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), Lindman, Oberbeck, Bohlken, Gisselman, Atwell
Location:	Common Council Chambers, 407 Grant Street.
Date/Time:	**Tuesday, October 20, 2015 at 5:00 p.m.**

1. Approve the minutes of the September 15, 2015 meeting.

2. **PUBLIC HEARING:** Discussion and possible action on rezoning 5601 Sherman Street from UDD, Unified Development District, to R1, Single Family Residence District. (Straub)

3. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 209 West Washington Street to allow for an advertising sign in a B3, General Commercial District. (Lamar Central Outdoor LLC)

4. **PUBLIC HEARING:** Discussion and possible action on rezoning 912 and 920/1000 North First Street from B2, Community Service District; 1006, 1010, 1202 and 1212 North First Street from M2, General Industrial District; and 1100 North First Street from an unzoned parcel, to UDD, Unified Development District and approve the General Development Plan to allow for a mixed-use residential development. (City of Wausau)

5. Discussion and possible action on approving the Precise Implementation Plan at 912, 920/1000, 1006, 1010, 1100, 1202 & 1212 to allow for a mixed-use residential development.

6. Discussion and possible action on approving a petition for annexation – Eau Claire River LLC, South 60th Avenue (076-2907-323-0977, Town of Stettin).

7. Discussion and possible action on right-of-way plat for the Thomas Street Project.

8. Next meeting date and 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 October 16, 2015 at 10:00 a.m.

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., Werth, Schock, County Planning, Straub, Lamar Central Outdoor LLC

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.

Time and Date: The Plan Commission met on Tuesday, September 15, 2015, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Lindman, Gisselman, Atwell, Bohlken

Others Present: Lenz, DeSantis, Hebert, Higginbotham, Rasmussen, Ruffi, Ohrmundt, Lancaster

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

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

Approve the minutes of the August 11, 2015 and August 18, 2015 meeting.

Bohlken motioned to approve the minutes of the August 11, 2015 and August 18, 2015 meeting. Atwell seconded, and the motion carried unanimously 4-0.

PUBLIC HEARING: Discussion and possible action on rezoning 1741, 1749 & 1757 North 3rd Avenue from M1, Limited Industrial District, to R2, Single Family Residence District. (City of Wausau)

Dan Higginbotham, PGA - 156 Kent Street, said the owners have owned the property for 1 ½ - 2 years. The zoning was M1 when the property was purchased from Digman, as it is currently zoned. The lots to the east of the 2nd Ave right-of-way are zoned for single family residential use. The properties were not purchased for single family or industrial use. No one was present during the August meeting when the proposal was B1. Higginbotham said that in hindsight someone should have come to the meeting to state the plans of the properties. The future use is pictured as multi-family or assisted living campus as the best use of the property. With the plans, it was not upsetting to see a rezone from M1 to B1. It would be difficult to develop the lots east of 2nd Avenue as single family. Higginbotham asked that this not be rezoned to R2 and said that he didn't think it could be rezoned to B1 since it was not agendized as such. PGA has a good track record and has not been a bad neighbor and hopes that will speak for itself. It is not an interest to having this property be a demolition yard.

Lisa Rasmussen, 1310 Crescent Drive, said that the commission has heard from her at the last two meetings about the reason for the rezoning. It was never to restrict the marketability or use of the property. It was to get rid of a nonconforming use in the neighborhood. R2 zoning may be the desired use for the neighbors, but the plan commission can rezone to B1 based on the owners statement. Since the public hearing already occurred for B1 zoning, the commission could forward either recommendation to the Common Council

Sarah Ruffi, representing David and Rebecca Hummer, said that under B1 zoning multi-family and elderly living is not a permitted or conditional use. Ruffi said that they would still object since PGA could use this as a demo site.

Lindman closed the public hearing.

Lenz said that a conditional use would not be available for a multi-family development (unrestricted) in B1 or R2 zoning. There are some other uses allowed in the R2 zoning besides single-family homes. Senior housing is not listed in the zoning code, but care facilities are. A demo site would require a conditional use that would go through a separate process similar to this process of rezoning – notices would be sent and Plan Commission and Common Council would need to approve it. It has been discussed if B1 could go to council without another Plan Commission meeting and staff feels that is possible. A public hearing was already held and it is within the 30-day timeframe to send to Common Council. There hasn't been a confirmation from the Attorneys office, but this will reviewed before the Common Council meeting in October.

Hebert clarified that a conditional use in the B1 district can be approved for 2-4 family units. Once the

zoning is B1, it could be subdivided with the potential of several 4-unit buildings on each parcel. Some of the conditional uses for R2 zoning are nursing homes or care for aged or children. It has been typical to have UDD zoning with multi-family developments. The commission would have more authority over buffers, parking, building finishes, landscaping, and other items. A public hearing would need to occur with UDD zoning.

Gisselman questioned if the UDD zoning could be done today. Hebert said it could not. A general development plan is required for the commission's review. There aren't any required plans for straight R2 or B2 zoning. Gisselman asked about the steps for a conditional use. Lenz said that a site plan could be required, but there is more review with UDD zoning. Conditions could be put on a conditional use to protect the public interest. Gisselman said the concept is looked at. Hebert said that is correct, it is not as detailed as UDD zoning.

Lindman said that rezoning the properties to B1 allows for more uses than restricting to R2. B1 zoning would be a good zoning district, but R2 zoning is also an option. Both options would require a conditional use for the future plans discussed by the petitioners and a public hearing would be required. Lenz said that more details would be needed for UDD zoning.

Gisselman motion to rezone 1741, 1749 & 1757 North 3rd Avenue from M1, Limited Industrial District, to B1, Neighborhood Shopping District.

Lenz said that any uses listed as permitted in B1 would be allowed to move in without further review by the committee or Council. Atwell said that a conditional use would need to be approved for a demolition site. Hebert said that is correct. Atwell said that are no immediate plans for the development, it is just to protect the area. Atwell asked the owners if they are planning on keeping the property. It was confirmed.

Bohlken seconded, and the motion carried unanimously 4-0. This item will go to Common Council on October 13, 2015.

Discussion and possible action on amending the Precise Implementation Plan at 302 Spruce Street to allow for a building expansion. (Helke Funeral Home)

Lenz said that there is information in the packet for an expansion for Helke Funeral Home. The last page of the section shows the expansion to the north that was proposed in 2006. It was approved, but it was not constructed to that level. A small addition onto the garage, listed on the 4th page of the section, was constructed. The new proposal is a small addition that is well within the original proposed expansion. Lenz said that staff wanted to clarify the expansion with the commission and verify that more detailed plans shall be sought. The authority to review the plans can be given to staff by the commission. Staff recommends approval.

John Ohrmundt said that they are willing to do whatever the city requires and doesn't seem to be a complicated project. The necessary drawings will be submitted before anything is started.

Lindman asked if the garage was built a few years ago. Ohrmundt said that is correct. Lindman asked if this will be an expansion to that garage. Ohrmundt said it will be an expansion to the garage for a crematory.

Lindman said the staff is asking the commission to authorize moving forward and giving staff the authorization to approve the detailed plans. Ohrmundt said he didn't want to waste any time. Hebert asked if the finishes will be continued and if landscaping would be continued. Ohrmundt said that a new landscaping plan will be submitted to enhance the area.

Lindman motioned to amend the Precise Implementation Plan at 302 Spruce Street to allow for a building expansion and authorizes staff to approve the detailed plans. Atwell seconded, and the motion carried

unanimously 4-0. This item will go to Common Council on September 22, 2015.

Discussion and possible action on approving signage at 1114 Grand Avenue in a R4, General Residence District. (WSAW & WZAW)

Lenz said that this is not a conditional use with a public hearing, but the petitioners are available for any questions. He said this site has been Channel 7 for years and now FOX will be included also. It is zoned residential and signage is stricter as compared to commercial areas. Staff looked through the ordinances and believes the commission can give final approve of the plans. The proposal is in the packet. There are two different options for the wall signs. There is also a monument sign in the front that will include new signage for FOX. The residential district signage code is included in the packet. There are multiple channels for Channel 7 and FOX, so if those are counted a greater area would be allowed. The building is set back from the street and the site is large and it shouldn't impact the residential properties. The last page of the packets shows the signage that has been on the building in the past. Lenz went over the sign package with the commission. Staff recommends approval. Lenz asked if there was a preference. Lancaster answered Plan A. Lenz added the monument sign is part of the package with one of the wall sign options.

Lindman says he likes the signs together, which would be Plan A.

DeSantis asked where the address numbers were located on the building at this point. Lancaster showed on the images where the address numbers were located. DeSantis said there are a lot of young staff and having a visible address is important. It would be great to see that worked into the monument sign. Lancaster said he will make the address number on the building larger and also put it on the monument sign. DeSantis said that would be perfect.

Lancaster said that $10,000 was invested in the garden in front of the building to make the area feel like a residential neighborhood. In the years he's been there, there haven't been any complaints that he has any knowledge of.

Atwell asked if the illumination is backlighting. Lancaster said it is internally illuminated. Atwell asked if it will be "disco" bright. Lancaster said it will be lit so it can be seen, but will not be a cause of concern for the neighbors.

Gisselman motioned to approve the "Option A" signage at 1114 Grand Avenue in a R4, General Residence District with the address enlarged and included on the monument sign. Atwell seconded, and the motion carried unanimously 4-0. This item will not need to go to Common Council.

Discussion and action on a petition for annexation – Bruch, 4212 Hilltop Avenue (076-2907-282-0978, Town of Stettin).

Lenz said that the Plan Commission reviews annexation requests after CISM. This went to the last CISM meeting and was approved. It is one residential parcel that is seeking city utilities and part of our policy is to require annexation in order to get city utilities. The Town of Stettin will need to be paid their share of property taxes for 5 years as a result of the annexation. A letter from the State of Wisconsin was included in the packet indicating that this is in the interest of the public. Staff recommends approval.

Bohlken motioned to approve the petition for annexation – Bruch, 4212 Hilltop Avenue (076-2907-282-0978, Town of Stettin). Gisselman seconded, and the motion carried unanimously 4-0. This item will go to Common Council on September 22, 2015.

Discussion and possible action on the dedication of right-of-way for the extension of 1st Street.

Lenz said that this item comes from the CISM committee. The city owns the property that the street

would be on. It is currently under construction. It is being called 1st Street, even though there is another 1st Street in this area. Staff would like to put it on the map as right-of-way to separate the street and sidewalk from the rest of the city parcel, some of which is developable. A map on the 2nd page shows the alignment of the right-of-way. Lindman said the right-of-way is 60' wide, which is normal, and it expands going up the river.

Gisselman motioned to dedicate the right-of-way for the extension of 1st Street. Bohlken seconded.

Gisselman said that there are two 1st Streets and he would like to have this looked at. It is not fair to the city to have two 1st Streets. Gisselman said he will take this up with the City Council to have an amendment at that time.

Lindman said there has been discussion on the name. Hebert gives addresses but not street names. The county is working on redoing some of their addresses. A break could occur at Fulton Street. Lindman said he does not have a timeline at this time, but it will be addressed. Gisselman said a 1st Street is being created with this action and asked for input from DeSantis. DeSantis said that with multiple 1st Streets it creates a lot of problems with dispatch. A lot of phone calls come by cell phones and there isn't the physical place to tie things in. DeSantis said they have been called to 1st Street, when it should be 1st Avenue. It can cause delays for fire and police departments. Any opportunity to end the confusion is welcome.

Atwell asked when the naming of the street would be put into place. Hebert said it is unclear who names the street, since he only assigns the physical address. A final decision should be made by the council. Lenz said that when new subdivisions are created, the street names are proposed by the developers and the plat is approved by the City. In this case, the City is in effect the developer, and he is unaware of precedence for this situation. Bohlken said there are properties on the map with North River Drive addresses. Lenz said that developments like WOW will need a street name.

Atwell asked if it should be useful to approve with the name of the street being North River Drive. Hebert asked Gisselman if he is concerned with North 1st Street jumping the tracks. Gisselman said he would like to keep the streets adjacent as they are. Lindman said that they will look into the procedure that staff needs to follow. Gisselman said he hopes it is taken care of before it goes to council.

The motion passed unanimously. It will go to Common Council on October 13, 2015.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for October 20, 2015.

Adjourn.

Bohlken motioned to adjourn. Gisselman seconded, motion carried unanimously 4-0. The meeting adjourned at 5:45 p.m.

The Plan Commission is next scheduled to meet at 5:00 pm on October 20, 2015.

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: October 15, 2015

GENERAL INFORMATION

APPLICANT: James Straub

LOCATION: 5601 Sherman Street

EXISTING ZONING: UDD, Unified Development District

REQUESTED ZONING: R1, Single Family Residence District

PURPOSE: To remove an existing single-family home from a Unified Development District and place it into the R1 district. This is being requested by the homeowner to satisfy mortgage requirements.

EXISTING LAND USE: Single-family home

SIZE OF PARCEL: 1.3 acres

SURROUNDING ZONING AND LAND USE:

North: UDD and R1; Single family home
South: M2, General Industrial District; Railroad right-of-way and industrial warehouse
East: UDD; Multi-family housing
West: UDD; Self-storage units

(See attached Zoning Map)

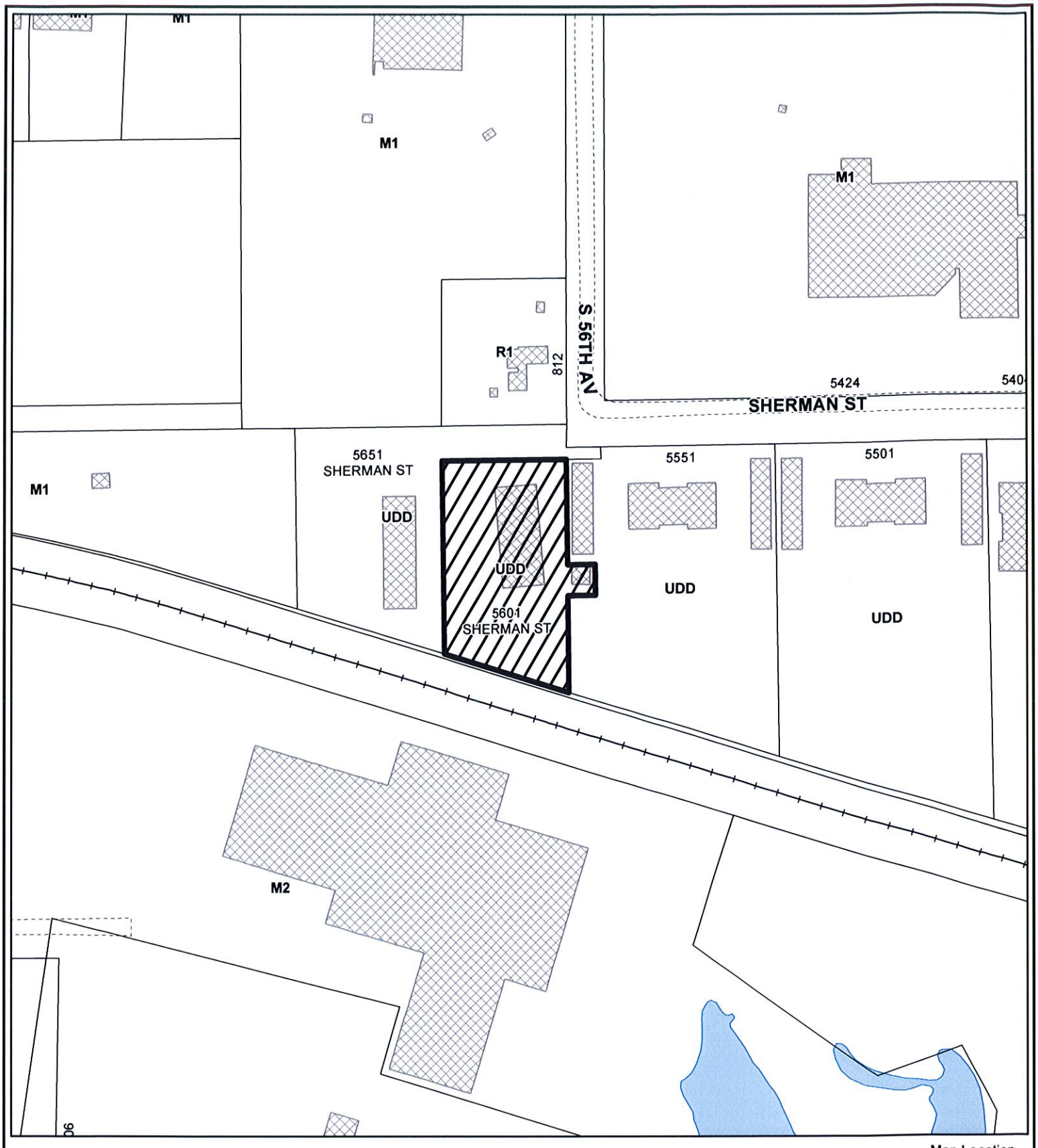
ANALYSIS

Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

(a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;
(b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;
(c) The zoning classification of property within the general area of the property in question;
(d) The suitability of the property in question to the uses permitted under the existing zoning classification;
(e) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification;
(f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan
(g) The nature and extent of the input received at the public hearing regarding the proposed zone change;
(h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and
(i) If the property was recently annexed, the zoning classification of the property prior to annexation.

The proposed zoning change is for a parcel that was initially part of a larger Unified Development District, established when the property was annexed to the city in 1997. The owner is seeking to take the subject property, his single-family home, out of the UDD zoning and place it in a conventional single-family district. The reason for the request is to assist with the application for a reverse mortgage he is seeking.

The proposed zoning district, R1 - Single Family Residence District, is essentially the city's most restrictive zoning district. This zoning change should not impact surrounding property owners, or the general public's health, safety, or welfare. A single family home exists directly to the north of this property, while higher-density residential exists directly to the east. Staff recommends approval of the zoning request.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Map Location
City of Wausau
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Map Date: October 1, 2015
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STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: October 15, 2015

GENERAL INFORMATION

APPLICANT: Lamar Central Outdoor, LLC

LOCATION: 209 W. Washington Street

EXISTING ZONING: B3, General Commercial District

REQUESTED ZONING: Conditional Use

PURPOSE: To allow for an advertising sign. In the B3 district, advertising devices may be allowed by conditional use.

EXISTING LAND USE: Commercial office

SIZE OF PARCEL: 0.48 acres

SURROUNDING LAND USE AND ZONING:

North: Woodson Park; zoned B3.
South: Office/public utility; zoned B3.
East: River, and right-of-ways for trail and railroad; zoned B3 and B4, Central Business District.
West: River, and right-of-ways for railroad and street; zoned B3.

(See attached *Zoning* Map)

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.*

Some of the above standards (namely (d) and (e) above) apply more to development projects than to signs specifically, but staff feels the other items are applicable to this, and all, conditional use requests.

Staff recommends denial of the proposed conditional use based on these standards.

The proposed sign would be located at the gateway to downtown Wausau, where many other things compete for a person's attention. An existing sign on the property with an electronic message center would be located right next to the proposed sign. Attached is a street view of Washington Street at the western edge of the subject property. Within only a few seconds, many of these items will pass out of a driver's "viewshed." The items relate to public safety, navigation, and aesthetics. They are described in more detail below.

Public Safety

- Signs and crosswalks for pedestrians and bicyclists – The River Edge Parkway crosses Washington Street just east of the subject property. These signs and markings are intended to alert motorists to yield to pedestrians and bicyclists crossing the street. This crossing is also used by kayakers, and can be heavily used during kayaking events.

- Signs and pavement markings for railroad crossing – These are intended to alert motorists to an uncontrolled crossing of trains on this busy arterial street.

- New pavement and markings – Stewart Avenue and Washington Streets will be improved in 2016 with new pavement and markings. Sharrows for bicycles will be painted on the street and the travel lanes for cars will shift slightly from their current alignment. It will be important for drivers to pay attention to these changes, particularly if they are used to driving this route and/or if their tendency is to drive faster on smoother pavement.

Navigation

- Directional street signs – Signs over the right-of-way and along the edge indicate a shift in travel lanes just east of the subject property. Three lanes change to four lanes, with a fifth right-turn lane for River Drive. At this key node in the city, drivers need to be looking for these signs and anticipating the appropriate movement in order to take their intended route.

- Wayfinding – The city's consultants on the wayfinding project have identified Stewart Avenue-Washington Street as the key route into the region's greatest attractions. Relating to the previous item, if drivers do not get into the appropriate travel lanes, they could end up going around downtown and missing their intended destination(s). Wayfinding signage will likely be added in this area because of its prominence in the street network. The visibility of the wayfinding signs will be highly important.

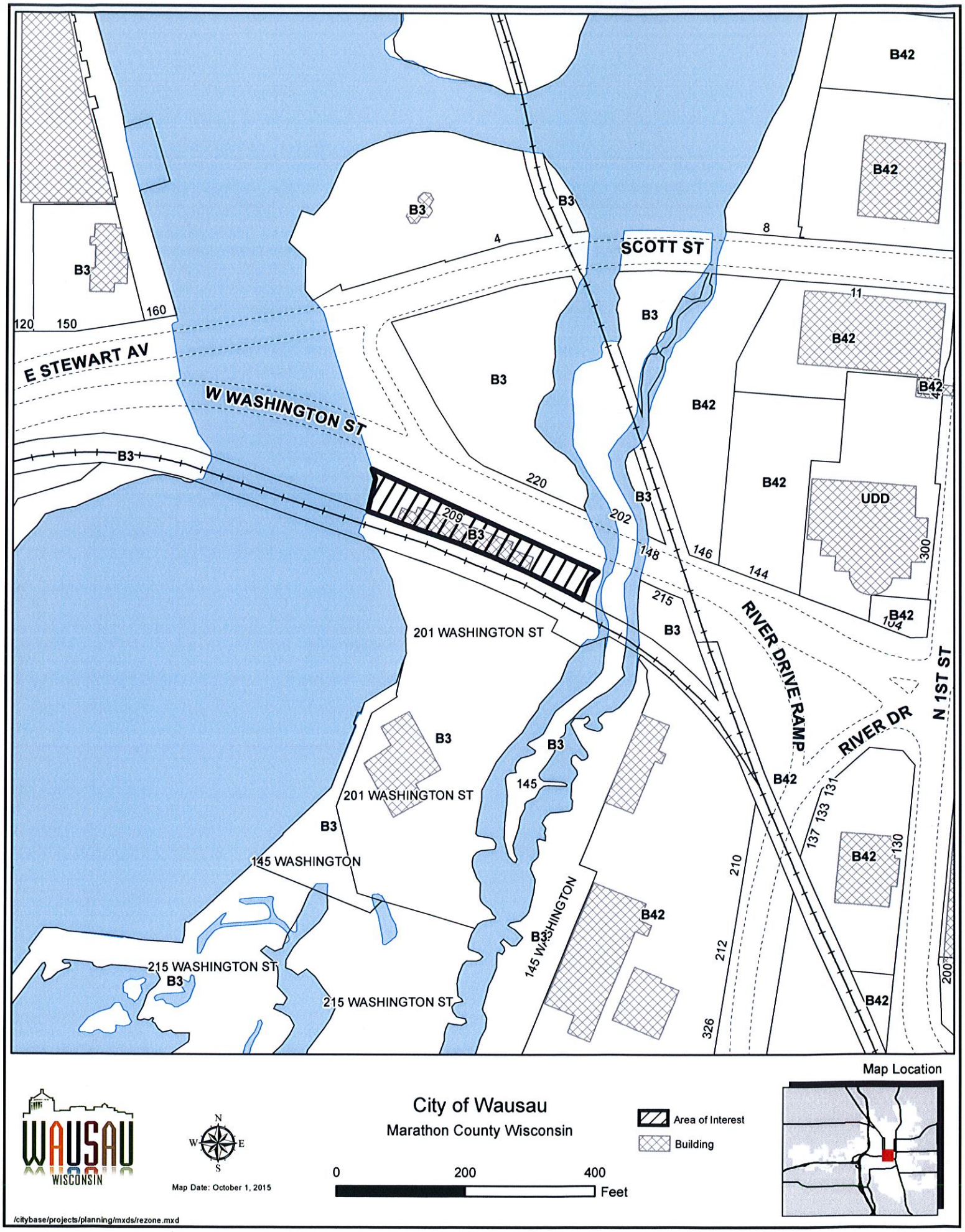
Aesthetics/Quality of Life

- Whitewater destination – Woodson Park lies on the north side of Washington Street and contains a sculpture of a kayaker. This is an important piece of public art because it indicates this area's significance as a world-class whitewater kayaking destination. Signs to Woodson Park and Whitewater Park are located on either side of Washington Street. The small, unlit wooden signs can be easily overlooked in one's visual field, especially given the somewhat busy environment in which the signs sit.

- River views – The river is an important asset to the community, one on which the city has been trying to capitalize even more. The proposed billboard would be highly visible at not one, but two, bridge crossings, detracting from the significance of the river.

- City views – The proposed billboard would sit along a section of street that affords some of the best views of the city. Old architecture, like the train depot on the property, can be seen at the same time as new office buildings. Billboards do not add to the architectural integrity of a city, and in many cases can be considered visual pollution. This is important to consider especially at the main gateway into downtown.

In addition to the above items, it is important to note that many billboards currently exist in the city of Wausau, some just west of the proposed sign along Stewart Avenue. Some of the city's billboards are non-conforming, while others may have been permitted. Careful consideration should be given to where these signs may be allowed, and where they should not be. Staff does not believe this is an appropriate location to allow a billboard.



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Map Location
City of Wausau
Marathon County Wisconsin
Area of Interest
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Map Date: October 1, 2015
/citybase/projects/planning/mxds/rezone.mxd

209 W. Washington St.

Land Information Mapping System

Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Road Names
- Named Places
- Municipalities
- 2010 Orthos Wausau
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

31.89 0 31.89 Feet

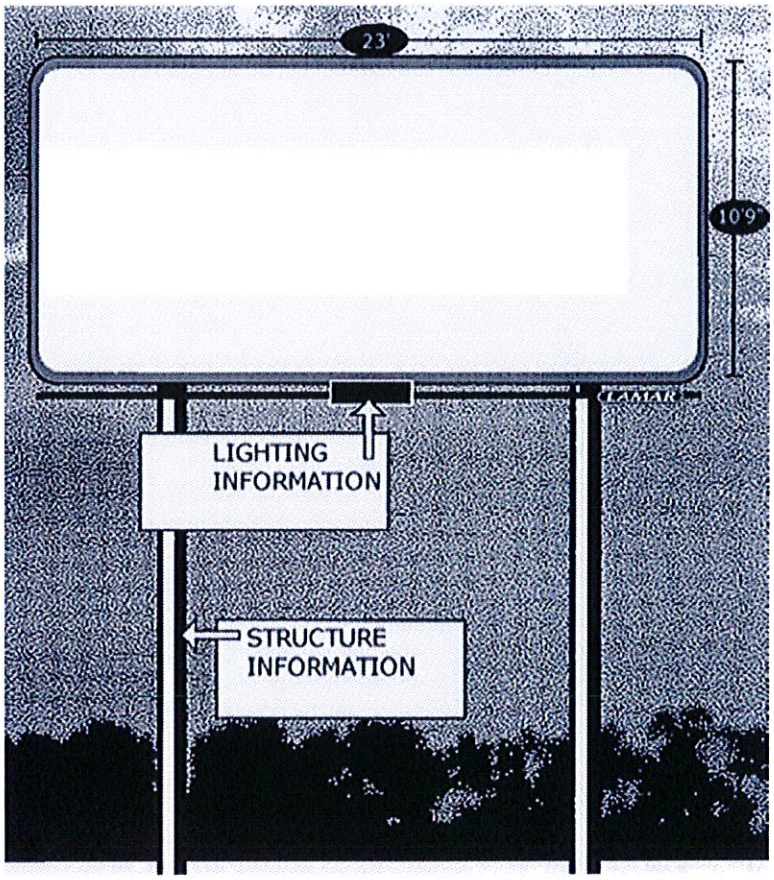
User_Defined_Lambert_Conformal_Conic

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

Facing East

LAMAR
OUTDOOR ADVERTISING



HAGL 8'

OVERALL HEIGHT 19'

ADDITIONAL

POSTER
I-BEAM

1- Sign is illuminated
2- Single Sided Sign

Sign Setbacks

30' to East P/L
2' to South P/L
25' to North P/L
325' to West P/L

Street view of Washington Street

Looking east at the western property line of subject property

See attached staff report for description of arrow points

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: October 15, 2015

GENERAL INFORMATION

APPLICANT: City of Wausau

LOCATION: 912, 920/1000, 1006, 1010, 1100, 1202 and 1212 N. 1st Street

EXISTING ZONING: B2, Community Service District,
M2, General Industrial District, and an unzoned parcel

REQUESTED ZONING: Unified Development District Zoning

PURPOSE: To allow for commercial and residential mixed-use riverfront development on currently vacant city-owned property.

EXISTING LAND USE: Vacant

SIZE OF PARCEL: Approximately 15 acres

SURROUNDING ZONING AND LAND USE:

North: M2, General Industrial District
South: B4, Central Business District; Office/medical
East: UDD, M1, R3, and B2; Various residential, commercial, industrial, and vacant properties
West: Wisconsin River

See attached Zoning Map

ANALYSIS

Per Wausau Municipal Code 23.78.060, the plan commission shall make zoning change recommendations based upon the evidence presented in each of the following matters where applicable:

(a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;
(b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general area of the property in question;
(c) The zoning classification of property within the general area of the property in question;
(d) The suitability of the property in question to the uses permitted under the existing zoning classification;
(e) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification;
(f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan
(g) The nature and extent of the input received at the public hearing regarding the proposed zone change;
(h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and
(i) If the property was recently annexed, the zoning classification of the property prior to annexation.

In addition, from Wausau Municipal Code 23.65.040, the approval of a unified development proposal shall be based upon determination as to compliance with the following criteria:

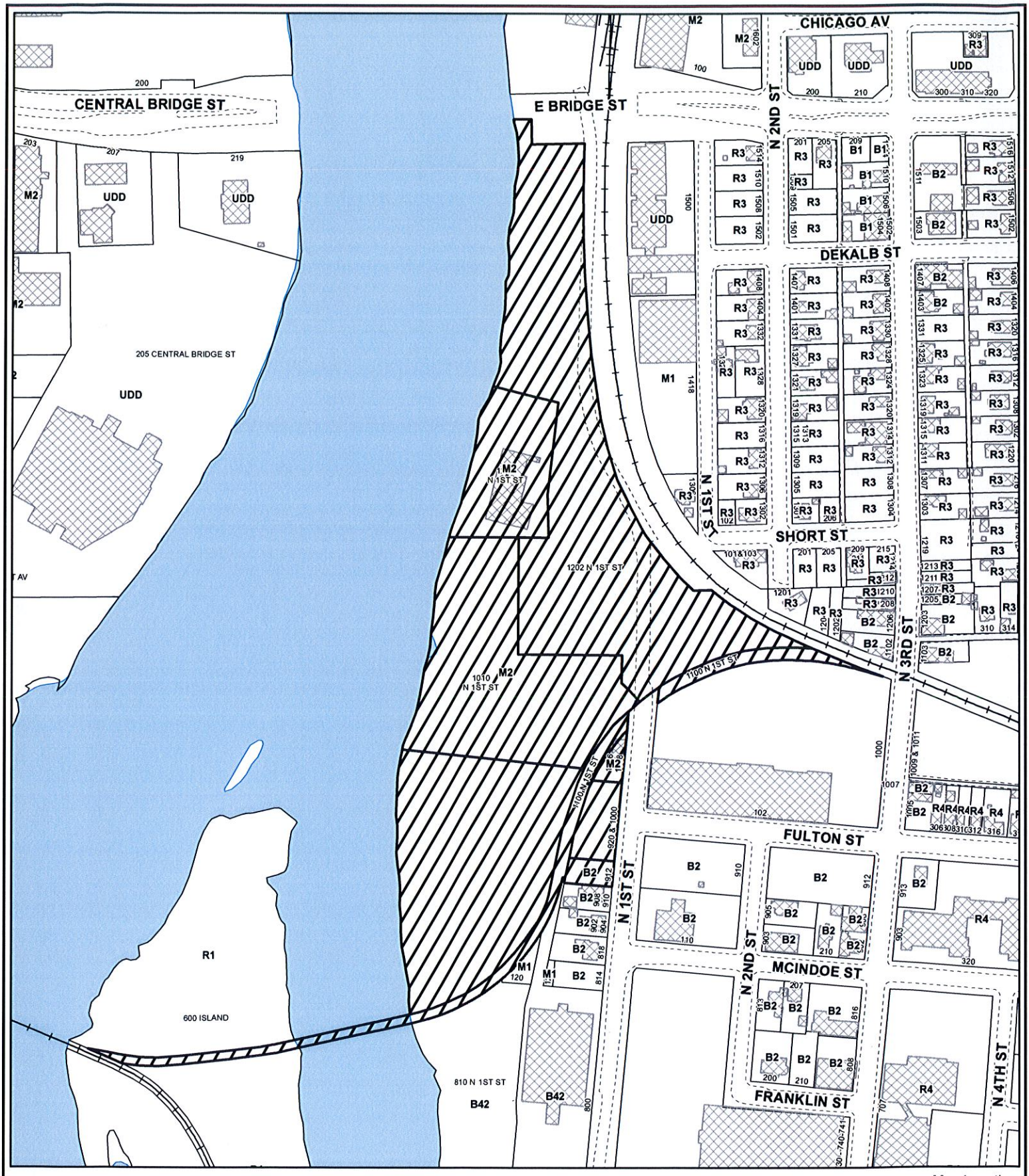
a) That the proposed development is consistent with the spirit and intent of these regulations, has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design to justify the application of the unified development concept;
b) That the site development plan reflects sensitive consideration of the physical nature of the site with particular concern for conservation of natural features, preservation of open space and careful shaping of terrain to minimize scarring, and insures proper drainage and preservation of natural terrain wherever appropriate;
c) That the general character and intensity of use of the development produces an attractive environment appropriate to the uses proposed, and is compatible with existing development in the surrounding area and with general community development plans and policies;
d) That the development can be provided with appropriate municipal services and would not conflict with or cause overload on such facilities as schools, highways, police, fire or utility services;
e) That proposed design standards provide adequately for practical functioning and maintenance, based on actual functional need, in terms of circulation, parking, emergency services, delivery services and snowplowing;
f) That adequate provision has been made to insure proper maintenance and preservation of any common areas provided for the recreation and esthetic enhancement of the development.

The land being proposed for rezoning makes up a large part of what has been known as the East Riverfront District. Over the years, the City purchased all of the land that is part of this rezoning request. The plan has been to assemble the property, remediate the contamination, and prepare it for redevelopment, while maintaining public access to the river. An area-wide master plan was completed earlier this year and adopted by the Common Council. Upon adoption of the plan, Request For Proposals (RFPs) were sent out to attract private developers seeking to create urban, mixed-used development. Please see the attached RFP that is currently open to the public until November 2.

While the planning and RFP process for the entire area was unfolding, the City was working on a specific proposal for a family entertainment center that would be the first new development in the district. The City is finalizing a development agreement so that this project may begin yet this year.

The zoning of the whole area should be changed to reflect a change of uses away from the industrial and heavy commercial uses of the past. Unified Development District zoning makes sense because much of the infrastructure planning for the area has taken place as a whole, and the private developments will also likely tie together, possibly with one master developer. The plan for the zoning is to approve the general development plan for the entire area, while also looking at the precise implementation plan for the family entertainment center at this, or an upcoming meeting, of the plan commission. Other projects that come forward as a result of the RFP would also need precise implementation plan approval.

The attached plan, labeled conceptual master plan, is being put forth as the general development plan, along with the information contained in the RFP. Staff will discuss at the meeting the precise implementation plan for the family entertainment center, which is being planned for the northernmost building site in the district.



City of Wausau

Marathon County Wisconsin

0 200 400 Feet

Area of Interest

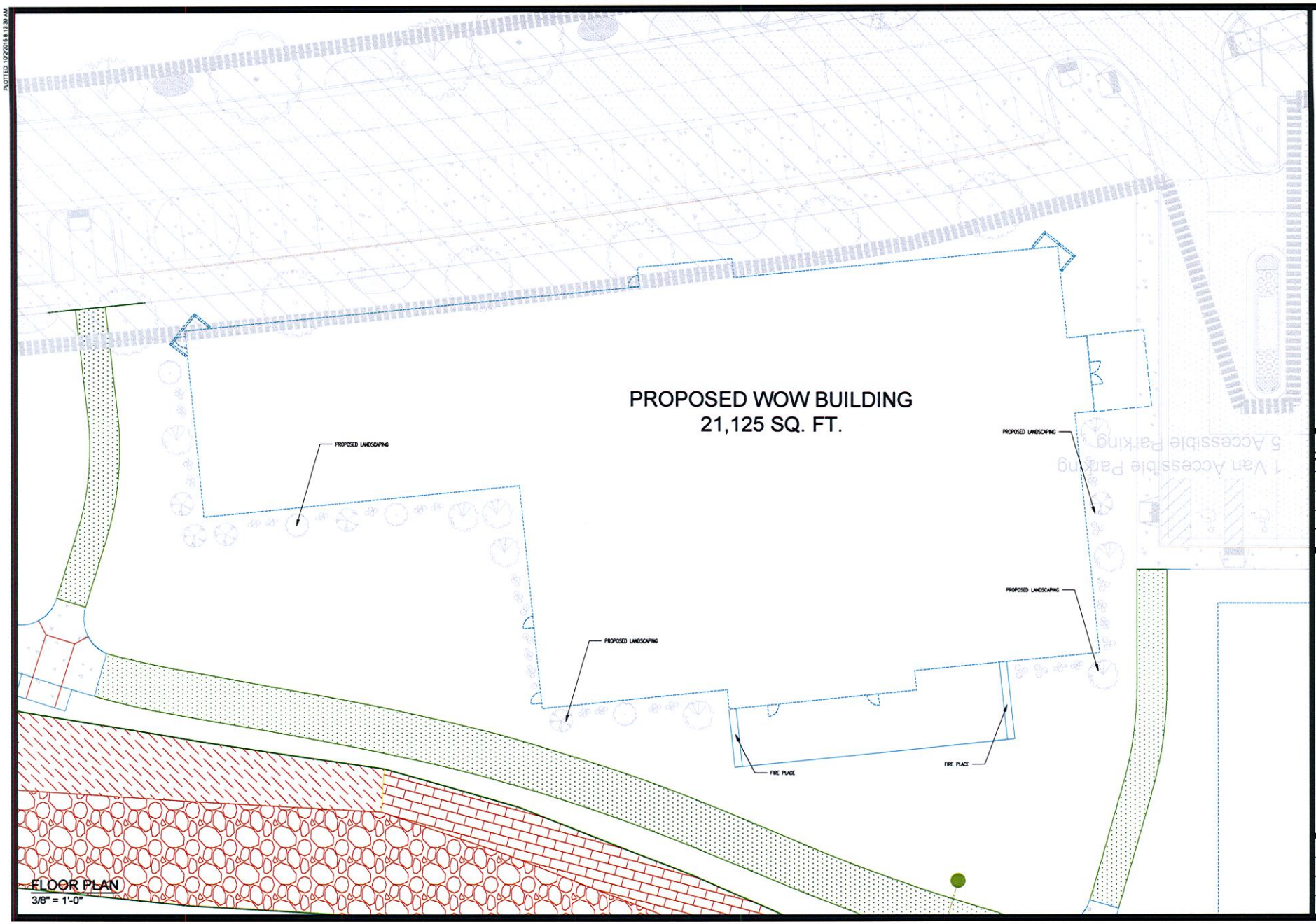
Building

Map Location

Map Date: October 1, 2015

/citybase/projects/planning/mxds/rezone.mxd

PLOTTED: 10/2/2015 8:13:39 AM



FLOOR PLAN
3/8" = 1'-0"

United Structures Inc.
P.O. Box 527 Schofield, WI 54476 715-355-1040 Fax 715-359-0541

REVISIONS

NUMBER DATE	DESCRIPTION
1	---
2	---
3	---
4	---

PROPOSED:
WOW BUILDING
WAUSAU WI

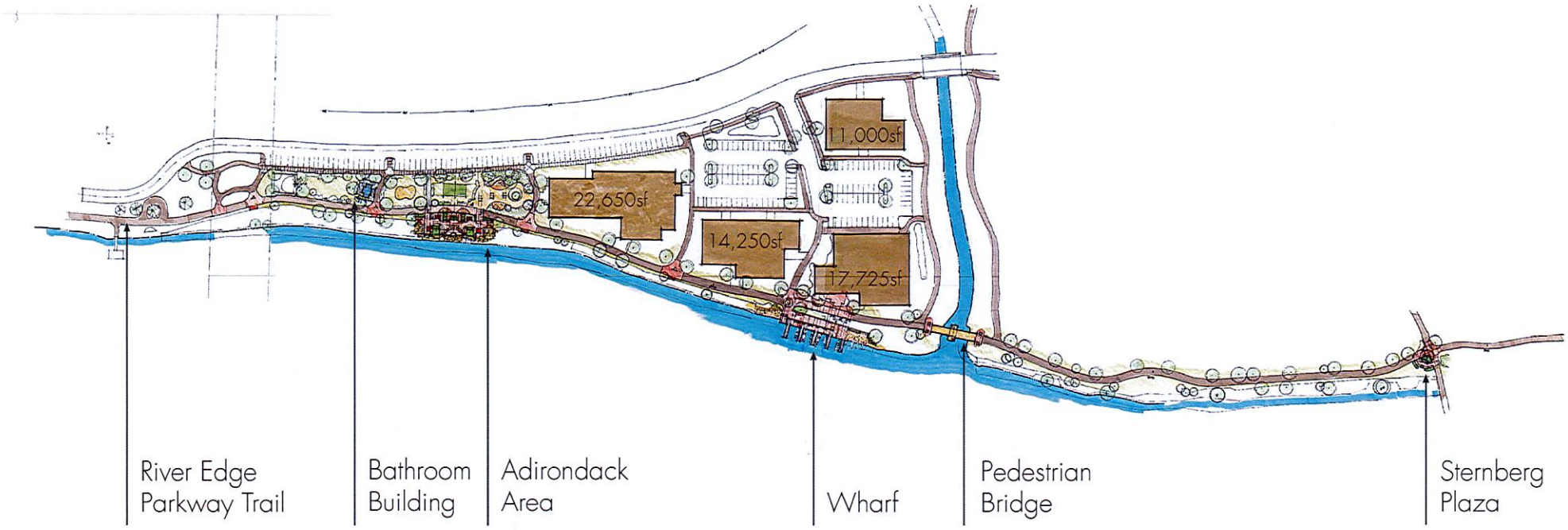
SCALE	DATE
As Noted	
DRAWN BY	
DA	10-1-15

DRAWING DESCRIPTION
FLOOR PLAN

PAGE
SHEET --- OF --

WAUSAU EAST RIVERFRONT
Conceptual Master Plan

Updated July, 27th, 2015



Office of the Mayor
James E. Tipple

WAUSAU
WISCONSIN

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

July 29, 2015

Dear Development Partners,

The City of Wausau is proud to request redevelopment proposals for our East Riverfront Redevelopment Area. For the past decade Wausau has assembled, remediated, and planned for the future redevelopment of 15 acres of former industrial parcels along our growing urban waterfront. Wausau has a successful track record of public-private partnerships for development, most recently leveraging nearly $100 million in investment in our downtown River District and implementing major commercial office projects including the First Wausau Tower- the tallest building in Wisconsin outside of Milwaukee.

Wausau is ideally located as the principal city of the North and Central Wisconsin regions and home to a metropolitan population of 134,063 serving a growing trade area of over 330,000 people. Wausau's region continues steady growth in jobs and commerce with nationally-recognized firms in such diverse fields as building materials, advanced manufacturing, healthcare, information technology and insurance.

Wausau works and excels in proactively addressing business recruitment, expansion and retention. Wausau's skilled and industrious population has the highest average credit score of any metropolitan area according to *USA Today*, is the safest metropolitan area in the Midwest according to FBI statistics and continues to be one of the highest ranked for the attraction of young professionals in Wisconsin.

Wausau's region plays to win as one of the state's highest grossing areas for tourism. Home to all-season recreational opportunities that range from Wisconsin's largest and highest ski mountain at Granite Peak, one of the nation's premiere curling facilities, outstanding mountain and snow bike trails, an internationally recognized whitewater kayaking course, and is home to the Olympic-style Badger State Games.

Our East Riverfront Redevelopment Area is the next-generation of Wausau's successfully revitalized urban waterfront along the Wisconsin River. The area is located within the City's funded tax increment finance district #3 with a range of City incentives and partnership opportunities available. We are currently completing an extensive river's edge trail system, finishing miles of landscaped park amenities, building extensive ramp and surface parking facilities and creating parcels of all sizes for your restaurant, entertainment, residential, commercial office and mixed-use development opportunity. It's clear why Wausau has achieved an A+ livability score and why Wausau is the ideal home for your investment.

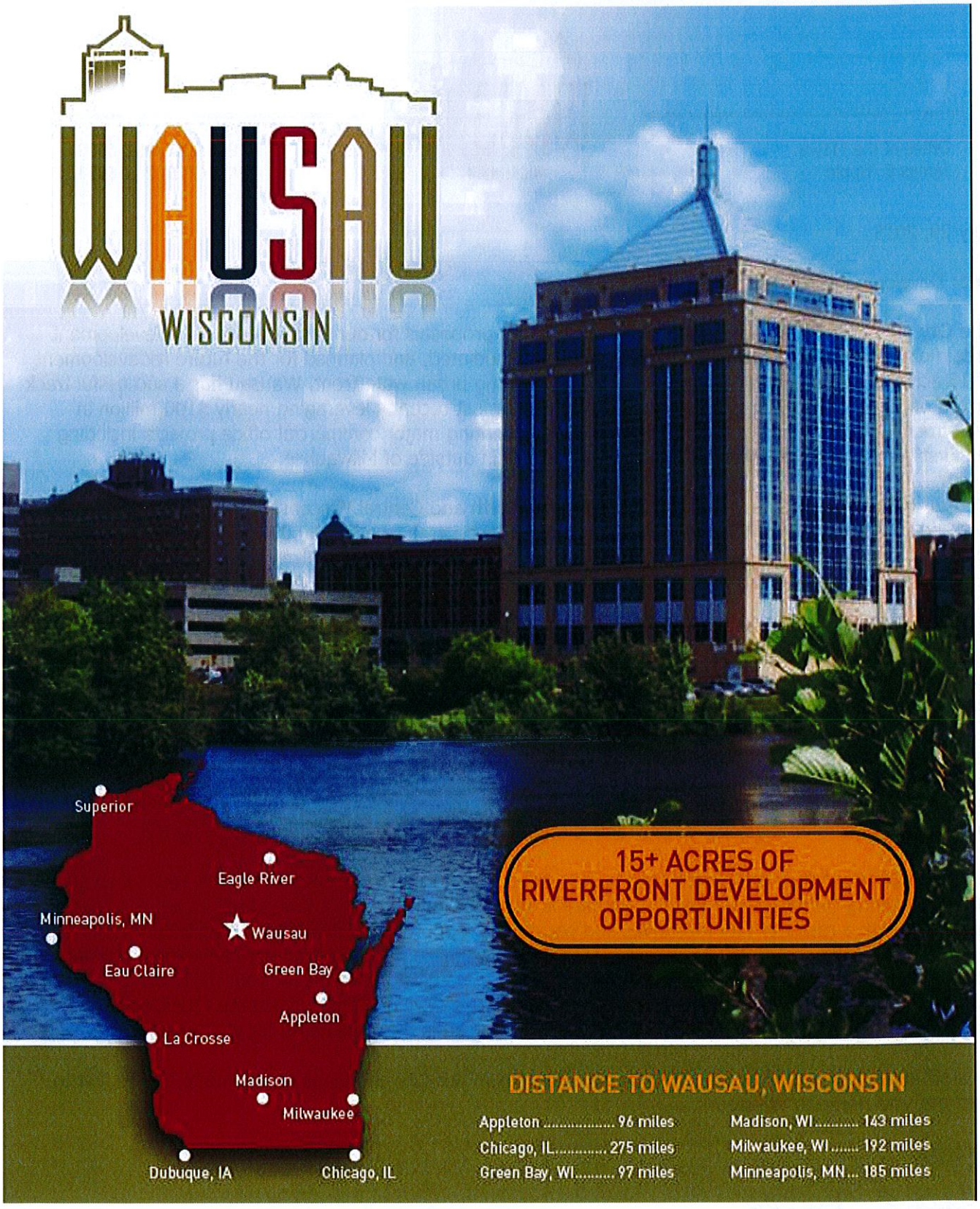
My staff is ready to assist as you envision opportunities in our City and please allow me to be the first to welcome you Home to Wausau.

Sincerely,

James E. Tipple

James E. Tipple
Mayor

407 Grant Street – Wausau, WI 54403



Request for Proposal

City of Wausau- Economic & Community Development
407 Grant Street Wausau, WI 54403-4783
(715) 261-6680

Wausau's East Riverfront

The City of Wausau is the primary city of a thriving metropolitan area of nearly 140,000 residents serving a trade area of over 330,000 as the gateway to the Northwoods of Wisconsin. Wausau has a prosperous and diversified economy, with leading companies in the insurance, building materials, manufacturing, healthcare and IT sectors. Wausau's downtown area has seen nearly $100 million worth of new investment in the past two decades and has a long track record of successful public-private partnerships for economic development.

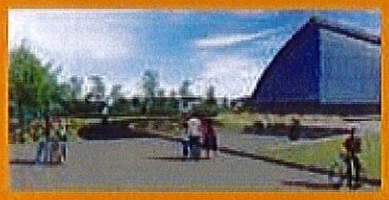
The City of Wausau seeks development partners and proposals for approximately 15 acres of prime, city-owned land along the Wisconsin River, immediately adjacent to our vibrant downtown commercial core referred to as the East Riverfront Redevelopment Area.

Over the past decade the City has assembled and remediated this key area for redevelopment. The City is currently completing infrastructure and extensive public amenities including the final link in the River's Edge Trail system, nearly 200 on-street and off-street parking spaces, and new landscaping along the riverfront park.

CITY OF WAUSAU
Our Investment and Commitment

A Active Public Green Space

Miles of new riverfront trail, championship whitewater kayaking course, largest ski slope in Wisconsin, four seasons of active recreation.

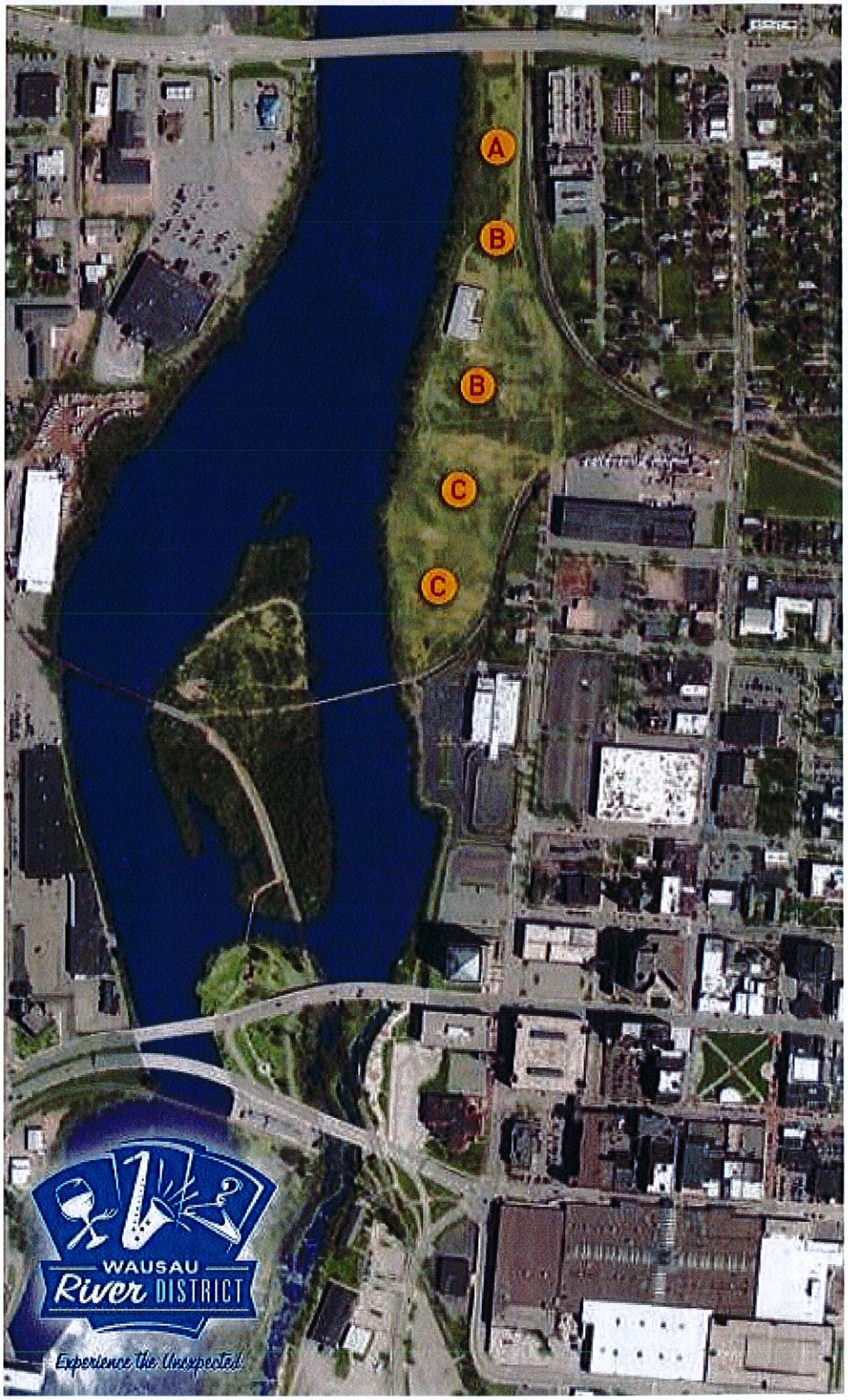


B Commercial Redevelopment

Expanding entertainment and commercial uses, growing metro population of over 135,000, and a retail trade area of over 330,000.

C Mixed-Use Redevelopment

Active waterfront, adjacent to thriving downtown of over 250 businesses, welcoming partners in investment!



Wausau's Future

Wausau has adopted a framework master plan for the entire East Riverfront Redevelopment Area. We welcome proposals for architecturally significant projects which engage citizens with the Wisconsin River, provide unique space utilization or uses, and leverage the surrounding natural landscape.

The City can entertain transferring ownership or ground-leasing portions or all of the redevelopment area depending on the nature of the proposal. The adopted framework plan contemplates this area as an addition to the successful Downtown Wausau River District area with a focus on mixed-use residential, commercial office and entertainment. Projects should:

- Create dense, urban-formatted city blocks
- Provide engaging public spaces and activated street frontages
- Be unique in architectural style and/or amenities
- Maximize private investment and provide significant taxable value
- Meet the Wausau Urban Design Guidelines

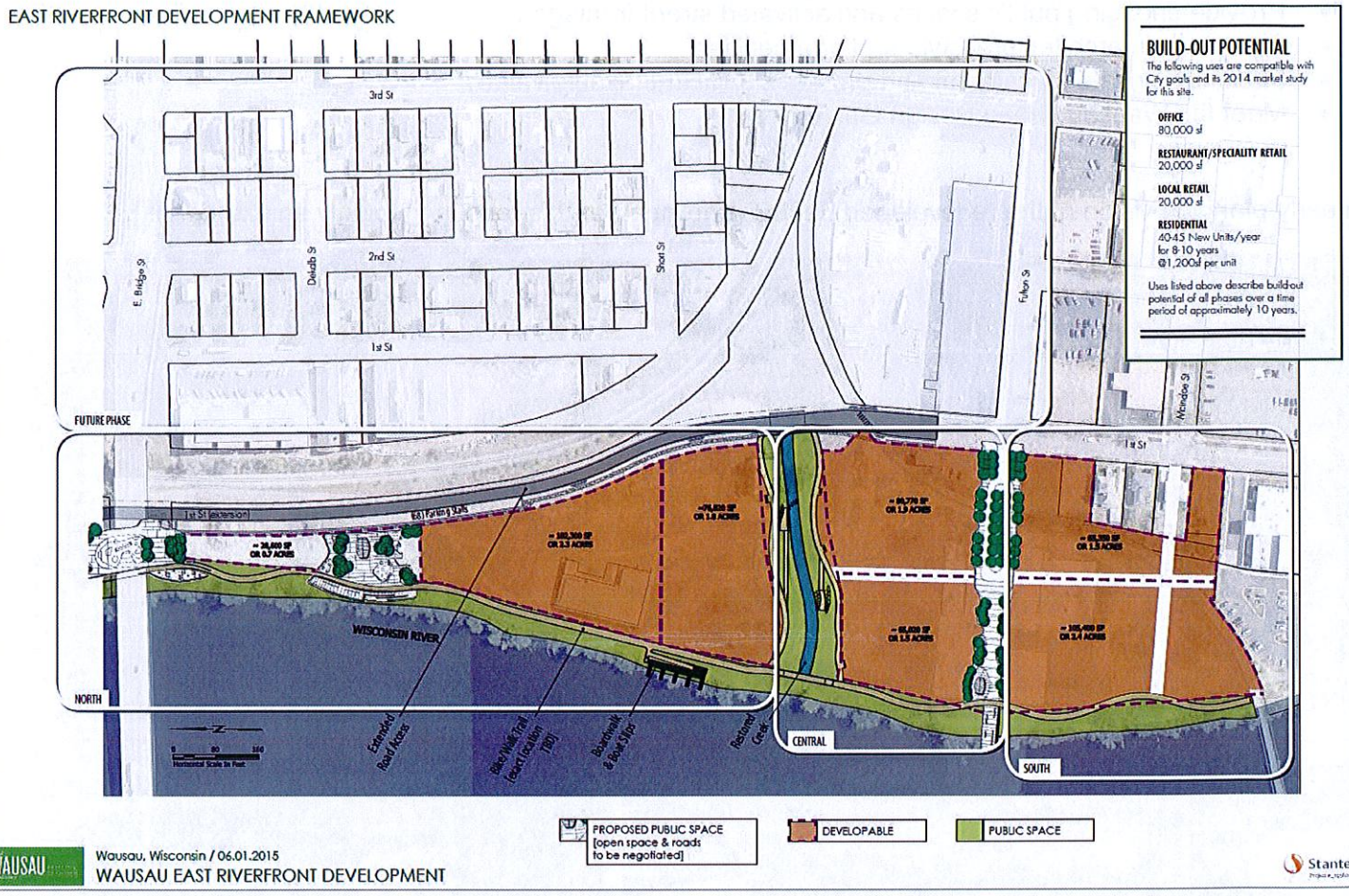
An early planning vision of the redeveloped East Riverfront area (this rendering is only an example):

Figure 25. Illustrative Concept Plan depicting a potential East Riverfront District redevelopment scenario

Redevelopment Zones and Incentives

The potential build-out map below is provided as an outline. The City welcomes proposals for all or part of the redevelopment area. The following sites can be combined and/or subdivided to accommodate various proposals and phased approaches.

The entire area is included in Tax Increment Financing District (TID) #3 and the City is ready and willing to participate aggressively with partners to leverage significant private investment, create jobs and provide diverse housing choices.



Wausau, Wisconsin / 06.01.2015
WAUSAU EAST RIVERFRONT DEVELOPMENT

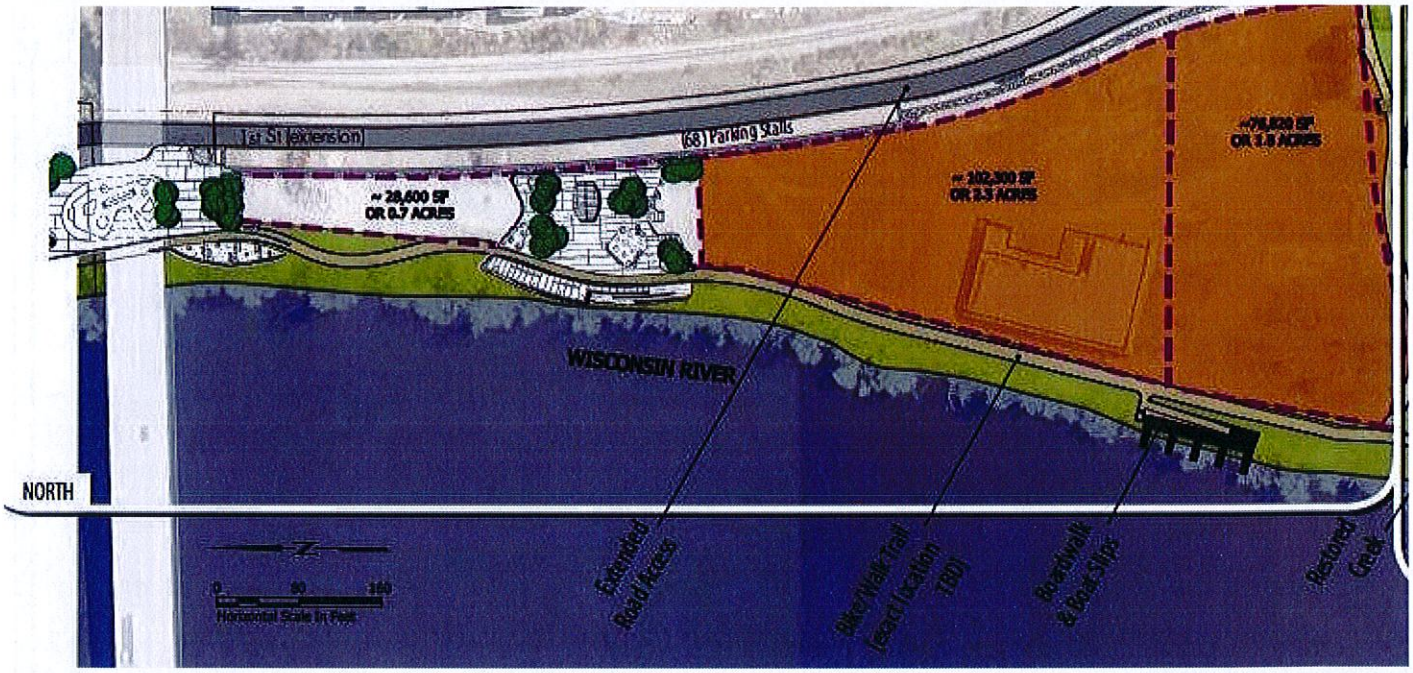
Stantec

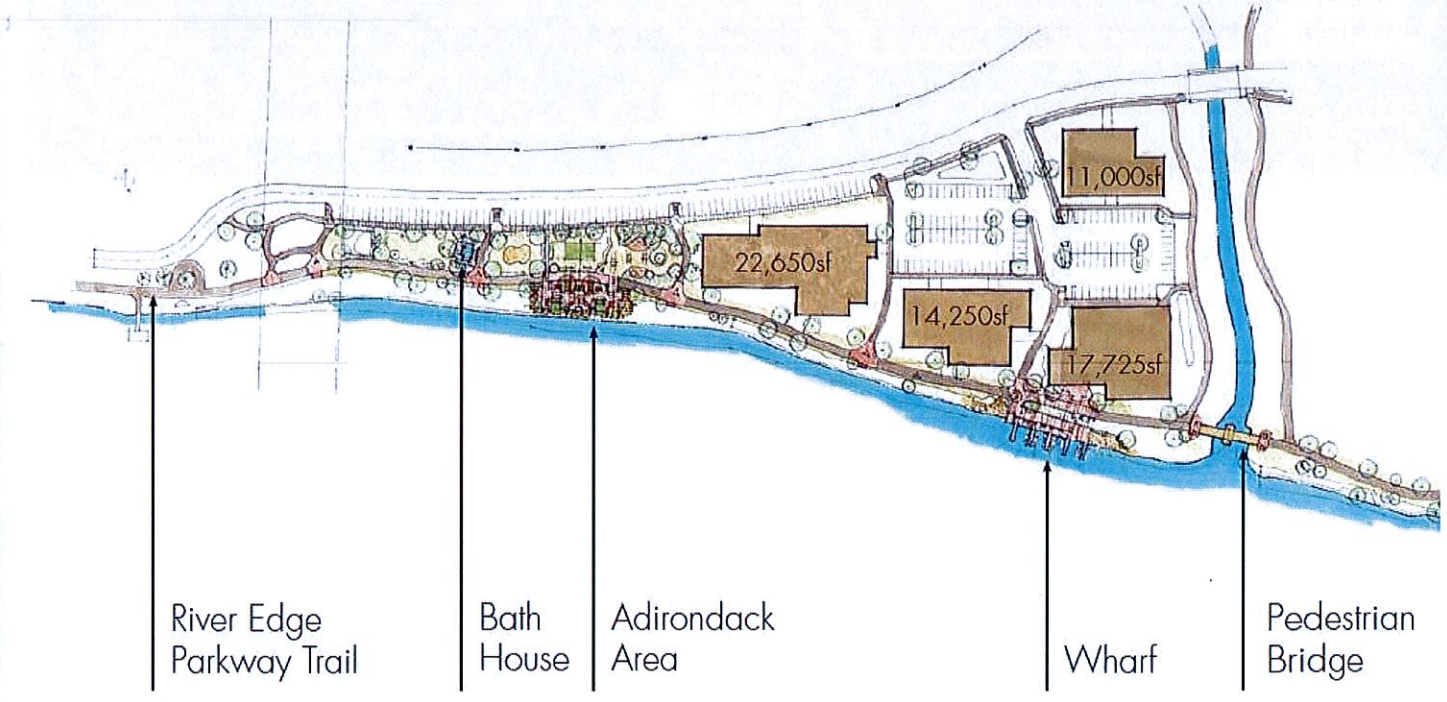
Central & South Development Zones

The Central and South Development Zones are contemplated as ideal for mixed use projects which may include office and residential uses. The Plan includes a draft extension of Fulton Street from First Street to the River, but the City welcomes alternative parcelization and phasing plans as well.

North Development Zone

The North Development Zone includes a dedicated parking area and extensive perpendicular on-street parking spaces along the City's new extension of First Street. The potential development pads are approximately 11,000-17,000 sq.ft. in footprint and can be divided or combined to accommodate a myriad of development sizes. The City is currently constructing extensive public amenities in the area including a new Adirondack style public park, a public wharf with boat docks and a kayak beach, and public plazas and trails including the extension of Wausau's extensive River's Edge Trail system.





Important Dates

In addition to the important dates below, the City of Wausau will host a **Developers' Day** with coordinated tours of the site and a Q&A session- please RSVP if you wish to attend on **Monday, August 24th, 2015** and further information will be sent to you under separate cover.

If you are unable to attend the Developers' Day, or wish to tour the sites privately, please contact our staff to arrange your visit.

Event	Date
1. RFP Released	July 29, 2015
2. Site Tour & Developers' Day	August 24, 2015
3. Proposal Due Date	**November 2, 2015**
4. Review of Proposals	November 3, 2015
5. Final Selection Discussion(s)	November 2015
6. Selection of Proposal(s) by Econ Dev Comm	December 1, 2015
7. Selection of Proposal(s) by Common Council	December 8, 2015
8. Sign Development and/or Option Agreement	December 2015

Questions and/or interested in additional information on the RFP and the City of Wausau?

Please submit them in writing by contacting:

Christian Schock, Economic Development

christian.schock@ci.wausau.wi.us

Additional documents, including Wausau's Urban Design Guidelines, East Riverfront Brownfield Redevelopment Plan, and the Phase 1, 2 and 3 reports are available by request and/or at:

www.wausaudevelopment.com

Proposal Format and Required Information

The submitted proposals are suggested to include each of the following sections:

1. Executive Summary
2. Approach
3. Project Deliverables
4. Project Management Approach
5. Level of Investment and Financial Viability
6. Successful Urban Redevelopment Project Examples
7. Development Organization's Overview
8. Scope of Work

1. **Executive Summary:** This section will present a high-level synopsis of the Developer's responses to the RFP. The Executive Summary should articulate the developer's vision for the site, provide a brief overview of the engagement, and should identify the main features and benefits of the proposed work. Developer shall also highlight how the proposed project will benefit the surrounding neighborhood and district.

2. **Approach:** The proposal should reflect each of the sections listed below: For project team responsibilities, list the approximate percentage of the project for each team member, description of the project approach, include detailed procedures and technical expertise by phase.

3. **Project Deliverables:** Include descriptions of the types of reports used to summarize and provide detailed information on predicted vulnerabilities, and the necessary countermeasures to correct as well as the recommended corrective actions as they might apply to the project.

4. **Project Management Approach:** Include biographies and relevant experience of key staff and management personnel. Describe the qualifications and relevant experience of the types of staff that would be assigned to this project. Describe the companies bonding process and coverage levels of employees.

5. **Level of Investment and Financial Viability:** Developers shall include a project construction budget. Developer shall provide the status of their organization (whether a corporation, a non-profit or charitable institution, a partnership, a limited liability corporation, a business association, joint venture, or other) indicating under which laws it is organized and operating, including a brief financial history. The developer shall provide a statement regarding any debarments, suspensions, bankruptcy and/or loan defaults.

6. **Successful Urban Development/Redevelopment project examples:** Include detailed descriptions and photos of other successful urban redevelopment projects completed by your firm.

7. **Development Organization's Overview:** Provide the following information about your company:
   Official registered name (Corporate, D.B.A., Partnership, etc.), Dun & Bradstreet Number, Primary and secondary SIC numbers, address, main telephone number, toll-free numbers, and facsimile numbers. Key contact name, title, address (if different from above address), direct telephone and fax numbers. Person authorized to contractually bind the organization for any proposal against this RFP. Brief history, including year established and number of years your development team has taken on similar projects.

8. **Scope:** Propose a project implementation timeline and performance standards for the construction work to be completed.

Costs of Proposal

Any costs incurred in the development of the Response to this Request for Proposals are borne by the Developer. The City of Wausau is not responsible for any costs incurred by the Developer in formulating a response, or any other costs incurred such as mailing expenses.

Evaluation Criteria

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

Evaluation of offers will be based upon the Developer's responsiveness to the RFP and the quality of investment and usefulness.

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

Proposal is architecturally unique, creative in its use and activates the street and public spaces.
30 Points
Proposal maximizes the use of the site and provides significant taxable value.
20 Points
Overall investment level and proof of financial viability evidenced in the proposal.
10 Points
Proposal is complete and includes relevant information for each section.
10 Points
Developer is a partnership and/or an organization with diverse resources and a successful track record.
10 Points
Developer's credentials, financials and accreditations are current and in good standing.
10 Points
Availability of high-quality personnel and project managers with the required skills to complete the project.
10 Points

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

To be selected, a developer (or team of developers) must be able to comply with the general requirements outlined in this document and with the Wisconsin Equal Opportunity and Affirmative Action Program requirements.

Proposals shall meet the following criteria:

1. Proposals shall be prepared on standard 8 1/2" X 11" letter-size paper;
2. Ten (10) copies of each proposal must be delivered to the attention of the authorized representative listed in the specific response requirements section;
3. Email digital copy of proposal to christian.schock@ci.wausau.wi.us.

The City of Wausau reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability to any potential developer,
- Award a contract on the basis of initial offers received, without discussions or requests for best and final offers, and
- Award more than one contract/right to develop.

The City of Wausau encourages developers to work cooperatively in presenting integrated or master-planned solutions. Team arrangements may be desirable to enable the companies involved to complement each other's unique capabilities, while offering the best combination of performance, cost, and delivery for the opportunity offered under this RFP. The City of Wausau will recognize the integrity and validity of team arrangements provided that:

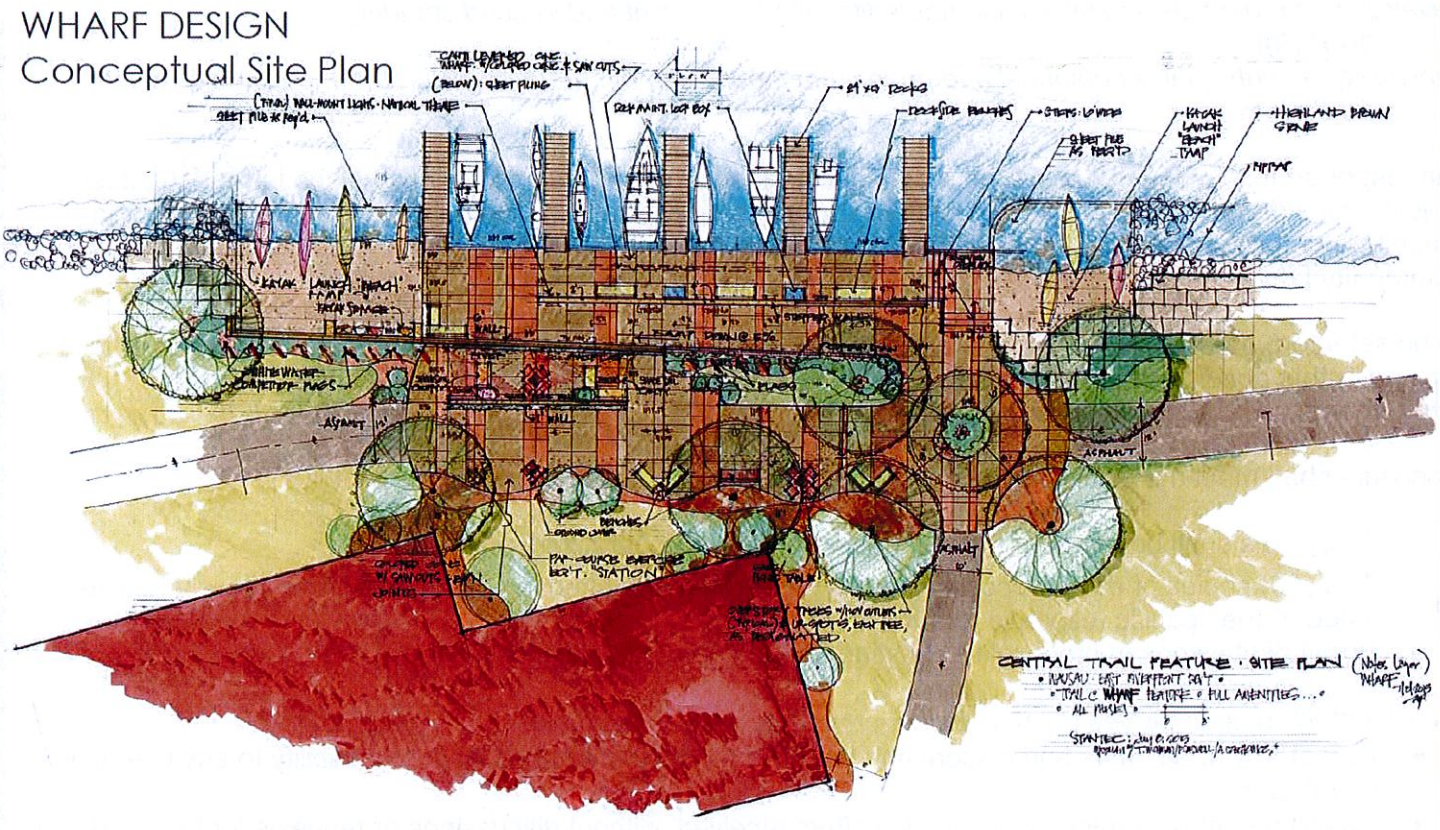
- The arrangements are identified and relationships are fully disclosed,
- A prime developer is designated that will be fully responsible for all performance standards of a potential Development Agreement.

Developer's proposal in response to this RFP will be incorporated into the final Development Agreement between the City of Wausau and the Developer and the selected vendor(s) of the Developer.

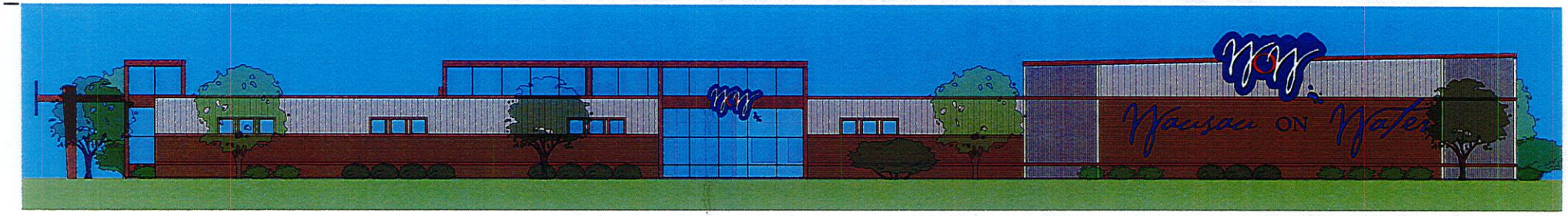
Send proposals by 4:30 p.m. on Monday, November 2nd, 2015 to the attention of:

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

A rendering of the proposed new public wharf area:



Beginning Design



Recommended Design

CONCEPT DESIGN 3

"Harmonization" w/Trail Landscape Architectural Theme & Identity

CONCEPT 3
Looking South West

WAUSAU

Wausau, Wisconsin / August 20th, 2015

WAUSAU EAST RIVERFRONT DEVELOPMENT

Stantec

Project #_193803147

CONCEPT 3
Looking North West

Wausau, Wisconsin / August 20th, 2015

WAUSAU EAST RIVERFRONT DEVELOPMENT

Stantec

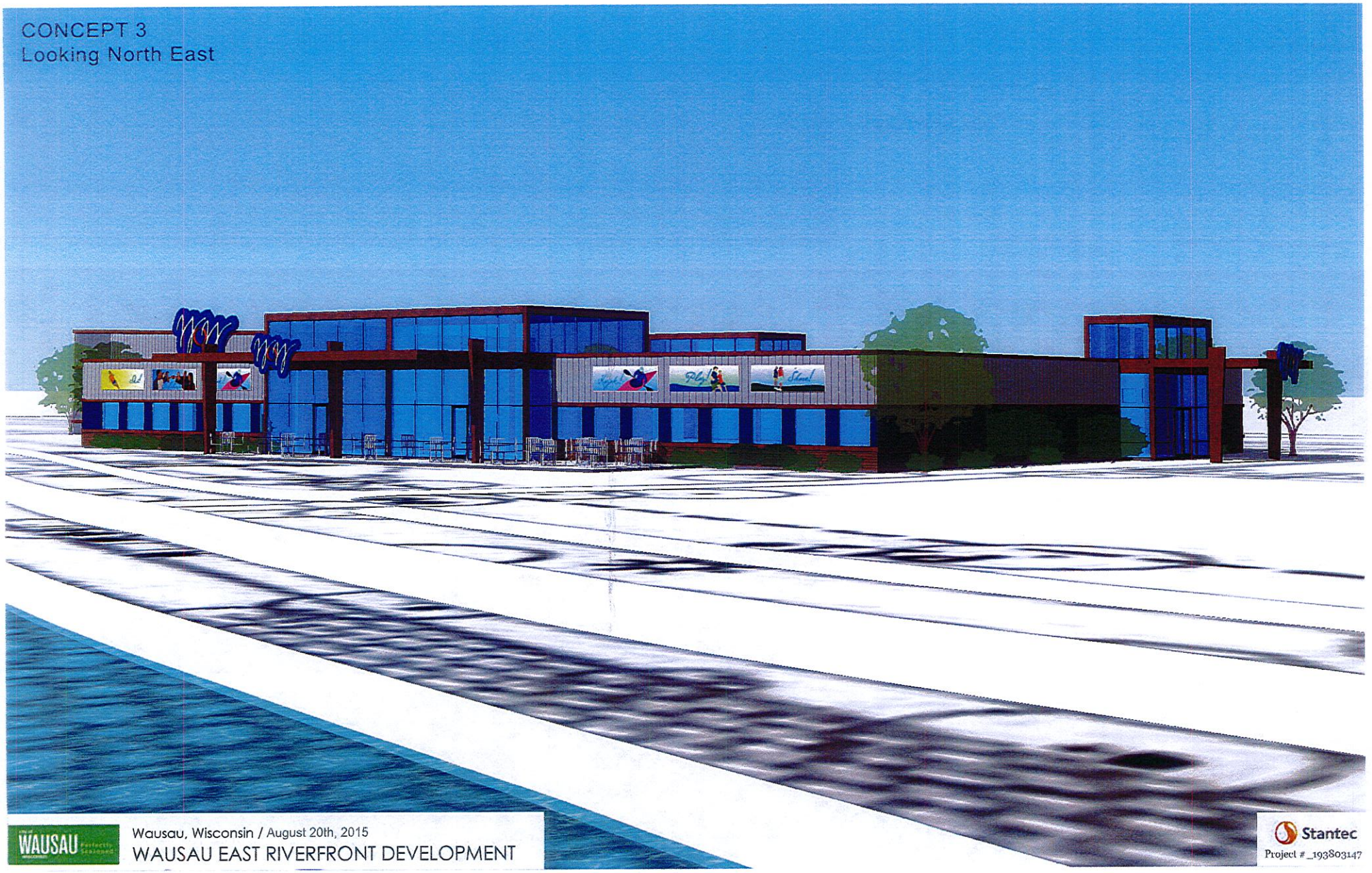
Project #_193803147

CONCEPT 3
Looking South East

Wausau, Wisconsin / August 20th, 2015
WAUSAU EAST RIVERFRONT DEVELOPMENT

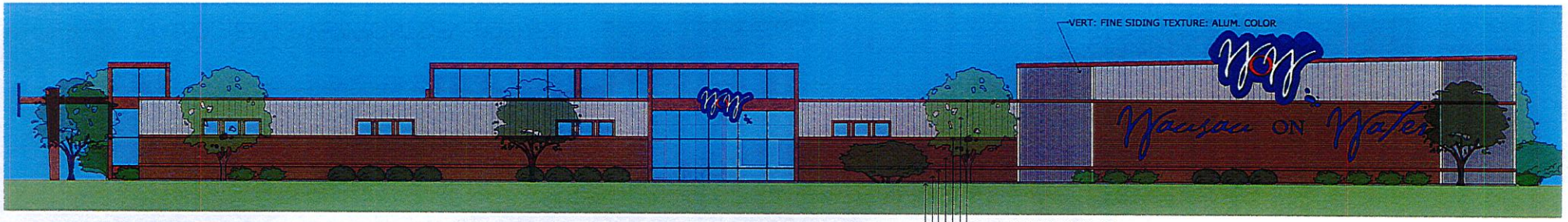
Stantec
Project #_193803147

CONCEPT 3
Looking North East



Wausau, Wisconsin / August 20th, 2015
WAUSAU EAST RIVERFRONT DEVELOPMENT

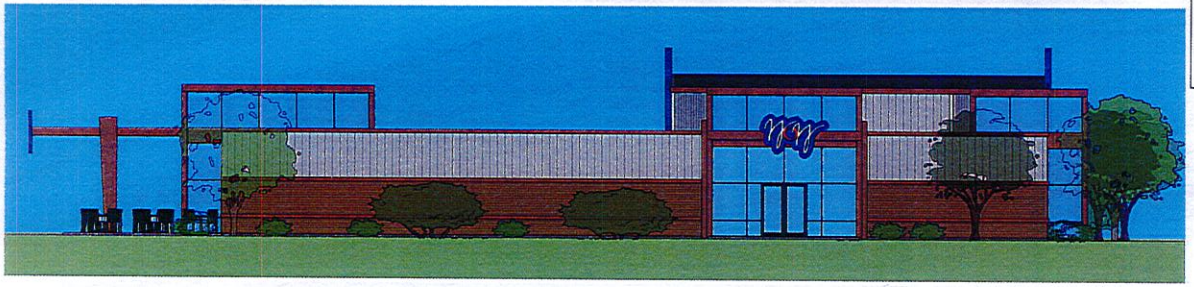
Stantec
Project #_193803147



DRIP EDGE & GUTTER
VERT. METAL
HORIZ. BAND: ALUM.
HORIZ. SIDING: MED.
HORIZ. BAND:
HORIZ. SIDING: MED. BROWN
FOUNDATION

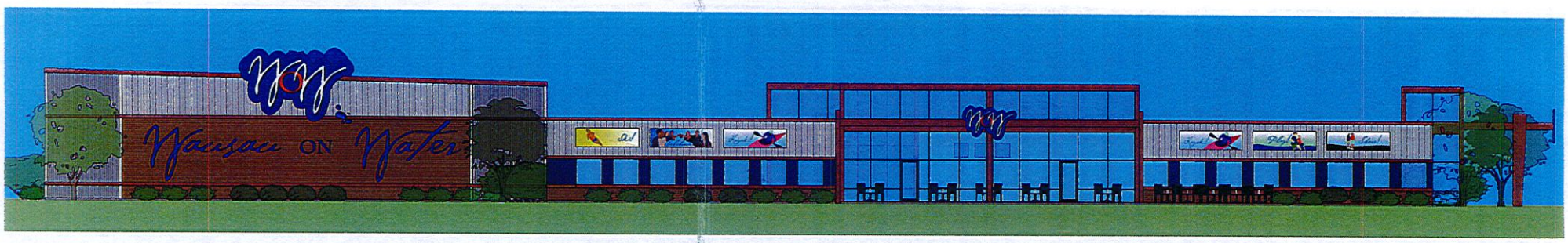
EAST ELEVATION
(VIEW FROM 1st St.)

0 8 16 24



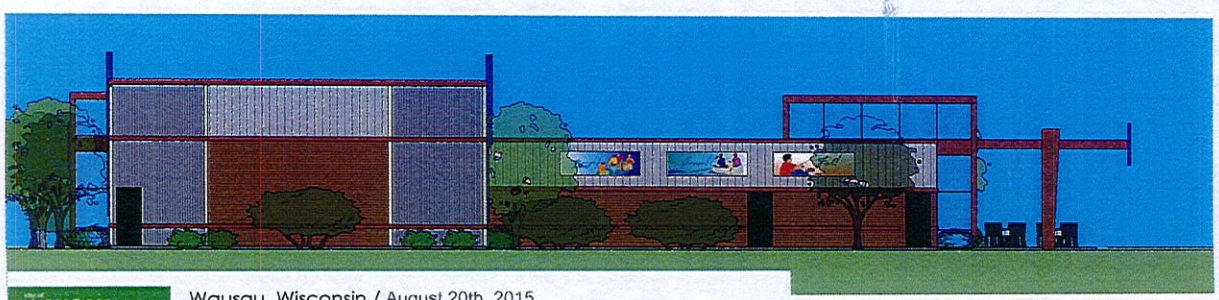
SOUTH ELEVATION

0 8 16 24



WEST ELEVATION
(VIEW FROM RIVER)

0 8 16 24



NORTH ELEVATION

0 8 16 24

CONCEPT 3
Elevations

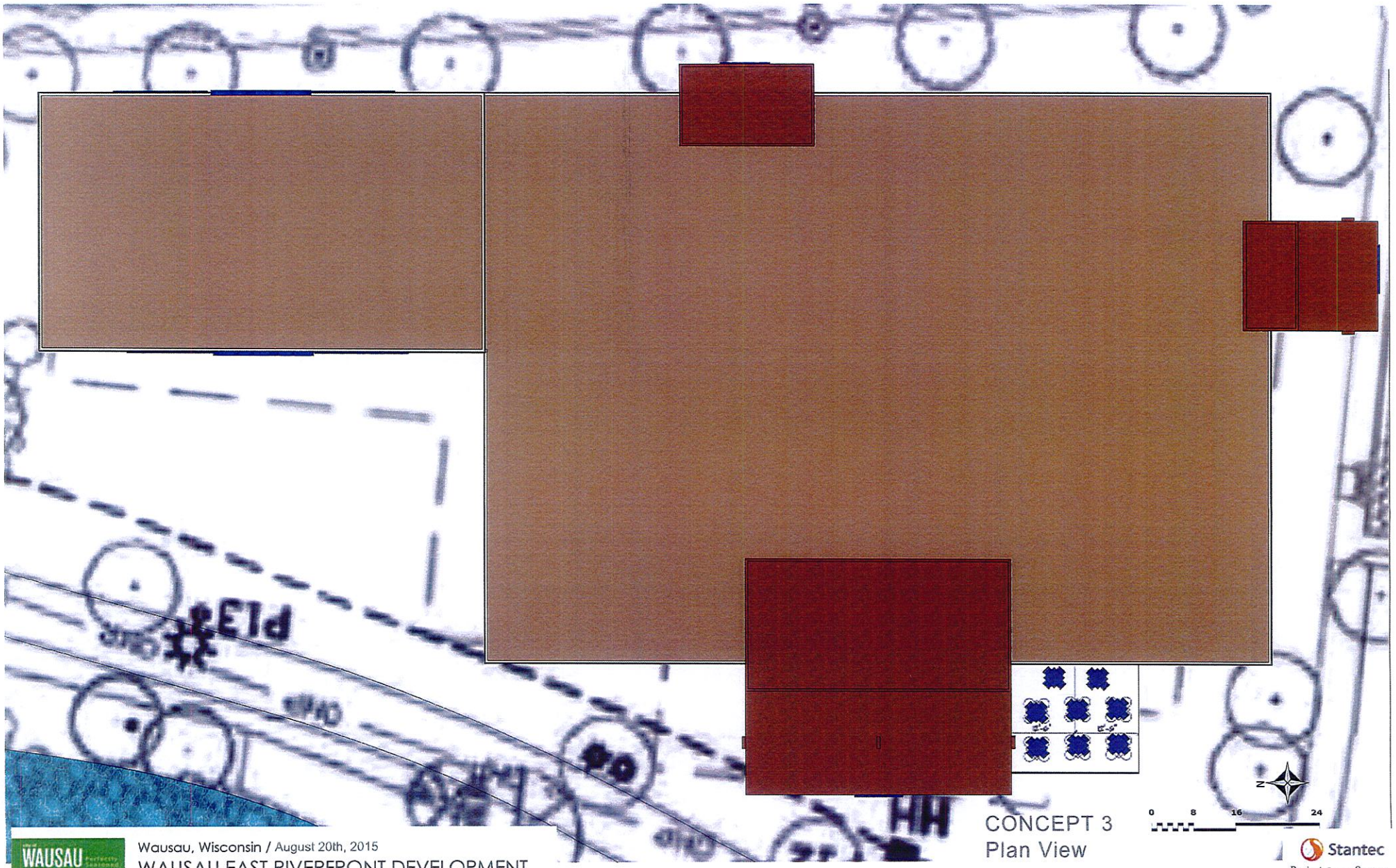
WAUSAU

Wausau, Wisconsin / August 20th, 2015

WAUSAU EAST RIVERFRONT DEVELOPMENT

Stantec

Project #_193803147



Wausau, Wisconsin / August 20th, 2015

WAUSAU EAST RIVERFRONT DEVELOPMENT

CONCEPT 3
Plan View

Stantec

Project #_193803147

Agenda Item No.
1D

STAFF REPORT TO CISM COMMITTEE - October 8, 2015

AGENDA ITEM

Action on a petition for annexation – Eau Claire River LLC, South 60th Avenue (076-2907-323-0977, Town of Stettin)

BACKGROUND

The City received a petition to annex a portion of an existing 78.5 acre parcel at the southern end of 60th Avenue. A street address has not been assigned to this parcel, which lies north of the Rib River. The annexation petition is for 32.4 acres. Please see the attached map and annexation petition.

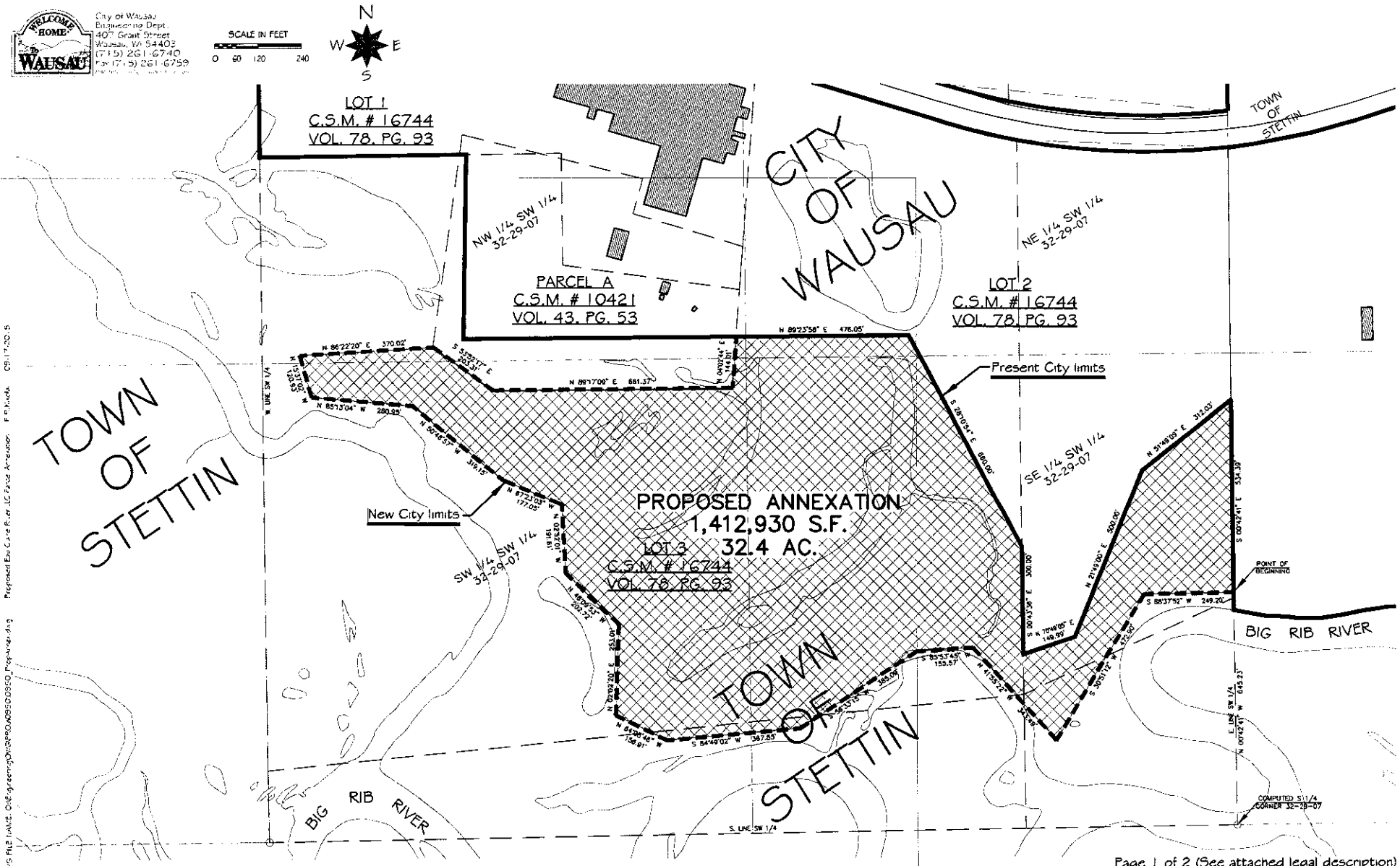
FISCAL IMPACT

The City will pay the Town of Stettin for a period of five years an amount equal to the value of the town taxes received from the annexation area at the time the annexation petition is final. Presently, the estimated fair market value of the annexation area is approximately $33,000. City tax on this annexation would be approximately $289; Town tax is approximately $109; net to City for five years will be approximately $180 per year.

STAFF RECOMMENDATION

Staff recommends approval of the annexation.

Staff contact: Brad Lenz 715-261-6753



Page 1 of 2 (See attached legal description)

Legal Description for Proposed Annexation
076-2907-323-0977
Eau Claire River, LLC

Part of Lot 3 of Certified Survey Map No. 16744 recorded in the Office of Register of Deeds for Marathon county in Volume 78 of Certified Survey Maps on Page 93, being part of the Southwest ¼ of the Southwest ¼, part of the Northwest ¼ of the Southwest ¼, part of the Southeast ¼ of the Southwest ¼, and part of the Northeast ¼ of the Southwest ¼, Section 32, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Lot 3, said corner also being the computed South ¼ Corner of Section 32; thence N 0° 42' 41" W, 645.23 feet along the East line of said Lot to the point of beginning of the parcel herein described;

Thence S 88° 37' 52" W, 249.20 feet ; thence S 30° 51' 12" W, 472.90 feet; thence N 41° 55' 22" W, 343.49 feet; thence S 85° 53' 45" W, 155.57 feet; thence S 56° 33' 15" W 385.09 feet; thence S 84° 49' 02" W, 367.85 feet; thence N 64° 08' 46" W, 156.91 feet; thence N 02° 02' 20" E, 253.01 feet; thence N 46° 09' 53" W 202.72 feet; thence N 02° 52' 01" W, 191.61 feet; thence N 67° 23' 03" W, 177.05 feet; thence N 50° 48' 57" W, 319.15 feet; thence N 85° 13' 04" W, 280.95 feet; thence N 15° 37' 02" W, 120.93 feet; thence N 86° 22' 20" E, 370.02 feet to the Southwest corner of Parcel A of CSM 10421 recorded in the Office of Register of Deeds for Marathon county in Volume 43 of Certified Survey Maps on Page 53; thence S 53° 52' 17" E, 203.31 feet along the South line of said Parcel A; thence N 89° 17' 09" E, 661.37 feet along said South line to the Southeast corner of said Parcel A; thence N 04° 02' 44" E, 144.01 feet along the east line of said Parcel A to the Northerly line of said Lot 3 and the existing Municipal Boundary of the City of Wausau; thence N 89° 23' 58" E, 476.05 feet along said Northerly line and said existing Municipal Boundary; thence S 28° 10' 54" E, 660.00 feet along said Northerly line and said existing Municipal Boundary; thence S 00° 43' 36" E, 300.00 feet along said Northerly line and said existing Municipal Boundary; thence N 70° 49' 05" E, 149.99 feet along said Northerly line and said existing Municipal Boundary; thence N 21° 49' 00" E, 500.00 feet along said Northerly line and said existing Municipal Boundary; thence N 51° 49' 09" E, 312.03 feet along said Northerly line and said existing Municipal Boundary to the Northeast corner of said Lot 3; thence S 0° 42' 41" E, 534.39 feet along the East line of said Lot 3 to the point of beginning of the parcel herein described.

Agenda Item No.
3

STAFF REPORT TO CISM COMMITTEE - October 8, 2015

AGENDA ITEM
Discussion and possible action on right-of-way plat for the Thomas Street Project
BACKGROUND
The cross-section design for the Thomas Street reconstruction project was approved by CISM on August 20, 2015 and by Council on September 22, 2015. AECOM has prepared the right-of-way plat, based on the approved cross section design, for the proposed Thomas St. reconstruction project. The plat will be used for acquiring necessary right-of-way. The real estate consultant, MSA Professional Services, will utilize this map to begin the process of necessary acquisitions.
FISCAL IMPACT
The completion of this right-of-way plat is included in AECOM's contract.
STAFF RECOMMENDATION
Staff recommends approval of the right-of-way plat so it may be brought before council on October 27, 2015 along with the MSA Real Estate Contract.
Staff contact: Eric Lindman 715-261-6745

CONVENTIONAL SIGNS AND ABBREVIATIONS

STATE LINE
COUNTY LINE
TOWNSHIP AND RANGE LINES
SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W LINE
PROPERTY LINE
CORPORATE LIMITS
LOT, TIE AND OTHER MINOR LINES
SLOPE INTERCEPTS
UNDERGROUND FACILITY (Communications, Electric, Etc.)
FENCE
FEE INTEREST
TEMPORARY INTEREST
EASEMENT (Highway, Permanent Limited or Restricted Development)
BEAM GUARD
TRANSMISSION STRUCTURES (Line Optional)
RAIL LINE (SMALL SCALE) (LARGE SCALE)

SECTION CORNER
NOTATION FOR COMBUSTABLE FLUIDS
NOTATION FOR HIGH VOLTAGE TRANSMISSION LINES
BRIDGE
STREAM OR RIVER
LAKE
CULVERT (Box, Pipe Or Cattle Pass)
SIGN

FOUNDATION OR RUIN
BUILDING
CEMETERY
R/W MONUMENT
NON-MONUMENTED R/W POINT
IRON PIN
VALVE
WINDMILL
MANHOLE, SEPTIC VENT, WELL, ETC.
GAS PUMPS
BUSHES
TREES (Deciduous) (Coniferous)
WOODS
ENCROACHING SIGN

	COMPENSABLE	NON-COMPENSABLE
ELECTRIC POLE		
TELEPHONE POLE		
PEDESTAL (Label Type - Communications, Electric)		

ACCESS RESTRICTED (By Acquisition)
ACCESS RESTRICTED (By Previous Acquisition/Control)
NO ACCESS (By Statutory Authority)

P.I. or PI	Point of Intersection
°.	Deflection Angle
D.	Degree of Curve
T.	Tangent Length
L.	Length
R.	Radius
CATV	Cable Television Line
FO	Fiber Optic Cable
G	Gas Line
GUY	Guy Wire
GV	Gas Valve
SAN	Sanitary Sewer Line
SEPV.	Septic Vent
T	Telephone Line
W	Water Line
ANT.	Antenna
B	Barn or Building
G	Garage
H	House
S	Shed
C.T.H.	County Trunk Highway
CORP	Corporation
LLC	Limited Liability Corporation
RR.	Railroad
S.T.H.	State Trunk Highway
ST.	Street
IP	Iron Pipe or Iron Pin
C.S.M.	Certified Survey Map
COR.	Corner
L.C.	Long Chord
L.C.B.	Long Chord Bearing
MI.	Miles
MISC	Miscellaneous
N/A	Not Available or Applicable
P.L.	Property Line
P.L.E.	Permanent Limited Easement
P.O.B.	Point of Beginning
PC	Point of Curvature
PG.	Page
PROP	Property Corner
PT	Point of Tangency
R/W	Right of Way
RD.	Road
REM.	Remnant
S.F.	Square Feet
SEC.	Section
STA.	Station
T.L.E. or TLE	Temporary Limited Easement
VOL.	Volume

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 FOR GROUND DISTANCES.

RIGHT OF WAY MONUMENTS ARE TYPE 2 MONUMENTS (TYPICALLY 3/4 " X 24" REBAR) AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

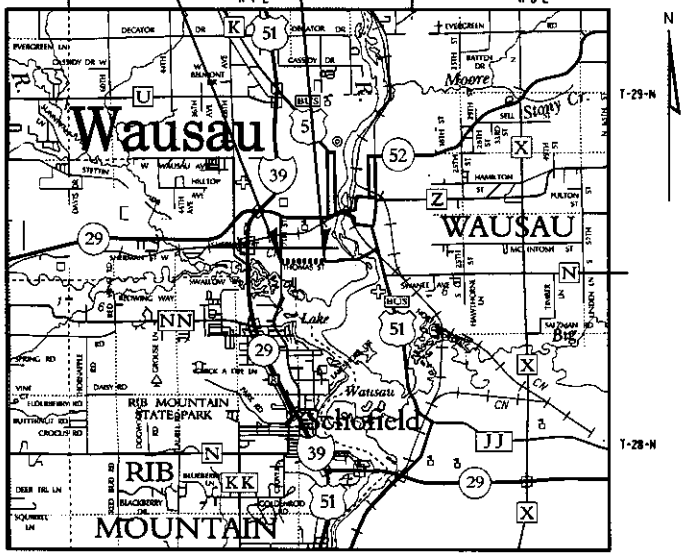
RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER SURVEYS OF PUBLIC RECORD.

FOR CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. EXCLUDING RIGHTOF 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.

BEGIN RELOCATION ORDER
STA. 13+96.36
1381.70' NORTH AND 900.69' WEST OF THE SOUTHWEST CORNER OF SECTION 35, T29N, R7E.

END RELOCATION ORDER
STA. 49+15.00
1514.64' NORTH AND 17.32' WEST OF THE SOUTH QUARTER CORNER OF SECTION 35, T29N, R7E.



LAYOUT
SCALE 0 ____ MI.

TOTAL NET LENGTH OF CENTERLINE = 0.666 MI.

R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
FEDERAL PROJECT NUMBER	4.01	9

PLAT OF RIGHT-OF-WAY REQUIRED FOR
THOMAS STREET
17TH AVENUE - WISCONSIN RIVER
THOMAS STREET — CITY OF WAUSAU
CONSTRUCTION PROJECT NUMBER

ORIGINAL PLAT PREPARED BY
AECOM

WISCONSIN
LANCE J. HABECK
S-1444
PLOVER, WI
LAND SURVEYOR

Lance J. Habeck
DATE: 9/28/15

REVISION DATE

CITY OF WAUSAU
APPROVED FOR THE CITY OF WAUSAU
DATE: _____ JAMES E. TIPPLE, MAYOR

E

FILE NAME : L:\Work\Projects\99979\grd\040101_rw.dgn
PLOT DATE : 9/28/2015
PLOT BY : $$...plotuser...$$ PLOT NAME :
PLOT SCALE : 1:10560
WISDOT/CADDS SHEET 50

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSED ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

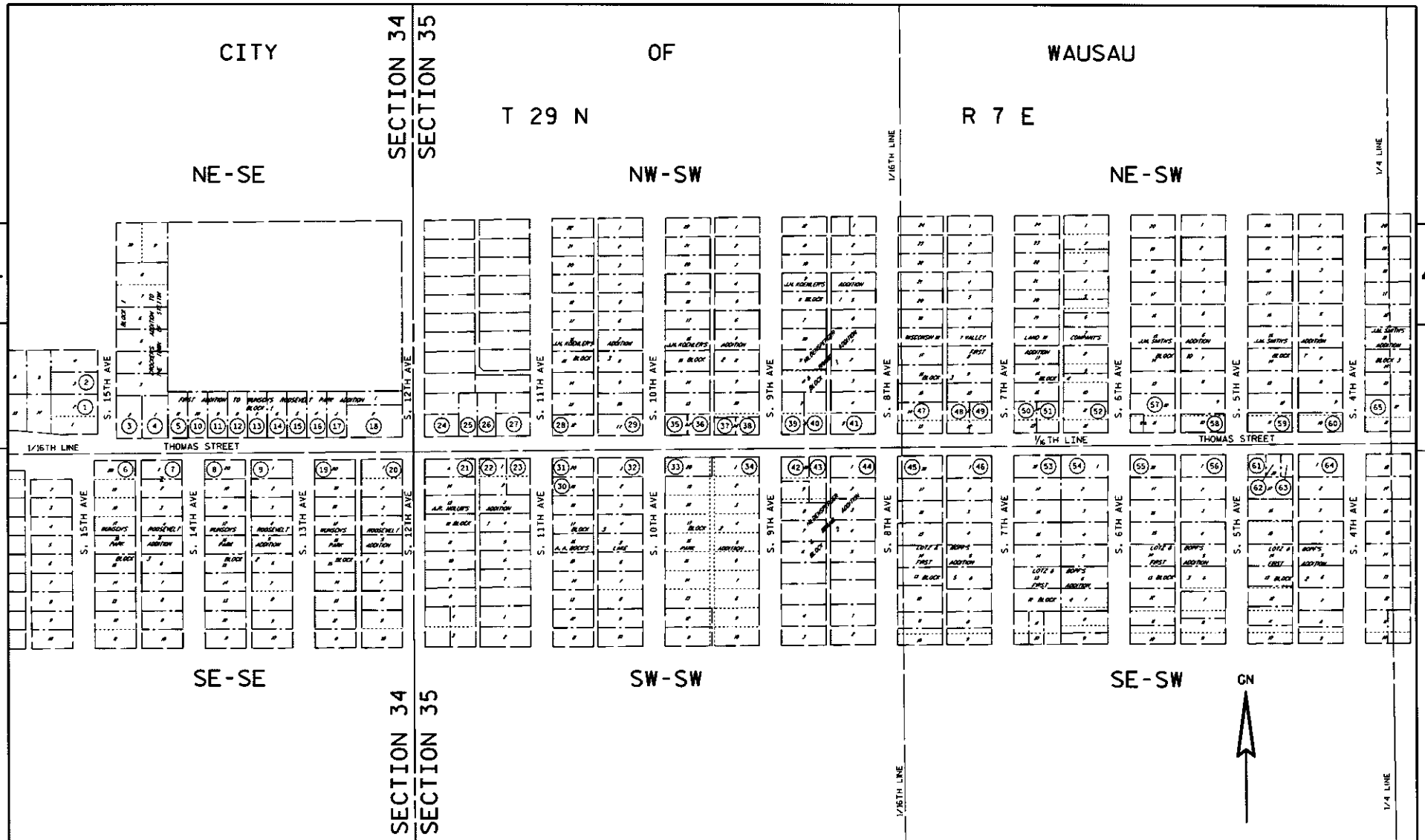
PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W SQ. FT. REQUIRED NEW	EXISTING	TOTAL	T.L.E. SQ.FT.
1	4.04	JESSE TOWLE TRUSTEE OF THE MILTON A. TOWLE REVOCABLE TRUST	FEE	3343	-----	3343	-----
2	4.04	MICHAEL L. HANKE	TLE	-----	-----	-----	103
3	4.04	BEE MOUA & MOR VUE	FEE & TLE	100	-----	100	693
4	4.04	DENISE L. EMMERICH	FEE & TLE	2	-----	2	693
5	4.04	STEVEN XIA CHANG & XAI K. CHANG	TLE	-----	-----	-----	538
6	4.04	WEBKO REAL ESTATE, LLC	FEE & TLE	2055	-----	2055	2203
7	4.04	WEBKO REAL ESTATE, LLC	FEE & TLE	1797	-----	1797	1651
8	4.04	CITY OF WAUSAU	FEE & TLE	1763	-----	1763	550
9	4.04	PAUL LAWRENCE	FEE & TLE	1770	-----	1770	550
10	4.04	DAVID L. LINKE & HOPE A. LINKE	TLE	-----	-----	-----	529
11	4.04	CONNIE M. NIENOW	TLE	-----	-----	-----	537
12	4.04	LOUIS P. KRAUS & PATRICIA J. KRAUS	TLE	-----	-----	-----	533
13	4.04	DALE J. WEINKE	TLE	-----	-----	-----	532
14	4.04	ERVIN H. BIRR & JOANN J. BIRR	TLE	-----	-----	-----	532
15	4.04 & 4.05	HELKE LLC	TLE	-----	-----	-----	532
16	4.05	ROSEWITHA PAHL	TLE	-----	-----	-----	534
17	4.05	DIANE STENCIL	TLE	-----	-----	-----	534
18	4.05	CLAUDE N. PASZEK & JUDY M. PASZEK	FEE & TLE	155	-----	155	1526
19	4.05	NICHOLAS A. WEINKE	FEE & TLE	1784	-----	1784	550
20	4.05	JAMES H. TREU & MARY J. TREU REVOCABLE TRUST	FEE & TLE	1646	-----	1646	1103
21	4.05	JAN W. MUETZEL & SUSAN M. MUETZEL	FEE & TLE	1387	-----	1387	678
22	4.05	ROGER J. AHO	FEE & TLE	826	-----	826	371
23	4.05	CITY OF WAUSAU	FEE & TLE	2370	-----	2370	536
24	4.05	CHRISTOPHER BARGENDER & JESSICA BARGENDER	FEE & TLE	436	-----	436	484
25	4.05	CHARLENE J. CHRISTIAN	FEE & TLE	322	-----	322	250
26	4.05	GARY HABLE	FEE & TLE	381	-----	381	250
27	4.05	LINDA L. KROENING	FEE & TLE	968	-----	968	482
28	4.06	JOYCE A. KREAGER, TRUSTEE OF THE JOYCE A. KREAGER REVOCABLE TRUST	FEE & TLE	1582	-----	1582	1843
29	4.06	WILFRID J. GUILLAUME, TRUSTEE OF THE WILFRID J. GUILLAUME TRUST	FEE & TLE	1934	-----	1934	725
30	4.06	CLINTON GIBSON & GENA M. GIBSON	FEE & TLE	192	-----	192	194
31	4.06	CITY OF WAUSAU	FEE & TLE	1732	-----	1732	575
32	4.06	CLIFFORD J. MEISER	FEE & TLE	3	-----	3	627
33	4.06	JESSE F. KUFAHL	TLE	-----	-----	-----	655
34	4.06	HOLY NAME OF JESUS PARISH	TLE	-----	-----	-----	655
35	4.06	CITY OF WAUSAU	FEE & TLE	985	-----	985	351
36	4.06	THAD THOMAS	FEE & TLE	984	-----	984	301
37	4.06	KEVIN L. BROWN	FEE & TLE	936	-----	936	287
38	4.06	REUBEN E. DEHNEL OR EVELYN G. DEHNEL, TRUSTEES, DEHNEL REVOCABLE TRUST DATED FEBRUARY 15, 2001	FEE & TLE	1026	-----	1026	340
39	4.07	CITY OF WAUSAU	FEE & TLE	971	-----	971	324
40	4.07	DEVELOPMENT FIRST, LLC	FEE & TLE	970	-----	970	300
41	4.07	MATT KOEHLER	FEE & TLE	1935	-----	1935	586
42	4.07	ABC RENTALS, LLC	TLE	-----	-----	-----	450
43	4.07	JAMES M. ANDERES	TLE	-----	-----	-----	225
44	4.07	JAMES G. ASCHER & AUDREY M. ASCHER	TLE	-----	-----	-----	625
45	4.07	SCOTT L. KOY	TLE	-----	-----	-----	1200
46	4.07	CHAI PA XIONG & MAY YANG VANG	TLE	-----	-----	-----	774
47	4.07	CITY OF WAUSAU	FEE & TLE	1942	-----	1942	625
48	4.07	GERALD L. PATNODE & JANET C. PATNODE REVOCABLE TRUST	FEE & TLE	969	-----	969	300
49	4.07	MERLIN C. KRUEGER & PATSY J. KRUEGER	FEE & TLE	969	-----	969	350
50	4.08	COMPLETE PROPERTIES LLC	FEE & TLE	972	-----	972	350
51	4.08	ROBERT R. BREDECK	FEE & TLE	972	-----	972	300
52	4.08	ROBERT R. BREDECK	FEE & TLE	1948	-----	1948	625
53	4.08	HELKE LLC	TLE	-----	-----	-----	680
54	4.08	JOY & KEVIN'S PROPERTIES, LLC	TLE	-----	-----	-----	655
55	4.08	JAMES P. LITZENBERGER & KENNETH C. SCHAUER	TLE	-----	-----	-----	625
56	4.08	EZ & KZ ENTERPRISES, LLC	TLE	-----	-----	-----	650
57	4.08	HUNG V. NGUYEN	FEE & TLE	1953	-----	1953	645
58	4.08	TODD UTECHT & JANET UTECHT	FEE & TLE	1971	-----	1971	595
59	4.09	SCHULRUD FAMILY LEGACY TRUST	FEE & TLE	1988	-----	1988	649
60	4.09	CHRISTOPHER M. PETTERSON & LAURA L. PETTERSON	FEE & TLE	1953	-----	1953	597
61	4.09	BRIAN SMIDELL	TLE	-----	-----	-----	275
62	4.09	DAVID J. NEWMAN	TLE	-----	-----	-----	199
63	4.09	JEREMY R. LUISIER	TLE	-----	-----	-----	161
64	4.09	UNDERWOOD CHAPEL, LLC	TLE	-----	-----	-----	625
65	4.09	BHAGAVATI, LLC	TLE	-----	-----	-----	381

4

4

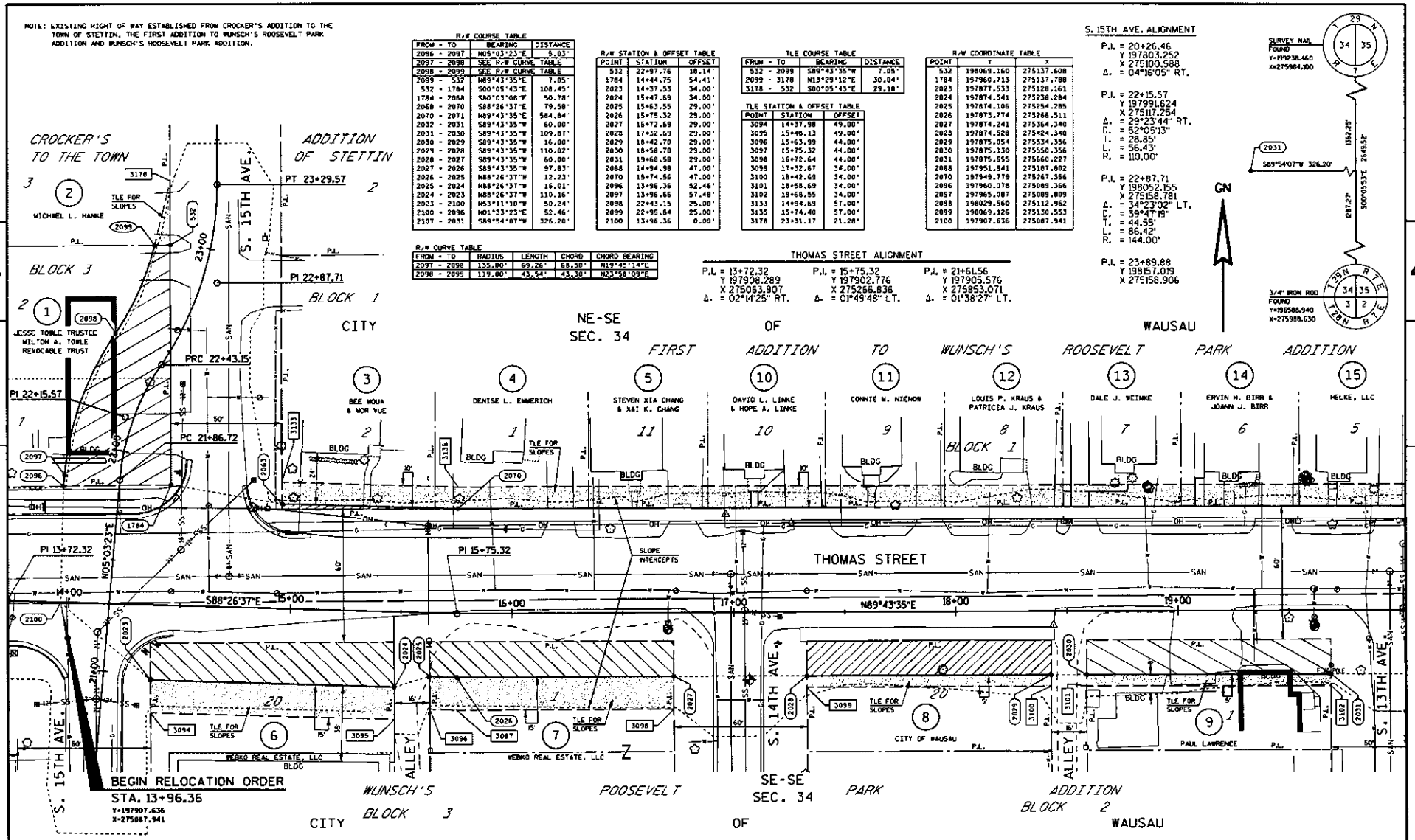
REVISION DATE	DATE		HWY: THOMAS STREET	COUNTY R/W PROJECT NUMBER	PLAT SHEET 4.02	
			COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	E

FILE NAME : L:\Work\Projects\99979\grd\040102_rw.dgn PLOT DATE : 9/28/2015 PLOT BY : ##...plotuser...## PLOT NAME : PLOT SCALE : 1:200



REVISION DATE	DATE	NOT TO SCALE	HWY: THOMAS STREET	COUNTY R/W PROJECT NUMBER	PLAT SHEET 4.03	
			COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	E

FILE NAME : L:\Work\Projects\99979\grd\040103_rw.dgn PLOT DATE : 9/28/2015 PLOT BY : ##...plotuser...## PLOT NAME : PLOT SCALE : 1:240 WISDOT/CADDS SHEET TO


NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM CROCKER'S ADDITION TO THE TOWN OF STETTIN, THE FIRST ADDITION TO WUNSCH'S ROOSEVELT PARK ADDITION AND WUNSCH'S ROOSEVELT PARK ADDITION.
R/W COURSE TABLE
FROM - TO | BEARING | DISTANCE
2096 - 2097 | N05°03'23"E | 5.03'
2097 - 2098 | SEE R/W CURVE TABLE
2098 - 2099 | SEE R/W CURVE TABLE
2099 - 532 | N89°43'35"E | 7.05'
532 - 1784 | S00°05'43"E | 108.45'
1784 - 2068 | S80°03'08"E | 50.78'
2068 - 2070 | S88°26'37"E | 79.58'
2070 - 2071 | N89°43'35"E | 584.84'
2032 - 2031 | S89°43'35"W | 60.00'
2031 - 2030 | S89°43'35"W | 109.81'
2030 - 2029 | S89°43'35"W | 16.00'
2029 - 2028 | S89°43'35"W | 110.02'
2028 - 2027 | S89°43'35"W | 60.00'
2027 - 2026 | S89°43'35"W | 97.83'
2026 - 2025 | N88°26'37"W | 12.23'
2025 - 2024 | N88°26'37"W | 16.01'
2024 - 2023 | N88°26'37"W | 110.16'
2023 - 2100 | N53°11'10"W | 50.24'
2100 - 2096 | N01°33'23"E | 52.46'
2107 - 2031 | S89°54'07"W | 326.20'
R/W CURVE TABLE
FROM - TO | RADIUS | LENGTH | CHORD | CHORD BEARING
2097 - 2098 | 135.00' | 69.26' | 68.50' | N19°45'14"E
2098 - 2099 | 119.00' | 45.54' | 45.30' | N23°58'09"E
R/W STATION & OFFSET TABLE
POINT | STATION | OFFSET
532 | 22+97.76 | 18.14'
1784 | 14+44.75 | 54.41'
2023 | 14+37.53 | 34.00'
2024 | 15+47.59 | 34.00'
2025 | 15+63.55 | 29.00'
2026 | 15+75.32 | 29.00'
2027 | 16+72.69 | 29.00'
2028 | 17+32.69 | 29.00'
2029 | 18+42.70 | 29.00'
2030 | 18+58.70 | 29.00'
2031 | 19+68.58 | 29.00'
2068 | 14+94.98 | 47.00'
2070 | 15+74.56 | 47.00'
2096 | 13+96.36 | 52.46'
2097 | 13+96.66 | 57.48'
2098 | 22+43.15 | 25.00'
2099 | 22+95.84 | 25.00'
2100 | 13+96.36 | 0.00'
TLE COURSE TABLE
FROM - TO | BEARING | DISTANCE
532 - 2099 | S89°43'35"W | 7.05'
2099 - 3178 | N13°29'12"E | 30.04'
3178 - 532 | S80°05'43"E | 29.18'
TLE STATION & OFFSET TABLE
POINT | STATION | OFFSET
3094 | 14+37.98 | 49.00'
3095 | 15+48.13 | 49.00'
3096 | 15+63.99 | 44.00'
3097 | 15+75.32 | 44.00'
3098 | 16+72.64 | 44.00'
3099 | 17+32.67 | 34.00'
3100 | 18+42.69 | 34.00'
3101 | 18+58.69 | 34.00'
3102 | 19+68.55 | 34.00'
3133 | 14+54.69 | 57.00'
3135 | 15+74.40 | 57.00'
3178 | 23+31.17 | 21.28'
R/W COORDINATE TABLE
POINT | Y | X
532 | 198069.160 | 275137.608
1784 | 197960.713 | 275137.788
2023 | 197877.533 | 275128.161
2024 | 197874.541 | 275238.284
2025 | 197874.106 | 275254.285
2026 | 197873.774 | 275266.511
2027 | 197874.241 | 275364.340
2028 | 197874.528 | 275424.340
2029 | 197875.054 | 275534.356
2030 | 197875.130 | 275550.356
2031 | 197875.655 | 275660.227
2068 | 197951.941 | 275187.802
2070 | 197949.779 | 275267.356
2096 | 197960.078 | 275089.366
2097 | 197965.087 | 275089.809
2098 | 198029.560 | 275112.962
2099 | 198069.126 | 275130.553
2100 | 197907.636 | 275087.941
S. 15TH AVE. ALIGNMENT
P.I. = 20+26.46
Y 197803.252
X 275100.588
Δ. = 04°16'05" RT.
P.I. = 22+15.57
Y 197991.624
X 275117.254
Δ. = 29°23'44" RT.
D. = 52°05'13"
T. = 28.85'
L. = 56.43'
R. = 110.00'
P.I. = 22+87.71
Y 198052.155
X 275158.781
Δ. = 34°23'02" LT.
D. = 39°47'19"
T. = 44.55'
L. = 86.42'
R. = 144.00'
P.I. = 23+89.88
Y 198157.019
X 275158.906
THOMAS STREET ALIGNMENT
P.I. = 13+72.32
Y 197908.289
X 275063.907
Δ. = 02°14'25" RT.
P.I. = 15+75.32
Y 197902.776
X 275266.836
Δ. = 01°49'48" LT.
P.I. = 21+61.56
Y 197905.576
X 275853.071
Δ. = 01°38'27" LT.
SURVEY NAIL FOUND Y=199238.460 X=275984.100
2031
S89°54'07"W 326.20'
1322.25'
2646.52'
S00°05'53"E
3/4" IRON ROD FOUND Y=196588.940 X=275988.630
GN
WAUSAU
CROCKER'S TO THE TOWN
ADDITION OF STETTIN
BLOCK 3
BLOCK 1
CITY OF WAUSAU
NE-SE SEC. 34
SE-SE SEC. 34
FIRST ADDITION TO WUNSCH'S ROOSEVELT PARK ADDITION
WUNSCH'S ROOSEVELT PARK ADDITION
BLOCK 3
BLOCK 2
S. 15TH AVE.
S. 14TH AVE.
S. 13TH AVE.
THOMAS STREET
ALLEY
PT 23+29.57
PI 22+87.71
PRC 22+43.15
PI 22+15.57
PC 21+86.72
PI 13+72.32
PI 15+75.32
SLOPE INTERCEPTS
BEGIN RELOCATION ORDER
STA. 13+96.36
Y=197907.636
X=275087.941
N05°03'23"E
S88°26'37"E
N89°43'35"E
MICHAEL L. HANKE
JESSE TOBLE TRUSTEE MILTON A. TOBLE REVOCABLE TRUST
BEE MOUA & MOR VUE
DENISE L. EMMERICH
STEVEN XIA CHANG & XAI K. CHANG
DAVID L. LINKE & HOPE A. LINKE
CONNIE M. NIEMON
LOUIS P. KRAUS & PATRICIA J. KRAUS
DALE J. WEINKE
ERVIN H. BIRR & JOANN J. BIRR
HELKE, LLC
WEBKO REAL ESTATE, LLC
CITY OF WAUSAU
PAUL LAWRENCE
TLE FOR SLOPES
BLDG
OH
SAN
P.L.
REVISION DATE
DATE
GRID FACTOR N/A
SCALE: FEET 0 20 40
HWY: THOMAS STREET
COUNTY: MARATHON
STATE R/W PROJECT NUMBER
CONSTRUCTION PROJECT NUMBER
PLAT SHEET 4.04
PS&E SHEET
E
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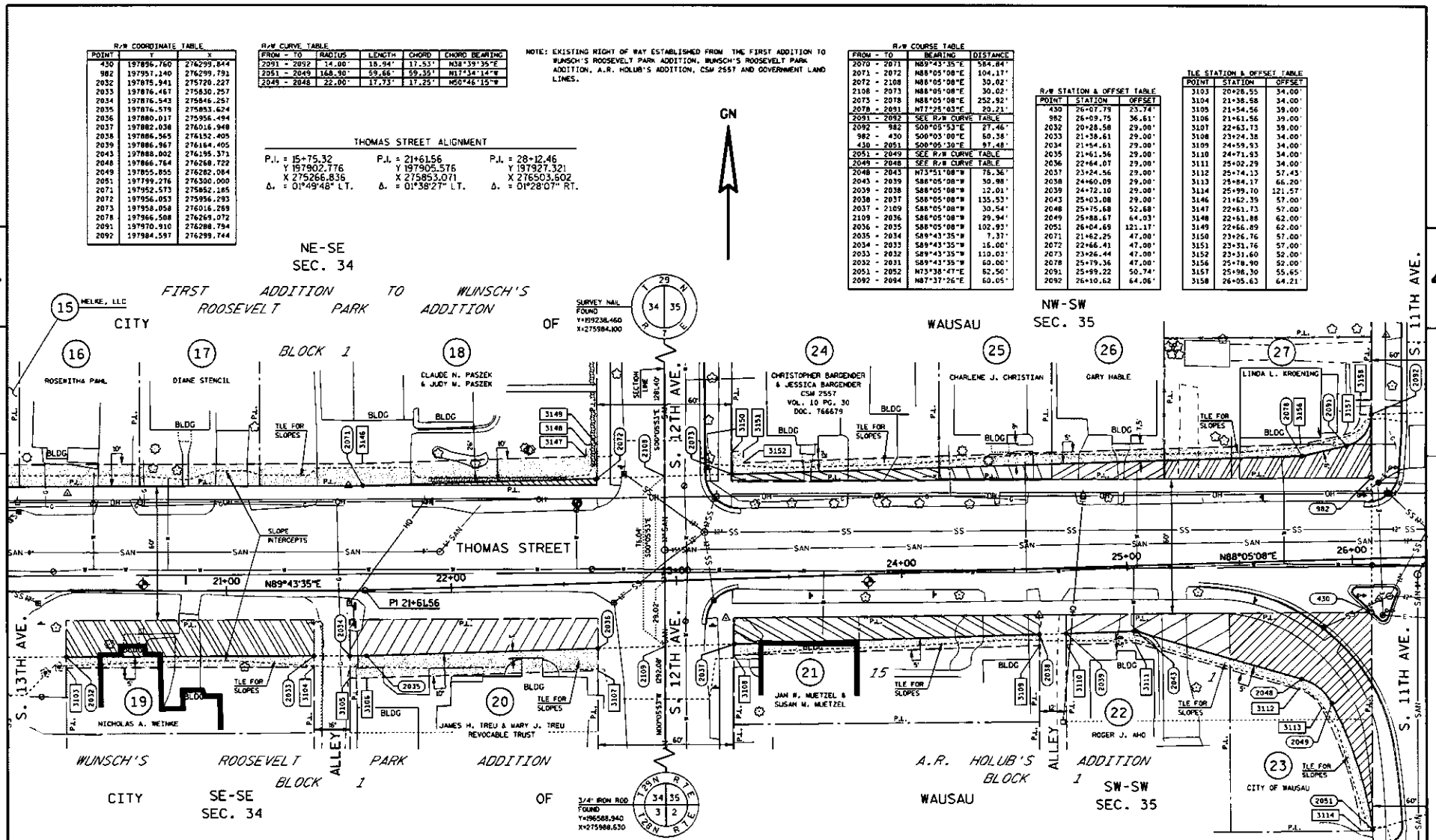
PLOT SCALE : 1:40
WISDOT/CADDS SHEET 75


R/W COORDINATE TABLE
POINT | Y | X
430 | 197896.760 | 276299.844
982 | 197957.140 | 276299.791
2032 | 197875.941 | 275720.227
2033 | 197876.467 | 275830.257
2034 | 197876.543 | 275845.257
2035 | 197876.579 | 275853.624
2036 | 197880.017 | 275956.494
2037 | 197882.038 | 276016.948
2038 | 197886.565 | 276152.405
2039 | 197886.967 | 276164.405
2043 | 197888.002 | 276195.371
2048 | 197866.764 | 276258.722
2049 | 197855.855 | 276282.084
2051 | 197799.276 | 276300.000
2071 | 197952.573 | 275852.185
2072 | 197956.053 | 275956.293
2073 | 197958.058 | 276016.289
2078 | 197966.508 | 276269.072
2091 | 197970.910 | 276288.784
2092 | 197984.597 | 276299.744
R/W CURVE TABLE
FROM - TO | RADIUS | LENGTH | CHORD | CHORD BEARING
2091 - 2092 | 14.00' | 18.94' | 17.53' | N38°39'35"E
2051 - 2049 | 168.90' | 59.66' | 59.35' | N17°34'14"W
2049 - 2048 | 22.00' | 17.73' | 17.25' | N50°46'15"W
NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM THE FIRST ADDITION TO WUNSCH'S ROOSEVELT PARK ADDITION, WUNSCH'S ROOSEVELT PARK ADDITION, A.R. HOLUB'S ADDITION, CSM 2557 AND GOVERNMENT LAND LINES.
THOMAS STREET ALIGNMENT
P.I. = 15+75.32
Y 197902.776
X 275266.836
Δ. = 01°49'48" LT.
P.I. = 21+61.56
Y 197905.576
X 275853.071
Δ. = 01°38'27" LT.
P.I. = 28+12.46
Y 197927.321
X 276503.602
Δ. = 01°28'07" RT.
R/W COURSE TABLE
FROM - TO | BEARING | DISTANCE
2070 - 2071 | N89°43'35"E | 584.84'
2071 - 2072 | N88°05'08"E | 104.17'
2072 - 2108 | N88°05'08"E | 30.02'
2108 - 2073 | N88°05'08"E | 30.02'
2073 - 2078 | N88°05'08"E | 252.92'
2078 - 2091 | N77°25'03"E | 29.21'
2091 - 2092 | SEE R/W CURVE TABLE
2092 - 982 | S00°05'53"E | 27.46'
982 - 430 | S00°05'00"E | 60.38'
430 - 2051 | S00°06'30"E | 97.48'
2051 - 2049 | SEE R/W CURVE TABLE
2049 - 2048 | SEE R/W CURVE TABLE
2048 - 2043 | N73°51'08"W | 76.36'
2043 - 2039 | S86°05'08"W | 30.98'
2039 - 2038 | S88°05'08"W | 12.01'
2038 - 2037 | S88°05'08"W | 135.53'
2037 - 2109 | S88°05'08"W | 30.54'
2109 - 2036 | S88°05'08"W | 29.94'
2036 - 2035 | S88°05'08"W | 102.93'
2035 - 2034 | S89°43'35"W | 7.37'
2034 - 2033 | S89°43'35"W | 16.00'
2033 - 2032 | S89°43'35"W | 110.03'
2032 - 2031 | S89°43'35"W | 60.00'
2051 - 2052 | N73°38'47"E | 62.50'
2092 - 2094 | N87°37'26"E | 60.05'
R/W STATION & OFFSET TABLE
POINT | STATION | OFFSET
430 | 26+07.79 | 23.74'
982 | 26+09.75 | 36.61'
2032 | 20+28.58 | 29.00'
2033 | 21+38.61 | 29.00'
2034 | 21+54.61 | 29.00'
2035 | 21+61.56 | 29.00'
2036 | 22+64.07 | 29.00'
2037 | 23+24.56 | 29.00'
2038 | 24+60.09 | 29.00'
2039 | 24+72.10 | 29.00'
2043 | 25+03.08 | 29.00'
2048 | 25+75.68 | 52.68'
2049 | 25+88.67 | 64.03'
2051 | 26+04.89 | 121.17'
2071 | 21+62.25 | 47.00'
2072 | 22+66.41 | 47.00'
2073 | 23+26.44 | 47.00'
2078 | 25+79.36 | 47.00'
2091 | 25+99.22 | 50.74'
2092 | 26+10.62 | 64.06'
TLE STATION & OFFSET TABLE
POINT | STATION | OFFSET
3103 | 20+28.55 | 34.00'
3104 | 21+38.58 | 34.00'
3105 | 21+54.56 | 39.00'
3106 | 21+61.56 | 39.00'
3107 | 22+63.73 | 39.00'
3108 | 23+24.38 | 34.00'
3109 | 24+59.93 | 34.00'
3110 | 24+71.93 | 34.00'
3111 | 25+02.29 | 34.00'
3112 | 25+74.13 | 57.43'
3113 | 25+84.17 | 66.20'
3114 | 25+99.70 | 121.57'
3146 | 21+62.39 | 57.00'
3147 | 22+61.73 | 57.00'
3148 | 22+61.88 | 62.00'
3149 | 22+66.89 | 62.00'
3150 | 23+26.76 | 57.00'
3151 | 23+31.76 | 57.00'
3152 | 23+31.60 | 52.00'
3156 | 25+78.90 | 52.00'
3157 | 25+98.30 | 55.65'
3158 | 26+05.63 | 64.21'
GN
NE-SE SEC. 34
NW-SW SEC. 35
SE-SE SEC. 34
SW-SW SEC. 35
FIRST ADDITION TO WUNSCH'S ROOSEVELT PARK ADDITION OF CITY OF WAUSAU
WUNSCH'S ROOSEVELT PARK ADDITION OF CITY OF WAUSAU
A.R. HOLUB'S ADDITION BLOCK 1
BLOCK 1
THOMAS STREET
S. 13TH AVE.
S. 12TH AVE.
S. 11TH AVE.
ALLEY
SURVEY NAIL FOUND Y=199238.460 X=275984.100
3/4" IRON ROD FOUND Y=196568.940 X=275988.630
15 MEIKE, LLC
16 ROSEMITHA PAHL
17 DIANE STENCIL
18 CLAUDE N. PASZEK & JUDY M. PASZEK
19 NICHOLAS A. WEINKE
20 JAMES H. TREU & MARY J. TREU REVOCABLE TRUST
21 JAN M. MUETZEL & SUSAN M. MUETZEL
22 ROGER J. AHO
23 CITY OF WAUSAU
24 CHRISTOPHER BARGENDER & JESSICA BARGENDER CSM 2557 VOL. 10 PG. 30 DOC. 766679
25 CHARLENE J. CHRISTIAN
26 GARY HABLE
27 LINDA L. KROENING
P.I. 21+61.56
N89°43'35"E
N88°05'08"E
21+00
22+00
24+00
25+00
26+00
SLOPE INTERCEPTS
TLE FOR SLOPES
BLDG
SAN
SS
OH
REVISION DATE
DATE
GRID FACTOR N/A
SCALE, FEET 0 20 40
HWY: THOMAS STREET
COUNTY: MARATHON
STATE R/W PROJECT NUMBER
CONSTRUCTION PROJECT NUMBER
PLAT SHEET 4.05
PS&E SHEET
E
FILE NAME : L:\Work\Projects\99979\grd\040105_rw.dgn
PLOT DATE : 9/28/2015
PLOT BY : ##...plotuser...##
PLOT NAME :
PLOT SCALE : 1:40
WISDOT/CADDS SHEET 75

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM J.H. KOEHLER'S ADDITION AND A. A. BOCK'S LAKE PARK ADDITION.

R/W CURVE TABLE

FROM - TO	RADIUS	LENGTH	CHORD	CHORD BEARING
2094 - 2095	17.00'	27.24'	24.42'	S46°00'22"E
2059 - 2058	120.00'	64.01'	63.25'	S72°48'17"W
2058 - 2061	27.00'	15.76'	15.56'	S60°46'39"W

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1085	26+73.53	91.76'
3115	26+64.83	117.82'
3116	26+93.30	59.29'
3117	27+01.90	49.98'
3118	27+60.37	34.00'
3119	27+77.63	34.00'
3120	27+89.64	34.00'
3121	28+03.75	34.00'
3122	29+05.92	34.22'
3123	29+05.87	39.22'
3124	29+10.87	39.22'
3125	29+70.88	39.22'
3126	29+75.88	39.22'
3127	29+75.92	34.22'
3129	32+17.79	34.24'
3130	32+17.74	39.24'
3131	32+22.74	39.24'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
3159	26+86.53	91.35'
3160	26+85.53	60.00'
3162	27+81.04	60.00'
3163	27+92.77	52.00'
3164	28+12.46	52.00'
3165	29+06.36	52.00'
3166	29+06.61	77.00'
3167	29+11.61	77.00'
3168	29+71.46	62.00'
3169	29+76.46	62.00'
3170	29+76.36	52.00'
3172	30+91.79	52.00'
3173	31+03.79	52.00'
3175	32+19.22	52.00'
3176	32+19.27	57.00'
3177	32+24.27	57.00'

R/W COURSE TABLE

FROM - TO	BEARING	DISTANCE
2094 - 2095	SEE R/W CURVE TABLE	
2095 - 2080	N88°05'08"E	92.93'
2080 - 2081	N88°05'08"E	12.01'
2081 - 2082	N88°05'08"E	20.46'
2082 - 2083	N89°33'15"E	99.45'
2083 - 2084	N89°33'15"E	60.00'
2084 - 2086	N89°33'15"E	120.43'
2086 - 2087	N89°33'15"E	12.00'
2087 - 2088	N89°33'15"E	57.43'
2088 - 2089	N89°33'15"E	63.00'
2089 - 991	S00°05'16"W	16.26'
991 - 448	S00°41'26"W	59.99'
448 - 447	S89°33'28"W	251.87'
447 - 445	S89°33'28"W	60.00'
445 - 2066	S89°33'28"W	106.41'
2066 - 2065	S88°05'08"W	13.99'
2065 - 2056	S88°05'08"W	12.01'
2056 - 2059	S88°05'08"W	17.44'
2059 - 2058	SEE R/W CURVE TABLE	
2058 - 2061	SEE R/W CURVE TABLE	
2061 - 2052	S24°01'52"W	53.91'
2052 - 454	N00°05'30"W	80.12'
454 - 984	N00°03'00"W	60.32'
984 - 2094	N00°05'53"W	29.77'
2094 - 2092	S87°37'26"W	60.05'
2052 - 2051	S73°38'47"W	62.56'
2059 - 2000	N89°33'15"E	60.00'
448 - 446	N89°33'28"E	60.00'

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
445	29+10.97	29.22'
447	29+70.97	29.22'
448	32+22.84	29.24'
454	26+67.76	25.50'
984	26+69.73	34.73'
991	32+24.03	30.74'
2052	26+65.22	105.59'
2056	27+77.81	29.00'
2058	26+99.35	45.67'
2059	27+60.37	29.00'
2061	26+80.80	57.11'
2065	27+89.82	29.00'
2066	28+03.81	29.00'
2080	27+80.59	47.00'
2081	27+92.60	47.00'
2082	28+12.46	47.00'
2083	29+11.31	47.00'
2084	29+71.31	47.00'
2086	30+91.74	47.00'
2087	31+03.74	47.00'
2089	32+24.16	47.00'
2094	26+70.67	64.54'
2095	26+87.66	47.00'

R/W COORDINATE TABLE

POINT	Y	X
445	197898.869	276602.339
447	197899.332	276662.339
448	197901.277	276914.198
454	197896.997	276359.843
984	197957.321	276359.791
991	197961.257	276914.921
2052	197816.874	276359.972
2056	197887.179	276469.949
2058	197877.898	276392.090
2059	197896.597	276452.514
2061	197866.115	276381.927
2065	197857.581	276481.950
2066	197858.048	276495.930
2080	197873.230	276470.188
2081	197873.631	276482.189
2082	197874.314	276502.634
2083	197875.088	276602.085
2084	197875.555	276662.087
2086	197876.492	276782.516
2087	197876.585	276794.516
2089	197877.522	276914.946
2094	197987.087	276359.740
2095	197970.125	276317.308

THOMAS STREET ALIGNMENT

P.I. = 21+61.56
Y 197905.576
X 275853.071
Δ. = 01°38'27" LT.

P.I. = 28+12.46
Y 197927.321
X 276503.602
Δ. = 01°28'07" RT.

P.I. = 38+77.99
Y 197935.610
X 277569.106
Δ. = 00°03'53" RT.

GN

CITY OF WAUSAU

J.H. KOEHLER'S ADDITION BLOCK 3

NW-SW SEC. 35

J.H. KOEHLER'S ADDITION BLOCK 2

A. A. BOCK'S LAKE PARK ADDITION BLOCK 2

SW-SW SEC. 35 BOCK'S LAKE PARK ADDITION BLOCK 3

S. 11TH AVE. | S. 10TH AVE. | S. 9TH AVE.

ALLEY

THOMAS STREET

PI 28+12.46

N88°05'08"E

N89°33'15"E

28+00 | 29+00 | 30+00 | 31+00 | 32+00

28 JOYCE A. KREAGER, TRUSTEE, JOYCE A. KREAGER REVOCABLE TRUST

29 WILFRID J. GUILLAUME, TRUSTEE, WILFRID J. GUILLAUME TRUST

30 CLINTON GIBSON & GENA M. GIBSON

31 CITY OF WAUSAU

32 CLIFFORD J. HEISER

33 JESSE F. KUFAHL

34 HOLY NAME OF JESUS PARISH

35 CITY OF WAUSAU

36 THAD THOMAS

37 KEVIN L. BROWN

38 REUBEN E. DEHNEL OR EVELYN G. DEHNEL, TRUSTEES, DEHNEL REVOCABLE TRUST DATED FEBRUARY 15, 2001

TLE FOR SLOPES

SLOPE INTERCEPTS

BLDG

1/16TH LINE

3/4" IRON ROD FOUND Y=196588.940 X=275988.630

61L58' 2023.49' N89°09'13"E 2635.07'

COMPUTED LOCATION Y=196627.870 X=278623.410

REVISION DATE	DATE	SCALE: FEET 0 20 40	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.06
	GRID FACTOR N/A		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM HILDENSPERGER AND BRAND ADDITION, WISCONSIN VALLEY LAND COMPANY'S FIRST ADDITION AND LOTZ AND BOPF'S FIRST ADDITION.

R/W COURSE TABLE

FROM - TO	BEARING	DISTANCE
2000 - 2002	N89°33'15"E	119.69'
2002 - 2003	N89°33'15"E	12.00'
2003 - 2001	N89°33'15"E	119.69'
2001 - 2004	N89°33'15"E	60.00'
2004 - 2006	N89°33'15"E	120.04'
2006 - 2007	N89°33'15"E	12.00'
2007 - 2005	N89°33'15"E	120.04'
2005 - 1005	S00°10'16"W	16.13'
1005 - 442	S00°13'12"W	60.00'
442 - 486	S89°32'27"W	120.00'
486 - 485	S89°32'27"W	12.00'
485 - 443	S89°32'27"W	120.00'
443 - 444	S89°35'56"W	60.00'
444 - 466	S89°31'54"W	119.97'
466 - 463	S89°31'54"W	12.00'
463 - 446	S89°31'54"W	119.97'
446 - 990	N00°41'25"E	50.01'
990 - 2000	N00°05'16"E	16.24'
2000 - 2089	S89°33'15"W	60.00'
446 - 448	S89°33'28"W	60.00'
2005 - 2008	N89°35'10"E	60.00'
442 - 468	N89°37'59"E	60.00'

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
442	38+46.77	29.13'
443	35+94.77	29.19'
444	35+34.77	29.14'
446	32+82.84	29.24'
463	34+02.80	29.19'
466	34+14.81	29.19'
485	37+14.77	29.16'
486	37+26.78	29.16'
990	32+84.03	30.76'
1005	38+47.47	30.87'
2000	32+84.18	47.00'
2001	35+35.56	47.00'
2002	34+03.87	47.00'
2003	34+15.87	47.00'
2004	35+95.57	47.00'
2005	38+47.65	47.00'
2006	37+15.61	47.00'
2007	37+27.61	47.00'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
3000	32+84.27	57.00'
3001	32+89.27	57.00'
3002	32+89.23	62.00'
3004	34+03.92	52.00'
3005	34+15.92	52.00'
3006	35+30.62	52.00'
3007	35+30.72	62.00'
3008	35+35.72	62.00'
3009	35+95.67	57.00'
3010	36+00.67	57.00'
3011	36+00.62	52.00'
3012	37+15.66	52.00'
3017	37+27.66	52.00'
3019	38+42.70	52.00'
3020	38+42.81	62.00'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
3021	38+47.81	62.00'
3023	32+82.65	49.24'
3024	32+87.65	49.24'
3025	32+87.79	34.24'
3027	34+02.76	34.19'
3028	34+14.76	34.19'
3029	35+29.72	34.14'
3030	35+29.68	39.14'
3031	35+34.68	39.14'
3034	35+94.68	39.19'
3036	37+14.68	39.16'
3036	37+26.72	35.16'
3037	38+40.71	35.13'
3038	38+40.62	44.13'
3039	38+46.62	44.13'

R/W COORDINATE TABLE

POINT	Y	X
442	197906.239	277538.117
443	197904.220	277286.125
444	197903.800	277226.124
446	197901.740	276974.199
463	197902.721	277094.161
466	197902.819	277106.161
485	197905.181	277406.121
486	197905.278	277418.121
990	197961.748	276974.922
1005	197966.243	277538.347
2000	197977.989	276974.947
2001	197979.945	277226.323
2002	197978.520	277094.635
2003	197979.014	277106.635
2004	197980.412	277286.325
2005	197982.373	277538.395
2006	197981.345	277406.360
2007	197981.439	277418.360

THOMAS STREET ALIGNMENT

P.I. = 28+12.46
Y 197927.321
X 276503.602
Δ. = 01°28'07" RT.

P.I. = 38+77.99
Y 197935.610
X 277569.106
Δ. = 00°03'53" RT.

GN

NW-SW SEC. 35 CITY OF WAUSAU HILDENSPERGER & BRAND ADDITION BLOCK 1

NE-SW SEC. 35 WAUSAU WISCONSIN VALLEY LAND COMPANY'S FIRST ADDITION BLOCK 3

SW-SW SEC. 35 CITY OF WAUSAU HILDENSPERGER & BRAND ADDITION BLOCK 2

SE-SW SEC. 35 WAUSAU LOTZ & BOPF'S FIRST ADDITION BLOCK 5

S. 9TH AVE. | S. 8TH AVE. | S. 7TH AVE. | ALLEY | THOMAS STREET | N89°33'15"E | 1/16TH LINE | SLOPE INTERCEPTS | TLE FOR SLOPES | BLDG | SAN | SS | OH | P.I. 38+77.99

39 CITY OF WAUSAU
40 DEVELOPMENT FIRST, LLC
41 MATT KOEHLER
42 ABC RENTALS, LLC
43 JAMES M. ANDERES
44 JAMES G. ASCHER & AUDREY M. ASCHER
45 SCOTT L. KOY
46 CHAI PA XIONG & MAY YANG VANG
47 CITY OF WAUSAU
48 GERALD L. PATNODE & JANET C. PATNODE REVOCABLE TRUST
49 MERLIN C. KRUEGER & PATSY J. KRUEGER

3/4" IRON ROD FOUND Y:196588.340 X:275988.630

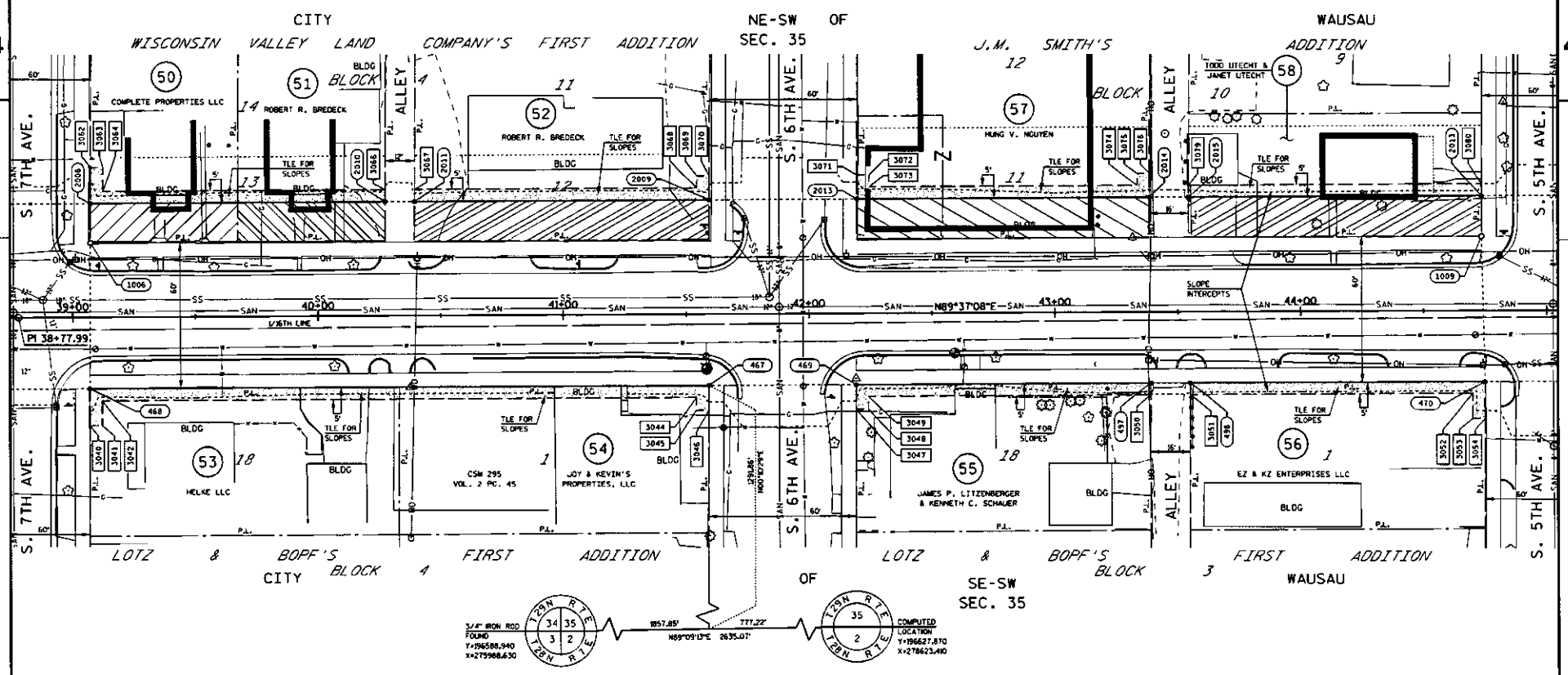
0235.43' 1399.64' N89°09'13"E 2635.07'

COMPUTED LOCATION Y:196627.870 X:278623.410

T29N R7E 34 35 3 2 T28N R7E

REVISION DATE	DATE	SCALE: FEET 0 20 40	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.07
	GRID FACTOR N/A		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : L:\Work\Projects\99979\grd\040107_rw.dgn PLOT DATE : 9/28/2015 PLOT BY : ...plotuser... PLOT NAME : PLOT SCALE : 1:40 WISDOT/CADDS SHEET 75



R/W COURSE TABLE

FROM - TO	BEARING	DISTANCE
2008 - 2010	N89°37'08"E	120.04'
2010 - 2011	N89°37'08"E	12.00'
2011 - 2009	N89°37'08"E	120.04'
2009 - 2012	N89°37'08"E	60.00'
2012 - 2014	N89°37'08"E	119.06'
2014 - 2015	N89°37'08"E	16.00'
2015 - 2013	N89°37'08"E	119.06'
2013 - 1009	S00°06'43"W	16.62'
1009 - 470	S01°24'58"E	59.56'
470 - 498	S89°36'20"W	119.91'
498 - 497	S89°36'20"W	16.00'
497 - 469	S89°36'20"W	119.91'
469 - 467	S89°36'34"W	60.00'
467 - 468	S89°37'59"W	252.10'
468 - 1006	N00°13'13"E	60.00'
1006 - 2008	N00°10'16"E	16.18'
2008 - 2005	S89°35'10"W	60.00'
468 - 442	S89°37'59"W	60.00'
2013 - 2016	N89°37'08"E	60.00'
470 - 472	N89°27'33"E	60.00'

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
467	41+68.91	29.24'
468	39+06.81	29.18'
469	42+18.91	29.23'
470	44+74.72	29.17'
497	43+38.82	29.20'
498	43+54.82	29.20'
1006	39+07.44	30.82'
1009	44+73.65	30.38'
2008	39+07.60	47.00'
2009	41+59.67	47.00'
2010	40+27.63	47.00'
2011	40+39.63	47.00'
2012	42+19.67	47.00'
2013	44+73.79	47.00'
2014	43+38.73	47.00'
2015	43+54.73	47.00'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
3022	39+07.74	62.00'
3040	39+06.64	44.18'
3041	39+11.68	44.18'
3042	39+11.77	34.18'
3044	41+53.86	34.24'
3045	41+53.81	39.24'
3046	41+58.81	39.24'
3047	42+18.81	39.23'
3048	42+23.81	39.23'
3049	42+23.86	34.23'
3050	43+38.77	34.20'
3051	43+54.77	34.20'
3052	44+69.68	34.17'
3053	44+69.58	44.17'
3054	44+74.58	44.17'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
3063	39+12.74	62.00'
3064	39+12.64	52.00'
3066	40+27.68	52.00'
3067	40+39.68	52.00'
3068	41+54.72	52.00'
3069	41+54.77	57.00'
3070	41+59.77	57.00'
3071	42+19.77	57.00'
3072	42+24.77	57.00'
3073	42+24.72	52.00'
3074	43+33.78	52.00'
3075	43+33.82	57.00'
3076	43+38.82	57.00'
3079	43+54.78	52.00'
3080	44+73.83	52.00'

R/W COORDINATE TABLE

POINT	Y	X
467	197908.239	277850.211
468	197906.624	277598.118
469	197908.648	277910.213
470	197910.409	278166.018
497	197909.473	278030.115
498	197909.584	278046.115
1006	197966.626	277598.349
1009	197969.952	278164.546
2008	197982.806	277598.397
2009	197984.482	277850.467
2010	197983.604	277718.432
2011	197983.684	277730.432
2012	197984.881	277910.469
2013	197986.571	278164.578
2014	197985.673	278029.523
2015	197985.779	278045.524

REVISION DATE	DATE	SCALE: FEET 0 20 40	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.08
	GRID FACTOR N/A		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : L:\Work\Projects\99979\grd\040108_rw.dgn PLOT DATE : 9/28/2015 PLOT BY : ss...plotuser...ss PLOT NAME : PLOT SCALE : 1:40 WISDOT/CADDS SHEET 75

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM LOTZ AND BOPF'S FIRST ADDITION AND J.M. SMITH'S ADDITION.

R/W COURSE TABLE

FROM - TO	BEARING	DISTANCE
2016 - 2018	N89°37'08"E	119.84'
2018 - 2019	N89°37'08"E	16.00'
2019 - 2017	N89°37'08"E	119.32'
2017 - 1015	S75°16'57"E	62.02'
1015 - 2103	N89°35'02"E	66.17'
2103 - 2113	N89°35'02"E	2.52'
2113 - 2114	S00°37'19"E	59.89'
2114 - 2104	S89°37'07"W	3.17'
2104 - 1023	S89°37'07"W	64.42'
1023 - 471	S89°37'07"W	60.00'
471 - 504	S89°37'07"W	119.93'
504 - 503	S89°37'07"W	16.00'
503 - 472	S89°37'07"W	119.93'
472 - 1007	N01°25'21"W	59.33'
1007 - 2016	N00°06'43"E	16.69'
2013 - 2016	N89°37'08"E	60.00'
472 - 470	S89°27'33"W	60.00'

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
470	44+74.72	29.17'
471	47+90.58	29.00'
472	45+34.73	29.00'
503	46+54.65	29.00'
504	46+70.65	29.00'
1007	45+33.65	30.32'
1015	48+48.83	30.85'
1023	48+50.58	29.00'
2013	44+73.79	47.00'
2016	45+33.79	47.00'
2017	47+88.95	47.00'
2018	46+53.63	47.00'
2019	46+68.63	47.00'
2103	49+15.00	30.89'
2104	49+15.00	29.00'
2113	49+17.92	30.89'
2114	49+18.17	29.00'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
3052	44+69.66	34.17'
3053	44+69.58	44.17'
3054	44+74.58	44.17'
3055	45+34.62	41.00'
3056	45+39.62	41.00'
3057	45+39.66	34.00'
3060	46+54.60	34.00'
3061	46+70.60	34.00'
3062	47+85.53	34.00'
3080	44+73.83	52.00'
3081	45+33.92	62.00'
3082	45+38.92	62.00'
3083	45+38.83	52.00'
3084	46+53.67	52.00'
3085	46+69.67	52.00'
3086	47+88.99	52.00'
3087	48+48.94	45.85'
3088	48+53.94	45.85'
3089	48+53.87	35.85'
3090	49+15.00	35.89'
3092	47+85.47	39.00'
3093	47+90.47	39.00'

R/W COORDINATE TABLE

POINT	Y	X
470	197910.409	278166.018
471	197912.678	278481.865
472	197910.976	278226.019
503	197911.774	278345.942
504	197912.881	278361.942
1007	197970.284	278224.547
1015	197972.910	278539.718
1023	197913.079	278541.867
2013	197986.571	278164.578
2016	197986.970	278224.579
2017	197988.667	278476.733
2018	197987.767	278344.414
2019	197987.873	278360.414
2103	197973.391	278605.886
2104	197913.508	278606.285
2113	197973.412	278608.806
2114	197913.529	278609.456

THOMAS STREET ALIGNMENT

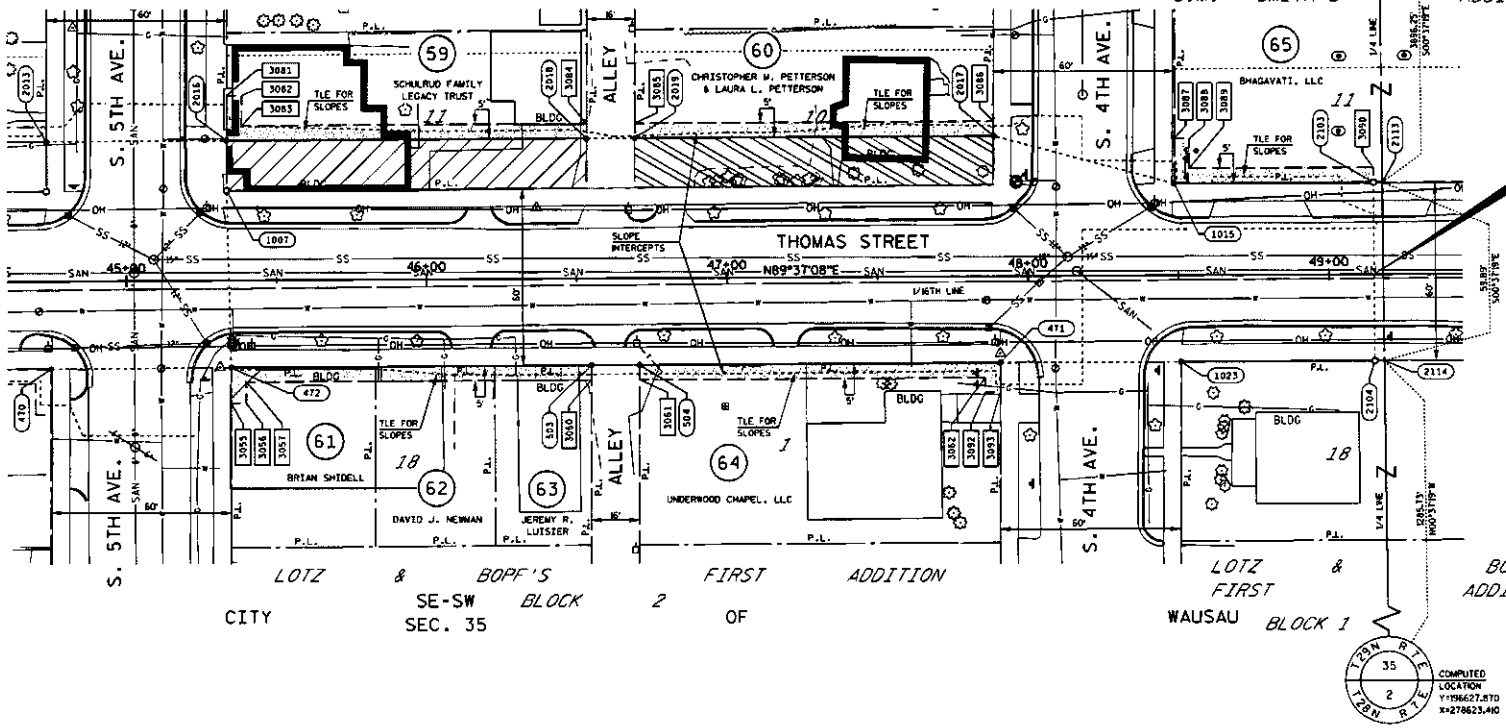
P.I. = 38+77.99 P.O.T.= 50+16.52
Y 197935.610 Y 197943.181
X 277569.106 X 278707.610
Δ. = 00°03'53" RT.

BRASS CAP IN CONC. FOUND Y=20869.430 X=278566.520

END RELOCATION ORDER
STA. 49+15.00
Y=197942.506
X=278606.092

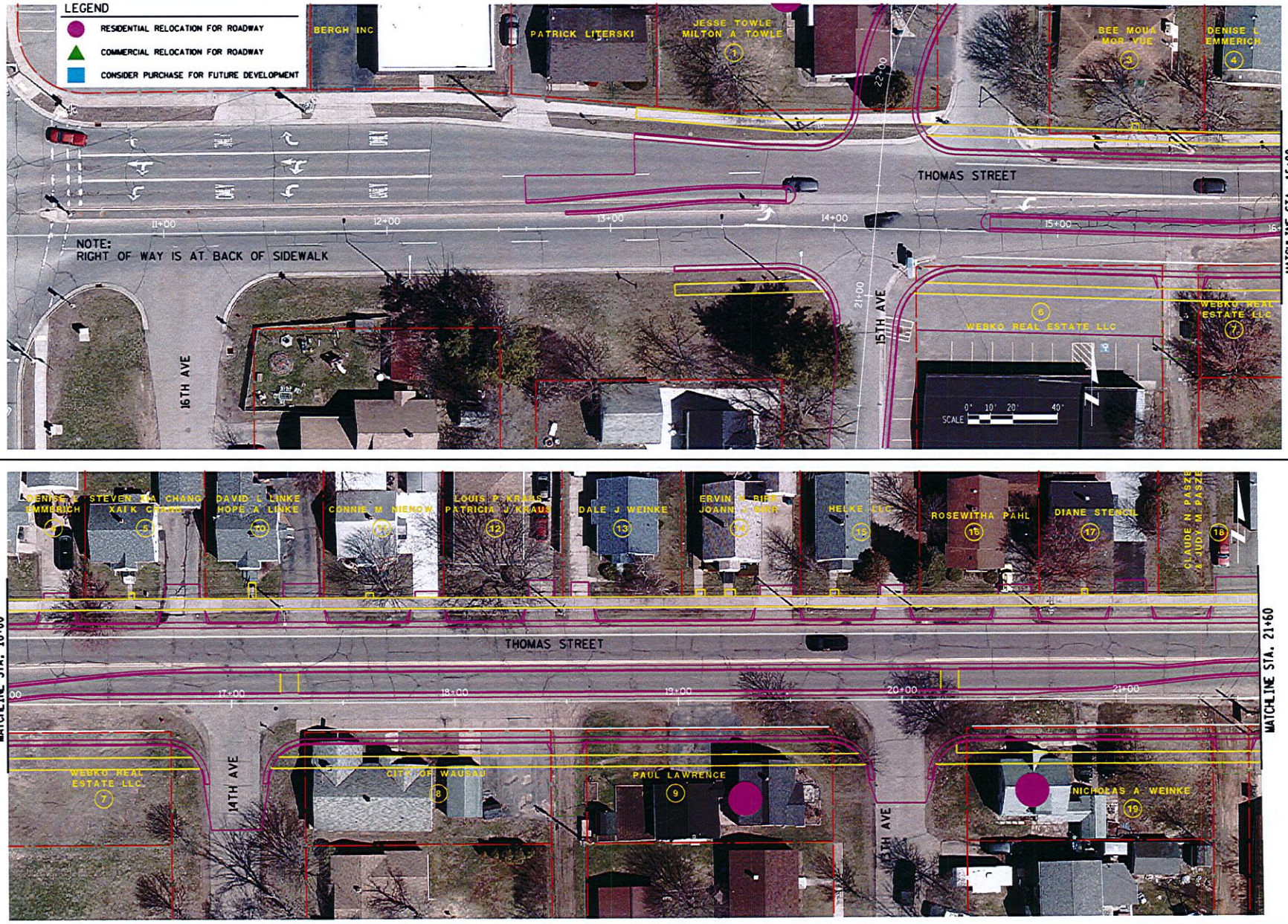
COMPUTED LOCATION Y=196627.870 X=278623.490

GN



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4,09	
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	E

FILE NAME : L:\Work\Projects\99979\gro\D40109_rw.dgn PLOT DATE : 9/28/2015 PLOT BY : $$...plotuser...$$ PLOT NAME : PLOT SCALE : 1:40 WISDOT/CADDS SHEET 75



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VERIFY SCALE IF PLAN SHEET IS REDUCED

REV	DESCRIPTION	DRN	CHK	DATE (M/D/Y)

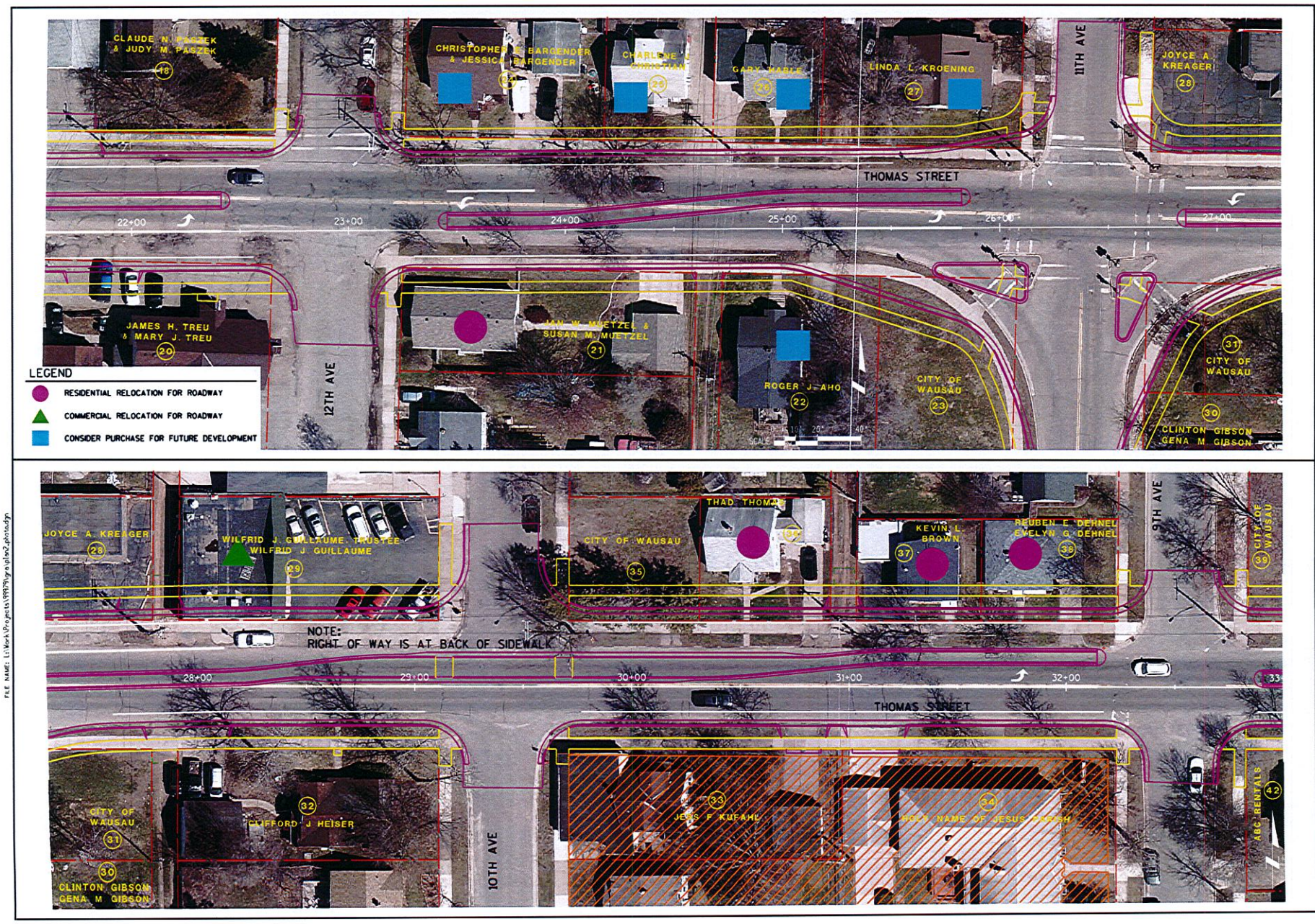
DRN BY: —
DES BY: —
CHK BY: —
APP BY: —

AECOM
200 Indiana Avenue
Stevens Point, WI 54481
T 715.341.8110 F 715.341.7390
WWW.AECOM.COM

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

PLAN VIEW

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



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VERIFY SCALE IF PLAN SHEET IS REDUCED

REV	DESCRIPTION	DRN	CHK	DATE (M/D/Y)

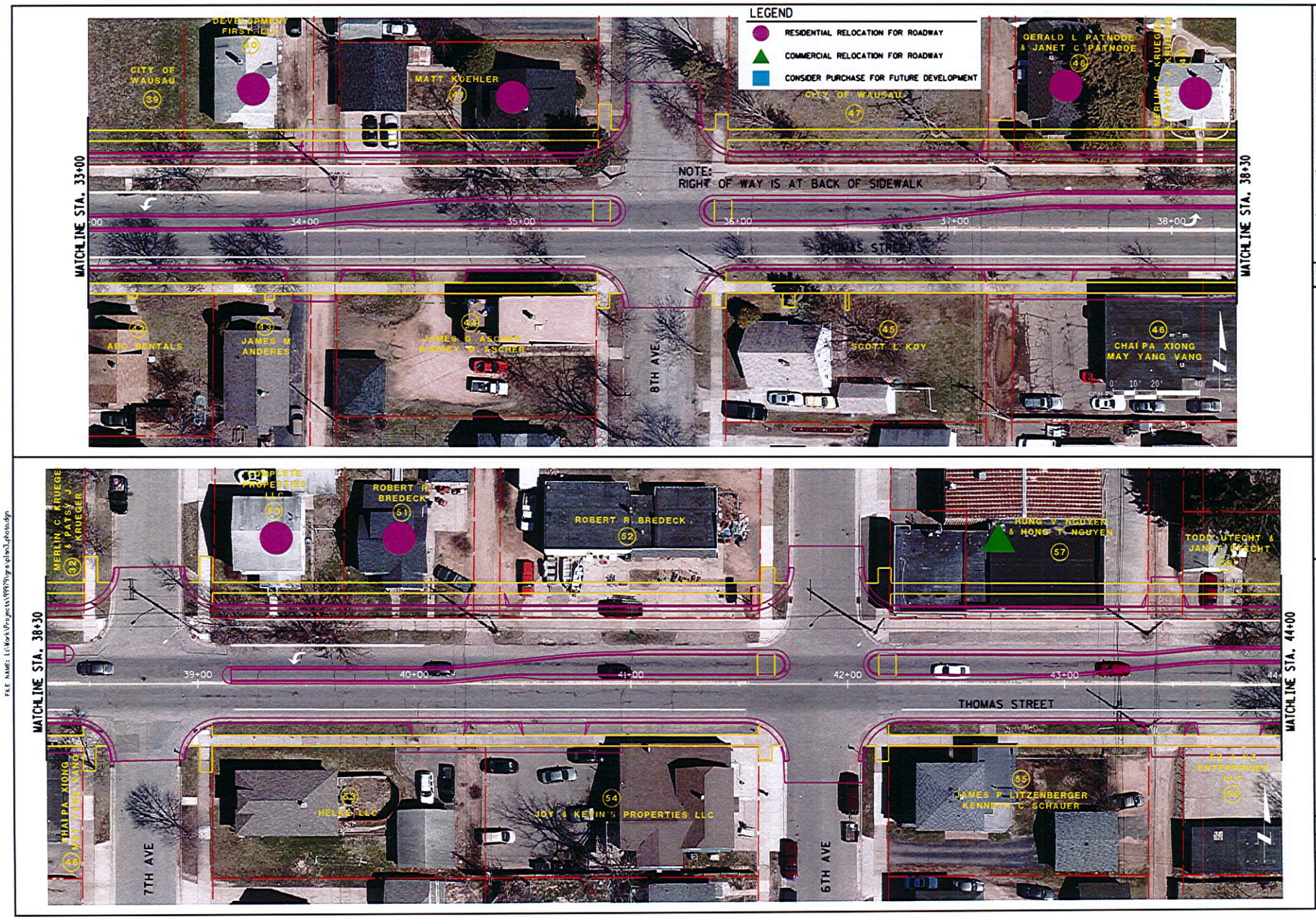
DRN BY: —
DES BY: —
CHK BY: —
APP BY: —

AECOM
200 Indiana Avenue
Stevens Point, WI 54481
T 715.341.8110 F 715.341.7390
WWW.AECOM.COM

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

PLAN VIEW

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



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REV	DESCRIPTION	DRN	CHK	DATE (M/D/Y)

DRN BY: —
DES BY: —
CHK BY: —
APP BY: —

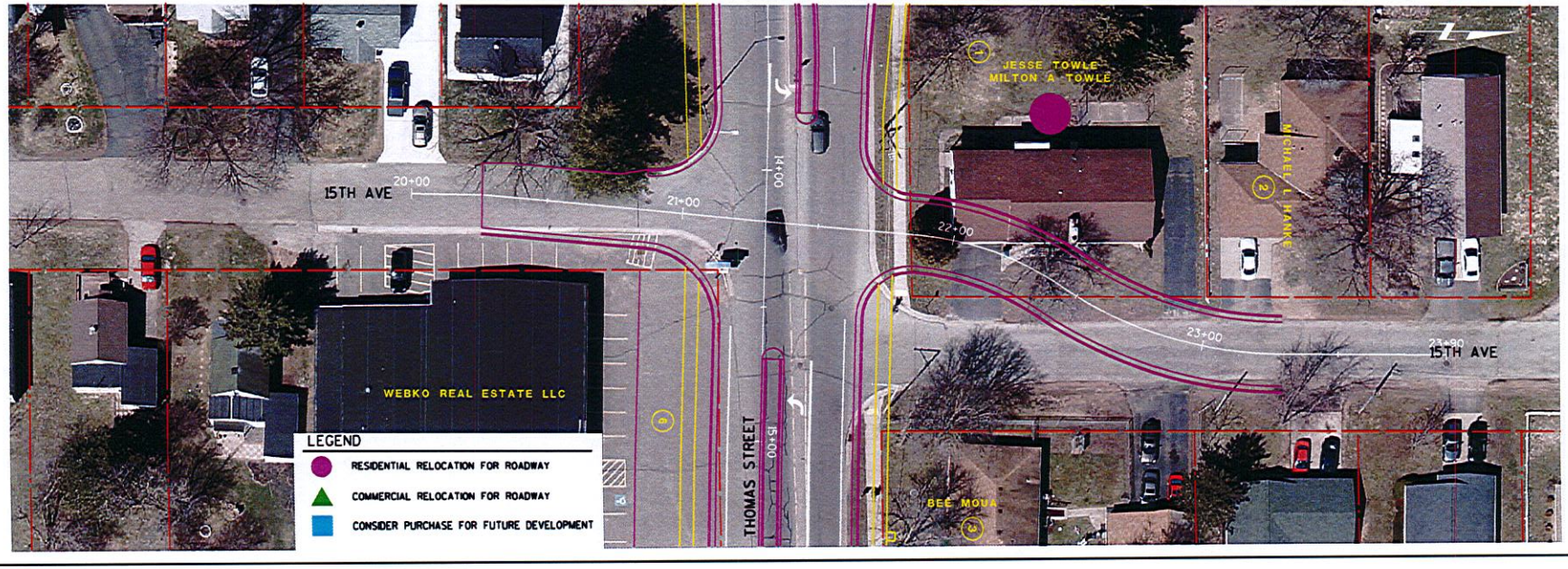
VERIFY SCALE IF PLAN SHEET IS REDUCED

AECOM
200 Indiana Avenue
Stevens Point, WI 54481
T 715.341.8110 F 715.341.7390
WWW.AECOM.COM

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

PLAN VIEW

PROJECT START DATE (M/Y)	XXXX 2015
PROJECT NO.	99979
FILENAME	$(gatvar, "dwgname")
SHEET NO.	XX-Y-Z
DRAWING NO.	000



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REV	DESCRIPTION	DRN	CHK	DATE (M/D/Y)

DRN BY: —
DES BY: —
CHK BY: —
APP BY: —

VERIFY SCALE IF PLAN SHEET IS REDUCED

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

PLAN VIEW

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