



OFFICIAL NOTICE AND AGENDA

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

Meeting: PLAN COMMISSION
Members: Tipple (C), Rosenberg, Valitchka, Oberbeck, Bohlken, Gisselman
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, February 17, 2015 at 5:00 p.m.

1. Approve the minutes of the January 20, 2015 meeting
2. **PUBLIC HEARING:** Approve a conditional use at 915 Woods Place to allow for a part-time medical clinic in an existing hangar, in an R2, Single Family Residence District.
3. **PUBLIC HEARING:** Approve a conditional use at 602 E. Kent Street to allow for signs, including sponsorship signs, for the Marathon County Sports Complex, in an R3, Two Family Residence District.
4. Discussion and authorization of public hearing for a zoning text amendment regarding educational institutions on parcels 25,000 square feet or larger.
5. Vacating and discontinuing a portion of the existing Curling Way cul-de-sac.
6. Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street.
7. Discussion and possible action on the dedication of a portion of 730 Crocker Street for road right-of-way for Crocker Street.
8. Discussion and possible action on the dedication of a portion of 729 South 24th Avenue for road right-of-way for 22nd Avenue.
9. Discussion and possible action on the Transportation Project Plat for STH 52, Project ID 6999-03-28.
10. Future agenda items for consideration.

Adjourn

COMMITTEE CHAIRPERSON: MAYOR JAMES E. TIPPLE

Questions regarding this agenda may be directed to the City Planning Office @ (715) 261-6760.

This Notice was posted at City Hall and faxed to the *Wausau Daily Herald* newsroom on 2/13/15.

It is possible that members of, and possibly a quorum of members of, other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any such group(s) at the above-mentioned meeting other than the committee specifically referred to in this notice.

Distribution: *Wausau Daily Herald*, *City Pages*, Common Council, Department Heads, Plan Commission, Hebert, Lenz, DeSantis, Parks Dept., County Planning, petitioners

Please note that upon reasonable notice efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, please contact the City Clerk, 407 Grant Street, Wausau WI 54403, phone 715-261-6620.

PLAN COMMISSION

Time and Date: The Plan Commission met on January 20, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Valitchka, Tipple, Oberbeck, Gisselman, Bohlken, Rosenberg,

Others Present: Lenz, Hebert, DeSantis

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Tipple called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the minutes of the November 18, 2014 meeting.

Bohlken motioned to approve the minutes of the November 18, 2014 meeting. Rosenberg seconded, and the motion carried unanimously 6-0.

Amend conditional use permit at 1200 W. Wausau Ave to allow sponsorship signs for Wausau West Track and Field

Lenz said the track program wants to put up sponsorship signs on the fence on the east side of the track. He said a rendering of the proposed location of the signs is in the packet. He said the ordinance was amended in the last couple years to address these types of signs. The boys' baseball programs at Wausau East and West have both come in for conditional use approval of these signs. Lenz said the signs are temporary and are sold to benefit the athletic programs. He said we've had public hearings at both high schools and there hasn't been any public opposition – the ordinance is pretty specific and seems to control pretty well what is allowed. The signs were up on the baseball field last year and we didn't receive any complaints. Lenz said the track program is looking to have similar signs and he would recommend that they follow the same standards, which are outlined in the ordinance.

Tipple added that the signs are temporary as mentioned in the ordinance, and he felt that went a long way in the previous approval for the baseball program.

Valitchka motioned to amend the conditional use to allow the signs as outlined in the ordinance. Rosenberg seconded, and the motion carried unanimously, 6-0.

Approve vacation of the alley abutting 720 and 724 Franklin Street and 715, 717 and 721 McIndoe Street

Lenz drew the committee's attention to the map of the alley proposed for vacation. Lots to the north and to the south show remnants of a previous alley. The property owner signed a petition that they would like it vacated. CISM held a public hearing and voted in favor of the vacation. There was no opposition by the abutting property owners. Staff recommends it be approved for vacation.

Bohlken motioned to approve the vacation of the alley abutting 720 and 724 Franklin Street and 715, 717 and 721 McIndoe Street. Oberbeck seconded and the motion carried unanimously 6-0.

Discussion and possible action on the sale of City owned property at 1001-1003 North 3rd Avenue

This item went through CISM and no one spoke against this item. The assessed value was set between \$5800 and \$7800. CISM recommended that this go up for bid at a minimum set at \$6500. With that recommendation, Planning staff would recommend putting it up for sale at that price.

Hebert said it is zoned B2. There are no set-backs along the roadway so there is potential to build a commercial building and if you are under 2000 sq. feet, an individual wouldn't need off street parking. There is potential but the likelihood of a commercial building being built is slim.

Gisselman motioned to place the City owned property of 1001-1003 North 3rd Avenue for sale at a minimum price of \$6500.00. Valitchka seconded and the motion carried unanimously 6-0.

Approve vacation of Junction Street south of McDonald Street

Lenz drew the committee's attention to the map where the former Junction Street went through. A new street will be constructed next year and therefore the city wouldn't need the right of way. This will clarify direction to and from the Sports Complex from Kent Street and Townline Street.

Valitchka motioned to approve the vacation of Junction Street south of McDonald Street. Rosenberg seconded, and the motion carried unanimously 6-0.

Future agenda items for consideration

No future agenda items were brought up for consideration.

Adjourn.

Valitchka moved to adjourn, seconded by Bohlken. Motion carried unanimously 6-0 and the meeting adjourned at 5:14 pm.

The Plan Commission is scheduled to meet next at 5:00 pm on Feb 17, 2015.



STAFF REPORT

TO: City of Wausau Plan Commission
 FROM: Brad Lenz, City Planner
 DATE: February 11, 2015

GENERAL INFORMATION

APPLICANT: Glenn B. Burt III, MD, Wausau Aviation Medicine Services, LLC

LOCATION: 915 Woods Place

EXISTING ZONING: R2, Single Family Residence District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for a part-time medical clinic in an existing airplane hangar. In the R1 District (and therefore R2 District), accessory uses, incidental to, and on the same zoning lot as a principal use, may be allowed by conditional use. Health and medical institutions may also be allowed by conditional use in the R1 and R2 Districts.

EXISTING LAND USE: Airport hangars

SIZE OF PARCEL: 9.18 acres

SURROUNDING LAND USE AND ZONING:

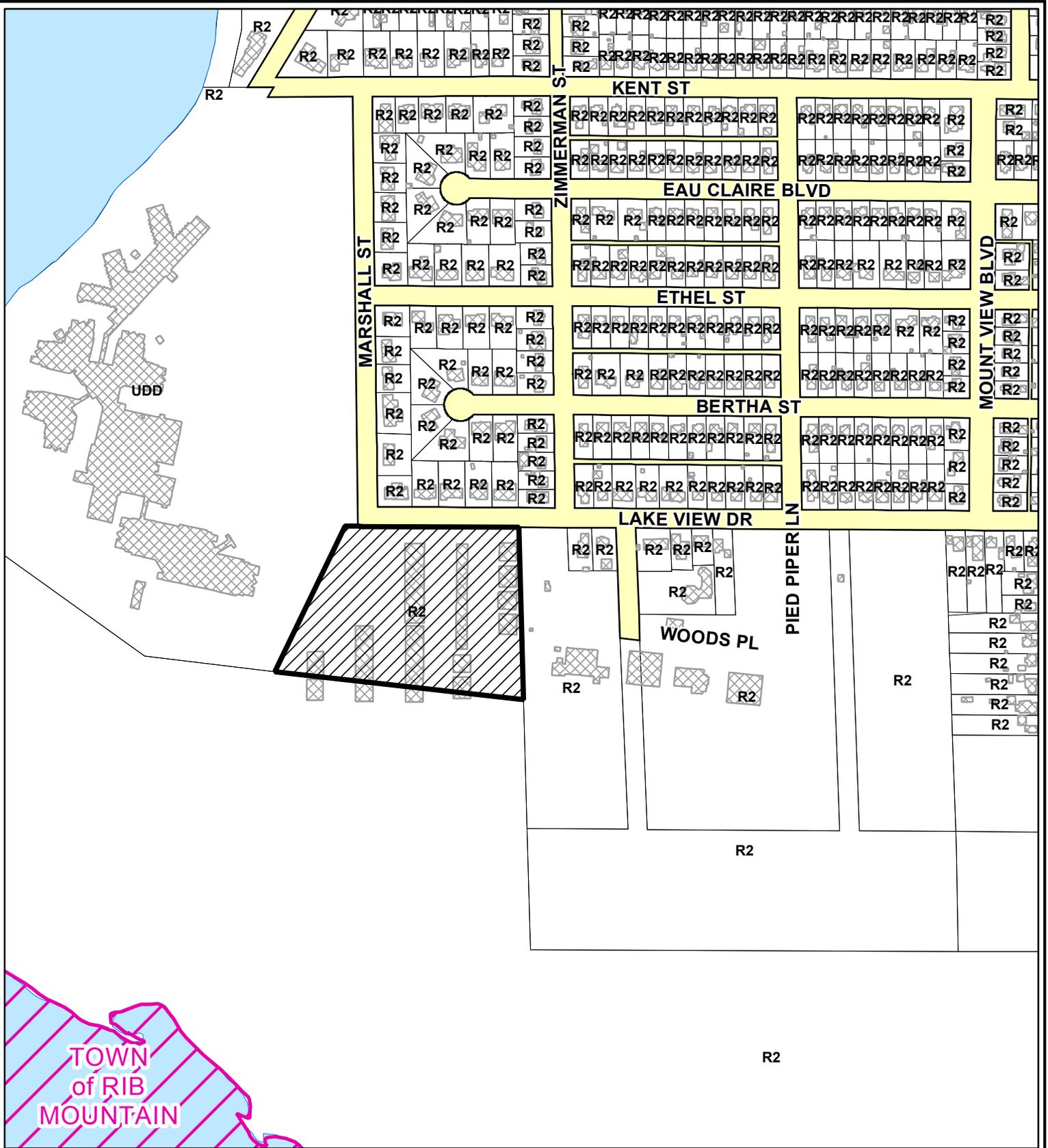
North: Single family homes; R2, Single Family Residence District.
 South: Wausau Downtown Airport; R2.
 East: Wausau Downtown Airport; R2.
 West: Marathon County Health Center; UDD, Unified Development District.

ANALYSIS AND RECOMMENDATION

From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

- (a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*
- (b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;*
- (c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*
- (d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;*
- (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and*
- (f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.*

The enclosed letter from the petitioner describes the proposed clinic. Staff does not feel that the use as described would violate any of the above standards. Staff recommends approval of the conditional use as proposed.



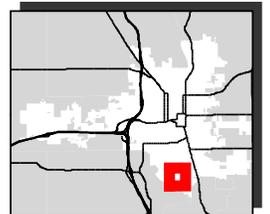
Map Date: February 5, 2015

City of Wausau
Marathon County Wisconsin



-  Building
-  Surrounding Municipality
-  Area of Interest

Map Location



Application for Conditional Use – 915 Woods Place, Wausau Downtown Airport

To: City of Wausau Planning Commission
From: Glenn B Burt III, MD
Subject: Description of Conditional Use in a Private Hangar

Purpose: Clinic space to perform FAA Airline-transport, Commercial, Private and Student Pilot classification medical examinations. The periodic exams are required by the FAA for pilots to exercise their Pilot Certification privileges. I currently do 50-60 of these a year.

Location: The proposed clinic space will be in an existing structure, 915 Woods Place, Hangar number 915, a privately owned hangar at Wausau Downtown Airport.

Construction: No new construction is needed. A federally mandated ADA Handicapped-accessible bathroom already exists. Remodeling only requires verification of an existing 10' X 18' internal room adapted with internet access and medical grade wiring added to existing commercial grade conduit wiring.

Parking: No new parking space is needed. There is established parking outside the airport security fence, already used by other hangar owners for visitor access.

Security: Security is pre-existing, provided by an electronic keypad-code controlled walkthrough gate. The gate also meets ADA accessibility standards.

Employees: There will be one employee and myself.

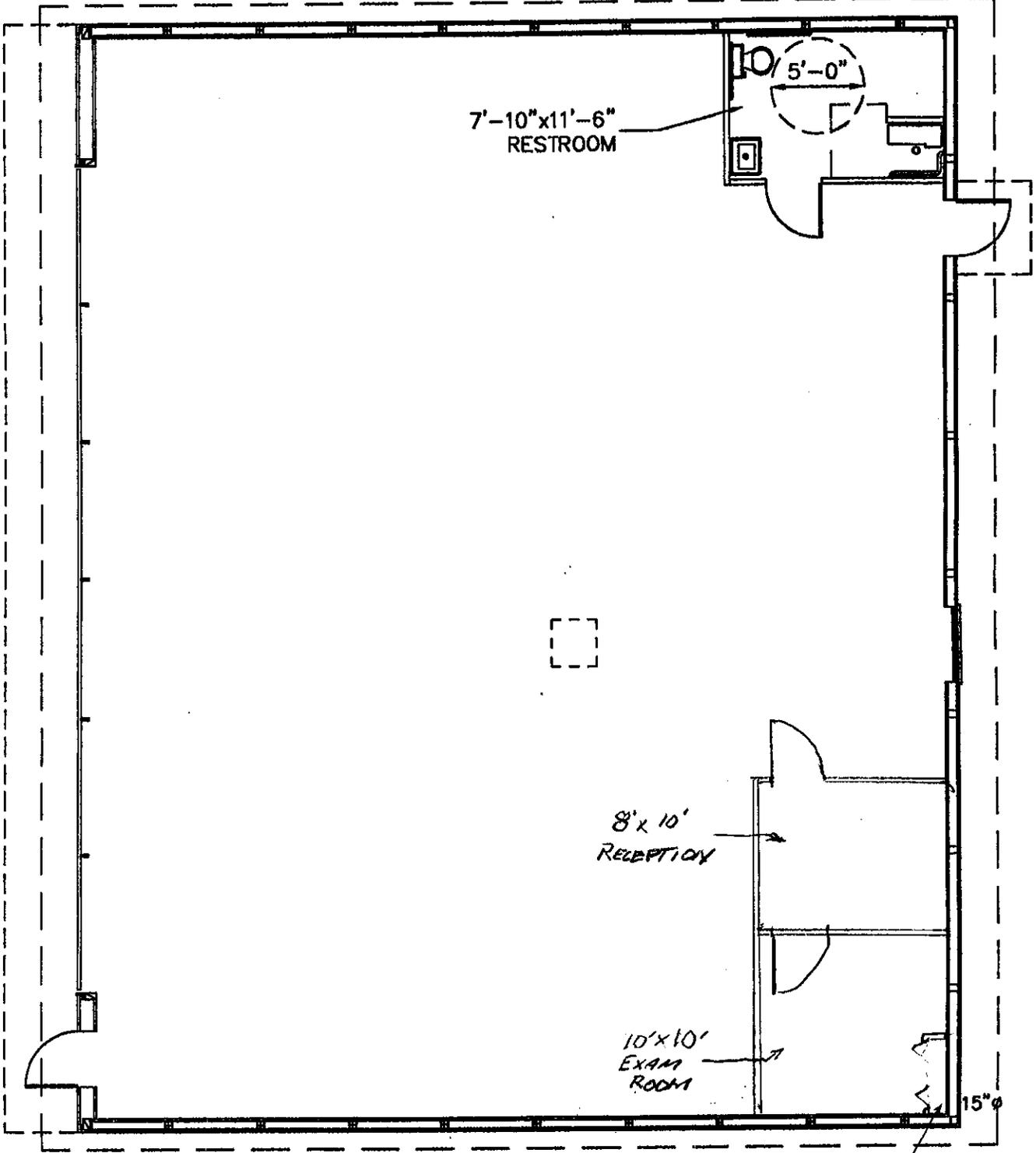
Hours of Operation: Services will be on an appointment only basis, generally between 8 AM and 6 PM, Monday through Friday. During airport special events or for special needs pilots with time restrictive schedules, such as the Emergency Services aircrews, evening and weekend appointments will be considered, but discouraged.

Signage: The FAA requires signage to identify that a medical facility is present. In keeping with the airport committees limitations on advertising, the signs are planned to be mounted on the outside of the hangar only. The sign near the door on the parking side should be ~1-1/2 to 2 square feet in total size, visible from the parking area ~75' from the door. The second sign can be the same. Both will be unlighted, printed on white/off white plastic or painted sheet metal, with dark lettering.

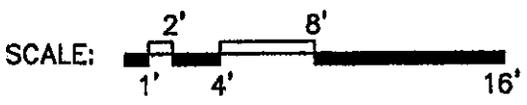
Local traffic impact: Effectively none. Previous clinic traffic was about 1 extra car a week.

Flight activity: Initially no more than 3-5 extra flights into the airport a month, during good weather.

Glenn B. Burt III, MD
Senior AME



INTERIOR LAYOUT



1' x 4'4"
UTILITY
CLOSET



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: February 11, 2015

GENERAL INFORMATION

APPLICANT: Peter Knotek, Wausau and Marathon County Parks, Recreation and Forestry

LOCATION: 602 E. Kent Street

EXISTING ZONING: R3, Two Family Residence District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for signs, including sponsorship signs, for the Marathon County Sports Complex. Signs for public facilities may be allowed in a residential district subject to issuance of a conditional use permit by the plan commission. Sponsorship signs for public facilities may also be allowed by conditional use.

EXISTING LAND USE: Athletic fields

SIZE OF PARCEL: Approximately 60 acres

SURROUNDING LAND USE AND ZONING:

North: Industrial properties and railroad right-of-way; M2, General Industrial District.

South: Conservancy; R3, Two Family Residence District and B3, General Commercial District.

East: Railroad right-of-way.

West: Cemetery, Curling Club, and a single-family home; R3 and B3.

See attached zoning map

ANALYSIS AND RECOMMENDATION

The overall signs require conditional use approval because they are signs for a public facility located in a residential district. The top portions of the proposed signs are reserved for sponsors of the field. This is technically a separate type of sign -- sponsorship sign -- which also can be allowed by conditional use. The specific standards set forth in the ordinance for sponsorship signs (Wausau Municipal Code 23.14.060(c)) pertain more to temporary signs sold as fund raisers for athletic programs, as opposed to the more permanent variety being proposed. Staff feels, however, that the overall intent of the ordinance can be applied, which is to tightly control the negative impacts of such signs, particularly because they are located in a residential district. This intent parallels the standards from Wausau Municipal Code 23.72.060, which states that no conditional use shall be recommended by the city plan commission unless the commission finds:

(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

(b) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

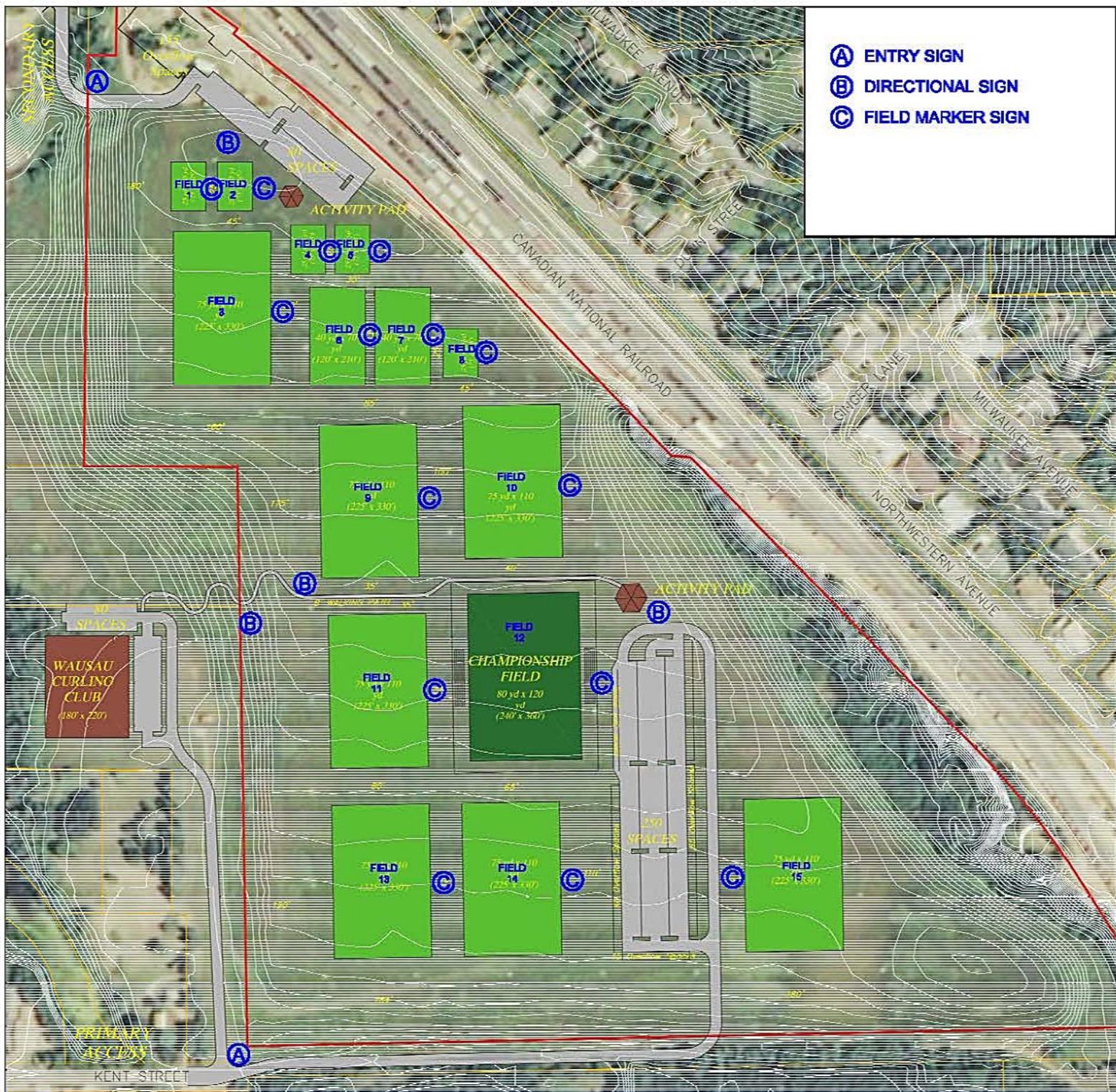
(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

(d) That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(f) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the common council pursuant to the recommendations of the city plan commission.

The signs proposed are relatively small and will not be illuminated. They are part of a large area that essentially has a large buffer zone around it. The signs are not likely to even be visible from any surrounding occupied properties, except for possibly the one single-family residence at the southwest corner of the complex. Staff does not feel the signs will be detrimental to surrounding properties, or to the public's health, safety, or welfare. Staff feels the signs will be beneficial in directing people to and around the new complex. The signs are recommended by staff, as presented.



MARATHON COUNTY SPORTS COMPLEX SIGNAGE LOCATION PLAN

GRAPHIC HOUSE

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

CLIENT:
WAUSAU / MARATHON COUNTY
PARKS & RECREATION
WAUSAU, WI

SALES PER:
MATTHEW W
SALES AUTHORIZATION:

DATE:
11-14-2014

JOB NUMBER:
MW-7382
REVISION:
12-23-2014-C

SALES PERSON: MATT W
SALES PHONE: 715-842-0402

SIGN SPECIFICATIONS

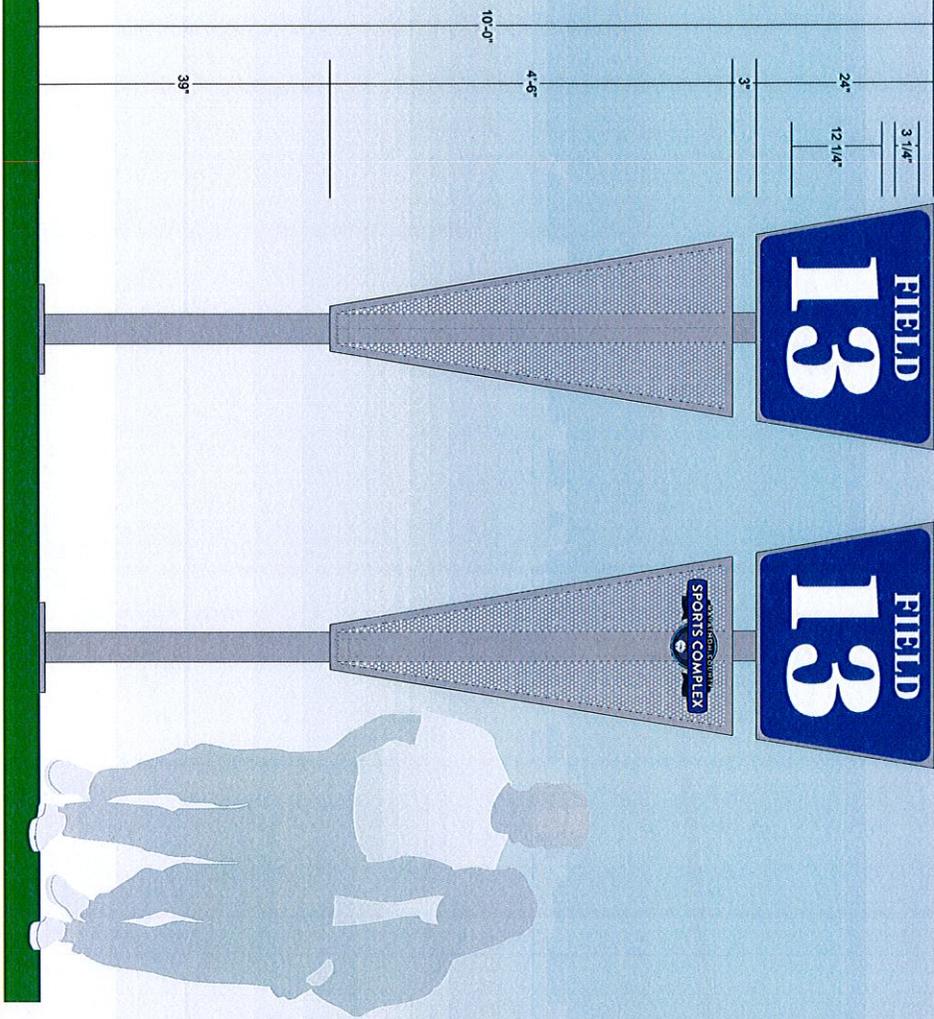
LARGE FOUR-SIDED FIELD MARKER SIGNS
 *TOP HEADER CABINET IS TO BE FINISHED W/ ALUM. PAINTED "MATCHERS" METALLIC SILVER W/ SATIN CLEAR COAT. BACKGROUND IS TO BE HIGH PERFORMANCE #551-467 BLUE VINYL W/ #7725-10 WHITE VINYL COAT.
 *PERFORMED METAL COAT, FRAME & SUPPORTS ARE TO BE FINISHED "MATCHERS" METALLIC SILVER W/ SATIN CLEAR COAT. MARATHON COUNTY SPORTS COMPLEX LOGOS ARE TO BE FLAT ALUM. PAINTED "MATCHERS" BLACK W/ SATIN CLEAR COAT. *PRINTED HIGH PERFORMANCE VINYL GRAPHICS W/ SATIN LAMINATE.

LARGE
FOUR-SIDED
FIELD MARKER

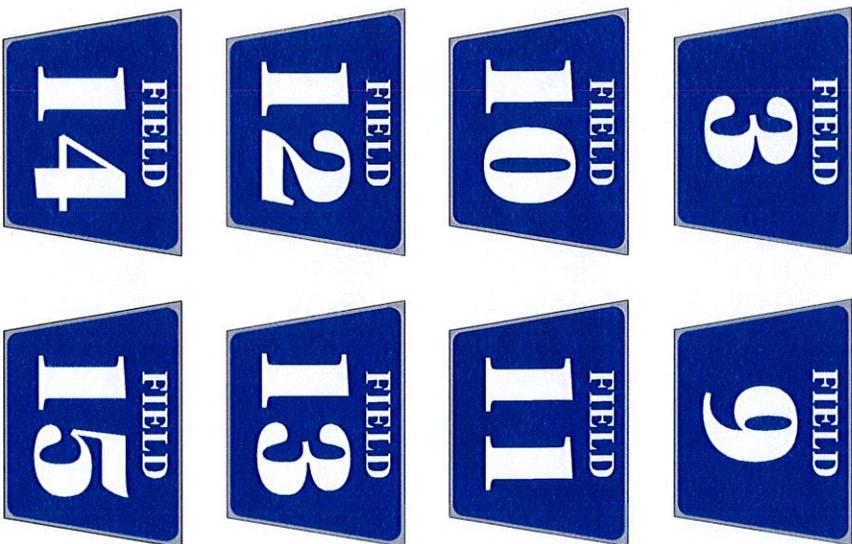
SIDES 1 & 3



SIDES 2 & 4



(8) 10'-0" TALL FIELD MARKER
SIGNS REQ'd



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED

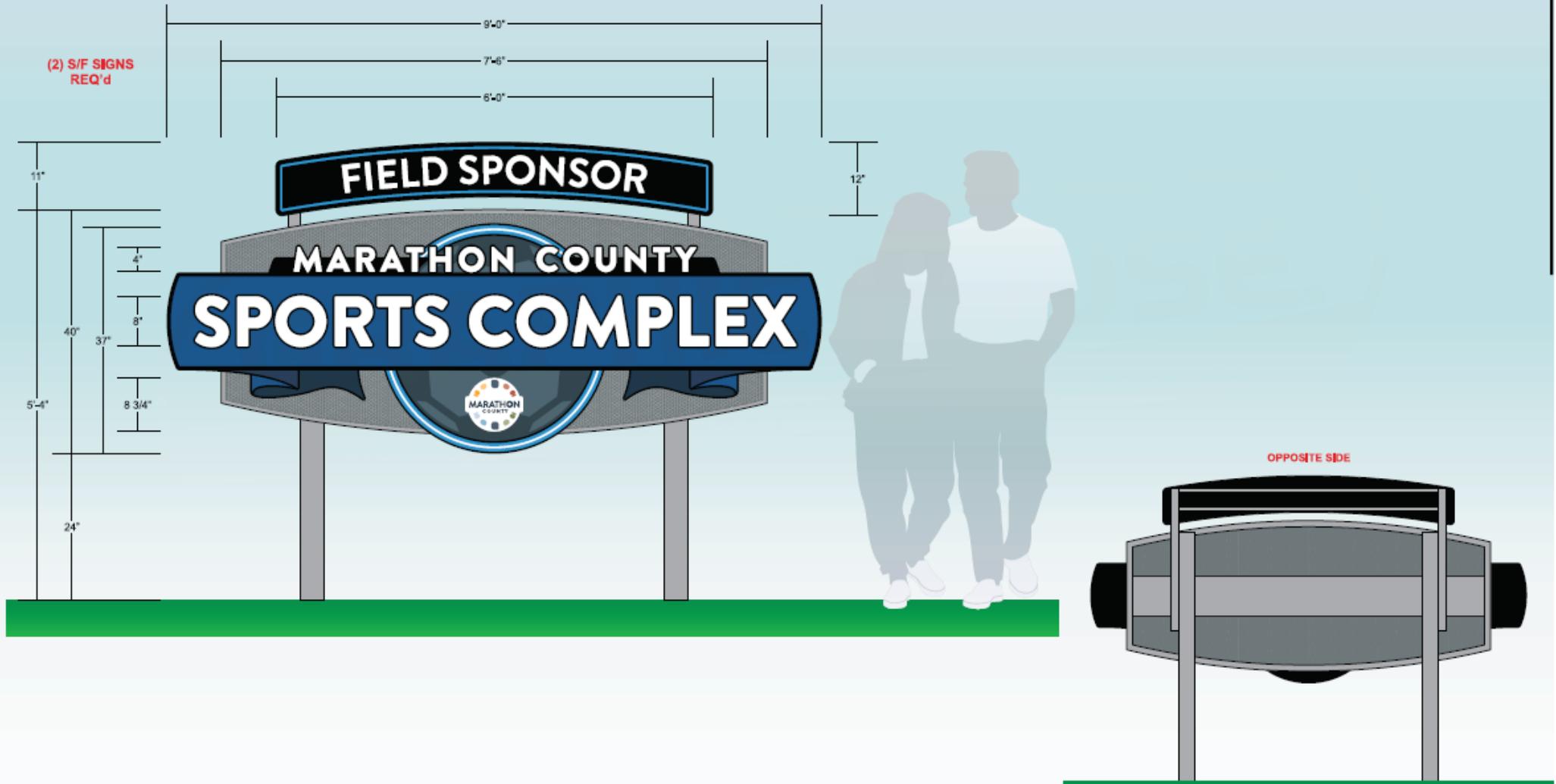
THIS IS A PRELIMINARY DESIGN. GRAPHIC HOUSE, INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE. GRAPHIC HOUSE, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

RELEASE: NONE

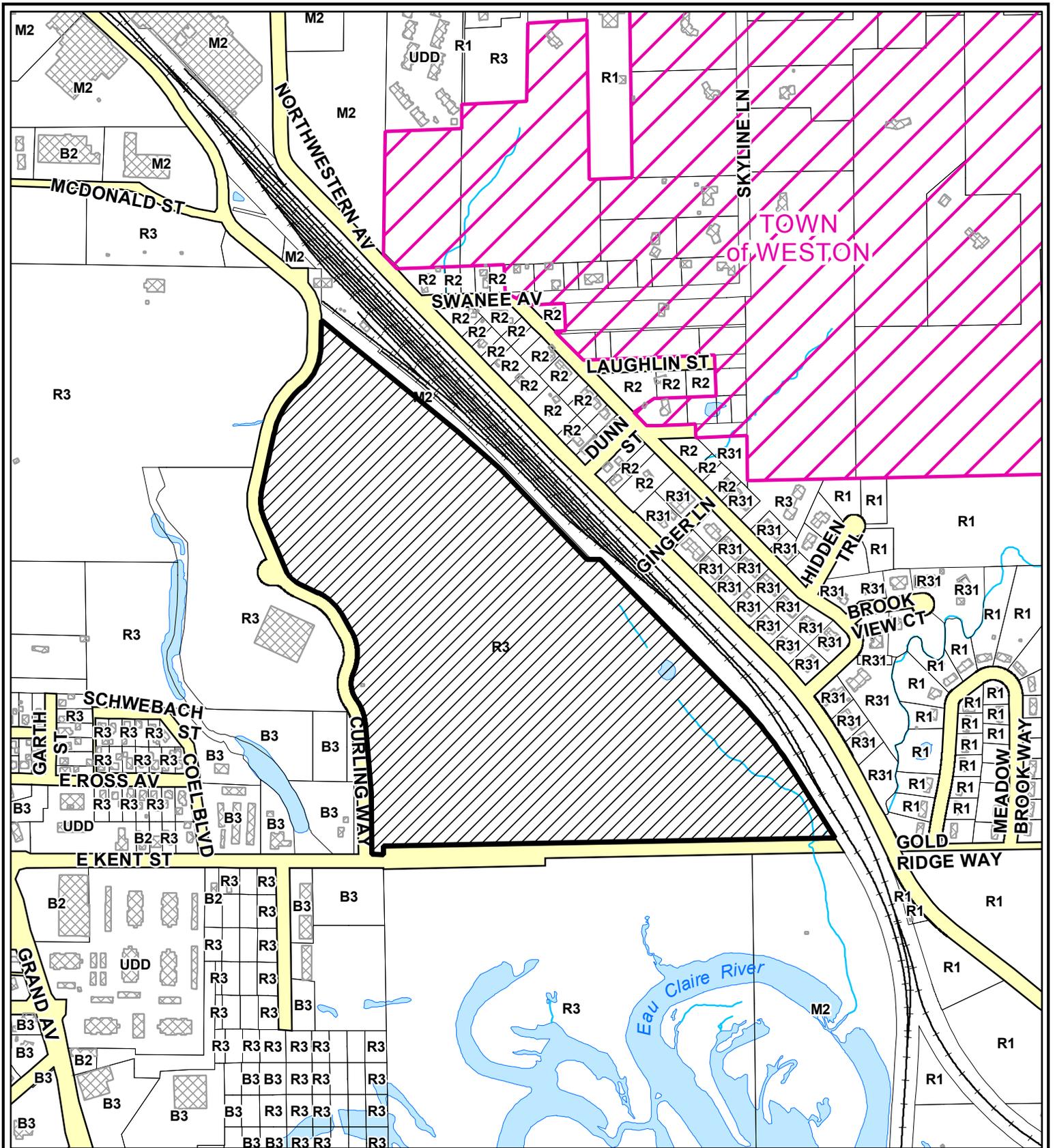
DISCLAIMER: THE SIGN COLOURS SHOWN IN THIS ENGINEERING PROPOSED CONCEPTUAL CONCEPTS & LOCATIONS. ONLY THE COLOURS SHOWN WILL MATCH THE ACTUAL APPROVED SIGNAGE. THE SIGN COLOURS SHOWN IN THIS ENGINEERING PROPOSED CONCEPTUAL CONCEPTS & LOCATIONS. ONLY THE COLOURS SHOWN WILL MATCH THE ACTUAL APPROVED SIGNAGE.

SIGN SPECIFICATIONS

- (2) 5'x 10'-0" MONUMENT / ENTRANCE SIGN
 - SIGN PANEL IS TO BE FLAT ALUM. PAINTED "MATTHEWS" BLACK w/ SATIN CLEAR COAT. HIGH PERFORMANCE PRINTED VINYL GRAPHIC & BALL GRAPHIC w/ SATIN LAMINATE.
 - "MARATHON COUNTY SPORTS COMPLEX" & "MARATHON COUNTY" LOGO (CIRCLE) ARE TO BE ROUTED OUT OF 1/2" PVC PAINTED "MATTHEWS" WHITE w/ SATIN CLEAR COAT & MOUNTED FLUSH TO BACKER. "MARATHON COUNTY" LOGO IS TO HAVE PRINTED HIGH PERFORMANCE VINYL GRAPHICS w/ SATIN LAMINATE.
 - PERFORATED METAL BACKGROUND, FRAME & SUPPORTS ARE TO BE PAINTED "MATTHEWS" METALLIC SILVER w/ SATIN CLEAR COAT.
- *** REMOVABLE SPONSOR SIGN IS TO BE FLAT ALUM. PAINTED "MATTHEWS" BLACK w/ SATIN CLEAR COAT - HIGH PERFORMANCE VINYL GRAPHICS, SUPPORTS PRINTED "MATTHEWS" METALLIC SILVER w/ SATIN CLEAR COAT.



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.



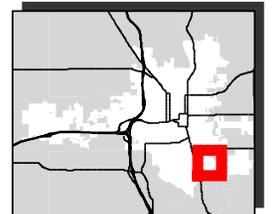
Map Date: February 5, 2015

City of Wausau
Marathon County Wisconsin



-  Building
-  Surrounding Municipality
-  Area of Interest

Map Location





Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 11, 2015
Subject: Discuss zoning text amendment regarding educational institutions on parcels 25,000 square feet or larger

Purpose

To discuss and possibly set up a public hearing next month for a zoning code amendment that would allow schools, by conditional use, to locate on lots between 25,000 and 40,000 square feet.

Background

Currently, educational institutions are a permitted use in any residential district, but they must be located on a lot that is a minimum of 40,000 square feet. This is almost a full acre, and it limits the options, particularly for new, non-traditional schools, of finding suitable properties. Staff has run into the issue of new schools looking for relatively small properties because of their small class sizes, but not being able to find suitable properties because of the 40,000 square foot minimum lot requirement.

Discussion and Recommendation

Staff feels that the zoning code could be more flexible for schools, such as charter schools, that have small enrollments and do not require the footprint of a traditional school. The minimum lot size in a residential district is 7,000 to 10,000 square feet, depending on the specific zoning district, and some city lots are that small. Staff does not feel that doing away with the minimum requirement completely, and thus allowing schools on any residential lot, would be the best way to go. The 25,000 square foot minimum suggested by staff would prevent schools from locating on small lots in the middle of residential areas, but it would open up more options for the schools. Requiring a conditional use permit on properties that meet the 25,000 square foot minimum would give the City the ability to consider these locations for schools on a case-by-case basis.

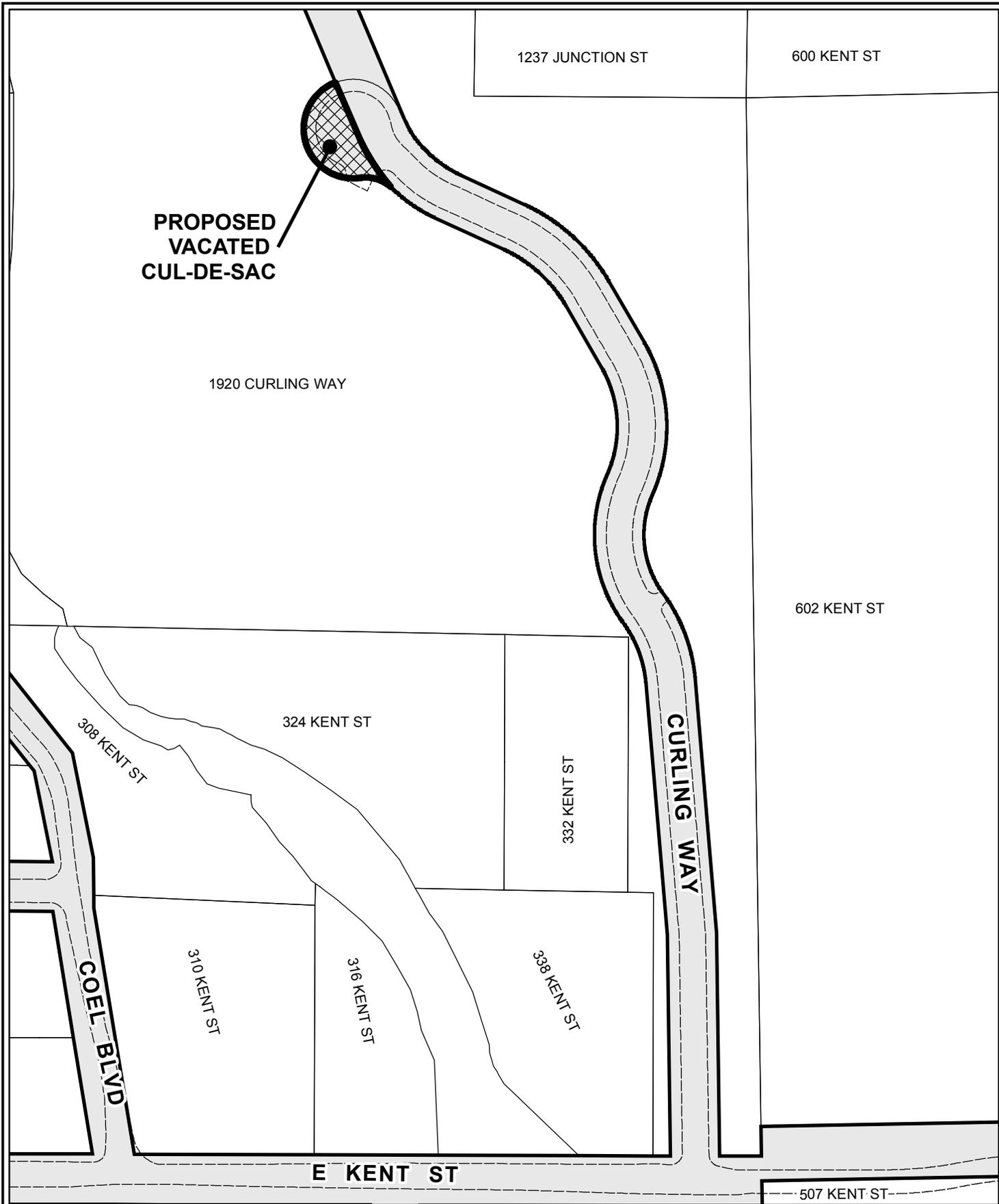
Staff recommends the authorization of a public hearing to change the zoning text according to the parameters discussed above. Specific wording for the ordinance change would be prepared for the commission subject to authorization of a public hearing.

Agenda Item No.

2

STAFF REPORT TO CISM COMMITTEE - February 12, 2015

AGENDA ITEM
PUBLIC HEARING: Vacating and discontinuing a portion of the existing Curling Way cul-de-sac
BACKGROUND
The extension of Curling Way will leave excess right-of-way at the previous cul-de-sac. This area is not needed and is proposed to be vacated. A map has been attached for your reference.
FISCAL IMPACT
There is no fiscal impact in the vacation.
STAFF RECOMMENDATION
Depending upon comments received at the public hearing, staff would recommend the vacation.
Staff contact: Allen Wesolowski 715-261-6762



Map Date: November 5, 2014

CITY OF WAUSAU

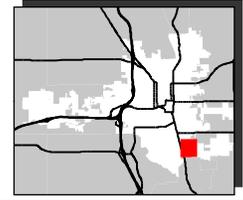
Marathon County, Wisconsin



Vacate



Paved Road

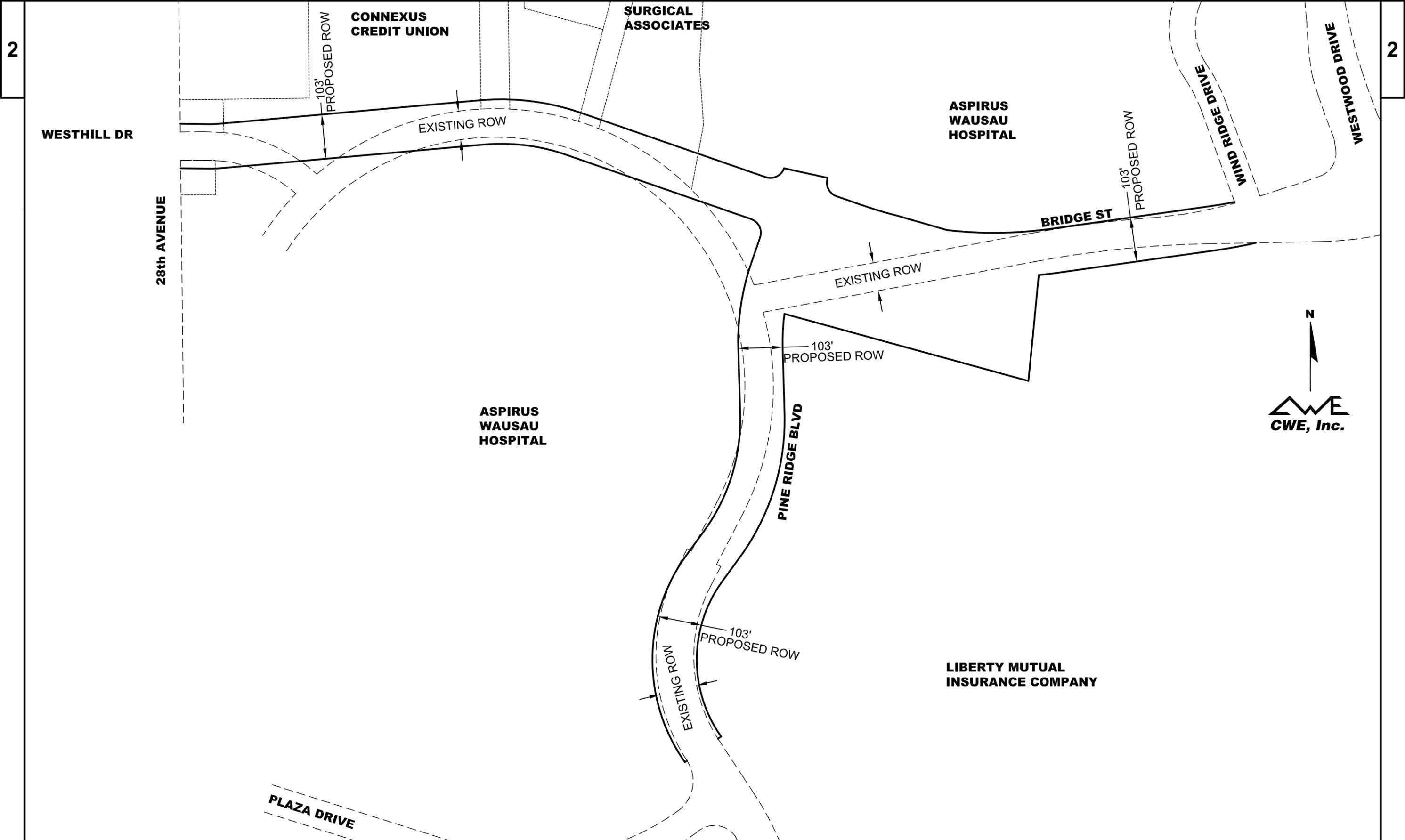


Agenda Item No.

3

STAFF REPORT TO CISM COMMITTEE - February 12, 2015

AGENDA ITEM
Discussion and possible action on an Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28 th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8, June 12, July 10, October 9 and November 13, 2014 meetings.)
BACKGROUND
The Official City Mapping of the Bridge Street Corridor has been on the CISM agenda since May of 2014. The last time this item came to CISM was November of 2014. At that meeting Connexus reported they were working with Aspirus on a possible parking stall agreement.
FISCAL IMPACT
None at this time. Official City Mapping reserves the corridor for future use and informs the abutting land owners of the possible road construction and protects the City from expansion into the corridor.
STAFF RECOMMENDATION
Staff recommends approving the Official City Mapping. This will allow CWE, Inc. to finalize the preliminary plat and 70% plans. Final adjustments to the alignment and right-of-way could be made in the final design as the project moves forward.
Staff contact: Allen Wesolowski 715-261-6762



PROJECT NO:	HWY: BRIDGE STREET	COUNTY: MARATHON	PROJECT OVERVIEW	SHEET	E
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Simpler. Smarter. Better.

February 11, 2015

Lisa Rasmussen
Chair, Capital Improvements & Street Maintenance Committee
City Hall
407 Grant Street
Wausau WI 54403

Mayor Jim Tipple
City Hall
407 Grant Street
Wausau WI 54403

Re: Pine Ridge Blvd Expansion

Dear Chair Rasmussen, Mayor Tipple and Committee Members:

All of us at Connexus would like to thank you for caring about and serving our community. We realize that most people don't appreciate what you do, but we do.

After a number of conversations with Aspirus, they are unwilling to lease or sell us additional space for parking. We understand that both companies have business needs and can't always align them with each other. Aspirus is a key partner in the success of our business and we believe and hope this expansion will be beneficial to them.

While Connexus is losing the majority of the property needed in this road realignment and expansion, we understand the city and the citizens need to flow traffic safely through our community. Thus, we do not object to the design that was presented to your committee. Our understanding is this would not be changed and if it was modified it would need to come back to the committee and you would notify us.

Connexus would ask the committee to give us help and assistance as we sell this land to you. They include but are not limited to:

- Purchasing the property needed at a fair price.
- Property assessment should be lowered appropriately
- Moving our signage and landscaping at the city's cost
- Give us variances on setbacks for signage, parking spots, buildings and landscaping
- Put the planned sidewalk on Aspirus's side of the street
- Do not put any sidewalk on our side of the street
- Help us work with you creatively on any expansion of our building or parking lot at the Pine Ridge location

We understand that many of these items may not reside in your committee. However, you may sit on other committees or have influence that can help Connexus.

Lastly, thank you for hearing us out on this issue. Your extensions, discussions and looking at the property with us are appreciated.

Unfortunately, I will be out of the state on Thursday, February 12th. We will have Hal Osborn attending your meeting on our behalf.

Regards,

J. David Christenson
President/CEO
Connexus Credit Union



Email and Website:
info@connexuscu.org
www.connexuscu.org

Mailing Address:
PO Box 8026
Wausau, WI 54402-8026

Phone:
Ph: 800.845.5025
Ph: 715.847.4700

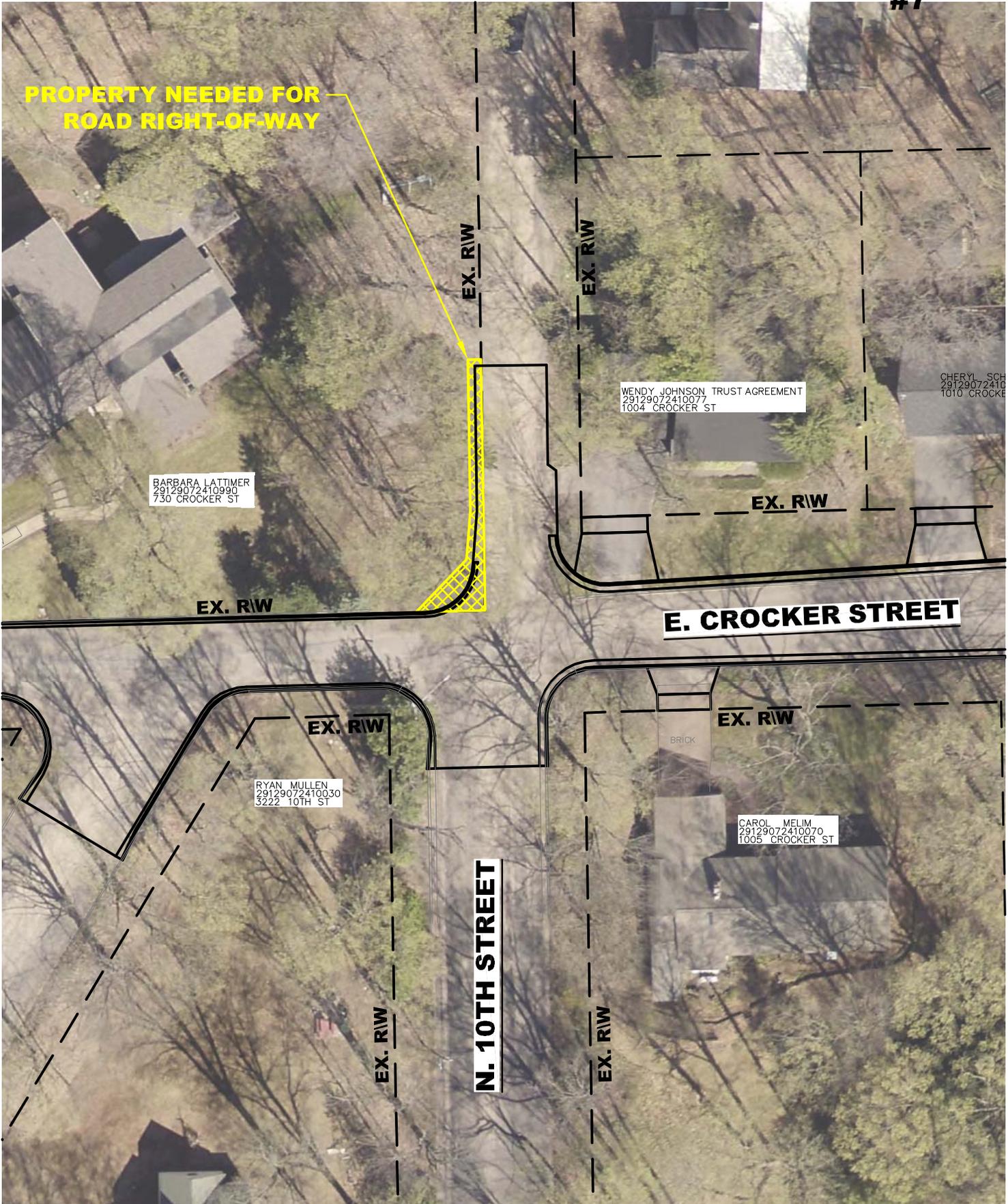
Agenda Item No.

7

STAFF REPORT TO CISM COMMITTEE - February 12, 2015

AGENDA ITEM
Discussion and possible action on the dedication of a portion of 730 Crocker Street for road right-of-way for Crocker Street.
BACKGROUND
<p>The City will be reconstructing 7th Street from Spring Street to Crocker Street and Crocker Street from 7th Street to 13th Street. The roadway reconstruction includes new curb and gutter, installation of storm sewer, replacement of the sanitary sewer and watermain along with the respective services. The work is anticipated to start this spring.</p> <p>Currently the west portion of North 10th Street north of Crocker Street is located on private property (730 Crocker Street). See attached map. The reconstruction of the existing intersection as is with a curved radius will require the acquisition of property from the abutting residence. Unfortunately in the 1960's the standard right-of-way width was not acquired north of Crocker Street and west of 10th Street. To construct the intersection as shown, right-of-way will be needed.</p> <p>The City has contacted the property owner and will be scheduling a meeting to discuss the dedication.</p>
FISCAL IMPACT
None anticipated.
STAFF RECOMMENDATION
Staff recommends approval of the proposed dedication.
Staff contact: Sean Gehin 715-261-6748

PROPERTY NEEDED FOR ROAD RIGHT-OF-WAY



BARBARA LATTIMER
29129072410990
730 CROCKER ST

WENDY JOHNSON TRUST AGREEMENT
29129072410077
1004 CROCKER ST

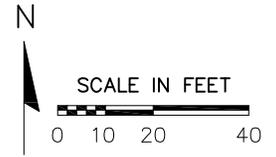
CHERYL SCH...
29129072410...
1010 CROCKER

RYAN MULLEN
29129072410030
3222 10TH ST

CAROL MELIM
29129072410070
1005 CROCKER ST



E. CROCKER STREET
2015 STREET IMPROVEMENT PROJECT "B"
CITY OF WAUSAU



MAP DATE: FEBRUARY 5, 2015

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

JOINT RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE AND PLAN COMMISSION

Accepting dedication of right-of-way for the reconstruction of Crocker Street

Committee Action:	CISM: Plan Commission:
Fiscal Impact:	None.
File Number:	Date Introduced: February 24, 2015

WHEREAS, in 2015 the City is proposing to reconstruct Crocker Street from North 7th Street to North 13th Street; and

WHEREAS, currently the west portion of North 10th Street north of Crocker Street is located on private property at 730 East Crocker Street; and

WHEREAS, reconstructing the intersection of North 10th Street and Crocker Street as it exists will require dedication of property; and

WHEREAS, your Capital Improvements and Street Maintenance Committee reviewed the dedication on February 12, 2015 and recommends the area be dedicated for right-of-way, and the City Attorney is hereby authorized and directed to acquire for street purposes the property interests needed for this project; and

WHEREAS, and your Plan Commission reviewed dedication on February 17, 2015; and recommends the area be dedicated for right-of-way; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau does hereby accept the dedication of right-of-way as shown on the accompanying map, along with title to the property, and the City Clerk is hereby instructed to have this resolution recorded in the office of the Marathon County Register of Deeds.

Approved:

James Tipple, Mayor

Agenda Item No.

8

STAFF REPORT TO CISM COMMITTEE - February 12, 2015

AGENDA ITEM
Discussion and possible action on the dedication of a portion of 729 South 24 th Avenue for road right-of-way for 22 nd Avenue
BACKGROUND
<p>The City will be reconstructing 22nd Avenue from Nehring Street to just north of Wegner Street. The roadway improvements include the installation of curb and gutter, storm sewer, replacement of the sanitary sewer and sewer laterals. The work is anticipated to start this spring.</p> <p>While completing the survey map for the project it was discovered that road right-of-way was never acquired/dedicated for the west half of 22nd Avenue at the Probuild Property. From our records it appears that the roadway has existed this way since the 1950's when the roadway was located in the Town of Stettin.</p> <p>The City would like to obtain title to this area so we can reconstruct 22nd Avenue this summer. The City has met with Probuild to inform them of the discrepancy. The store manager indicated he would need to inform the corporate office of the issue; however, he did not foresee any issues conveying the property to the City.</p>
FISCAL IMPACT
None anticipated.
STAFF RECOMMENDATION
Staff recommends approval of the proposed dedication.
Staff contact: Sean Gehin 715-261-6748



DPW Mapping System



- Legend**
- Parcels
 - Section Lines/Numbers
 - Railroad
 - Stream - River
 - Pond - Lake
 - Wausau Wetland

TOWN OF STETTIN



Map Created: 1/29/2015

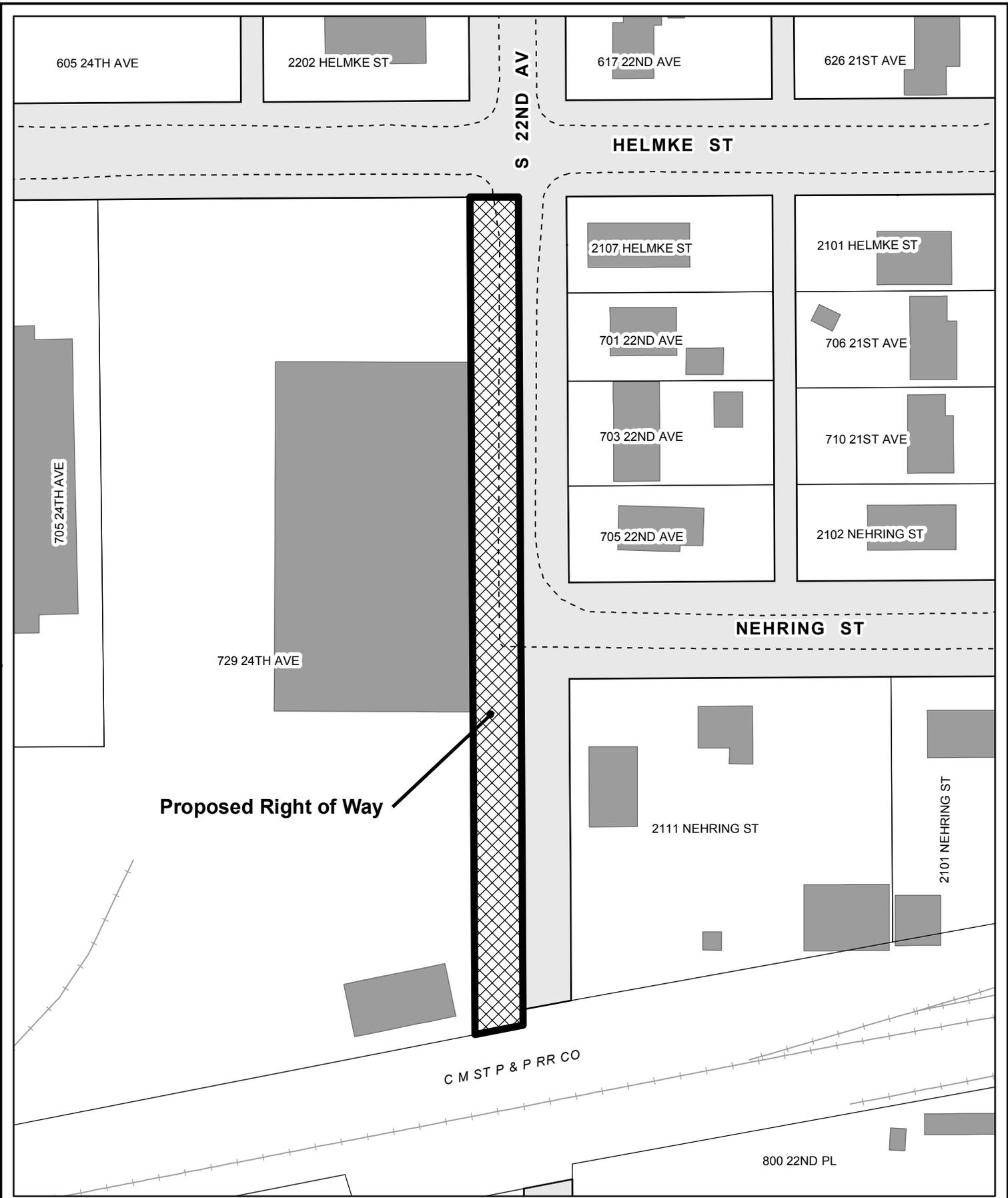
50.00 0 50.00 Feet

User_Defined_Lambert_Conformal_Conic

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

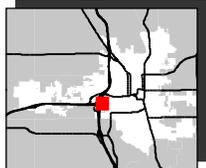


Proposed Right of Way

CITY OF WAUSAU

Marathon County, Wisconsin

- Legend**
-  Proposed Right-of-Way
 -  Existing Right of Way
 -  Existing Building



Map Date: January 9, 2015

0 25 50 100 Feet

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

JOINT RESOLUTION OF THE CAPITAL IMPROVEMENTS & STREET MAINTENANCE COMMITTEE AND PLAN COMMISSION

Accepting dedication of right-of-way for the reconstruction of 22nd Avenue

Committee Action:	CISM: Plan Commission:
Fiscal Impact:	None.
File Number:	Date Introduced: February 24, 2015

WHEREAS, in 2015 the City is proposing to reconstruct 22nd Avenue from Nehring Street to Wegner Street; and

WHEREAS, in preparation for the 2015 road construction project, it was discovered that road right-of-way was never dedicated for the west half of 22nd Avenue at 729 South 24th Avenue; and

WHEREAS, 22nd Avenue has existed in its current state since the 1950's when the roadway was located within the Town of Stettin; and

WHEREAS, your Capital Improvements and Street Maintenance Committee reviewed the dedication on February 12, 2015 and recommends the area along 729 South 24th Avenue be dedicated for right-of-way, and the City Attorney is hereby authorized and directed to acquire for street purposes the property interests needed for this project; and

WHEREAS, and your Plan Commission reviewed dedication on February 17, 2015; and recommends the area along 729 South 24th Avenue be dedicated for right-of-way; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau does hereby accept the dedication of right-of-way as shown on the accompanying map, along with title to the property, and the City Clerk is hereby instructed to have this resolution recorded in the office of the Marathon County Register of Deeds.

Approved:

James Tipple, Mayor

Agenda Item No.

10

STAFF REPORT TO CISM COMMITTEE - February 12, 2015

AGENDA ITEM
Discussion and possible action on the Transportation Project Plat for STH 52, Project ID 6999-03-28.
BACKGROUND
CBS Squared in conjunction with the Wisconsin Department of Transportation has developed a Transportation Project Plat for the construction of STH 52 (17 th Avenue – 1 st Street). The real estate required for this project will include both fee and easement. The City will act as the purchasing agent for the DOT. The City has hired SRF Consulting to handle this process for the City.
FISCAL IMPACT
The City will be responsible for making all payments to SRF for consulting and the landowners for any real estate acquired. WisDot will in turn reimburse the City for 100% of these costs.
STAFF RECOMMENDATION
Staff recommends approving the Transportation Project Plat.
Staff contact: Allen Wesolowski 715-261-6762

STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION

TRANSPORTATION PROJECT PLAT TITLE SHEET

PROJECT NO. 6999-03-28

C WAUSAU, HIGHWAY 52 17TH AVENUE TO FIRST STREET

STH 52 MARATHON COUNTY

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-03-28-4.01
SHEET 2 OF 2

4

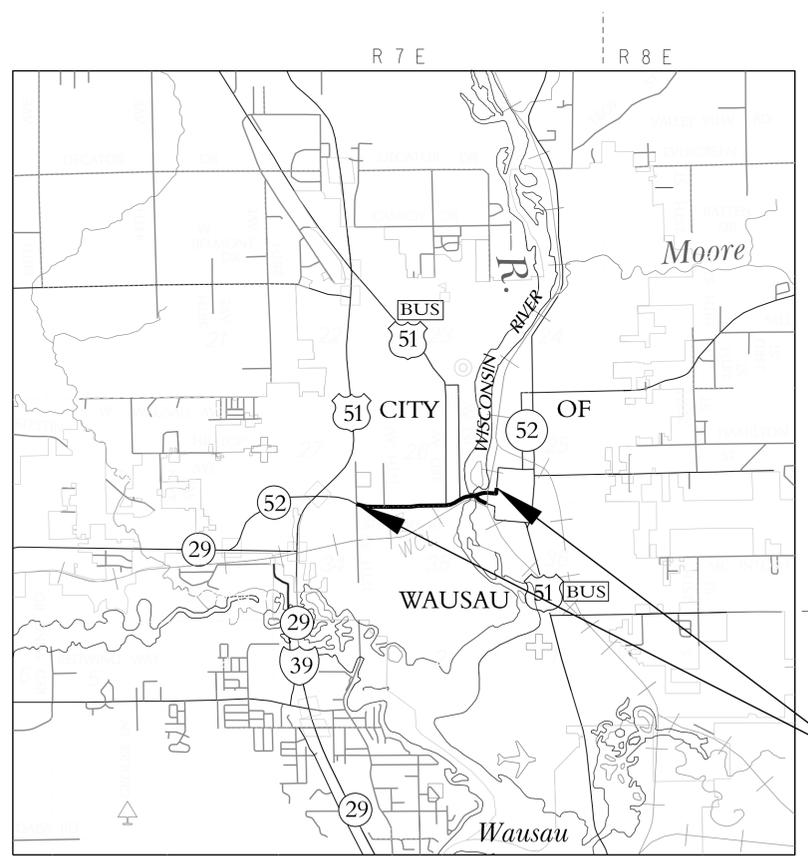


4

CONVENTIONAL ABBREVIATIONS			
ACCESS POINT / DRIVEWAY CONNECTION	AP	REFERENCE LINE	R/L
ACCESS RIGHTS	AR	RELEASE OF RIGHTS	ROR
ACRES	AC.	REMAINING	REM.
AND OTHERS	ET.AL.	RIGHT-OF-WAY	R/W
CENTERLINE	C/L	SECTION	SEC.
CERTIFIED SURVEY MAP	CSM	STATION	STA.
CORNER	COR.	TEMPORARY LIMITED EASEMENT	TLE
DOCUMENT	DOC.	VOLUME	V.
EASEMENT	EASE.	CURVE DATA	
HIGHWAY EASEMENT	H.E.	LONG CHORD	LCH
LAND CONTRACT	LC	LONG CHORD BEARING	LCB
MONUMENT	MON.	RADIUS	R
PAGE	P.	DEGREE OF CURVE	D
PERMANENT LIMITED EASEMENT	PLE	CENTRAL ANGLE OR DELTA	DELTA
PROPERTY LINE	PL	LENGTH OF CURVE	L
RECORDED AS	(100')	TANGENT	TAN
		POINT OF REVERSE CURVE	PRC

CONVENTIONAL SYMBOLS		
FOUND IRON PIPE/PIN	IF (1" UNLESS NOTED)	PROPOSED R/W LINE
R/W MONUMENT	• (SET)	EXISTING H.E. LINE
R/W STANDARD	▲ (SET)	PROPERTY LINE
SIGN	ISIGN	LOT & TIE LINES
SECTION CORNER MONUMENT	⊙	SLOPE INTERCEPTS
SECTION CORNER SYMBOL	⊙ (with symbol)	CORPORATE LIMITS
FEE (HATCH VARIES)	///	NO ACCESS (BY PREVIOUS ACQUISITION/CONTROL)
TEMPORARY LIMITED EASEMENT		NO ACCESS (BY ACQUISITION)
PERMANENT LIMITED EASEMENT	///	NO ACCESS (BY STATUTORY AUTHORITY)
R/W BOUNDARY POINT	⊙ (with RB20)	SECTION LINE
PARCEL NUMBER	⊙ (with 102)	QUARTER LINE
UTILITY PARCEL NUMBER	⊙ (with 21-1)	SIXTEENTH LINE
SIGN NUMBER (OFF PREMISE)	⊙ (with 21-1)	EXISTING CENTERLINE
BUILDING	⊞	BUILDING TO BE REMOVED
		PROPOSED REFERENCE LINE
		PARALLEL OFFSET

CONVENTIONAL UTILITY SYMBOLS	
WATER	—W—
GAS	—G—
TELEPHONE	—T—
OVERHEAD	—OH—
TRANSMISSION LINES	—E—
ELECTRIC	—E—
CABLE TELEVISION	—TV—
FIBER OPTIC	—FO—
SANITARY SEWER	—SAN—
STORM SEWER	—SS—
NON COMPENSABLE	•
COMPENSABLE	•
POWER POLE	⊙
TELEPHONE POLE	⊙
TELEPHONE PEDESTAL	⊗
ELECTRIC TOWER	⊞



PROJECT LOCATION



NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, MARATHON COUNTY, NAD 83, 2007, IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS OF PUBLIC RECORD". DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO NEW REFERENCE LINES. PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. EXCLUDING RIGHT-OF-WAY LINES, THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:
EXISTING HIGHWAY RIGHT-OF-WAY FOR STH 52 ESTABLISHED FROM PREVIOUS PROJECTS
T 05-3(14), T 020-2(22), T 05-3(38), 6999-01-04 AND 6999-01-57 .
EXISTING HIGHWAY RIGHT-OF-WAY FOR SIDE ROADS ESTABLISHED FROM RECORDED PLATS.
EXISTING ACCESS CONTROL ALONG USH 18, STH 60 AND STH 35 ESTABLISHED FROM PREVIOUS PROJECTS
T 05-3(14), T 020-2(22), T 05-3(38) AND 6999-01-04.

RIGHT-OF-WAY MONUMENTS ARE TYPE 2 (TYPICALLY 3/4"x24" REBAR) AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.
DISTANCES SHOWN TO BUILDINGS ARE APPROXIMATE.

A **TEMPORARY LIMITED EASEMENT (TLE)** IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY OR DESIRABLE. ALL TLES EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A **PERMANENT LIMITED EASEMENT (PLE)** IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY OR DESIRABLE. BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHT TO MAKE OR CONSTRUCT IMPROVEMENT ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

A **HIGHWAY EASEMENT (HE)** IS AN EASEMENT FOR HIGHWAY PURPOSES, AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM NECESSARY OR DESIRABLE.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO NEW REFERENCE LINES.



TRANSPORTATION PROJECT PLAT NO: 6999-03-28 - 4.01

C WAUSAU, HIGHWAY 52 (17TH AVENUE TO FIRST STREET)

PART OF THE SE 1/4 OF THE SE 1/4, SECTION 27, AND PART OF THE NE 1/4 OF THE NE 1/4, SECTION 34, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER STH 52, MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAY OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22 WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT

SHEETS	PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	R/W S.F. REQUIRED			PLE S.F.	TLE S.F.
				NEW	EXISTING	TOTAL		
4.02, 4.03	1	WAUSAU SCHOOL DISTRICT	FEE	435	-	435	-	-
	2	MARATHON COUNTY	TLE	-	-	-	-	9503

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER (S)	INTEREST REQUIRED
200	WISCONSIN PUBLIC SERVICE CORPORATION	RELEASE OF RIGHTS
201	FRONTIER COMMUNICATIONS OF WI LLC F/K/A VERIZON NORTH	RELEASE OF RIGHTS

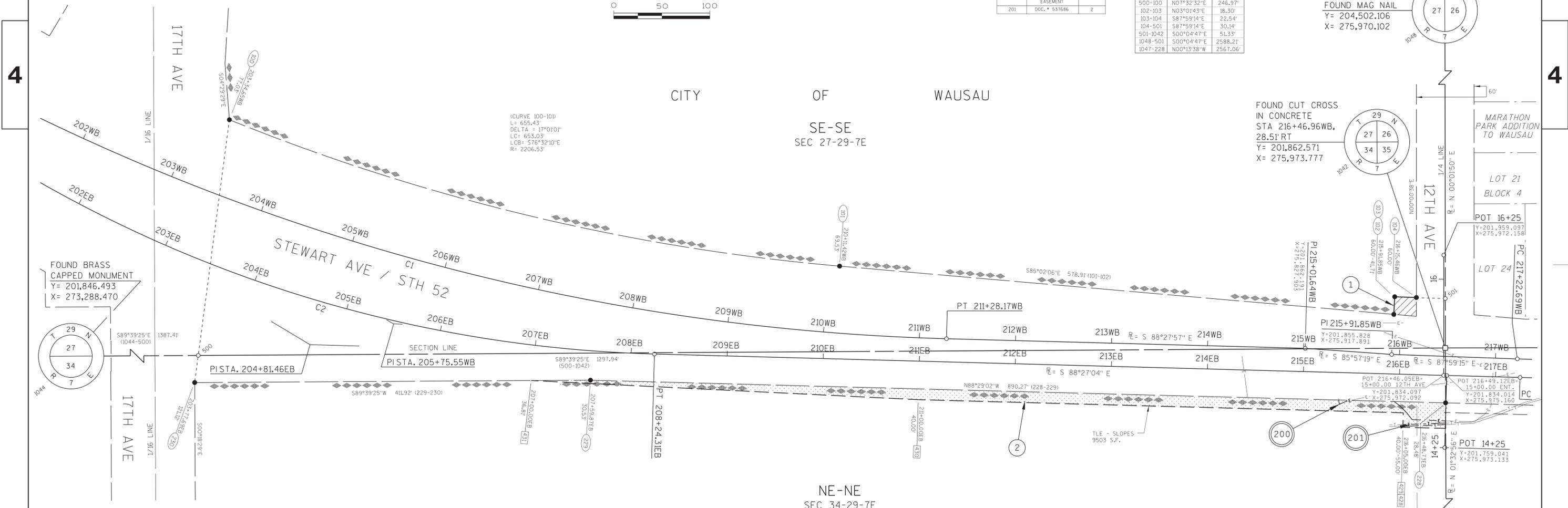
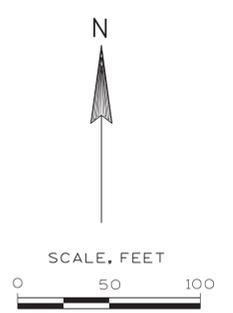
ACCEPTED FOR RECORDING AND FILING IN THE OFFICE OF THE REGISTER OF DEEDS IN MARATHON COUNTY, WISCONSIN AT ... M ON ... AS DOCUMENT # ... AND FILED IN ...

SIGNATURE OF REGISTER OF DEEDS

RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 6999-03-28-4.01 SHEET 1 OF 2

UTILITY	EASEMENT RECORDING INFORMATION	PARCEL
200	NO RECORDED EASEMENT	2
201	DOC. # 537686	2

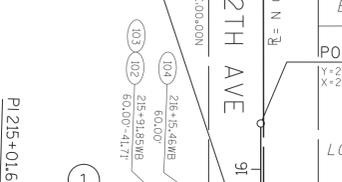
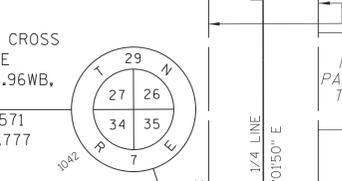
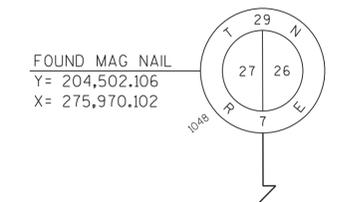
PT.-PT.	BEARING	DISTANCE
1042-228	S00°13'38"E	57.01'
230-500	N07°32'32"E	28.40'
500-100	N07°32'32"E	246.97'
102-103	N03°01'43"E	18.30'
103-104	S87°59'14"E	22.54'
104-501	S87°59'14"E	30.14'
501-1042	S00°04'47"E	51.33'
1048-501	S00°04'47"E	2588.21'
1047-228	N00°13'38"W	2567.06'



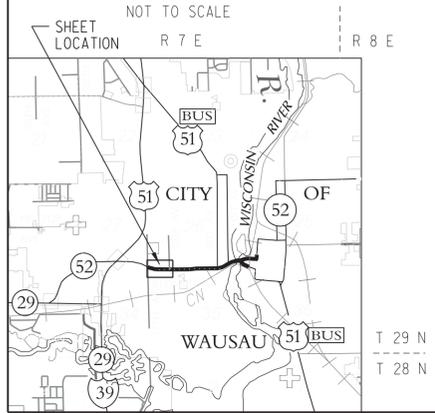
(CURVE 100-101)
 L= 655.43'
 DELTA = 17°01'01"
 LC= 653.03'
 LCB= S76°32'10"E
 R= 2206.53'

FOUND CUT CROSS
 IN CONCRETE
 STA 216+46.96WB,
 28.51' RT
 Y= 201,862.571
 X= 275,973.777

FOUND BRASS
 CAPPED MONUMENT
 Y= 201,846.493
 X= 273,288.470



LOCATION SKETCH



ROAD NAME	BASIS OF EXISTING R/W	YEAR
17TH AVE	R/W PROJECT NO. 6999-01-04	1985
STH 52	R/W PROJECT NO. T05-3 (14)	1959
STH 52	R/W PROJECT NO. T020-2 (122)	1965
STH 52	PLAT OF MARATHON PARK ADDITION TO WAUSAU	1921

CURVE 1
 PI STA. 205+75.55WB
 Y=201887.600
 X=274879.223
 DELTA= 27°57'30" LT.
 T=575.55'
 L=1128.17'
 R=2312.00'

CURVE 2
 PI STA. 204+81.46EB
 Y=201866.000
 X=274792.200
 DELTA= 29°20'08" LT.
 T=358.59'
 L=701.44'
 R=1370.00'



I, DUANE A. HOLMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED TRANSPORTATION PROJECT PLAT 6999-03-28-4.01 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.
 (SIGNATURE) *Duane A. Holman* DATE: 11-14-14
 DUANE A. HOLMAN
 P.L.S. NUMBER 1294
 THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU.
 (SIGNATURE) _____ DATE: _____
 JAMES E. TIPPLE, MAYOR



TRANSPORTATION PROJECT PLAT NO: 6999-03-28 - 4.02

C WAUSAU, HIGHWAY 52 (17TH AVENUE TO FIRST STREET)

PART OF LOT 1, BLOCK 2, MARATHON PARK ADDITION TO WAUSAU, LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 26, AND PART OF THE NW 1/4 OF THE NW 1/4, SECTION 35, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER STH 52, MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAY OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SW-SW
SEC 26-29-7E

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN MARATHON COUNTY AS SHEET 2 OF 2 OF DOCUMENT NUMBER -----.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT

SHEETS	PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	R/W S.F. REQUIRED		PLE S.F.	TLE S.F.
				NEW	EXISTING		
4.01, 4.03	2	MARATHON COUNTY	TLE	-	-	-	4919
-	-	-	-	-	-	-	-
4	-	CREATIVE FINANCE GROUP	FEE/TLE	23	-	23	122
-	-	-	-	-	-	-	-

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER (S)	INTEREST REQUIRED
200	WISCONSIN PUBLIC SERVICE CORPORATION	RELEASE OF RIGHTS
201	FRONTIER COMMUNICATIONS OF WI LLC F/K/A VERIZON NORTH	RELEASE OF RIGHTS

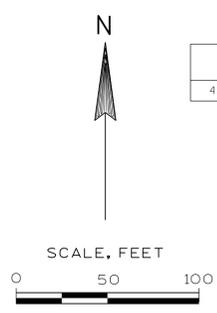
UTILITY	RECORDING INFORMATION	PARCEL
200	NO RECORDED EASEMENT	2
201	DOC. # 537686	2

ROAD NAME	BASIS OF EXISTING R/W	YEAR
STH 52	PLAT OF MARATHON PARK ADDITION TO WAUSAU	1921
STH 52	R/W PROJECT NO. T020-2 (22)	1965

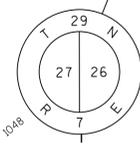
ACCEPTED FOR RECORDING AND FILING IN THE OFFICE OF THE REGISTER OF DEEDS IN MARATHON COUNTY, WISCONSIN AT ... M ON ... AS DOCUMENT # ... AND FILED IN ...

SIGNATURE OF REGISTER OF DEEDS

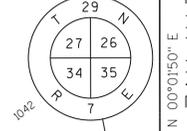
RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 6999-03-28-4.02



FOUND MAG NAIL
Y= 204,502.106
X= 275,970.102

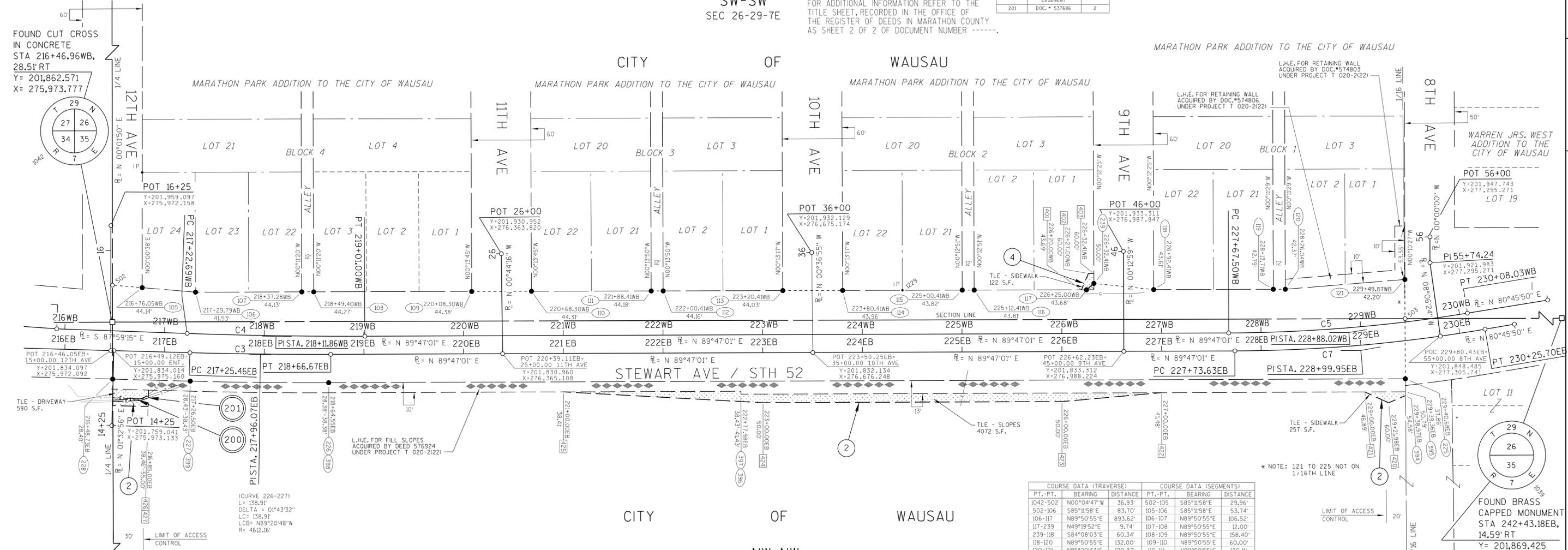


FOUND CUT CROSS IN CONCRETE
STA 216+46.96WB,
28.51' RT
Y= 201,862.571
X= 275,973.777



4

4



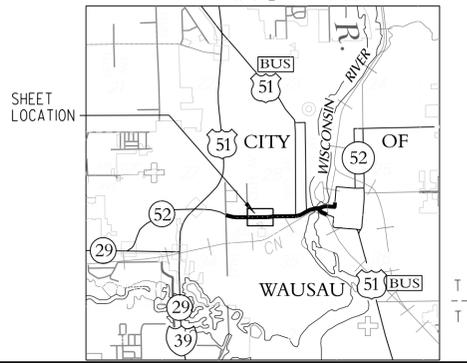
CITY OF WAUSAU

NW-NW
SEC 35-29-7E

COURSE DATA (TRAVERSE)			COURSE DATA (SEGMENTS)		
PT.-PT.	BEARING	DISTANCE	PT.-PT.	BEARING	DISTANCE
1042-502	N00°04'47"W	36.93'	502-105	S85°11'58"E	29.96'
502-106	S85°11'58"E	83.70'	105-106	S85°11'58"E	53.74'
106-117	N89°50'55"E	893.62'	106-107	N89°50'55"E	106.52'
117-239	N49°19'52"E	9.74'	107-108	N89°50'55"E	12.00'
239-118	S84°08'03"E	60.34'	108-109	N89°50'55"E	158.40'
118-120	N89°50'55"E	132.00'	109-110	N89°50'55"E	60.00'
120-121	N85°20'44"E	120.37'	110-111	N89°50'55"E	120.11'
121-503	S00°15'39"E	39.15'	111-112	N89°50'55"E	12.00'
503-225	S00°15'39"E	60.13'	112-113	N89°50'55"E	120.00'
225-226	S89°47'26"W	1079.94'	113-114	N89°50'55"E	60.00'
227-228	N88°29'02"W	77.77'	114-115	N89°50'55"E	120.00'
228-1042	N00°13'38"W	57.01'	115-116	N89°50'55"E	12.00'
			116-117	N89°50'55"E	120.37'
			118-119	N89°50'55"E	120.00'
			119-120	N89°50'55"E	12.00'
			1048-502	S00°04'47"E	2602.61'
			1047-228	N00°13'38"W	2567.06'
			1042-503	N89°50'55"E	1296.54'
			1039-503	S89°50'55"W	1296.19'

RECOVERED MONUMENTS			
POINT	Y	X	DESCRIPTION
1229	201894.19	276766.13	1" IRON PIPE

LOCATION SKETCH
NOT TO SCALE



SHEET LOCATION

CURVE 3
PISTA. 217+96.07EB
Y=201830.042
X=276122.059
DELTA=1°45'54" LT.
T=70.61'
L=141.21'
R=4583.66'

CURVE 4
PISTA. 218+11.86WB
Y=201848.101
X=277213.932
DELTA=2°13'44" LT.
T=89.17'
L=178.53'
R=4583.66'

CURVE 5
PISTA. 228+88.02WB
Y=201852.164
X=277225.946
DELTA=9°01'12" LT.
T=120.52'
L=240.53'
R=1527.89'

CURVE 7
PISTA. 228+99.95EB
Y=201834.209
X=277225.946
DELTA=9°27'10" LT.
T=126.32'
L=252.07'
R=1527.89'



I, DUANE A. HOLMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED TRANSPORTATION PROJECT PLAT 6999-03-28-4.02 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

(SIGNATURE) _____ DATE: _____
DUANE A. HOLMAN
P.L.S. NUMBER 1294

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU.
(SIGNATURE) _____ DATE: _____
JAMES E. TIPPLE, MAYOR

TRANSPORTATION PROJECT PLAT NO: 6999-03-28 - 4.03

C WAUSAU, HIGHWAY 52 (17TH AVENUE TO FIRST STREET)

PART OF LOT 2, BLOCK 7, A. WARREN JR'S. WEST ADDITION TO THE CITY OF WAUSAU, LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 26 AND PART OF LOT 10, BLOCK 12, A. WARREN JR'S. WEST ADDITION AND PART OF LOT 1, CSM NO. 15830, DOCUMENT NO. 1572954 BEING A PART OF LOT 11, BLOCK 11, A. WARREN JR'S. WEST ADDITION TO THE CITY OF WAUSAU, LOCATED IN THE NE 1/4 OF THE NW 1/4, SECTION 35, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER STH 52, MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN MARATHON COUNTY AS SHEET 2 OF 2 OF DOCUMENT NUMBER -----.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT

SHEETS	PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	R/W S.F. REQUIRED		PLE S.F.	TLE S.F.
				NEW	TOTAL		
4.01, 4.02	2	MARATHON COUNTY	FEE/TLE	111	111	-	61
-	-	-	-	-	-	-	-
5	MICHAEL T. DODGE	TLE	-	-	-	-	181
-	-	-	-	-	-	-	-

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER (S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC F/K/A VERIZON NORTH	RELEASE OF RIGHTS

ROAD NAME	BASIS OF EXISTING R/W	YEAR
STH 52	PLAN OF A. WARREN JR'S. WEST ADDITION TO THE CITY OF WAUSAU	1882
STH 52	R/W PROJECT NO. T020-2 (I2)	1965

UTILITY	RECORDING INFORMATION	PARCEL
201	NO RECORDED EASEMENT	2

ACCEPTED FOR RECORDING AND FILING IN THE OFFICE OF THE REGISTER OF DEEDS IN MARATHON COUNTY, WISCONSIN AT ... M ON ... AS DOCUMENT # ... AND FILED IN ...

SIGNATURE OF REGISTER OF DEEDS

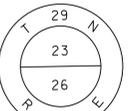
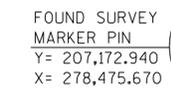
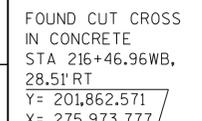
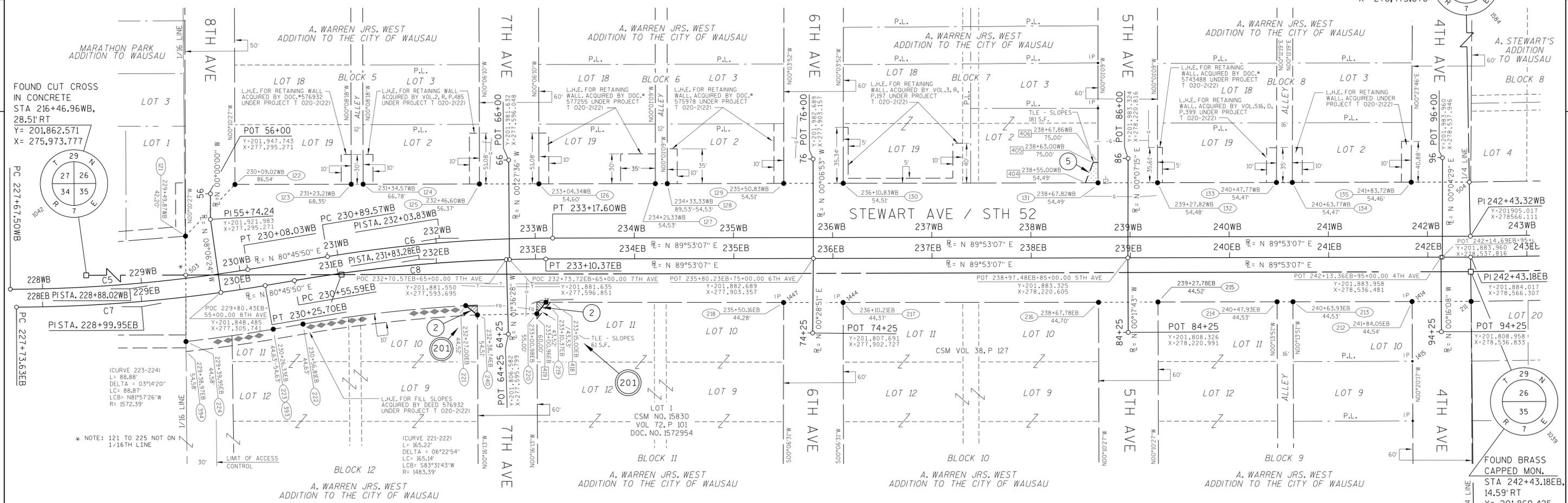
RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 6999-03-28-4.03

SE-SW SEC 26-29-7E

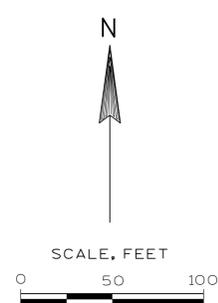
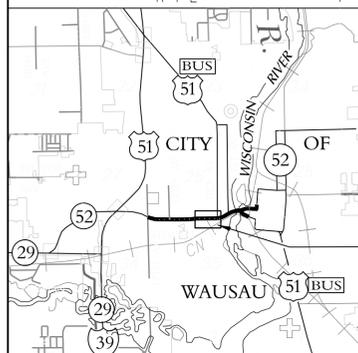
CITY OF WAUSAU

NE-NW SEC 35-29-7E

CITY OF WAUSAU



LOCATION SKETCH NOT TO SCALE



COURSE DATA (SEGMENTS)			COURSE DATA (TRAVERSE)		
PT.-PT.	BEARING	DISTANCE	PT.-PT.	BEARING	DISTANCE
122-123	N89°53'26"E	117.28'	1039-211	S00°37'20"E	29.96'
123-124	N89°53'26"E	12.00'	211-215	S89°53'26"W	315.83'
124-125	N89°53'26"E	117.28'	215-216	S89°42'36"W	60.00'
125-126	N89°53'26"E	60.00'	216-217	S89°53'37"W	251.57'
126-127	N89°53'26"E	117.49'	217-218	S89°57'53"W	60.04'
127-128	N89°53'26"E	12.00'	218-219	N89°55'53"W	239.79'
128-129	N89°53'26"E	117.49'	219-220	S38°04'43"W	14.65'
129-130	N89°53'26"E	60.00'	220-240	S88°49'57"W	60.01'
130-131	N89°53'26"E	257.00'	240-221	N51°40'55"W	15.13'
131-132	N89°53'26"E	60.00'	222-223	S80°20'16"W	30.44'
132-133	N89°53'26"E	119.95'	224-225	N00°05'54"W	6.76'
133-134	N89°53'26"E	16.00'	225-503	N00°15'39"W	60.13'
134-135	N89°53'26"E	119.95'	503-121	N00°15'39"W	39.15'
135-504	N89°53'26"E	58.55'	121-122	N43°49'15"E	71.98'
211-212	S89°53'26"W	59.56'	122-504	N89°53'26"E	1244.98'
212-213	S89°53'26"W	120.13'	504-1039	S00°58'52"E	90.05'
213-214	S89°53'26"W	16.00'			
214-215	S89°53'26"W	120.15'			
1584-504	S00°58'52"E	5214.25'			
211-999	S00°37'20"E	2567.06'			
1042-503	N89°50'55"E	1296.54'			
1039-503	S89°50'55"W	1296.19'			

POINT	Y	X	DESCRIPTION
1414	201839.30	278507.25	40D NAIL
1415	201779.58	278507.60	1" PINCHED IRON PIPE
1444	201838.38	277933.42	1" IRON PIPE
1447	201838.35	277873.38	1" REBAR



I, DUANE A. HOLMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED TRANSPORTATION PROJECT PLAT 6999-03-28-4.03 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

(SIGNATURE) _____ DATE: _____
DUANE A. HOLMAN
P.L.S. NUMBER 1294

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU.
(SIGNATURE) _____ DATE: _____
JAMES E. TIPPLE, MAYOR

TRANSPORTATION PROJECT PLAT NO: 6999-03-28 - 4.04

C WAUSAU, HIGHWAY 52 (17TH AVENUE TO FIRST STREET)

PART OF LOT 1, BLOCK 9 AND LOT 4, BLOCK 8, A. STEWART'S ADDITION TO WAUSAU AND PART OF LOT 1, CSM NO. 2663, DOCUMENT NO. 770570 BEING A PART LOT 1, BLOCK 1, A. STEWART'S SECOND ADDITION TO WAUSAU, IN AND INCLUDING GOVERNMENT LOT 4, SECTION 26, AND PART OF LOT 1, BLOCK 1, STEWART & ALEXANDER'S ADDITION TO WAUSAU, AND LOT 1, BLOCK 3, STEWART & ALEXANDER'S SECOND ADDITION TO WAUSAU LOCATED IN GOVERNMENT LOT 1, SECTION 35, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER STH 52, MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER (S)	INTEREST REQUIRED
200	WISCONSIN PUBLIC SERVICE CORPORATION	RELEASE OF RIGHTS

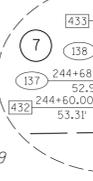
EASEMENT TABLE		
UTILITY	RECORDING INFORMATION	PARCEL
200	NO RECORDED EASEMENT	1213

ACCEPTED FOR RECORDING AND FILING IN THE OFFICE OF THE REGISTER OF DEEDS IN MARATHON COUNTY, WISCONSIN AT ... M ON ... AS DOCUMENT # ... AND FILED IN ... SIGNATURE OF REGISTER OF DEEDS

RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 6999-03-28-4.04

RECOVERED MONUMENTS			
POINT	Y	X	DESCRIPTION
1002	201959.54	278566.41	3/4" REBAR
1003	201962.78	278791.90	MAG NAIL
1004	201967.41	278866.06	2" IRON PIPE (BENT)
1013	202061.57	279691.96	1" IRON PIPE
1014	202085.87	279287.28	1" IRON PIPE
1015	202117.26	279287.35	1" IRON PIPE
1016	202172.13	279287.28	1" IRON PIPE
1017	202238.24	279287.18	1" IRON PIPE
1083	201911.24	279279.68	3/4" REBAR
1085	202382.81	279803.54	3/4" REBAR W/ YELLOW CAP
1086	202381.97	279742.37	1" IRON PIPE
1087	202362.67	279711.48	2" IRON PIPE
1088	202319.99	279585.03	1" IRON PIPE
1089	202345.41	279548.43	1" IRON PIPE
1090	202381.12	279548.44	1" IRON PIPE
1091	202380.89	279533.65	1" IRON PIPE
1092	202026.77	279464.36	CHISLED CROSS IN WALK

FOUND SURVEY MARKER PIN
Y = 207,172.940
X = 278,475.670



FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN MARATHON COUNTY AS SHEET 2 OF 2 OF DOCUMENT NUMBER ...

COURSE DATA (TRAVERSE)		
PT.-PT.	BEARING	DISTANCE
1039-504	N00°58'52"W	90.05'
504-136	N87°04'59"E	1.45'
136-137	N89°10'41"E	2215.0'
137-138	N44°37'00"E	5.70'
138-139	N84°22'30"E	75.37'
139-140	N88°54'50"E	35.32'
140-141	N77°38'07"E	86.90'
141-142	N72°46'14"E	125.87'
142-143	N62°48'07"E	67.49'
143-144	N67°55'50"E	64.67'
144-145	N62°24'39"E	67.78'
145-1016	N00°04'31"W	54.87'
1016-146	N00°05'00"W	66.10'
146-149	N88°56'43"E	171.66'
149-150	N44°28'29"E	13.71'
150-151	N00°02'08"E	129.39'
151-153	N89°42'34"E	79.75'
153-154	S00°18'26"E	35.61'
154-155	S55°17'26"E	44.55'
155-156	N71°21'05"E	133.40'
156-157	N00°17'25"W	19.15'
157-1086	N89°41'43"E	31.01'
1086-158	N89°12'31"E	61.18'
158-505	N80°52'56"E	34.97'
505-197	S00°31'48"E	165.48'
197-199	S00°01'49"W	11.50'
146-147	N88°56'43"E	60.42'
147-148	N88°56'43"E	12.00'
148-149	N88°56'43"E	99.24'
151-152	N89°42'34"E	65.15'
152-153	N89°42'34"E	14.60'
233-234	S00°12'56"W	55.11'
234-235	S00°12'56"W	55.22'
236-237	N07°54'31"W	13.97'
237-238	N07°54'31"W	54.87'
208-209	S89°06'01"W	85.00'
209-210	S89°06'01"W	10.00'
210-211	S89°06'01"W	115.02'
1584-504	S00°58'52"E	5214.25'
211-999	S00°37'20"E	2567.06'
1039-1035	N89°00'44"E	2552.41'
211-1039	N00°37'20"W	29.96'

ROAD NAME	BASIS OF EXISTING R/W	YEAR
STH 52	PLAT OF A. STEWART'S ADDITION TO WAUSAU	1874
STH 52	STEWART & ALEXANDER'S ADDITION TO WAUSAU	1882
STH 52	STEWART & ALEXANDER'S SECOND ADDITION TO WAUSAU	1893
STH 52	R/W PROJECT NO. T 05-3 (38)	1965
STH 52	C.S.M. # 4-63	1993
STH 52	C.S.M. # 10-136	1980
STH 52	C.S.M. # 23-53	1990
STH 52	C.S.M. # 34-167	1994
STH 52	C.S.M. # 50-119	2001

SCHEDULE OF LANDS & INTERESTS REQUIRED

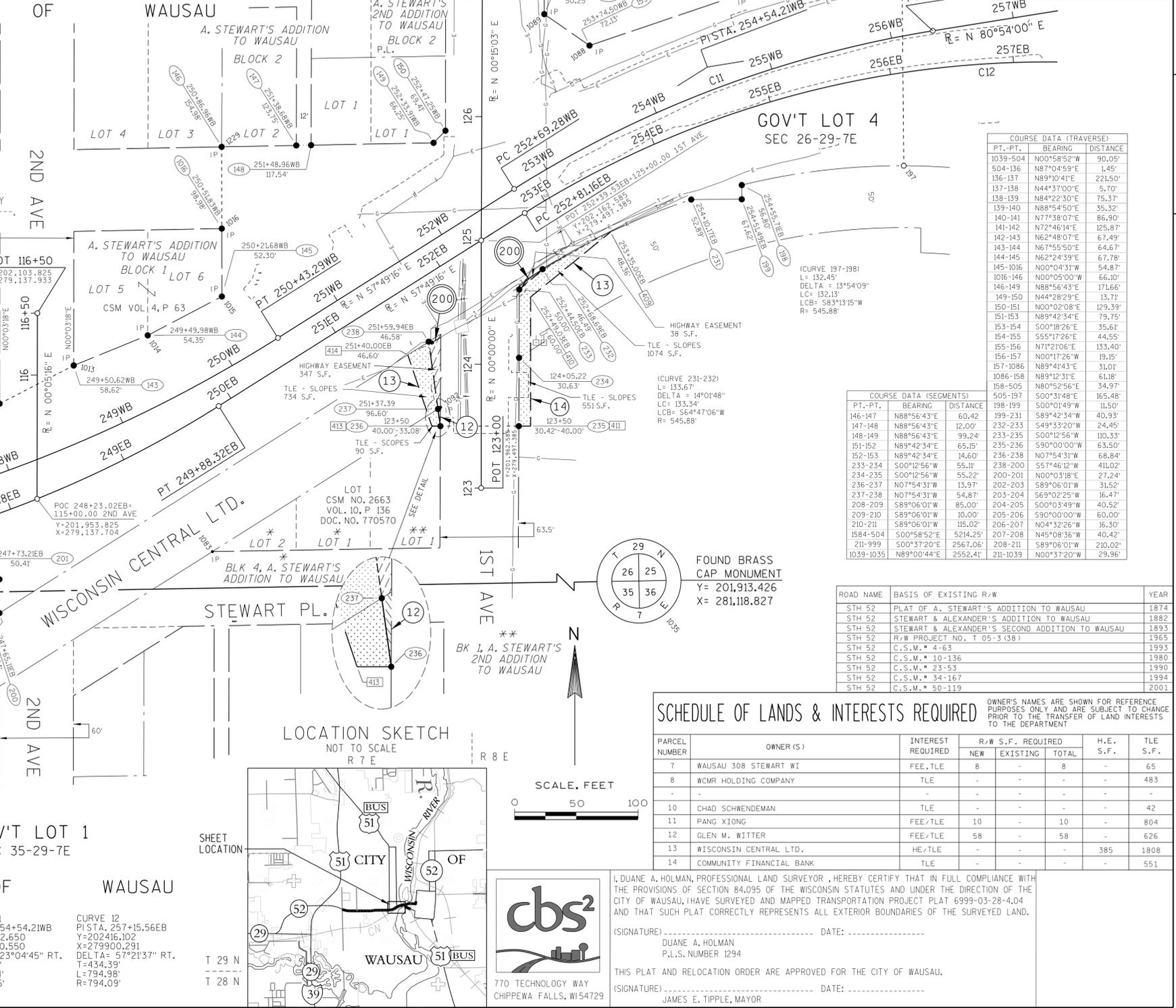
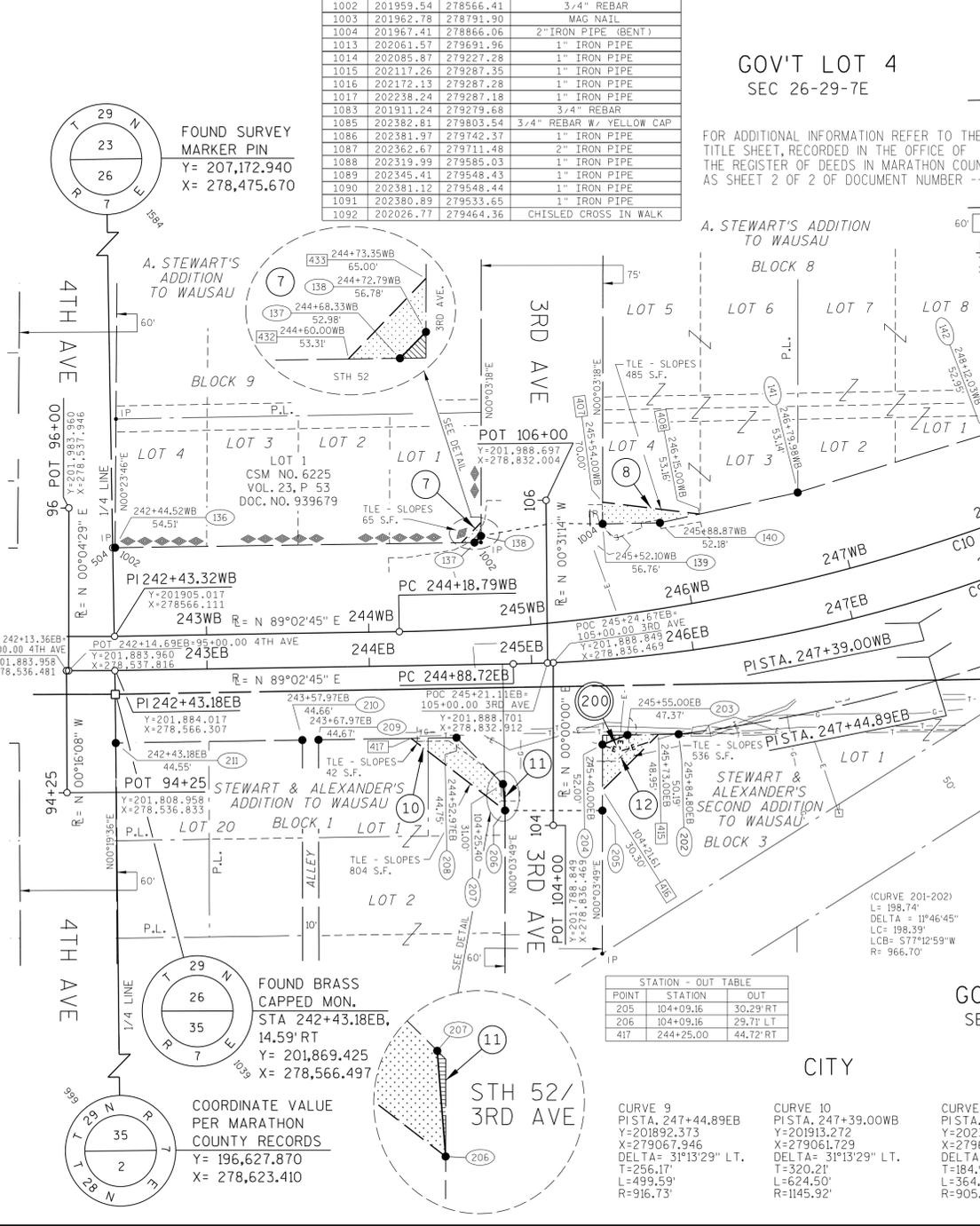
PARCEL NUMBER	OWNER (S)	INTEREST REQUIRED	R/W S.F. REQUIRED			H.E. S.F.	TLE S.F.
			NEW	EXISTING	TOTAL		
7	WAUSAU 308 STEWART WI	FEE, TLE	8	-	8	-	65
8	WCMR HOLDING COMPANY	TLE	-	-	-	-	483
-	-	-	-	-	-	-	-
10	CHAD SCHWENDEMAN	TLE	-	-	-	-	42
11	PANG XIONG	FEE/TLE	10	-	10	-	804
12	GLEN M. WITTER	FEE/TLE	58	-	58	-	626
13	WISCONSIN CENTRAL LTD.	HE/TLE	-	-	-	-	385
14	COMMUNITY FINANCIAL BANK	TLE	-	-	-	-	551

I, DUANE A. HOLMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED TRANSPORTATION PROJECT PLAT 6999-03-28-4.04 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LANDS.

(SIGNATURE) _____ DATE: _____
DUANE A. HOLMAN
P.L.S. NUMBER 1294

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU.

(SIGNATURE) _____ DATE: _____
JAMES E. TIPPLE, MAYOR



TRANSPORTATION PROJECT PLAT NO: 6999-03-28 - 4.05

C WAUSAU, HIGHWAY 52 (17TH AVENUE TO FIRST STREET)

PART OF LOT 1, CSM NO. 12336, DOCUMENT NO. 1273779 BEING A PART OF LOT 4, BLOCK 4, ORIGINAL PLAT OF THE CITY OF WAUSAU LOCATED IN THE SW 1/4 OF THE SW 1/4, SECTION 26, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

STH 52, MARATHON COUNTY

THE STATE OF WISCONSIN HAS DEEMED IT NECESSARY TO MONUMENT RIGHT-OF-WAY INTERESTS PREVIOUSLY ACQUIRED UNDER SECTIONS 82.01, 82.31(1), 82.31(2), AND 84.09 OF THE WISCONSIN STATE STATUTES AND DOES HEREBY CERTIFY THE DEPARTMENT OF TRANSPORTATION HAS SURVEYED THE HIGHWAY RIGHT-OF-WAY; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND SHOWS ACCURATE MEASUREMENTS THEREOF.

ROAD NAME BASIS OF EXISTING R/W YEAR table with columns for road name, basis of existing right-of-way, and year.

SCHEDULE OF LANDS & INTERESTS REQUIRED table with columns for parcel number, owner(s), interest required, and area.

ACCEPTED FOR RECORDING AND FILING IN THE OFFICE OF THE REGISTER OF DEEDS IN MARATHON COUNTY, WISCONSIN AT ... J.M. ON ... AS DOCUMENT # ... AND FILED IN ... SIGNATURE OF REGISTER OF DEEDS ... RESERVED FOR REGISTER OF DEEDS PROJECT NUMBER 6999-03-28-4.05

COURSE DATA (TRAVERSE) and COURSE DATA (SEGMENTS) tables with columns for point-to-point, bearing, distance, and segment details.

RECOVERED MONUMENTS table with columns for point, Y, X, and description.

4

4

GOV'T LOT 4 SEC 26-29-7E

GOV'T LOT 6 SEC 26-29-7E

MCCLELLAN STREET

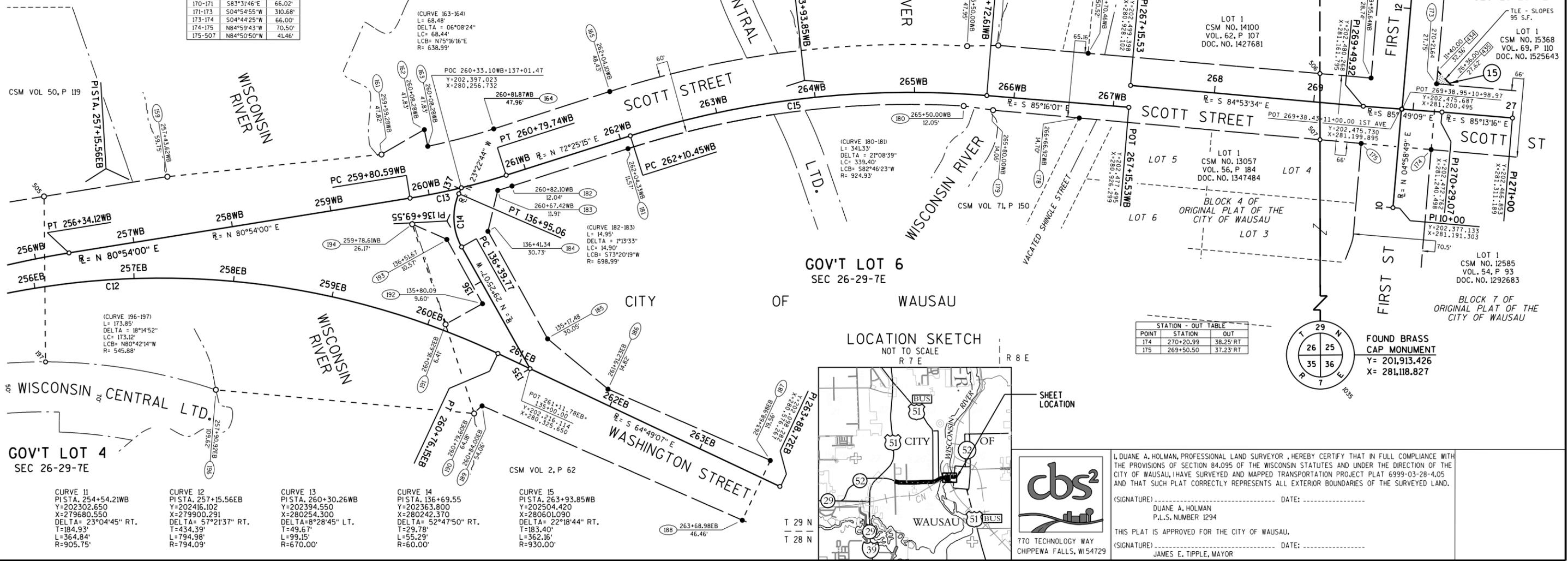
BLOCK 6 OF ORIGINAL PLAT OF THE CITY OF WAUSAU

SW-SW SEC 25-29-7E

LOT 1 CSM NO. 15368 VOL. 69, P. 110 DOC. NO. 1525643

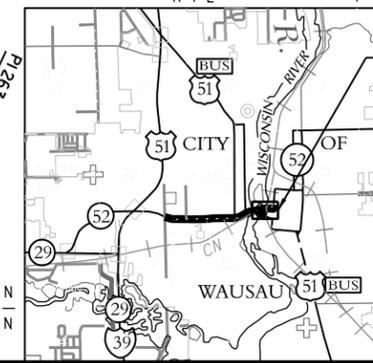
LOT 1 CSM NO. 12585 VOL. 54, P. 93 DOC. NO. 1292683

BLOCK 7 OF ORIGINAL PLAT OF THE CITY OF WAUSAU



Curve data table with columns for curve number, P.I. station, L, DELTA, T, L, and R values.

LOCATION SKETCH NOT TO SCALE



DUANE A. HOLMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED TRANSPORTATION PROJECT PLAT 6999-03-28-4.05 AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PLAN COMMISSION AND CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Approving Transportation Project Plat for STH 52 (Project Number 6999-03-28).

Committee Action:	CISM Committee approved ; Plan Commission approved	
Fiscal Impact:	Real estate costs are estimated at \$20,000 and will be reimbursed by the DOT	
File Number:	12-0507	Date Introduced: February 24, 2015

WHEREAS, a resurfacing project that will repair concrete joints and overlay with asphalt is proposed for Highway 52 (Stewart Avenue) from 17th Avenue to 1st Street. This project also involves the replacement of the traffic signals at 1st Avenue and 3rd Avenue, and

WHEREAS, in preparation for this resurfacing project, the City must acquire the necessary real estate (for spot widening, improvement of public corners and installation of new traffic signals) along Highway 52 (Stewart Avenue) in accordance with the State/Municipal Agreement and revisions approved by the Common Council on May 22, 2012; September 10, 2013; and December 9, 2014; and

WHEREAS, the City of Wausau intends to move forward with the street resurfacing project by acquiring the right-of-way and other private interests needed for this public improvement project, and

WHEREAS, to implement this street improvement plan, the Common Council wishes to adopt this transportation project plat showing the lands and interests required for the project to move forward and the method of acquisition, and

WHEREAS, your Capital Improvements and Street Maintenance Committee reviewed this transportation project plat on February 12, 2015 and your Plan Commission reviewed this transportation project plat on February 17, 2015, and both recommend adoption of this transportation project plat; now therefore

BE IT RESOLVED by the Common Council of the City of Wausau:

1. That this resolution, along with the Transportation Project Plat sheets numbered 4.01 through 4.05 attached thereto, shall constitute a transportation project plat for the project in question;
2. That the City of Wausau hereby determines it is necessary and a public purpose for spot widening, improvement of public corners and installation of new traffic signals, and to that end it is necessary and a public purpose to acquire fee simple title or easements to the property interests in question, either by donation or acquisition, or by eminent domain (condemnation) if necessary;
3. That to properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or

maintain a portion of the street designated on the transportation project plat reference above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the transportation project plat for the above project; that to effect this change, pursuant to authority granted under Section 32.05 and 32.07 of the Wisconsin Statutes, the Common Council of the City of Wausau orders that:

- a. The said streets are laid out and established to the lines and widths as shown on the transportation project plat.
 - b. The required lands or interests in lands as shown on the transportation project plat and described on plat sheet numbers 4.01 through 4.05 shall be acquired by eminent domain if necessary.
4. That the City Clerk is hereby directed to file a copy of this transportation project plat within 20 days with the County Clerk of Marathon County; and
 5. That the proper City officials are hereby authorized and directed to acquire for street purposes the property interests needed for this project, as shown on the attached transportation project plat sheets 4.01 through 4.05.

Approved:

James E. Tipple, Mayor

STH52Plat_res