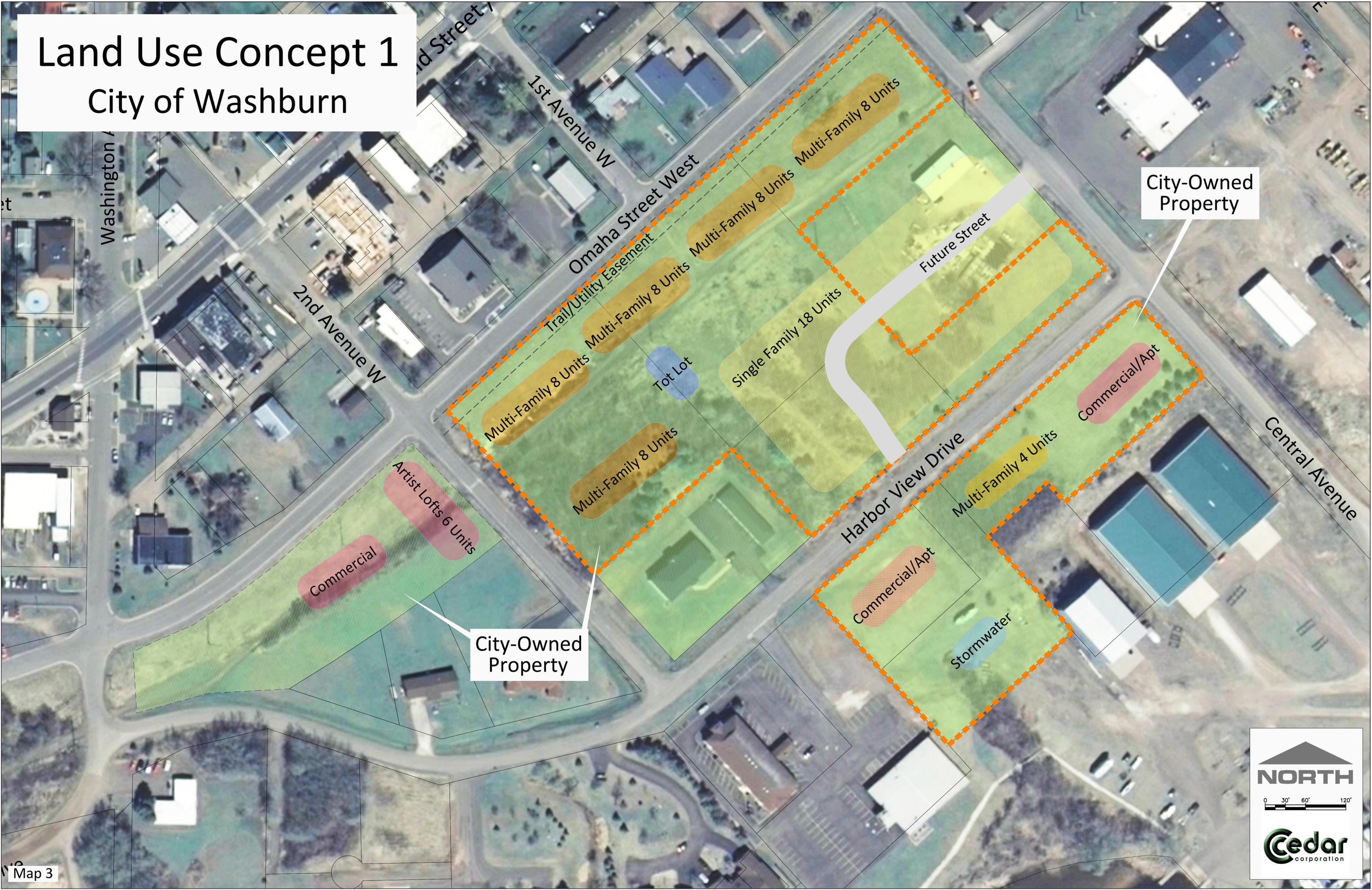
The Opinions of Probable Costs for Infrastructure provide a general estimate for infrastructure improvements needed for each Site Plan Concept. These improvements may be paid by the City, developer, or both.

The site plan concepts allows the City to estimate the cost of streets, sidewalks, trails, and utilities needed for the development (see attached Opinions of Probable Costs for Infrastructure for Concept 1 and Concept 2).

The land use concepts and site plan concepts should be used to provide a vision of how the City would like to see the parcels developed. A developer or developers may propose alternative concepts and densities that the City may find desirable.

# Land Use Concept 1

## City of Washburn



City-Owned Property

City-Owned Property

**NORTH**

0 30' 60' 120'

**Cedar**  
corporation

# Site Plan Concept 1

## City of Washburn

Washington Avenue

Bayfield Street / S.T.H. 13

1st Avenue E

1st Avenue W

Omaha Street West

Relocated ATV/Snowmobile Trail

Privately Owned  
Land Purchased by Developer

Future Street

Central Avenue

Tot Lot

Proposed Trail to the Marina

Artist Studios

Commercial

2nd Avenue W

Existing Multi-Family

Harbor View Drive

City Property

Existing Hotel

Existing Restaurant

Connects to Existing Trail

Washburn Marina

NORTH

0 30' 60' 120'

Cedar  
corporation

**CITY PROPERTY REDEVELOPMENT  
CITY OF WASHBURN  
CONCEPT 1**

Cedar Corporation - Opinion of Probable Cost  
Job #: W5689-001  
Date: May 25,2016



**TOTAL ESTIMATED PROJECT COST: \$842,300.00**

**STREET CONSTRUCTION**

Assumptions:

No rock excavation required.

Granular subbase installed.

Construct urban section: 16' driving lanes, 30" curb and gutter on Future Street

Construct urban section: 14' driving lanes, 30" curb and gutter on Harbor View Dr. and 2nd Ave.

Cross-section: 3" of HMA pavement, 8" aggregate base, 12" granular subbase

Driveways to be installed by others.

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
EXCAVATION, COMMON	C.Y.	4630	\$4.00	\$18,600.00
STRIP TOPSOIL	ACRE	2	\$3,500.00	\$7,000.00
GRANULAR SUBBASE	C.Y.	2320	\$14.00	\$32,500.00
CRUSHED AGGREGATE BASE	C.Y.	2390	\$25.00	\$59,800.00
HMA, BINDER, 1.5"	S.Y.	5770	\$5.00	\$28,900.00
HMA, SURFACE, 1.5"	S.Y.	5770	\$5.00	\$28,900.00
HMA TRAIL SURFACE, 2"	S.Y.	2180	\$8.00	\$17,500.00
CONCRETE CURB AND GUTTER	L.F.	3520	\$10.00	\$35,200.00
CONCRETE SIDEWALK	S.F.	19250	\$4.00	\$77,000.00
TEMPORARY EROSION MAT	S.Y.	800	\$1.50	\$1,200.00
AGGREGATE TRACKING PAD	C.Y.	140	\$20.00	\$2,800.00
PAVEMENT MARKING	L.F.	3520	\$1.00	\$3,600.00
TRAFFIC CONTROL	EACH	1	\$6,000.00	\$6,000.00
SILT FENCE	L.F.	880	\$2.00	\$1,800.00
RESTORATION	ACRE	1	\$4,000.00	\$4,000.00
<b>SUBTOTAL</b>				<b>\$324,800.00</b>
<b>CONTINGENCY</b>				<b>\$26,000.00</b>
<b>ENGINEERING</b>				<b>\$48,800.00</b>
<b>ESTIMATED STREET CONSTRUCTION COST</b>				<b>\$399,600.00</b>

**CITY PROPERTY REDEVELOPMENT  
CITY OF WASHBURN  
CONCEPT 1**

Cedar Corporation - Opinion of Probable Cost  
Job #: W5689-001  
Date: May 25,2016



**TOTAL ESTIMATED PROJECT COST: \$842,300.00**

**STORMWATER MANAGEMENT**

Assumptions:

No rock excavation required.

Inlets installed on Future Street and Harbor View Dr.

0.5 acres available for improved stormwater management best management practices

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
STORM SEWER, 12"	L.F.	480	\$35.00	\$16,800.00
STORM SEWER, 18"	L.F.	300	\$38.00	\$11,400.00
STORM SEWER, 24"	L.F.	270	\$44.00	\$11,900.00
APRON ENDWALL	EACH	2	\$500.00	\$1,000.00
STORM SEWER INLET	V.F.	50	\$200.00	\$10,000.00
STORM SEWER MANHOLE	V.F.	20	\$350.00	\$7,000.00
STORM CASTING	EACH	15	\$500.00	\$7,500.00
VEGETATED SWALE	L.F.	500	\$10.00	\$5,000.00
STORMWATER POND EXCAVATION	C.Y.	4000	\$10.00	\$40,000.00
RIPRAP	C.Y.	160	\$40.00	\$6,400.00
POND RESTORATION	ACRE	0.5	\$4,000.00	\$2,000.00
<b>SUBTOTAL</b>				<b>\$119,000.00</b>
<b>CONTINGENCY</b>				<b>\$9,600.00</b>
<b>ENGINEERING</b>				<b>\$17,900.00</b>
<b>ESTIMATED STREET CONSTRUCTION COST</b>				<b>\$146,500.00</b>

**CITY PROPERTY REDEVELOPMENT  
CITY OF WASHBURN  
CONCEPT 1**

Cedar Corporation - Opinion of Probable Cost  
Job #: W5689-001  
Date: May 25,2016



**TOTAL ESTIMATED PROJECT COST: \$842,300.00**

**WATERMAIN**

Assumptions:  
No rock excavation required.  
New main on Future Street and 2nd Ave.  
Lateral connections for 26 units  
No connections required on West Omaha St.

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
WATERMAIN, DUCTILE IRON, 6"	L.F.	80	\$40.00	\$3,200.00
WATERMAIN, DUCTILE IRON, 8"	L.F.	1250	\$48.00	\$60,000.00
GATE VALVE 6"	EACH	3	\$1,300.00	\$3,900.00
GATE VALVE 8"	EACH	4	\$1,650.00	\$6,600.00
WATER SERVICE LATERAL, COPPER, 1.0"	L.F.	1040	\$30.00	\$31,200.00
CORPORATION STOP, 1.0"	EACH	26	\$100.00	\$2,600.00
CURB STOP, 1.0"	EACH	26	\$250.00	\$6,500.00
HYDRANT	EACH	3	\$3,800.00	\$11,400.00
CONNECT TO EXISTING	EACH	4	\$2,000.00	\$8,000.00
SUBTOTAL				\$133,400.00
CONTINGENCY				\$10,700.00
ENGINEERING				\$20,100.00
<b>ESTIMATED WATERMAIN COST</b>				<b>\$164,200.00</b>

**CITY PROPERTY REDEVELOPMENT  
CITY OF WASHBURN  
CONCEPT 1**

Cedar Corporation - Opinion of Probable Cost  
Job #: W5689-001  
Date: May 25,2016



**TOTAL ESTIMATED PROJECT COST: \$842,300.00**

**SANITARY SEWER**

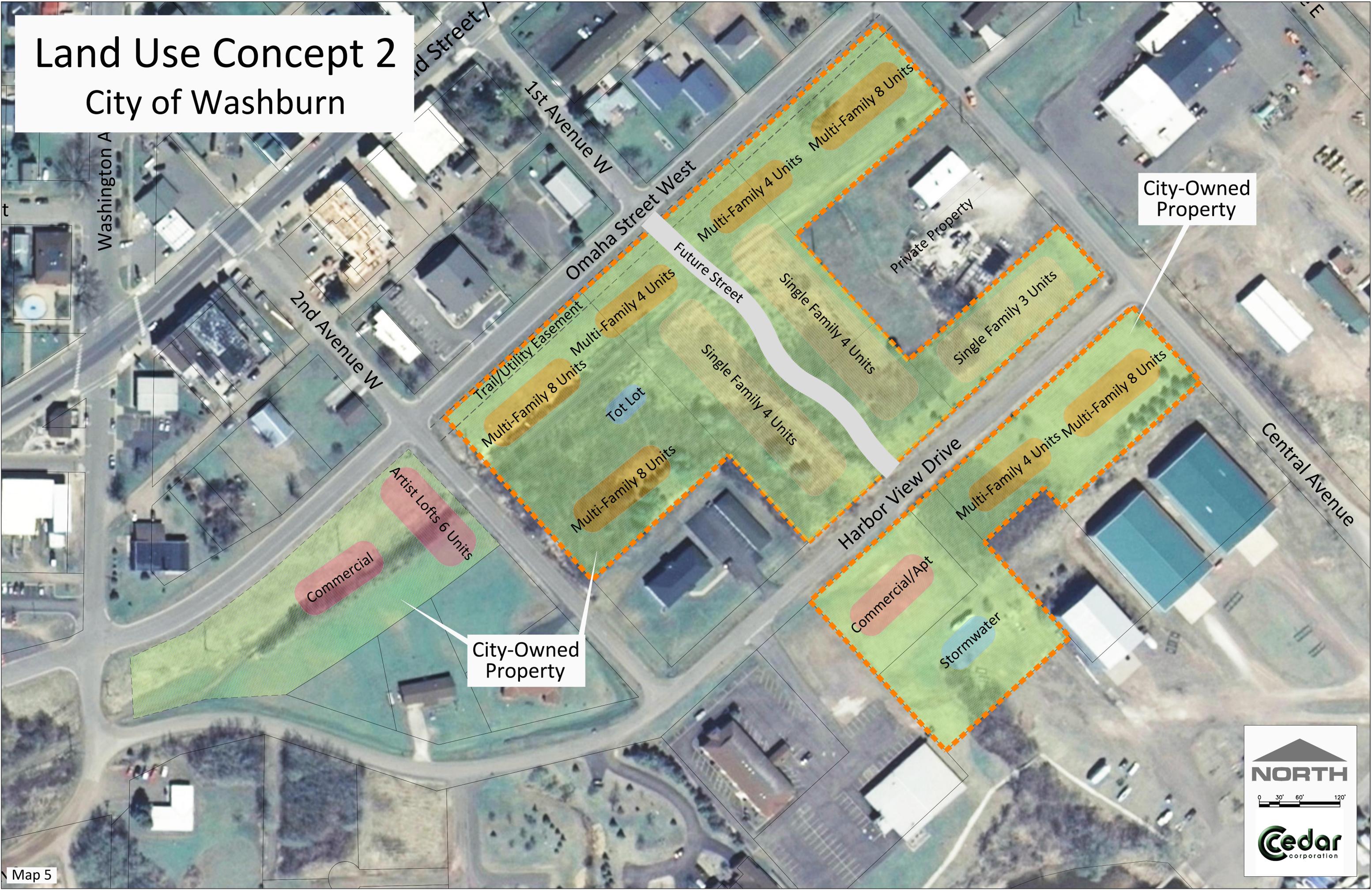
Assumptions:

- No rock excavation required.
- Connections at 2nd Ave. and Harbor View and Future St. and Harbor View
- Gravity main to connect to existing pump station
- Pump station was sized to accommodate flows from a development equal to proposed
- Lateral connections for 26 units
- No connections required on West Omaha St.

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
SANITARY SEWER, 8"	L.F.	1930	\$28.00	\$54,100.00
SANITARY MANHOLE	V.F.	90	\$190.00	\$17,100.00
SANITARY CASTINGS	EACH	9	\$500.00	\$4,500.00
WYE, 8"x4"	EA.	26	\$100.00	\$2,600.00
SANITARY SEWER LATERAL, 4"	L.F.	1040	\$23.00	\$24,000.00
TRACER WIRE SIGNAL CONNECTION BOX	EACH	26	\$60.00	\$1,600.00
CONNECT TO EXISTING SANITARY STRUCTURE	EACH	2	\$700.00	\$1,400.00
CONNECT TO EXISTING SANITARY PIPE	EACH	1	\$300.00	\$300.00
TELEVISION	L.F.	1930	\$0.85	\$1,700.00
<b>SUBTOTAL</b>				<b>\$107,300.00</b>
<b>CONTINGENCY</b>				<b>\$8,600.00</b>
<b>ENGINEERING</b>				<b>\$16,100.00</b>
<b>ESTIMATED STREET CONSTRUCTION COST</b>				<b>\$132,000.00</b>

# Land Use Concept 2

## City of Washburn



City-Owned Property

City-Owned Property

**NORTH**

0 30' 60' 120'

**Cedar**  
corporation

# Site Plan Concept 2

## City of Washburn

Washington Avenue

Bayfield Street / S.T.H. 13

1st Avenue E

1st Avenue W

Omaha Street West

Future Street

Future Street

Central Avenue

2nd Avenue W

Harbor View Drive

Proposed Trail to the Marina

Commercial

Artist Studios

Relocated ATV/Snowmobile Trail

Tot Lot

Existing Multi-Family

Existing Hotel

Existing Restaurant

City Property

Connects to Existing Trail

Washburn Marina

Privately-Owned

Development by Others

**NORTH**

0 30' 60' 120'

**Cedar**  
corporation

**CITY PROPERTY REDEVELOPMENT  
CITY OF WASHBURN  
CONCEPT 2**

Cedar Corporation - Opinion of Probable Cost  
Job #: W5689-001  
Date: May 25,2016



**TOTAL ESTIMATED PROJECT COST: \$776,300.00**

**STREET CONSTRUCTION**

Assumptions:

No rock excavation required.

Granular subbase installed.

Construct urban section: 16' driving lanes, 30" curb and gutter on Future Street

Construct urban section: 14' driving lanes, 30" curb and gutter on Harbor View Dr. and 2nd Ave.

Cross-section: 3" of HMA pavement, 8" aggregate base, 12" granular subbase

Driveways to be installed by others.

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
EXCAVATION, COMMON	C.Y.	4380	\$4.00	\$17,600.00
STRIP TOPSOIL	ACRE	2	\$3,500.00	\$7,000.00
GRANULAR SUBBASE	C.Y.	2190	\$14.00	\$30,700.00
CRUSHED AGGREGATE BASE	C.Y.	2210	\$25.00	\$55,300.00
HMA, BINDER, 1.5"	S.Y.	5450	\$5.00	\$27,300.00
HMA, SURFACE, 1.5"	S.Y.	5450	\$5.00	\$27,300.00
HMA TRAIL SURFACE, 2"	S.Y.	1520	\$8.00	\$12,200.00
CONCRETE CURB AND GUTTER	L.F.	3340	\$10.00	\$33,400.00
CONCRETE SIDEWALK	S.F.	22080	\$4.00	\$88,400.00
TEMPORARY EROSION MAT	S.Y.	800	\$1.50	\$1,200.00
AGGREGATE TRACKING PAD	C.Y.	140	\$20.00	\$2,800.00
PAVEMENT MARKING	L.F.	3340	\$1.00	\$3,400.00
TRAFFIC CONTROL	EACH	1	\$6,000.00	\$6,000.00
SILT FENCE	L.F.	840	\$2.00	\$1,700.00
RESTORATION	ACRE	1	\$4,000.00	\$4,000.00
<b>SUBTOTAL</b>				<b>\$318,300.00</b>
<b>CONTINGENCY</b>				<b>\$25,500.00</b>
<b>ENGINEERING</b>				<b>\$47,800.00</b>
<b>ESTIMATED STREET CONSTRUCTION COST</b>				<b>\$391,600.00</b>

**CITY PROPERTY REDEVELOPMENT  
CITY OF WASHBURN  
CONCEPT 2**

Cedar Corporation - Opinion of Probable Cost  
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**TOTAL ESTIMATED PROJECT COST: \$776,300.00**

**STORMWATER MANAGEMENT**

Assumptions:

No rock excavation required.

Inlets installed on Future Street and Harbor View Dr.

0.5 acres available for improved stormwater management best management practices

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
STORM SEWER, 12"	L.F.	490	\$35.00	\$17,200.00
STORM SEWER, 18"	L.F.	300	\$38.00	\$11,400.00
STORM SEWER, 24"	L.F.	270	\$44.00	\$11,900.00
APRON ENDWALL	EACH	2	\$500.00	\$1,000.00
STORM SEWER INLET	V.F.	50	\$200.00	\$10,000.00
STORM SEWER MANHOLE	V.F.	20	\$350.00	\$7,000.00
STORM CASTING	EACH	15	\$500.00	\$7,500.00
VEGETATED SWALE	L.F.	500	\$10.00	\$5,000.00
STORMWATER POND EXCAVATION	C.Y.	4000	\$10.00	\$40,000.00
RIPRAP	C.Y.	160	\$40.00	\$6,400.00
POND RESTORATION	ACRE	0.5	\$4,000.00	\$2,000.00
SUBTOTAL				\$119,400.00
CONTINGENCY				\$9,600.00
ENGINEERING				\$18,000.00
<b>ESTIMATED STREET CONSTRUCTION COST</b>				<b>\$147,000.00</b>

**CITY PROPERTY REDEVELOPMENT  
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**TOTAL ESTIMATED PROJECT COST: \$776,300.00**

**WATERMAIN**

Assumptions:  
No rock excavation required.  
New main on Future Street and 2nd Ave.  
Lateral connections for 19 units  
No connections required on West Omaha St.

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
WATERMAIN, DUCTILE IRON, 6"	L.F.	70	\$40.00	\$2,800.00
WATERMAIN, DUCTILE IRON, 8"	L.F.	1150	\$48.00	\$55,200.00
GATE VALVE 6"	EACH	3	\$1,300.00	\$3,900.00
GATE VALVE 8"	EACH	4	\$1,650.00	\$6,600.00
WATER SERVICE LATERAL, COPPER, 1.0"	L.F.	760	\$30.00	\$22,800.00
CORPORATION STOP, 1.0"	EACH	19	\$100.00	\$1,900.00
CURB STOP, 1.0"	EACH	19	\$250.00	\$4,800.00
HYDRANT	EACH	3	\$3,800.00	\$11,400.00
CONNECT TO EXISTING	EACH	4	\$2,000.00	\$8,000.00
<b>SUBTOTAL</b>				<b>\$117,400.00</b>
<b>CONTINGENCY</b>				<b>\$9,400.00</b>
<b>ENGINEERING</b>				<b>\$17,700.00</b>
<b>ESTIMATED WATERMAIN COST</b>				<b>\$144,500.00</b>

**CITY PROPERTY REDEVELOPMENT  
CITY OF WASHBURN  
CONCEPT 2**

Cedar Corporation - Opinion of Probable Cost  
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Date: May 25,2016



**TOTAL ESTIMATED PROJECT COST: \$776,300.00**

**SANITARY SEWER**

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ITEM	UNIT	QUANTITY	UNIT PRICE	COST
SANITARY SEWER, 8"	L.F.	1430	\$28.00	\$40,100.00
SANITARY MANHOLE	V.F.	50	\$190.00	\$9,500.00
SANITARY CASTINGS	EACH	5	\$500.00	\$2,500.00
WYE, 8"x4"	EA.	19	\$100.00	\$1,900.00
SANITARY SEWER LATERAL, 4"	L.F.	760	\$23.00	\$17,500.00
TRACER WIRE SIGNAL CONNECTION BOX	EACH	19	\$60.00	\$1,200.00
CONNECT TO EXISTING SANITARY STRUCTURE	EACH	2	\$700.00	\$1,400.00
CONNECT TO EXISTING SANITARY PIPE	EACH	1	\$300.00	\$300.00
TELEVISIONING	L.F.	1430	\$0.85	\$1,300.00
SUBTOTAL				\$75,700.00
CONTINGENCY				\$6,100.00
ENGINEERING				\$11,400.00
<b>ESTIMATED STREET CONSTRUCTION COST</b>				<b>\$93,200.00</b>

## **Desired Development Qualities**

The City of Washburn desires that the development of the City-owned parcels creates a space that has a positive impact on the residents who live there and the community as a whole.

Developers/Contractors interesting in developing these parcels should consider the following aspects when designing their site plan.

1. **Housing Types:** Does the proposed development provide a variety of housing options for residents of different income levels, ages, and physical abilities?
2. **Materials:** Are building materials made of recycled materials, renewable or low maintenance?
3. **Efficiency:** Are structures oriented and designed to include qualities of passive solar buildings? Are there any other aspects of the structure that improve the energy efficiency of the heating and cooling systems or reduce the water usage in the structure?
4. **Transportation:** Do sidewalks and trails connect to existing or planned City sidewalks and trails?
5. **Stormwater:** Were low impact development concepts incorporated into stormwater design?
6. **Aesthetics:** Do properties include landscaping? What streetscaping elements are incorporated into the design of streets?
7. **Parks:** Are any community amenities proposed such as a Tot-Lot or community garden space?
8. **Views:** Are view corridors of the Chequamegon Bay incorporated into the development design? To what extent are existing view corridors preserved?

## **Potential Incentives**

The City may want to have the ability to offer incentives to help implement the Plan. The project area falls within Tax Increment Financing District # 3 (“TID #3”) and the City may provide financial incentives based upon the suitability of the development. Some ways TID #3 could be leveraged are to reduce the purchase price of the land within the project area, offset costs to relocate utilities, and/or offset the costs to install new utilities in support of the project. The amount of available funds that may be put towards this project are based on the type and value of the proposed development.