



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: Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Atwell
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, June 21, 2016 at 5:00 p.m.

1. Approve the minutes of the May 17, 2016 meeting.
2. Discussion and possible action on approving an amendment to the precise implementation plan for 510 North 17th Avenue to allow for a twelve-stall parking expansion, in a UDD, Unified Development District.
3. Discussion and possible action on approving an amendment to the general development plan for 912, 920/1000, 1006, 1010, 1100, 1202 & 1212 North First Street.
4. Next meeting date and future agenda items for consideration.

Adjourn

COMMITTEE CHAIRPERSON: MAYOR ROBERT B. MIELKE

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 June 16, 2016 at 2:00 p.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

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

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 17, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Mielke, Gisselman, Atwell, Bohlken, Lindman, Peckham

Others Present: Lenz, Hebert, DeSantis, Woller, Lawrence, Seubert, Preibe

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

Mayor Tipple called the meeting to order at approximately 5:10 p.m. noting that a quorum was present.

Approve the minutes of the April 19, 2016 meeting.

Bohlken motioned to approve the minutes of the April 19, 2016 meeting. Atwell seconded, and the motion carried unanimously 6-0.

Discussion and possible action on approving an amendment to the Precise Implementation Plan for 211 Lavina Drive to allow for construction of an 8-unit building, in a UDD, Unified Development District.

Lenz said that the petitioner is available for any questions. An aerial photo was shown to the commission members. Lenz said that this UDD zoned property was approved in the late 1970's for four buildings. One building was recently damaged by fire and torn down. A new building would be constructed with approximately the same size and same number of units. The general development plan is not changing because it is a replacement of a building in the same location. The landscape will remain the same. There will be a more modern look to the building, but it will be the same size. Staff recommends approval of the amendment.

Peckham motioned to approve an amendment to the precise implementation plan for 211 Lavina Drive to allow for construction of an 8-unit building, in a UDD, Unified Development District. Atwell seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 14.

Discussion and possible action on approving an amendment to the Precise Implementation Plan for 425 Wind Ridge Boulevard to allow for the replacement of a freestanding sign, in a UDD, Unified Development District.

Lenz said that the property is zoned UDD and there aren't specific zoning regulations for signs in this district. Signage is normally approved as part of the plan. Signage changes should be reviewed by the commission. Aspirus would be replacing existing signs on their campus and adding the Emergency lettering to this sign. He said the sign would be located off-premises, which is generally frowned upon, but emergency signs can be approved with a conditional use, at least in residential districts. A rendering of the proposed signage is located in the packet. The sign would be located on the northwest corner of Bridge Street and Westwood Drive.

Peckham asked if the height would be changed. Woller answered that the overall height will be increased slightly. The proposed sign is 18'6", whereas the existing sign is 16'9". The sign would have the same position and setback off of Westwood Boulevard and Bridge Street. The existing sign does not meet the new branding requirements. The Emergency signage would be added, but otherwise would look the same, with different verbiage. With the corridor changing, the main entrance has also changed. Woller said that Aspirus does not want to confuse anyone and wants to make it simpler. It is very crucial to identify the emergency entrance. The overall height and footage will be increased slightly.

Peckham motioned to approve an amendment to the precise implementation plan for 425 Wind Ridge Boulevard to allow for the replacement of a freestanding sign, in a UDD, Unified Development District.

Gisselman said that the agenda item states 425 Wind Ridge Boulevard and asked if that is the correct address. Lenz said that is the street address that is used and showed the property on an aerial map.

Gisselman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on June 14.

Discuss updates to the City of Wausau Comprehensive Plan – Transportation and Utilities & Community Facilities chapters.

Lenz said that the Comprehensive Plan is being updated and two more chapters have been drafted. The current plan was adopted in 2006 and needs to be updated every 10 years. Staff has been working with Regional Planning and they have presented chapters to the commission as they are available. The transportation and utilities chapters were included in this month's packet.

Dennis Lawrence said the update will probably add a few chapters to the plan. Demographics, natural resources, housing, economic development, and downtown have already been discussed. Lawrence went over the transportation chapter with the commission. The comprehensive plan will include the Long-Range Transportation Plan, MPO Bicycle/Pedestrian Plan and the Regional Livability Plan. Lawrence spoke to the commission about modes of transportation, transportation costs, road improvements, sidewalks, bicycle routes, and street network.

Peckham said that it was stated that there are concerns of Franklin Street and 28th Avenue and asked about upgrades and what the issues are. Lawrence said that Franklin Street has steep slopes, lack of sidewalks and lack of connection. 28th Avenue has similar issues.

Lenz said with the plan, staff is trying to look at other modes of transportation, other than just automobiles, as well as issues of properties along street projects. Gisselman asked how road diets could be included. Lawrence said that a likely candidate for a road diet would be where there is less than a 20,000 traffic count. The concept will be included in the plan. Lawrence went over the goals, objectives, and actions of the transportation chapter.

Seubert said that he was glad to see other modes in the planning process and would like to see an addition of demographic issues in the transportation issue. It is a big issue. In the goals section, quality of life should be added to why public transit should be used. There have been people that had to move because of the loss of public transportation. It gives access to more basic benefits of public transit. Wisconsin is the only midwest state that cannot create a Regional Transit Authority. Peckham asked if these changes could be submitted in writing and Seubert said he will do so.

Paula Preibe said the Utilities & Community Facilities chapter is a pretty straight-forward chapter. Preibe went over the chapter and what types of services are included in this chapter. The Sewer Service Plan is currently being updated by the MPO. The issues that were identified in the chapter are: utilities service extensions, groundwater quality protection, aging infrastructure replacement, sewer service area plan, and community facilities.

Atwell asked when the last time a TMDL study was done. Preibe said she was not certain. Atwell said that a lot of treatment plants around the state are struggling with a phosphorus load and said he wonders where Wausau stands. Lindman said the last study was done in 2006 or 2008 and they currently did a RFP and the plan is proposed for 2017. This will have significant impact on the city. Atwell said this may be one to include as an issue. Preibe said it will be included. Lindman said that he appreciates that stormwater is in there. Under public water service, wholesale water service is provided to Brokaw.

Preibe went over the goals, objectives, and actions of the utilities & community facilities chapter. Preibe said the map included is difficult to read, but asked the commission to let her know if anything appears to be out of place.

Gisselman said that it speaks about a community center and asked where this came from. Preibe answered it came from the previous plan.

Peckham said that there is an icon for a school nearby the office of regional planning. Gisselman said that is for the Church of the Resurrection school. Preibe said that it would get removed. Gisselman said that the red flag represents a college. Preibe said this is something that she noted as it is easily misrepresented on the printed version because it is a different shade of red.

Atwell asked if Wi-Fi broadband infrastructure would be included in this chapter. Preibe said it would be in this chapter and said it could be included. Peckham asked if fiber optic lines also would be part of this chapter. Preibe confirmed this.

Preibe said that a community survey was conducted as part of the public participation portion of the plan. There were 171 responses, which is lower than expected. There were positive remarks about the schools, downtown, and historic preservation. The residents seem to be active with walking, gardening, and kayaking. There are about 70 pages of data to review. Mayor Mielke asked about the comments listed on the survey for improvements. Preibe said the answers for improvements would be about the state of the roads, potholes, speeding, taxes, responsiveness of city government and the mall. Mayor Mielke said he appreciates the feedback. Atwell asked where the survey was advertised. Preibe answered that it was in the city newsletter, on the city website, on the city Facebook page, and the River District included it in their newsletter. Atwell asked if it was published in the newspaper and asked if it is too late to expand the number of responses. Mayor Mielke asked if it would be plausible for this year or next year. Preibe said it is on Survey Monkey and is just a matter of pressing a button. Peckham said it would be possible to interest the media and said that he will work with Mayor Mielke to get something to the media.

Next meeting date and future agenda items for consideration.

Mayor Mielke said that Northcentral Technical College is going to be doing some additions. Lenz said that it has been in the paper and the college is thinking about adding some housing. It will need to come to this commission for a zoning change, and may come here next month. Mayor Mielke said he has an outline of the plans.

Mayor Mielke said that the Higginbotham and Northwestern Avenue is being brought back to the commission. Peckham asked what the concerns of the council were and if it would need to be presented to Higginbotham. Lenz said the item was sent back to Plan Commission due to a number of issues. The majority of the issues were about Northwestern Avenue and perceived safety issues. It is a bit outside of the zoning aspect of the property. It will be placed on the next CISM agenda. Lindman said another thing that came out is the amount of detail in the plans, which will need to be discussed with Higginbotham. The council was looking for a bit more detail. Peckham said that there were concerns about the drop off from the roadway to the development area.

The next meeting is scheduled for Tuesday, June 21, 2016.

Adjournment

Bohlken motioned to adjourn, seconded by Atwell. Motion carried unanimously 6-0 and the motion adjourned at 6:15 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on June 21, 2016.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: June 16, 2016
Subject: Staff Summary of Agenda Items for June Plan Commission Meeting

Item #2 - Amend UDD at 510 N. 17th Ave. to allow for parking lot expansion

The owners of the property are proposing to alter their site in order to add 12 additional parking stalls. See the attached letter from the property owners. Parcel lines would also be adjusted to clear up issues regarding an existing sign. Both properties effected by this change are zoned Unified Development District (UDD), so no modification of zoning boundaries would need to occur. Existing easements would remain in place to allow vehicular access to the buildings on both sides of the subject property.

The proposed parking stalls would be added on either side of the existing driveway, as shown in the attached plans. One stall would also be added onto an existing row of parking, taking out a landscaped island. A fair amount of landscaping would remain, particularly between the existing 17th Avenue and the parcels, as the right-of-way is rather wide in this area.

Stormwater management is not expected to be impacted as a result of the proposed change. Internal circulation of cars would be slightly effected with perpendicular parking being added to both sides of the driveway, but it should have no effect on the public right-of-way. The proposed changes to the site plan are not expected to negatively impact the public in other ways. Staff recommends approval.

Item #3 – Amend general plan of the UDD for proposed riverfront development

Unified Development District (UDD) zoning was established on the subject parcels in the East Riverfront District to allow for mixed-use development (commercial and residential) according to a riverfront master plan adopted by the City. Since then, the City has continued to work with the private sector, in particular Frantz Community Investors, on developing specific plans.

The subject plans offer a more detailed look at the multi-family residential development proposed south of Stinchfield Creek and the commercial uses proposed north of the creek. This arrangement is consistent with the previously-approved general plans. The latest plans go a step further in laying out specific locations of new development, and its necessary streets and parking, as well as the approximate intensity of land uses throughout the area.

The plans show a 1st Phase of development that includes both commercial and residential development. The first commercial development would be a multi-story, multi-tenant building adjacent to the wharf. The residential 1st Phase includes a multi-family building on the river and six (6) townhomes along North 1st Street. The plans show Fulton Street being extended toward the river, with linear parking areas on both sides. Stormwater management would be incorporated largely in a single feature extending out from Fulton Street.

Details of the plans would still need to be worked out through the precise implementation plan phase of the UDD. Approving the amended general development plans at this time would allow Frantz to continue refining the plans. City staff has been working with their team along the way and is in favor of how the plans are taking shape.

Lang Realty LLC
510 N. 17th Ave.
Wausau WI 54401
715-571-4447

Wausau City Hall
Mr. William Hebert, Zoning Administrator
Mr. Brad Lenz, City Planner
407 Grant St.
Wausau WI 54403

Re: Lang Building

The purpose of this letter is to request that the City of Wausau consider and approve a twelve stall parking expansion to the Lang Building located at 510 N. 17th Ave. Wausau, WI 54401 at the June 21, 2016 Planning Commission meeting and the July 12, 2016 City Council meeting.

Built in 2000, the building consists of 15,538 square feet of professional space currently occupied by Acuity Neurology, Clark Dietz Inc. (engineers), Forefront Dermatology and B.C. Ziegler. The largest tenant, Forefront Dermatology, has requested to expand its space to encompass the entire lower level increasing the total number of health care providers which will require additional parking spaces. Forefront Dermatology is a valuable asset to Wausau's medical community located in a building that is ideally located for their services. It is my hope to accommodate their needs keeping them in our community.

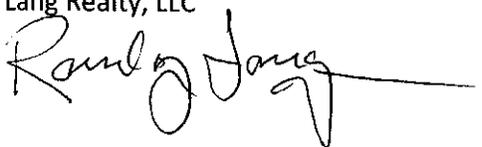
I have spoken with the two adjacent property owners, Chuck Ghidorzi and Dr. David Wanserski, and neither has voiced any objections to adding the proposed parking spaces. We have enclosed a letter from Chuck Ghidorzi in support of our efforts.

Upon preliminary surveying for the parking expansion it was discovered that a portion of the south property line was not established at the original proposed location when the property was subdivided in 2001. As a result the building sign facing 17th Avenue was inadvertently placed on the adjacent property at 500 N. 17th Ave. owned by Chuck Ghidorzi. He and I have agreed to re-establish this portion of the property line to include the sign on my property (510 N. 17th Ave) as originally intended.

Also included is a site plan and brief description of the proposed parking expansion.

Thank you for your consideration.

Randy Lang
Lang Realty, LLC

A handwritten signature in black ink that reads "Randy Lang". The signature is written in a cursive style with a long horizontal line extending to the right.



Building Community Today
for Tomorrow's Generation

DESIGN | BUILD | DEVELOP

May 11, 2016

Dear Randy,

I have reviewed the proposed property line relocation and do not see any issues in making the adjustment.

Regards,

A handwritten signature in blue ink, which appears to read "Chuck Ghidorzi", is written over a horizontal dashed line. The signature is enclosed within a blue oval-shaped scribble.

Chuck Ghidorzi
Manager

500 North 17th Ave, LLC



RIGHT-OF-WAY
UNITED STATES HIGHWAY 51

TOTAL AREA = 60825.47 S.F.

EXISTING BUILDING

EXISTING BUILDING
FFE=1261.07

EXISTING CONCRETE CURB AND GUTTER

EXISTING RETAINING WALL
RETAINING WALL

EXISTING CONCRETE CURB AND GUTTER

EXISTING STM
RIM ELEV=1261.76
24IN RCP(N)=1261.77

EXISTING SIGN
RIM ELEV=1258.00
24IN RCP(W)=1249.9
24IN RCP(E)=1249.9
12IN RCP(N)=1253.3

EXISTING ASPHALT
1.2 CURB CUT

EXISTING STM
RIM ELEV=1261.76
24IN RCP(N)=1261.77

EXISTING MAN HOLE
RIM ELEV=1250.21
24IN RCP(W)=1245.1
24IN RCP(E)=1245.0
24IN RCP(N)=1249.1

EXISTING SIGN BASE

EXISTING CONCRETE CURB AND GUTTER

BENCHMARK #1
MARKER X ON LP BASE
ELEV.=1264.68

TOTAL AREA= 46592.36 S.F.

EXISTING STM CULVERT
RIM ELEV=1251.86
24IN RCP(W)=1251.86

EXISTING STM CULVERT
24IN RCP IE=1249.23

EXISTING STM MH
RIM ELEV=1254.32
24IN RCP(N-W)=1248.6
24IN RCP(E)=1248.4
12IN RCP(S)=1248.7

EXISTING STM INL
RIM ELEV=1254.50
12IN RCP(S)=1249.0
12IN RCP(N)=1249.0

EXISTING LANDSCAPING AND RIP-RAP

EXISTING BUILDING

NORTH 17TH AVENUE

DRAWING FILE: P:\1700-1799\1795\ANG\DWG\DESIGN\1795A-DESIGN.DWG LAYOUT: DESIGN
PLOTTED: JUN 03, 2016 - 12:04PM PLOTTED BY: NATHANP

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING



DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM	CHECKED BY: MEM
SURVEYED BY: AJB	APPROVED BY:
DRAWN BY: NAP	DATE: 05/11/16

DESIGN
LANG REALTY LLC.
NORTH 17TH AVENUE
WAUSAU, WISCONSIN 54401

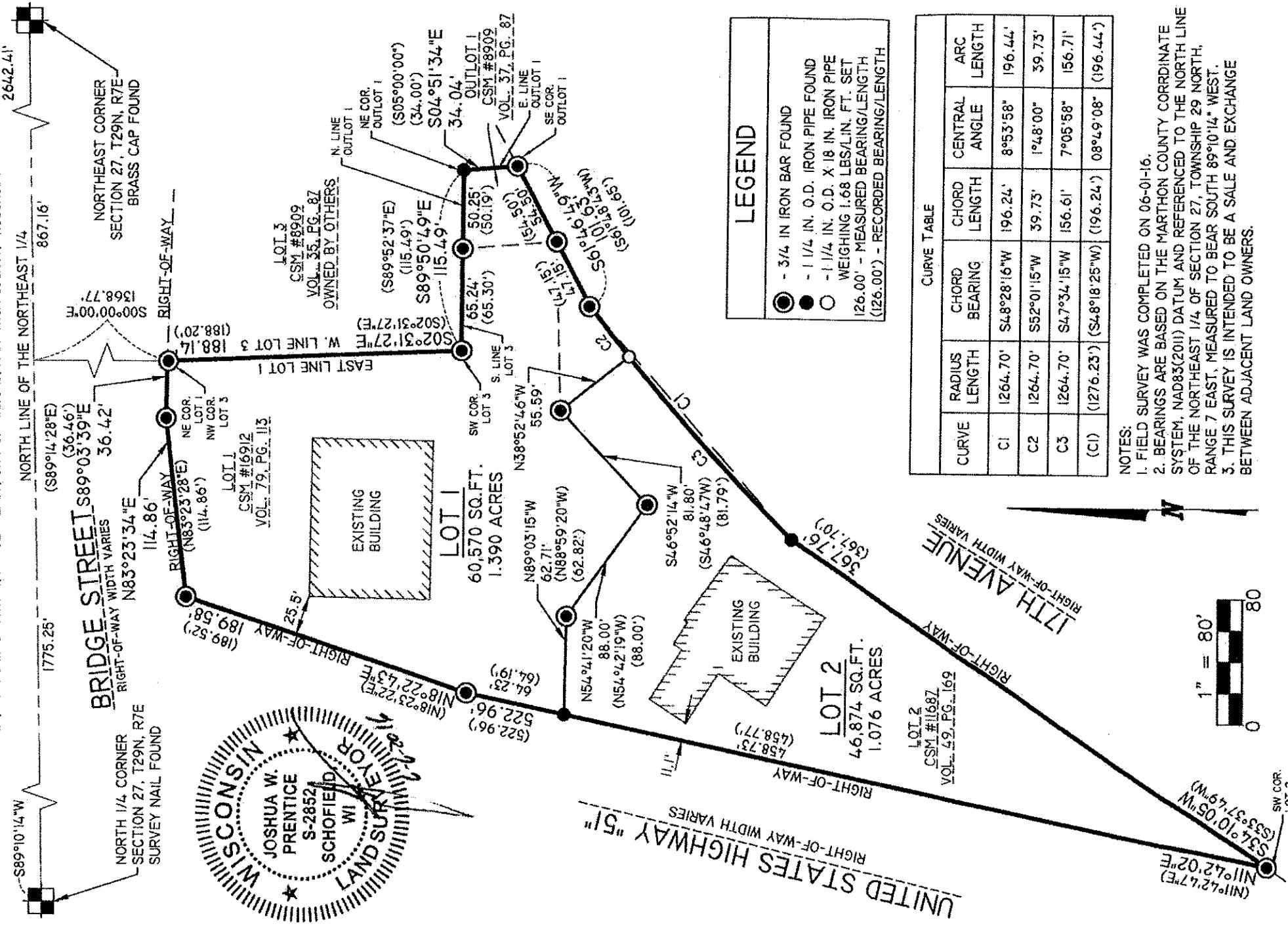
REI
REI No. 1795A
SHEET

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: LANG REALTY LLC. LAND OWNER: LANG REALTY LLC. AND 500 NORTH 17TH AVENUE LLC.

OF ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP 16912, RECORDED IN VOLUME 79, ON PAGE 113, AS DOCUMENT NUMBER 1676946, ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP 11687, RECORDED IN VOLUME 49, ON PAGE 169, AS DOCUMENT NUMBER 1226248, AND ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP 8909, RECORDED IN VOLUME 37, ON PAGE 87, AS DOCUMENT NUMBER 1065252, ALL LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



LEGEND

- - 3/4 IN IRON BAR FOUND
- - 1 1/4 IN. O.D. IRON PIPE FOUND
- - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET 126.00' - MEASURED BEARING/LENGTH (126.00') - RECORDED BEARING/LENGTH

CURVE TABLE

CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	1264.70'	S48°28'16"W	196.24'	8°53'58"	196.44'
C2	1264.70'	S52°01'15"W	39.73'	1°48'00"	39.73'
C3	1264.70'	S47°34'15"W	156.61'	7°05'58"	156.71'
(C1)	(1276.23')	(S48°18'25"W)	(196.24')	(8°49'08")	(196.44')

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 06-01-16.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°10'14" WEST.
 3. THIS SURVEY IS INTENDED TO BE A SALE AND EXCHANGE BETWEEN ADJACENT LAND OWNERS.

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: LANG REALTY LLC. LAND OWNER: LANG REALTY LLC. AND 500 NORTH 17TH AVENUE LLC.

OF ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP 16912, RECORDED IN VOLUME 79, ON PAGE 113, AS DOCUMENT NUMBER 1676946, ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP 11687, RECORDED IN VOLUME 49, ON PAGE 169, AS DOCUMENT NUMBER 1226248, AND ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP 8909, RECORDED IN VOLUME 37, ON PAGE 87, AS DOCUMENT NUMBER 1065252, ALL LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP 16912, RECORDED IN VOLUME 79, ON PAGE 113, AS DOCUMENT NUMBER 1676946, ALL OF PARCEL 2 OF CERTIFIED SURVEY MAP 11687, RECORDED IN VOLUME 49, ON PAGE 169, AS DOCUMENT NUMBER 1226248, AND ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP 8909, RECORDED IN VOLUME 37, ON PAGE 87, AS DOCUMENT NUMBER 1065252, ALL LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 89°10'14" WEST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 867.17 FEET; THENCE SOUTH 00°00'00" EAST, 1368.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BRIDGE STREET, THE NORTHEAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF LOT 3 OF SAID CERTIFIED SURVEY MAP NUMBER 8909 AND BEING THE POINT OF BEGINNING; THENCE SOUTH 02°31'27" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 3, 188.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°50'49" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 3 AND THE NORTH LINE OF SAID OUTLOT 1, 115.49 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1; THENCE SOUTH 04°51'34" EAST, COINCIDENT WITH THE EAST LINE OF SAID OUTLOT 1, 34.04 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1 AND THE WEST RIGHT-OF-WAY LINE OF 17TH AVENUE; THENCE SOUTH 61°46'49" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 101.63 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 196.44 FEET, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 1264.70 FEET. A CENTRAL ANGLE OF 08°53'58", AND A CHORD THAT BEARS SOUTH 48°28'16" WEST FOR A DISTANCE OF 196.24 FEET; THENCE SOUTH 34°10'05" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 367.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 51; THENCE NORTH 18°22'43" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 189.58 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF BRIDGE STREET; THENCE NORTH 83°23'34" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF BRIDGE STREET, 114.86 FEET; THENCE SOUTH 89°03'39" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 36.42 FEET TO SAID NORTHEAST CORNER OF LOT 1, SAID NORTHWEST CORNER OF LOT 3 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 107,444 SQUARE FEET, 2.466 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF LANG REALTY, LLC., AGENT OF SAID PARCELS.

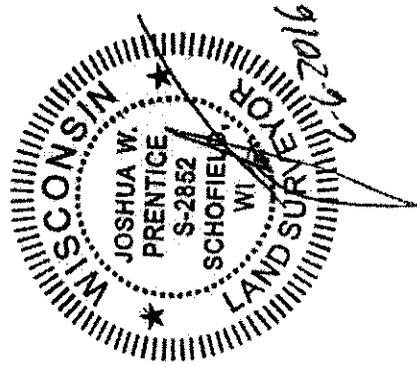
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 6TH DAY OF JUNE 2016

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



<p>CITY OF WAUSAU APPROVED FOR RECORDING UNDER THE TERMS OF THE CITY OF WAUSAU LAND DIVISION ORDINANCE.</p>
By: _____
DATE: _____



WEST ELEVATION
V8-12

APARTMENT BUILDING #1
OPTION A
RIVER EAST VILLAGE
WAUSAU, WISCONSIN
MARCH 22, 2016

 Mudrovich
architects

