



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, July 19, 2016 at 5:00 p.m.

1. Approve the minutes of the June 21, 2016 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 1104 South 9th Avenue to allow for an updated sign with a new electronic message center, in a R3, Two Family Residence District. (Holy Name Catholic Church)
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 1401 North 12th Avenue from R1, Single Family Residence District to R4, General Residence District. (City of Wausau)
4. **PUBLIC HEARING:** Discussion and possible action on rezoning 101/103, 201, 205 & 206 Short Street, 1201, 1305, 1309 & 1313/1315 North 2nd Street, and 1202, 1204, 1308, 1312 & 1314 North 3rd Street from R3, Two Family Residence District, to UDD, Unified Development District and approve the General Development Plan to allow for 30 multi-family residential units. (City of Wausau)
5. Discussion and possible action on approving a Precise Implementation Plan at 1304, 1308, 1312 & 1314 North 3rd Street to allow for 10 multi-family residential units.
6. Discussion and possible action on designating the Glass Hat, 1203 North 3rd Street, as a Local Historic Landmark.
7. Discussion and possible action on petition for annexation from the Town of Stettin: City of Wausau (petitioner)—Highland Drive and County Road O.
8. Update of Wausau Comprehensive Plan: Land Use and Intergovernmental Cooperation chapters.
9. 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 July 14, 2016 at 11:00 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, Holy Name Catholic Church

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, June 21, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, DeSantis, Lang

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

Approve the minutes of the May 17, 2016 meeting.

Gisselman motioned to approve the minutes of the May 17, 2016 meeting. Bohlken seconded, and the motion carried unanimously 5-0.

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.

Lenz said that a letter from the petitioner is included in the packet. Since this is zoned UDD, any modifications need to be approved by Plan Commission and Common Council. This item is to modify the site plan to add parking. An aerial photo is located on the third page of the packet and shows that the driveways will remain the same except that perpendicular parking will be added. The neighboring properties have been made aware of the change and they are not opposed to it. Existing easements will not be affected. Six stalls will be located on the north side, five stalls on the south side, and one additional stall will be located on the west side of the driveway. A fair amount of landscaping will remain on the property.

Randy Lang said that during a recent survey of the property, it was determined that the property line was subdivided on the wrong side of the sign. Ghidorzi has approved this adjustment. Lenz said that the other property in question is also zoned UDD so the internal property lines will be adjusted, but the boundaries of the zoning district will not change.

Peckham motioned to approve 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. Atwell seconded, and the motion carried unanimously 5-0. This item will go to Common Council on July 12, 2016.

Discussion and possible action on approving an amendment to the general development plan for 912, 920/1000, 1006, 1010, 1100, 1202 and 1212 North First Street.

Lenz said that these addresses are part of the East Riverfront District, north of the eye clinic and south of Bridge Street. In October, a general plan was approved for mixed-use development. That plan was prepared with Stantec as a brownfield master plan. It showed theoretical building locations, which is similar to the current Frantz plans. Lenz went over the proposed plans for commercial and multi-family residential development. He said these are the plans that Frantz is moving forward with – precise implementation plans will need to come back to the commission at a later time.

Peckham asked which of the south concept drawings are for the multi-family building. Lenz said that it would be L-shaped building. Additional details of the first phase and information were handed out at the start of the meeting.

Atwell asked if there is parking planned for the commercial building or is it just not shown. Lenz said that a combo of underground and surface parking will be provided. The commercial building will house office, restaurant/bar, and other retail. The surface parking will be for retail uses and underground parking more for office space and other long-term parking.

Gisselman asked if the north concept would be something new and asked how much space to the trail and wharf there is. Lenz said that exact dimensions are not provided, but the trail itself will not be right up to

the building as there is some seating and other amenities. Gisselman asked if the houses on 1st Street are being approved as part of the zoning. Lenz said they are not being approved at this time – they would need to be brought into the UDD in the future. Atwell said it is much clearer that the public will be right in with everything and it encourages interaction. Lenz said that along the stream trail is where the trail would be closest to the buildings. There is more room on the river side.

Peckham motioned to approve an amendment to the general development plan for 912, 920/1000, 1006, 1010, 1100, 1202 and 1212 North First Avenue. Bohlken seconded and the motion carried unanimously 5-0. This item will go to Common Council on July 12, 2016.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, July 19, 2016.

Peckham asked for information of the Higginbotham project. Lenz said that during the last CISM committee, staff and Higginbotham were given some homework to do regarding site distances. Gisselman said that there are some issues that need to be worked out before things can move forward.

Lenz said that the housing development at NTC may come next month.

Adjournment

Peckham motioned to adjourn, seconded by Atwell. Motion carried unanimously 5-0 and the motion adjourned at 5:20 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on July 19, 2016.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: July 13, 2016

GENERAL INFORMATION

APPLICANT: Finishing Touch Sign, Inc.
LOCATION: 1104 S. 9th Avenue
EXISTING ZONING: R3, Two Family Residence District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for a new electronic message center to be added to an existing monument sign. In the R3 District, non-flashing, illuminated signs for churches may be allowed by conditional use.
EXISTING LAND USE: Religious institution
SIZE OF PARCEL: 2.5 acres

SURROUNDING LAND USE AND ZONING:

North: Single family homes; R2, Single Family Residence District
South: Church property; R3
East: Single family homes; R3
West: Vacant commercial; B1, Neighborhood Shopping District

See attached map

ANALYSIS

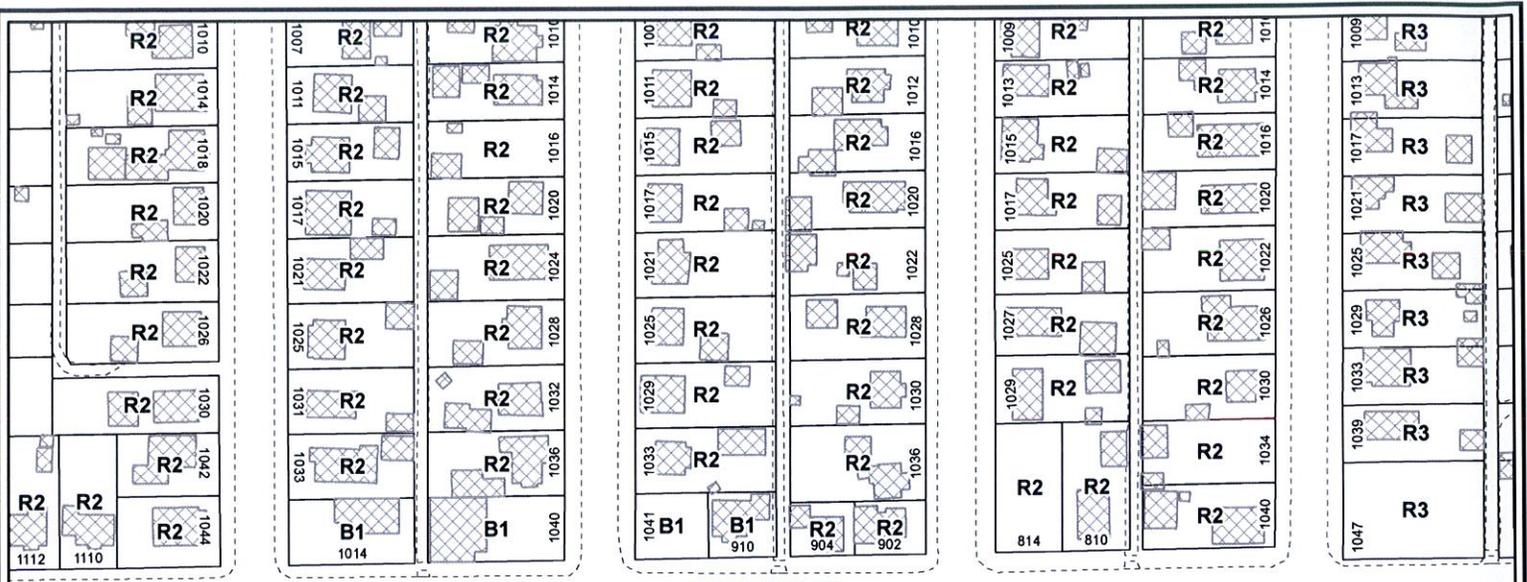
From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

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

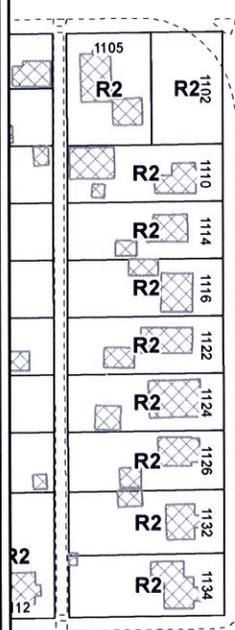
The existing monument sign, to which a new electronic message center is proposed to be added, was approved as a conditional use in 1996. At the time, staff advised that the sign with its brick base, composite sign face, and external lighting would not be out of character with the site and nearby land uses. The addition of an electronic message center would dramatically change the nature of the sign. Although a commercial property exists to the west of the subject property, and the church occupies the entire block south of the proposed sign, single-family homes sit directly to the east and north of where the sign would be located.

In residential zoning districts, signs may be illuminated, but shall be non-flashing. Our zoning code defines non-flashing as being static for a minimum of six (6) seconds.

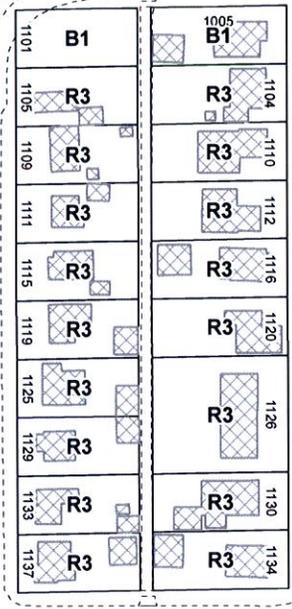
Electronic signs similar to the proposed sign have been approved in the past by the City for religious and educational institutions. Those signs, however, are generally located along multi-lane arterial streets and are set back from the front property line a minimum of 15 feet, as prescribed in the zoning code. Some existing EMC's, particularly ones near residential areas, have been approved with time restrictions, such as from 10 p.m. to 6 a.m.



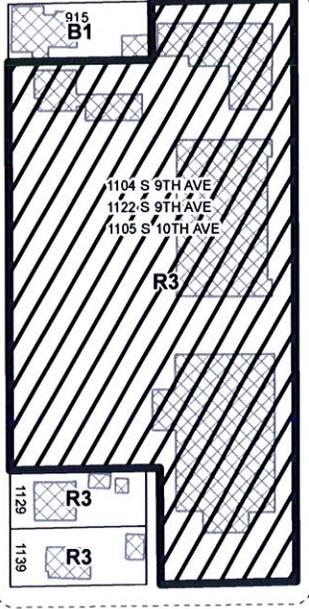
W THOMAS ST



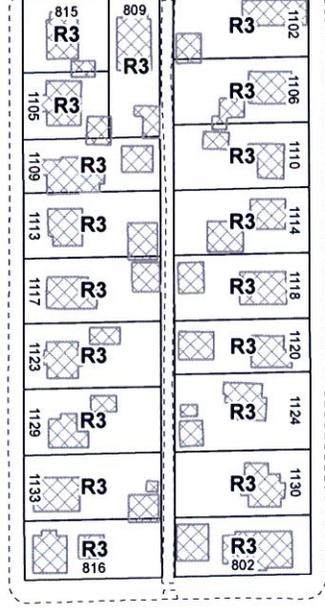
S 11TH AV



S 10TH AV

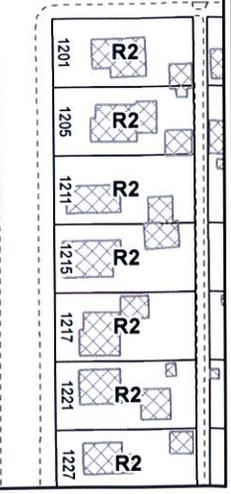
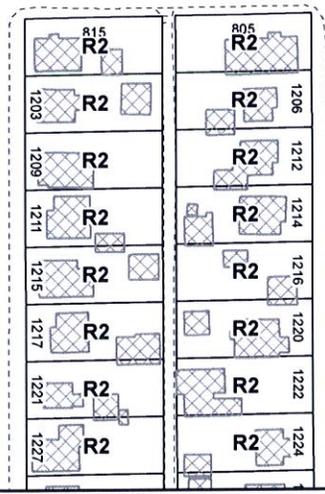
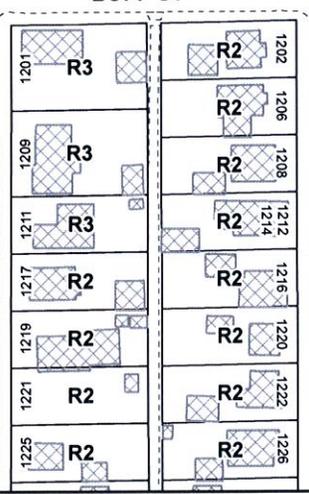
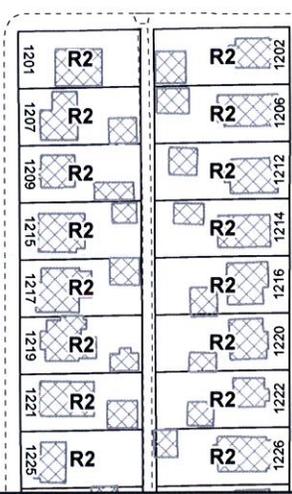
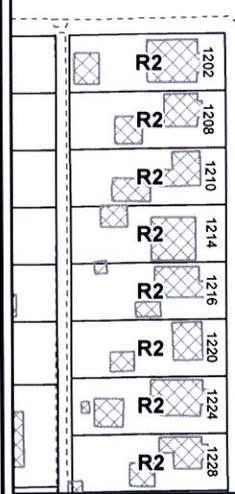


BOPF ST



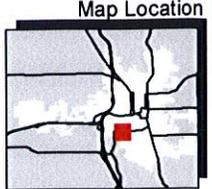
S 9TH AV

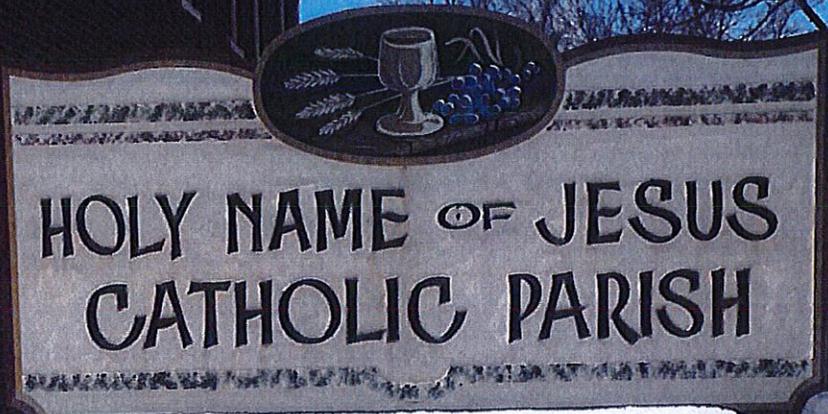
S 8TH AV



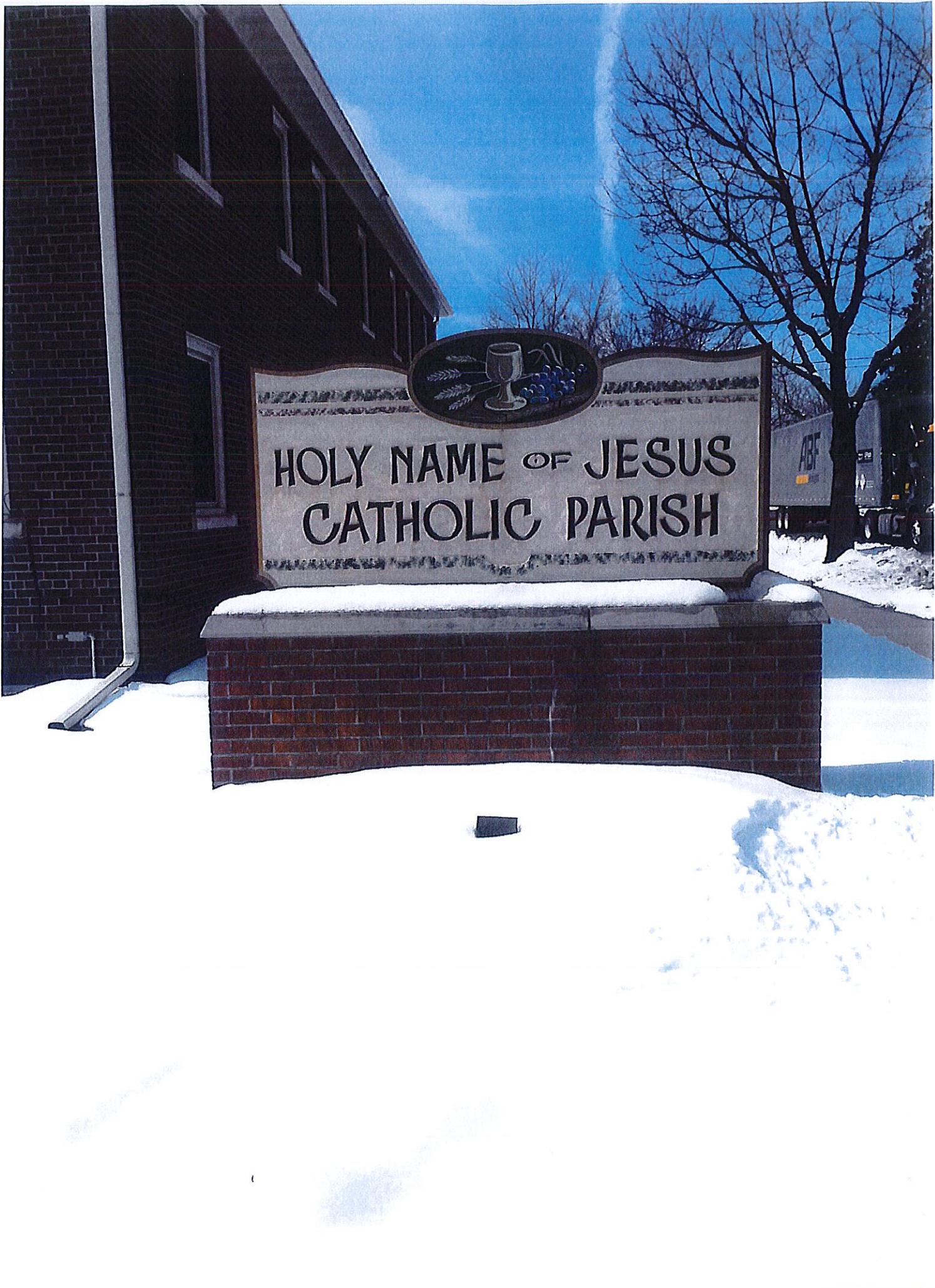
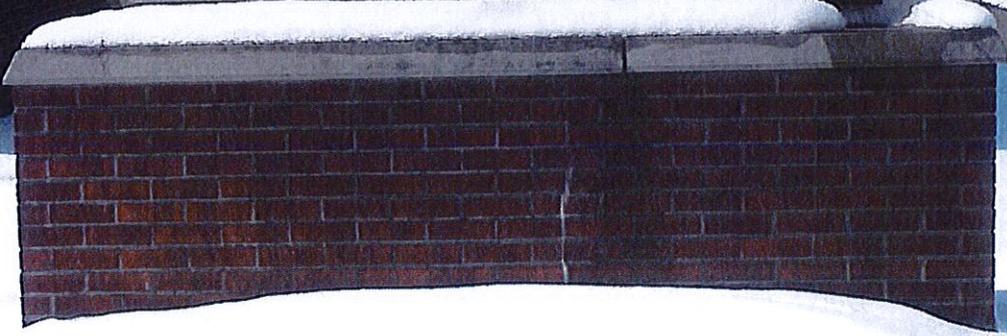
City of Wausau
Marathon County Wisconsin
0 100 200
Feet

- Area of Interest
- Building





HOLY NAME OF JESUS
CATHOLIC PARISH

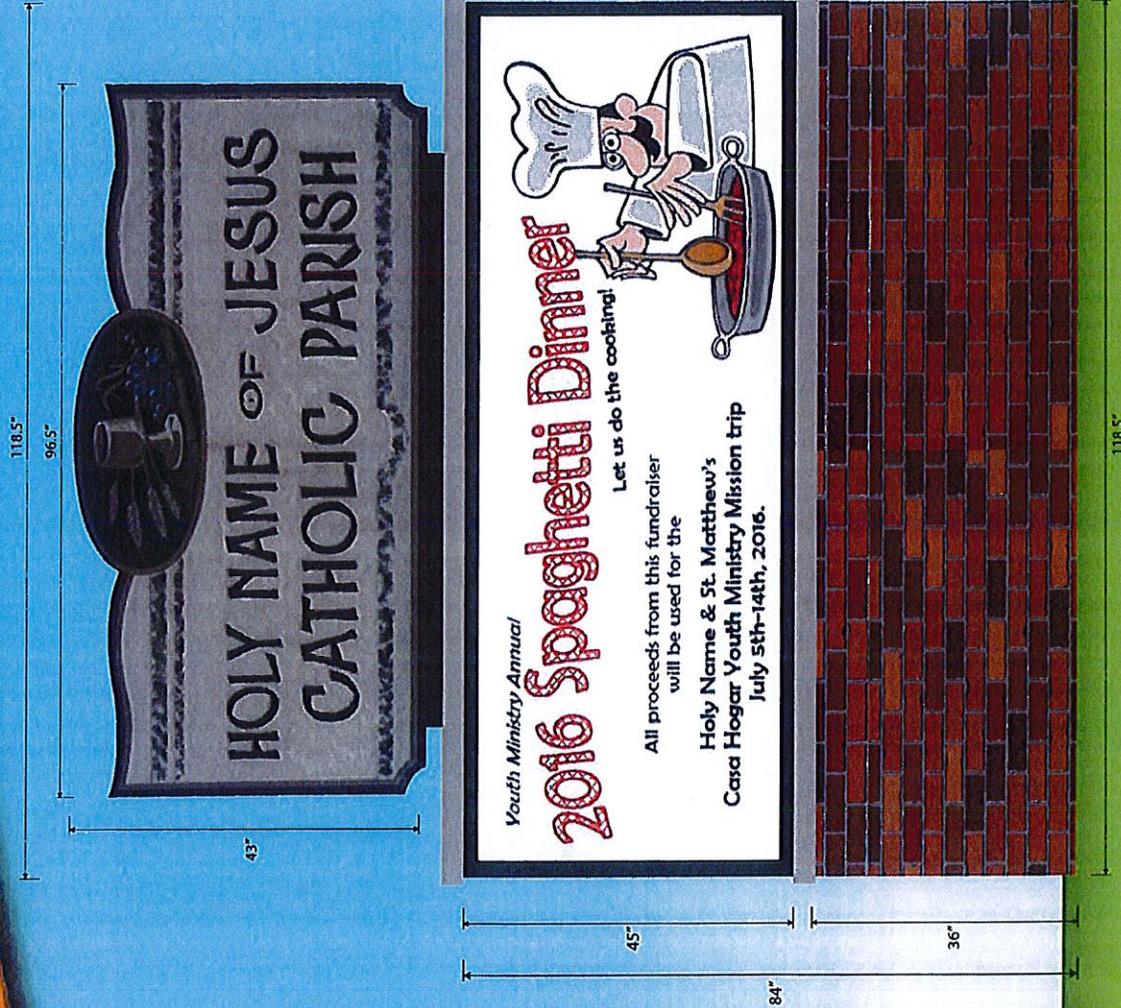




SIGN SPECIFICATIONS
 * Back to match building
 * Using existing sign faces

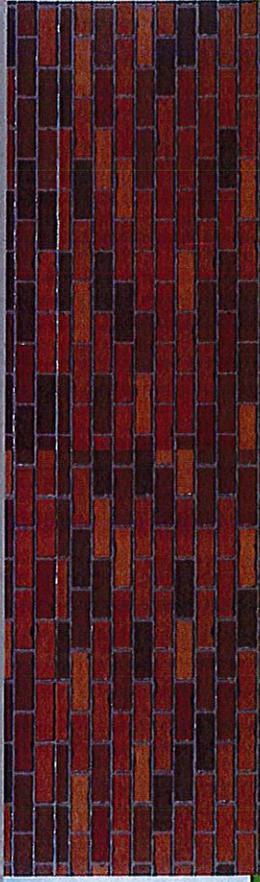
Client:
 Holy Name
 Wausau, WI

Finishing Touch signs
 608 Creeke Ave, Rothschild, WI
 715-845-0500
 ftsign.com



**HOLY NAME OF JESUS
 CATHOLIC PARISH**

Youth Ministry Annual
2016 Spaghetti Dinner
 Let us do the cooking!
 All proceeds from this fundraiser
 will be used for the
 Holy Name & St. Matthew's
 Casa Hogar Youth Ministry Mission trip
 July 5th-14th, 2016.



Job Number
14811
the name and profession

THIS ARTWORK IS COPYRIGHTED
 AND MAY NOT BE USED WITHOUT
 PERMISSION. IT IS THE PROPERTY
 OF FINISHING TOUCH AND MUST BE
 RETURNED TO THEM.

Customer: Steve
Customer Rep: Tom

Date: 3-28-16
Revision: Dated

FINAL DRAWING APPROVAL
 These drawings will be released to manufacturing once signed and returned.
 Any detail or dimension changes will delay fabrication and incur extra charges.
 ONCE THE DESIGN IS APPROVED FINISHING TOUCH WILL NOT BE RESPONSIBLE FOR ERRORS.
 date
 signature

COLORS SHOWN FOR REPRESENTATION
 ONLY. ACTUAL PAINT OR VINYL GRAPHICS
 MAY NOT MATCH INK COLORS ON LAYOUT



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: July 13, 2016

GENERAL INFORMATION

APPLICANT: City of Wausau
LOCATION: 1401 N. 12th Avenue
EXISTING ZONING: R1, Single Family Residence District
REQUESTED ZONING: R4, General Residence District
PURPOSE: To allow for consolidation of this parcel with adjoining property, facilitating its redevelopment.
EXISTING LAND USE: Vacant
SIZE OF PARCEL: 0.19 acres
SURROUNDING LAND USES AND ZONING:

North: Vacant residential land; R4
South: Athletic fields of educational institution; R1 and IR, Interchange Residential
East: Vacant residential; R4
West: Single family residential; R2, Single Family Residence District

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:

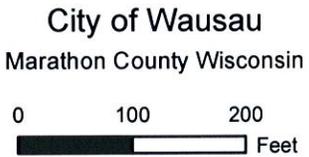
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general 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 subject parcel has been owned by the city of Wausau (“Streets”) for quite some time, and was not part of a recent acquisition of the large multi-family parcel to the immediate north and east. It does, however, play a role in the redevelopment of the larger parcel. The intent of the rezoning is to make this small parcel congruous with the larger parcel so that they may be combined into one developable parcel.

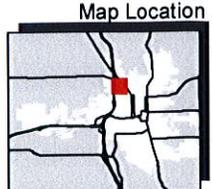
Currently, the subject parcel at the corner of Randolph Street and 12th Avenue is zoned R1, Single Family Residence District. It is, however, too small for a new single family home. The parcel is only 44 feet wide by 105 feet long, for a total area of approximately 4600 square feet. The current lot size requirements for a single family home in the R1 district are a minimum width of 80 feet, and a minimum lot area of 10,000 square feet. Thus, the lot meets only about half of the minimum standards for both width and area.

In addition to the unsuitability of the small parcel for future R1 uses, the current land use patterns in the area also suggest that changing the zoning to R4 and combining it with its larger neighbor would be appropriate. East of Stevens Drive and 12th Avenue, the parcels are not divided into small single family lots, but consist of large lots for institutional and multi-family uses. The athletic fields directly to the south are part of a single parcel of over 25 acres. The religious institution to the east and the multi-family building to the northeast are each located on lots between four and five acres. The subject parcel combined with its larger neighbor would be within this same range.

Staff recommends approval of the zoning change. Combining parcels can be performed at the staff level. Similarly, buildings plans for the site must go through the building permit process, which includes a review of the zoning requirements of the district.



- Area of Interest
- Building





STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: July 13, 2016

GENERAL INFORMATION

APPLICANT: City of Wausau
LOCATION: 101/103, 201 & 205 Short Street; 1201, 1305, 1309, & 1313/1315 N. 2nd Street; 1202, 1204, 1304, 1308, 1312, & 1314 N. 3rd Street
EXISTING ZONING: R3, Two Family Residence District
REQUESTED ZONING: UDD, Unified Development District
PURPOSE: To approve the general development plan for 30 multi-family residential units, and approve the precise implementation plan for 10 units fronting N. 3rd Street.
SIZE OF PARCELS: Approximately 2 acres
SURROUNDING ZONING AND LAND USE:
North: One and two family homes; R3.
South: Railroad right-of-way and commercial warehouse; R3, M2, General Industrial District, and B3, General Commercial District.
East: One and two family homes, and assorted commercial; R3 and B2, Community Service District.
West: R2, Single family residence district; and R3.
Vacant commercial land.

(See attached Zoning Map)

ANALYSIS

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.*

In addition to criteria for assessing unified development proposals, the plan commission shall also make a recommendation to change the zoning classification of property based upon the evidence presented in each of the following matters, where applicable:

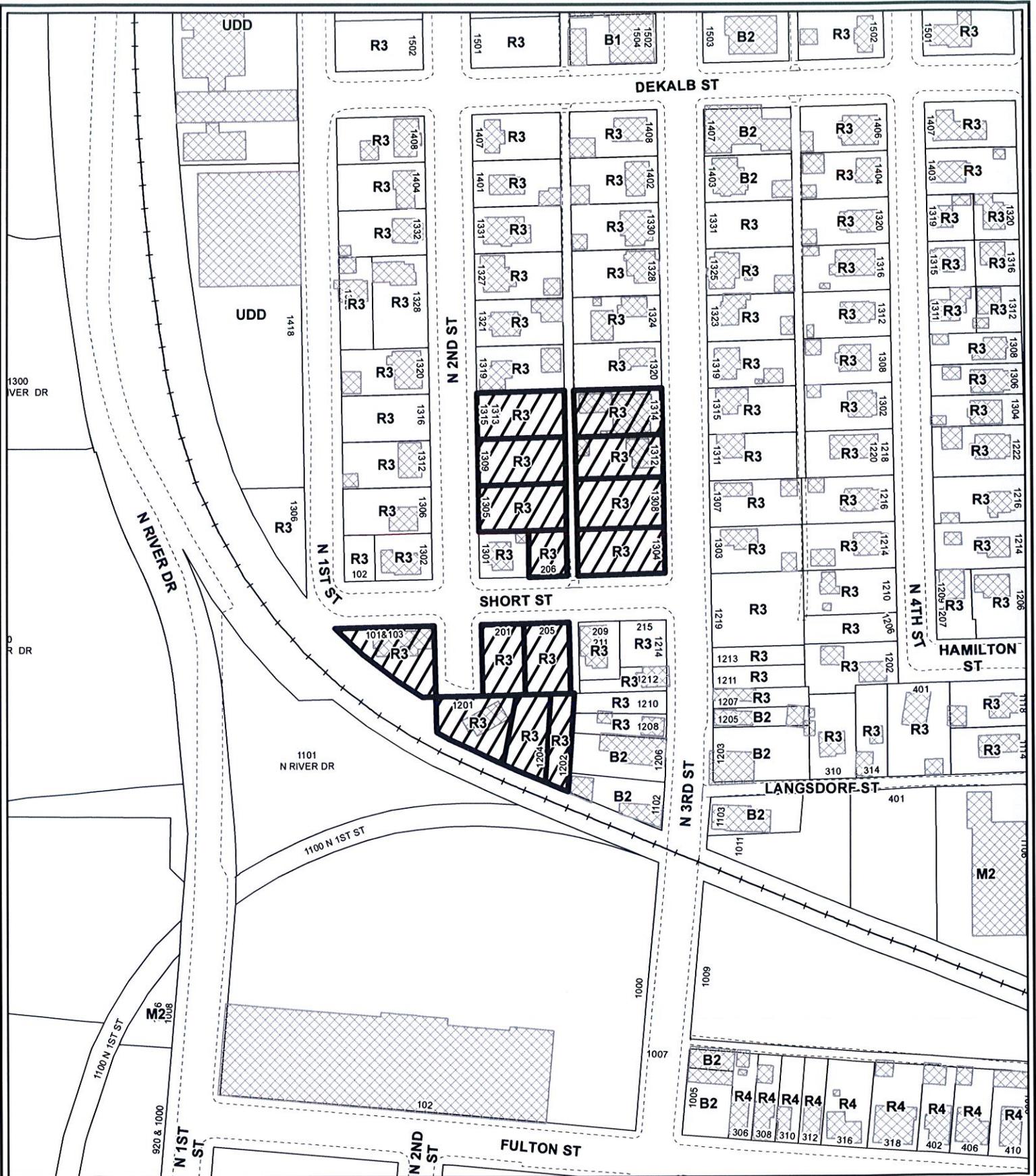
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general 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 current zoning proposal covers a number of City-owned properties that were acquired for blight elimination. The majority of parcels are currently free of structures. In January, the City sent out a Request For Proposals (RFP) to solicit developers to redevelop the properties. The RFP outlined urban infill housing in the form of rowhouses/townhouses that could be single family, multi-family, or condos.

The proposal received from Blenker Companies Inc. was accepted by the City and they are currently refining their plans for the buildings. The action currently being sought by Plan Commission is to approve the general development plan for all of the parcels for development of 30 residential units, as well as approval of the precise implementation plan for the first 10 units along N. 3rd Street.

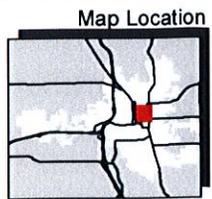
The proposed plans fit with the general vision put forth in the RFP issued by the City, as well as the City's efforts to bring in more housing options, particularly to the central part of the city adjacent to downtown and the riverfront.

The relatively low density of the housing being proposed fits with the historical use of the area as a working-class residential area. The current zoning of R3 allows for duplex development. If the 14 lots in the current rezoning proposal were all developed with duplexes, the area would contain 28 units, which is almost as many as the 30 new units being proposed. The physical design of the buildings, particularly in terms of scale, rooflines, and materials, is meant to complement the existing homes in the area.



City of Wausau
 Marathon County Wisconsin
 0 100 200
 Feet

- Area of Interest
- Building



GENERAL NOTES:

WALLS:

- EXTERIOR WALLS = MAIN FLR 9'-1 1/8" 2ND FLR 8'-1 1/8" 2X6 WALLS UNLESS OTHERWISE NOTED
- INTERIOR WALLS = MAIN FLR 9'-1 1/8" 2ND FLR 8'-1 1/8" 2X4 WALLS UNLESS OTHERWISE NOTED

CEILING:

- ALL CEILINGS ARE FLAT UNLESS OTHERWISE NOTED

ROOF:

- FOR ROOF PITCHES, HEEL HEIGHTS, AND OVERHANG LENGTHS, SEE ROOF PLAN

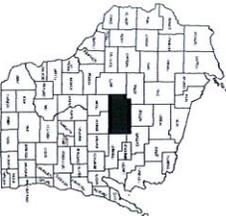
OPENINGS:

- WINDOWS = 6'-11 1/8" UNLESS SPECIFIED
- DOORS = 6'-11 1/8" UNLESS SPECIFIED

GENERAL INFO:

- EXTERIOR DIMENSIONS ARE TO THE WALL
- FRAMING
- INTERIOR DIMENSIONS ARE TO THE FRAMING
- FOUNDATION WALLS ARE FLUSH WITH FRAMING
- WINDOWS - SEE PLANS FOR ROUGH OPENINGS
- DOORS - SEE PLANS FOR ROUGH OPENINGS

PROJECT LOCATION:



State of Wisconsin
MARATHON COUNTY

LOWER LEVEL SQ. FT.	NA SQ. FT.
FIRST FLOOR SQ. FT.	8883 SQ. FT.
SECOND FLOOR SQ. FT.	6028 SQ. FT.
TOTAL PLAN SQ. FT.	14711 SQ. FT.
GARAGE SQ. FT.	5594 SQ. FT.
COVERED PORCH SQ. FT.	1048 SQ. FT.

LOADING:

- ROOF = 30 LBS. LIVE LOAD
- 10 LBS. BOTTOM CHORD DEAD LOAD
- FLOOR = 12 LBS. DEAD LOAD

DRAWING INDEX:

T-1.0	COVER PAGE	A-4.4	UNIT 5
A-1.0	ELEVATIONS	A-5.0	UNIT 6
A-1.1	SITE PLAN	A-5.1	UNIT 7
A-2.0	FOUNDATION PLAN	A-5.2	UNIT 8
A-2.1	FOUNDATION PLAN	A-5.3	UNIT 9
A-2.2	FOUNDATION PLAN	A-5.4	UNIT 10
A-2.3	FOUNDATION PLAN	A-5.5	UNIT 11
A-2.4	FOUNDATION PLAN	A-5.6	UNIT 12
A-2.5	FOUNDATION PLAN	A-5.7	UNIT 13
A-2.6	FOUNDATION PLAN	A-5.8	UNIT 14
A-2.7	FOUNDATION PLAN	A-5.9	UNIT 15
A-2.8	FOUNDATION PLAN	A-5.10	UNIT 16
A-2.9	FOUNDATION PLAN	A-5.11	UNIT 17
A-2.10	FOUNDATION PLAN	A-5.12	UNIT 18
A-2.11	FOUNDATION PLAN	A-5.13	UNIT 19
A-2.12	FOUNDATION PLAN	A-5.14	UNIT 20
A-2.13	FOUNDATION PLAN	A-5.15	UNIT 21
A-2.14	FOUNDATION PLAN	A-5.16	UNIT 22
A-2.15	FOUNDATION PLAN	A-5.17	UNIT 23
A-2.16	FOUNDATION PLAN	A-5.18	UNIT 24
A-2.17	FOUNDATION PLAN	A-5.19	UNIT 25
A-2.18	FOUNDATION PLAN	A-5.20	UNIT 26
A-2.19	FOUNDATION PLAN	A-5.21	UNIT 27
A-2.20	FOUNDATION PLAN	A-5.22	UNIT 28
A-2.21	FOUNDATION PLAN	A-5.23	UNIT 29
A-2.22	FOUNDATION PLAN	A-5.24	UNIT 30
A-2.23	FOUNDATION PLAN	A-5.25	UNIT 31
A-2.24	FOUNDATION PLAN	A-5.26	UNIT 32
A-2.25	FOUNDATION PLAN	A-5.27	UNIT 33
A-2.26	FOUNDATION PLAN	A-5.28	UNIT 34
A-2.27	FOUNDATION PLAN	A-5.29	UNIT 35
A-2.28	FOUNDATION PLAN	A-5.30	UNIT 36
A-2.29	FOUNDATION PLAN	A-5.31	UNIT 37
A-2.30	FOUNDATION PLAN	A-5.32	UNIT 38
A-2.31	FOUNDATION PLAN	A-5.33	UNIT 39
A-2.32	FOUNDATION PLAN	A-5.34	UNIT 40
A-2.33	FOUNDATION PLAN	A-5.35	UNIT 41
A-2.34	FOUNDATION PLAN	A-5.36	UNIT 42
A-2.35	FOUNDATION PLAN	A-5.37	UNIT 43
A-2.36	FOUNDATION PLAN	A-5.38	UNIT 44
A-2.37	FOUNDATION PLAN	A-5.39	UNIT 45
A-2.38	FOUNDATION PLAN	A-5.40	UNIT 46
A-2.39	FOUNDATION PLAN	A-5.41	UNIT 47
A-2.40	FOUNDATION PLAN	A-5.42	UNIT 48
A-2.41	FOUNDATION PLAN	A-5.43	UNIT 49
A-2.42	FOUNDATION PLAN	A-5.44	UNIT 50
A-2.43	FOUNDATION PLAN	A-5.45	UNIT 51
A-2.44	FOUNDATION PLAN	A-5.46	UNIT 52
A-2.45	FOUNDATION PLAN	A-5.47	UNIT 53
A-2.46	FOUNDATION PLAN	A-5.48	UNIT 54
A-2.47	FOUNDATION PLAN	A-5.49	UNIT 55
A-2.48	FOUNDATION PLAN	A-5.50	UNIT 56
A-2.49	FOUNDATION PLAN	A-5.51	UNIT 57
A-2.50	FOUNDATION PLAN	A-5.52	UNIT 58
A-2.51	FOUNDATION PLAN	A-5.53	UNIT 59
A-2.52	FOUNDATION PLAN	A-5.54	UNIT 60
A-2.53	FOUNDATION PLAN	A-5.55	UNIT 61
A-2.54	FOUNDATION PLAN	A-5.56	UNIT 62
A-2.55	FOUNDATION PLAN	A-5.57	UNIT 63
A-2.56	FOUNDATION PLAN	A-5.58	UNIT 64
A-2.57	FOUNDATION PLAN	A-5.59	UNIT 65
A-2.58	FOUNDATION PLAN	A-5.60	UNIT 66
A-2.59	FOUNDATION PLAN	A-5.61	UNIT 67
A-2.60	FOUNDATION PLAN	A-5.62	UNIT 68
A-2.61	FOUNDATION PLAN	A-5.63	UNIT 69
A-2.62	FOUNDATION PLAN	A-5.64	UNIT 70
A-2.63	FOUNDATION PLAN	A-5.65	UNIT 71
A-2.64	FOUNDATION PLAN	A-5.66	UNIT 72
A-2.65	FOUNDATION PLAN	A-5.67	UNIT 73
A-2.66	FOUNDATION PLAN	A-5.68	UNIT 74
A-2.67	FOUNDATION PLAN	A-5.69	UNIT 75
A-2.68	FOUNDATION PLAN	A-5.70	UNIT 76
A-2.69	FOUNDATION PLAN	A-5.71	UNIT 77
A-2.70	FOUNDATION PLAN	A-5.72	UNIT 78
A-2.71	FOUNDATION PLAN	A-5.73	UNIT 79
A-2.72	FOUNDATION PLAN	A-5.74	UNIT 80
A-2.73	FOUNDATION PLAN	A-5.75	UNIT 81
A-2.74	FOUNDATION PLAN	A-5.76	UNIT 82
A-2.75	FOUNDATION PLAN	A-5.77	UNIT 83
A-2.76	FOUNDATION PLAN	A-5.78	UNIT 84
A-2.77	FOUNDATION PLAN	A-5.79	UNIT 85
A-2.78	FOUNDATION PLAN	A-5.80	UNIT 86
A-2.79	FOUNDATION PLAN	A-5.81	UNIT 87
A-2.80	FOUNDATION PLAN	A-5.82	UNIT 88
A-2.81	FOUNDATION PLAN	A-5.83	UNIT 89
A-2.82	FOUNDATION PLAN	A-5.84	UNIT 90
A-2.83	FOUNDATION PLAN	A-5.85	UNIT 91
A-2.84	FOUNDATION PLAN	A-5.86	UNIT 92
A-2.85	FOUNDATION PLAN	A-5.87	UNIT 93
A-2.86	FOUNDATION PLAN	A-5.88	UNIT 94
A-2.87	FOUNDATION PLAN	A-5.89	UNIT 95
A-2.88	FOUNDATION PLAN	A-5.90	UNIT 96
A-2.89	FOUNDATION PLAN	A-5.91	UNIT 97
A-2.90	FOUNDATION PLAN	A-5.92	UNIT 98
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A-2.92	FOUNDATION PLAN	A-5.94	UNIT 100

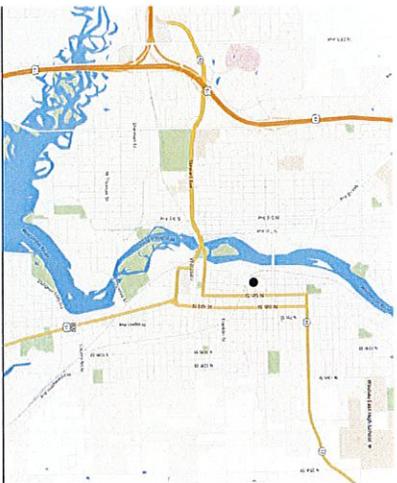
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Although every attempt has been made to accurately represent the building intended, the user is responsible for the accuracy of the information used in the design and that all dimensions, notes, scales, and drawings are accurate.

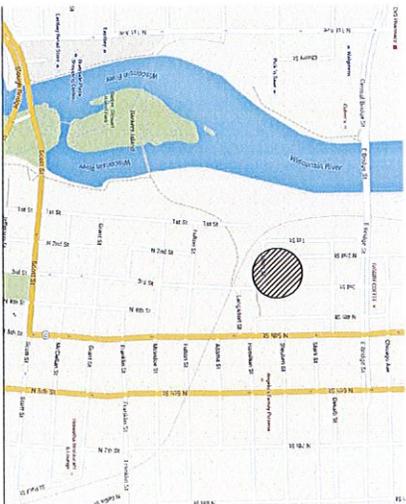
WAUSAU RIVER EAST REDEVELOPMENT



-3D REPRESENTATION - NOT FOR CONSTRUCTION-



CITY OF WAUSAU



PROJECT LOCATION

COVER

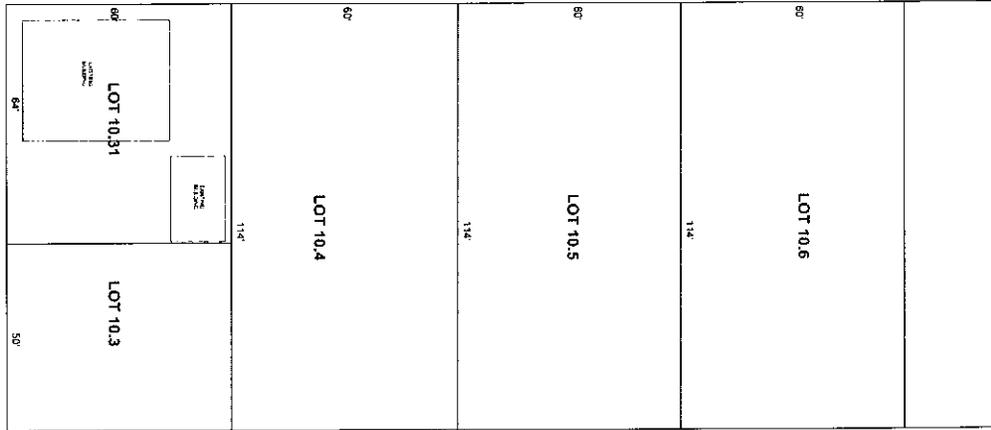
<p>Bl5007</p> <p>Client: BLENKER COMPANIES, INC.</p> <p>Address: 500 LORRY ST AMHERST, WI 54406</p> <p>Phone: 715-824-5665 Fax: 715-824-5663</p> <p>Drawn By: MR Date: 6-21-16</p> <p>Scale: PER NOTES</p>	<p>Project: WAUSAU RIVER EAST REDEVELOPMENT</p> <p>Site Address: 3RD & SHORT STREET WAUSAU, WI 54403</p>	<table border="1"> <thead> <tr> <th>Revision Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>6-23-16</td> <td>REVISION #1 MR</td> </tr> <tr> <td>6-25-16</td> <td>REVISION #2 MR</td> </tr> <tr> <td>6-29-16</td> <td>REVISION #3 MR</td> </tr> <tr> <td>6-30-16</td> <td>REVISION #4 MR</td> </tr> </tbody> </table>	Revision Date	Description	6-23-16	REVISION #1 MR	6-25-16	REVISION #2 MR	6-29-16	REVISION #3 MR	6-30-16	REVISION #4 MR	<p>Job #: 16-066</p>
Revision Date	Description												
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Mailing Address - P O Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
Website - www.blenkerco.com

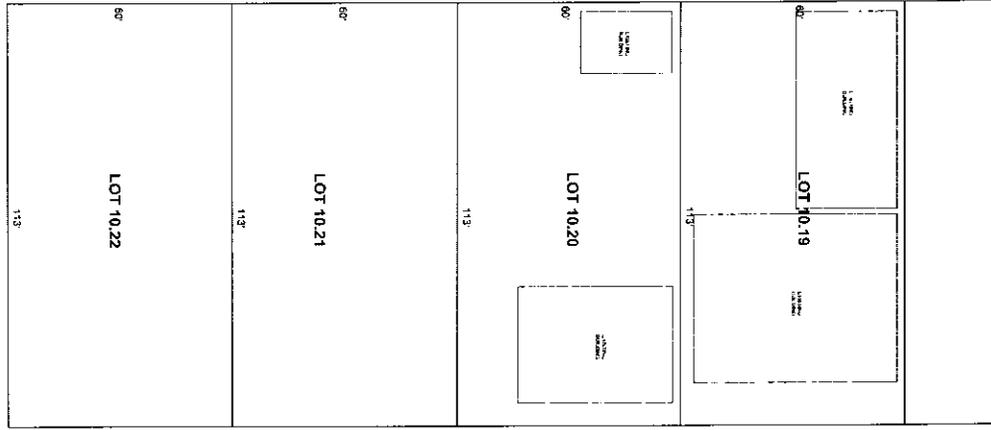


N 2ND ST

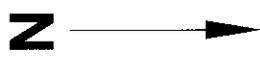


SHORT ST

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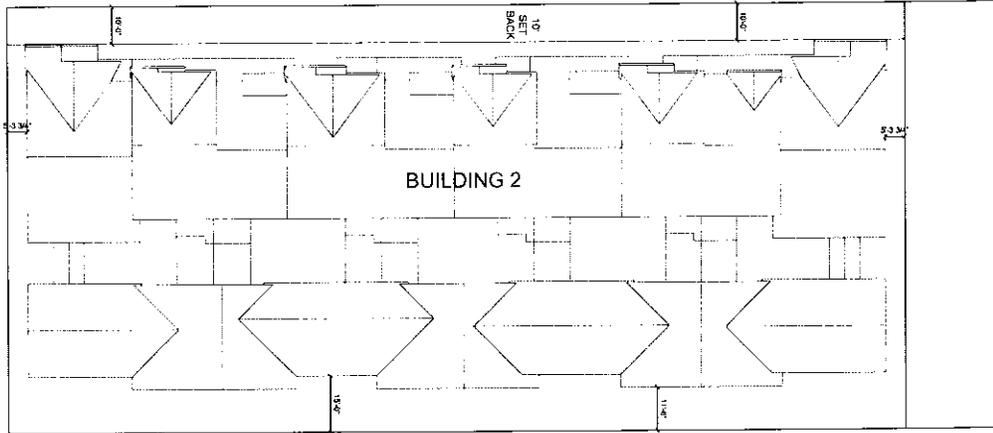
N 3RD ST



SITE PLAN

	Client: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406 Telephone: 715-824-5665 Drawn By: MR Sub: PER NOTES	Project: WAUSAU RIVER EAST REDEVELOPMENT Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	Revision Date: 8-23-16 8-25-16 8-29-16 8-30-16	Description: REVISION #1 MR REVISION #2 MR REVISION #3 MR REVISION #4 MR	BLENKER COMPANIES, INC. Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenkerco.com
	File: 715-824-5663 Sales:	AC P: 16-066			

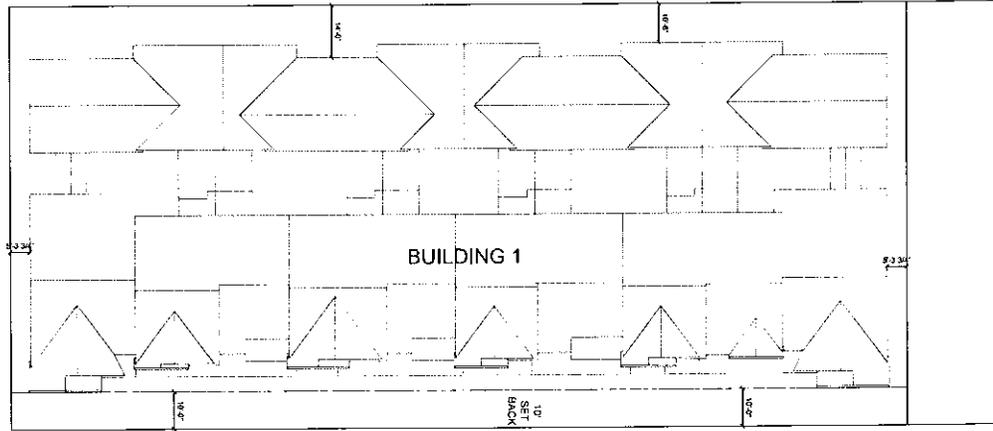
N 2ND ST



BUILDING 2

SHORT ST

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



BUILDING 1

N 3RD ST

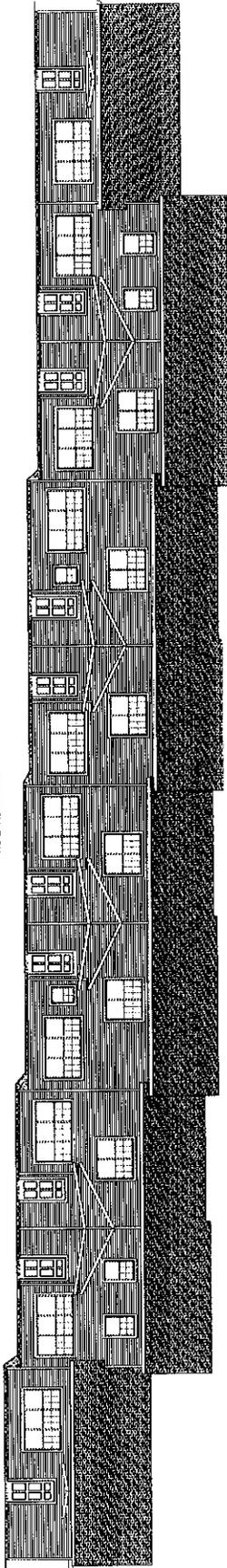
SITE PLAN



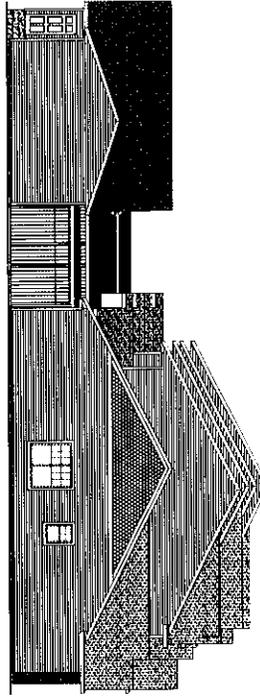
	BLANKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406 Telephone: 715-824-5665 Fax: 715-824-5663	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR	Making Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St Phone (715)824-5665 Fax (715)824-5663 Website - www.blankerco.com
	Project: MR Date: 6-21-16	Job #: 18-066		

ELEVATIONS

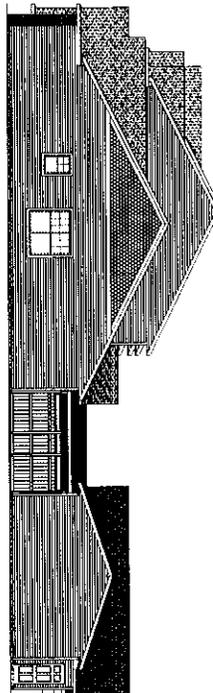
REAR ELEVATION



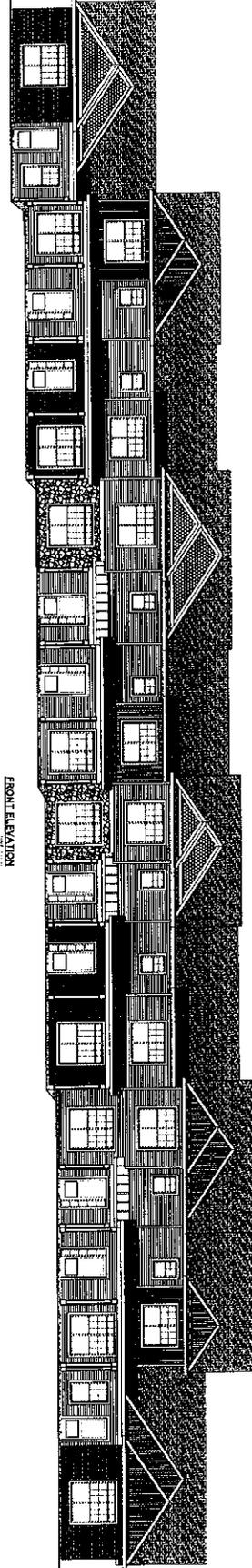
LEFT ELEVATION



RIGHT ELEVATION

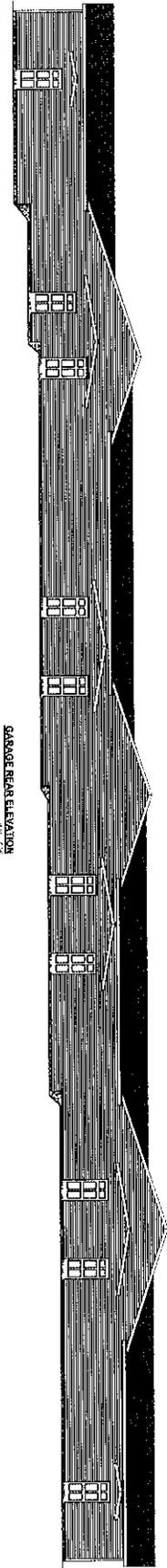


FRONT ELEVATION



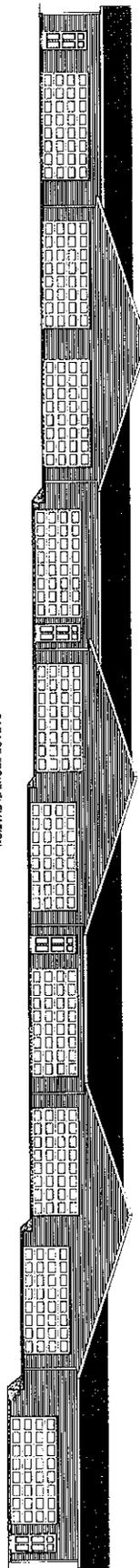
NOT TO SCALE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE
 ALL WORK TO BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE

	Client: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406	Project: WAUSAU RIVER EAST REDEVELOPMENT Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	Revision Table: <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>6-23-16</td> <td></td> <td>REVISION #1 MR</td> </tr> <tr> <td>6-25-16</td> <td></td> <td>REVISION #2 MR</td> </tr> <tr> <td>6-29-16</td> <td></td> <td>REVISION #3 MR</td> </tr> <tr> <td>6-30-16</td> <td></td> <td>REVISION #4 MR</td> </tr> </tbody> </table>	Rev	Date	Description	6-23-16		REVISION #1 MR	6-25-16		REVISION #2 MR	6-29-16		REVISION #3 MR	6-30-16		REVISION #4 MR	<p> Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St Phone (715) 824-5685 Fax (715) 824-5683 Website - www.blenkerco.co </p>
	Rev	Date	Description																
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6-30-16		REVISION #4 MR																	
Architect: 715-824-5685 Fax: 715-824-5683																			
Drawn By: MR Scale: PER NOTES	Date: 6-21-16	Job #: 16-066																	
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Scale: PER NOTES Date: 6-21-16 Job #: 16-066																			



GARAGE REAR ELEVATION

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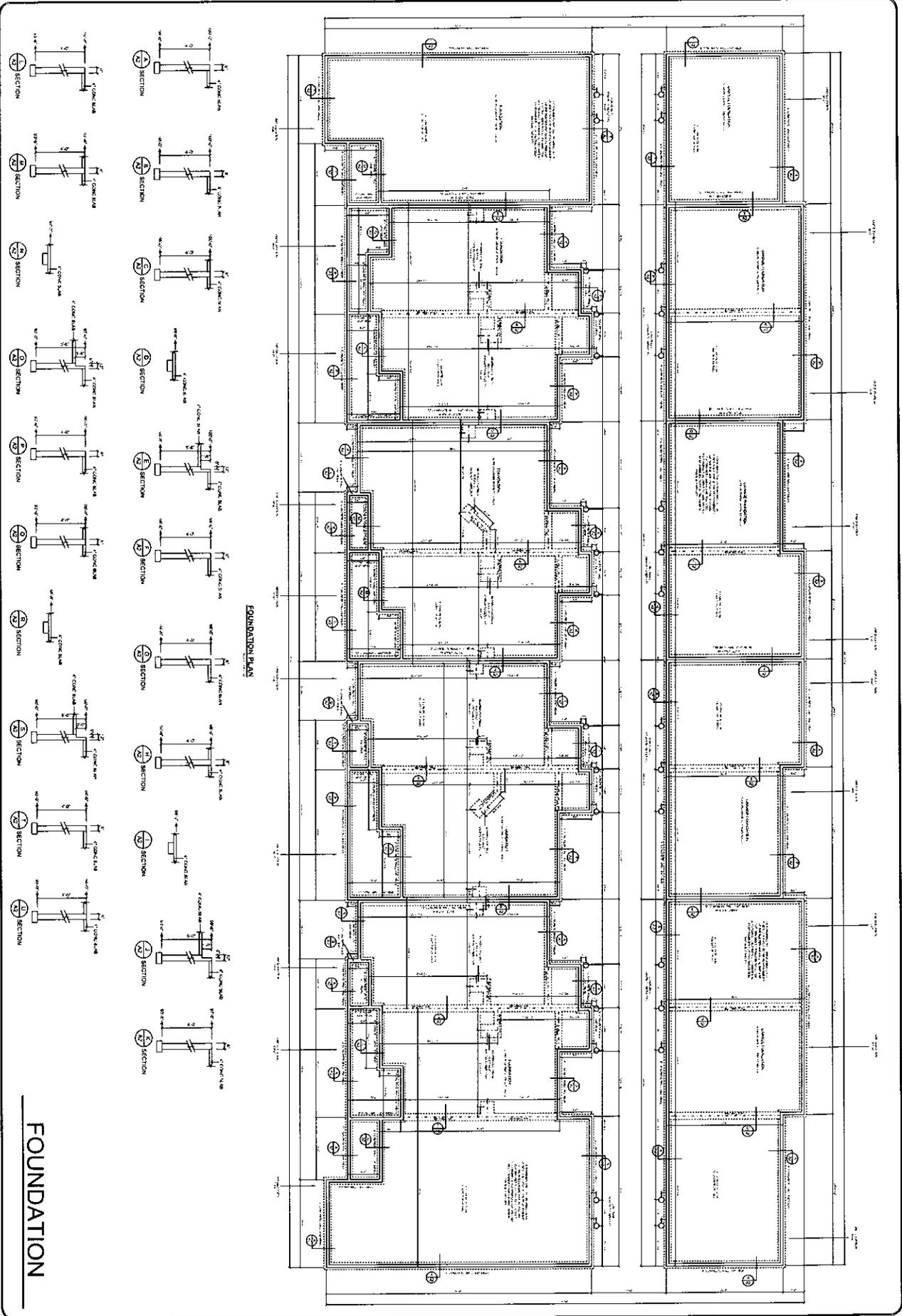
GARAGE FRONT ELEVATION

ELEVATIONS

	SUBJECT BLENKER COMPANIES, INC.		PROJECT WAUSAU RIVER EAST REDEVELOPMENT		REVISION DATE		DESCRIPTION		
	ADDRESS 500 LORRY ST AMHERST, WI 54406		3RD & SHORT STREET WAUSAU, WI 54403		6-23-15 REVISION #1 MR				
	PHONE 715-824-5665 FAX 715-824-5663				6-25-15 REVISION #2 MR				
	DRAWN BY MR				6-29-15 REVISION #3 MR				
SCALE PER NOTES		DATE 6-21-16		JOB # 16-066		6-30-16 REVISION #4 MR			



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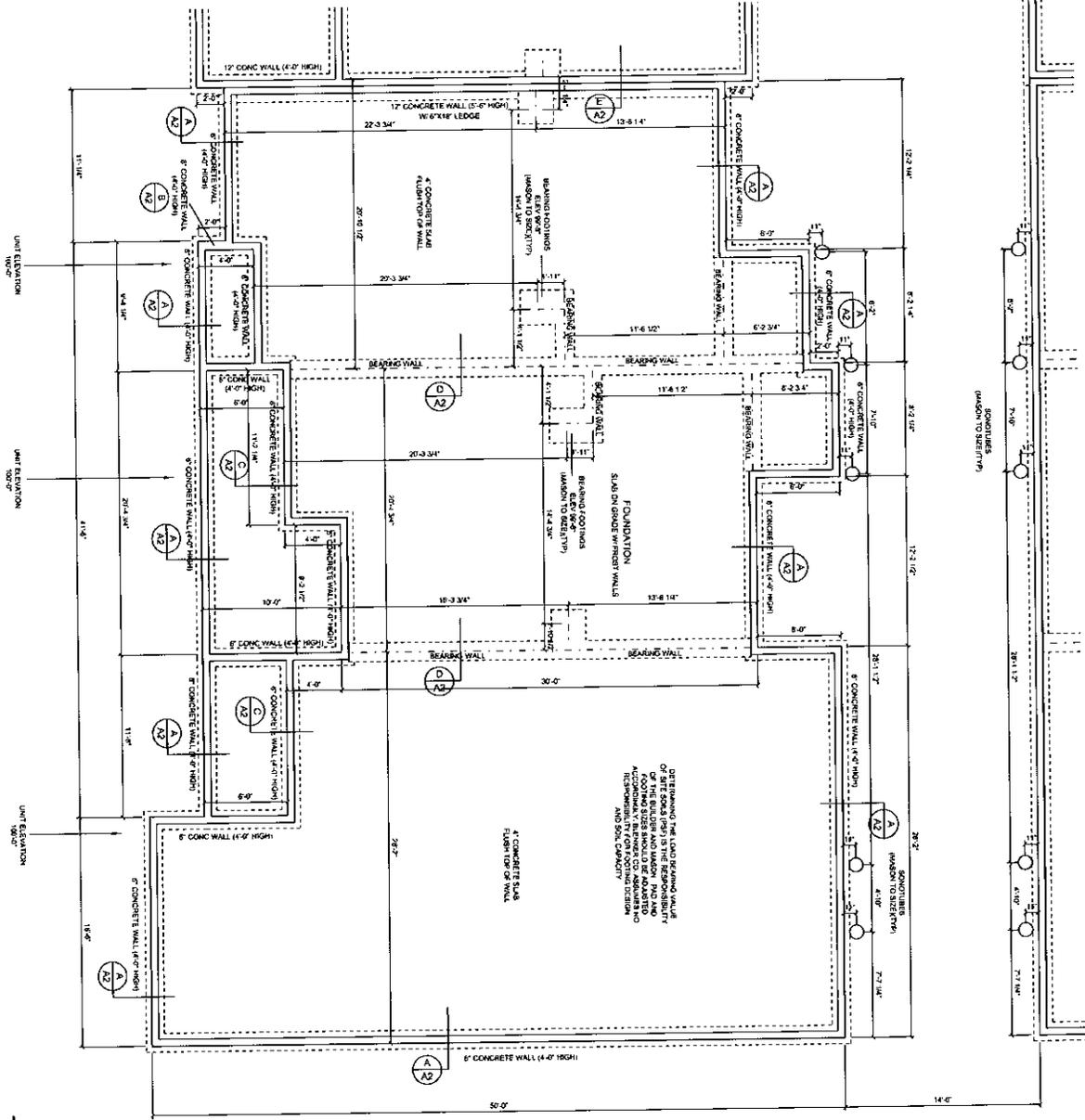


FOUNDATION

	SUBJ: BLENKER COMPANIES, INC. ADDRESS: 500 LORRY ST AMHERST, WI 54406	PROJECT: WAUSAU RIVER EAST REDEVELOPMENT SHEET: 3RD & SHORT STREET WAUSAU, WI 54403	REVISED DATE: 6-23-18 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-18 REVISION #4 MR	MAILING ADDRESS - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenkerco.co
	TELEPHONE: 715-824-5665 FAX: 715-824-5663 DRAWN BY: MR SITES: SCALE: PER NOTES DATE: 6-21-16	SHEET: 16-066		



UNIT 1 TO 3
SCALE 1/4"=1'-0"



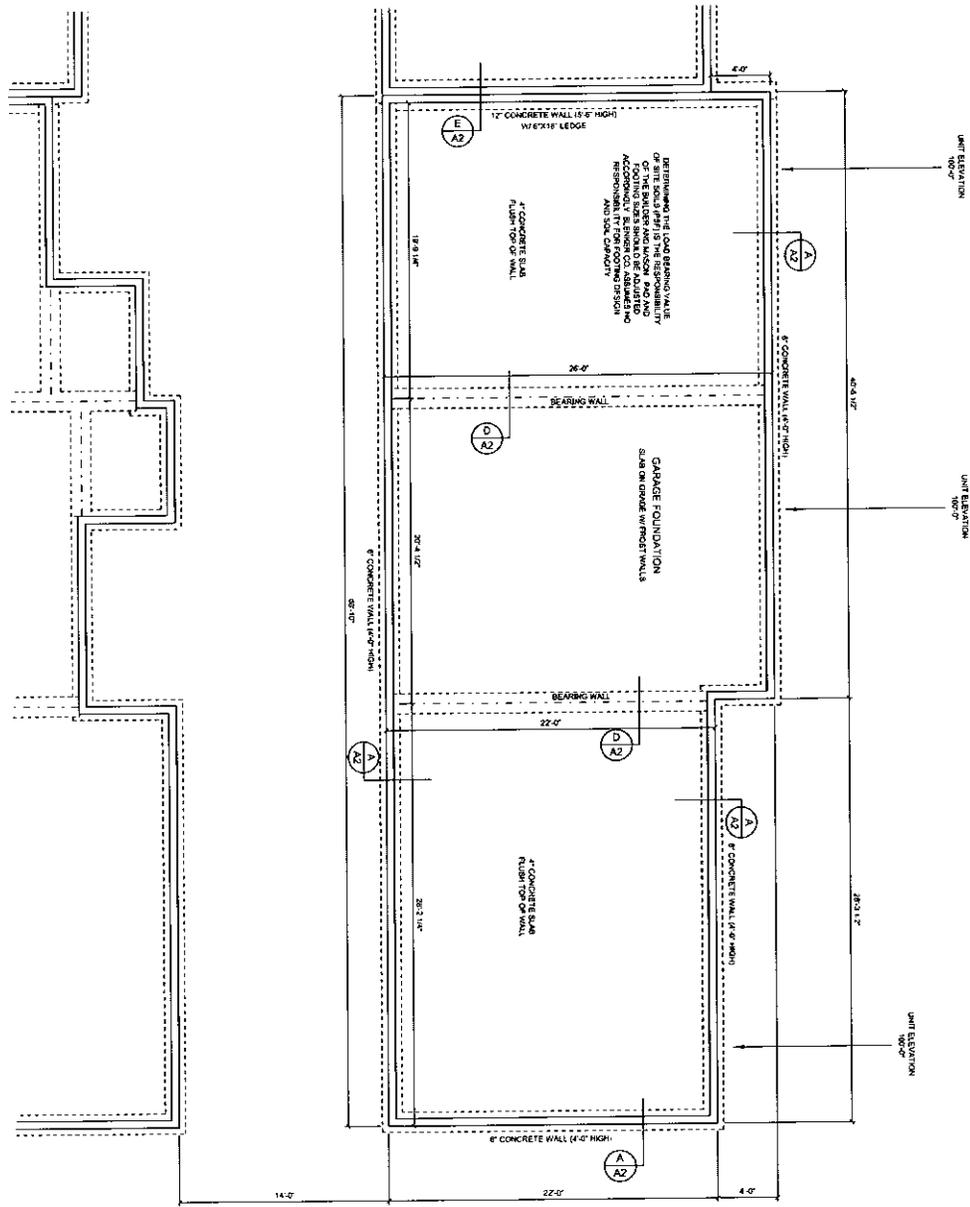
FOUNDATION

	CLIENT: BLENKER COMPANIES, INC. ADDRESS: 600 LORRY ST AMHERST, WI 54406 PHONE/FAX: 715-824-5665 DATE: MR 5-21-16	PROJECT: WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	REVISIONS: 6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR
	SCALE: PER NOTES DATE: 5-21-16 JOB #: 15-066		



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UNIT 1 TO 3 GARAGE
SCALE 1/4"=1'-0"



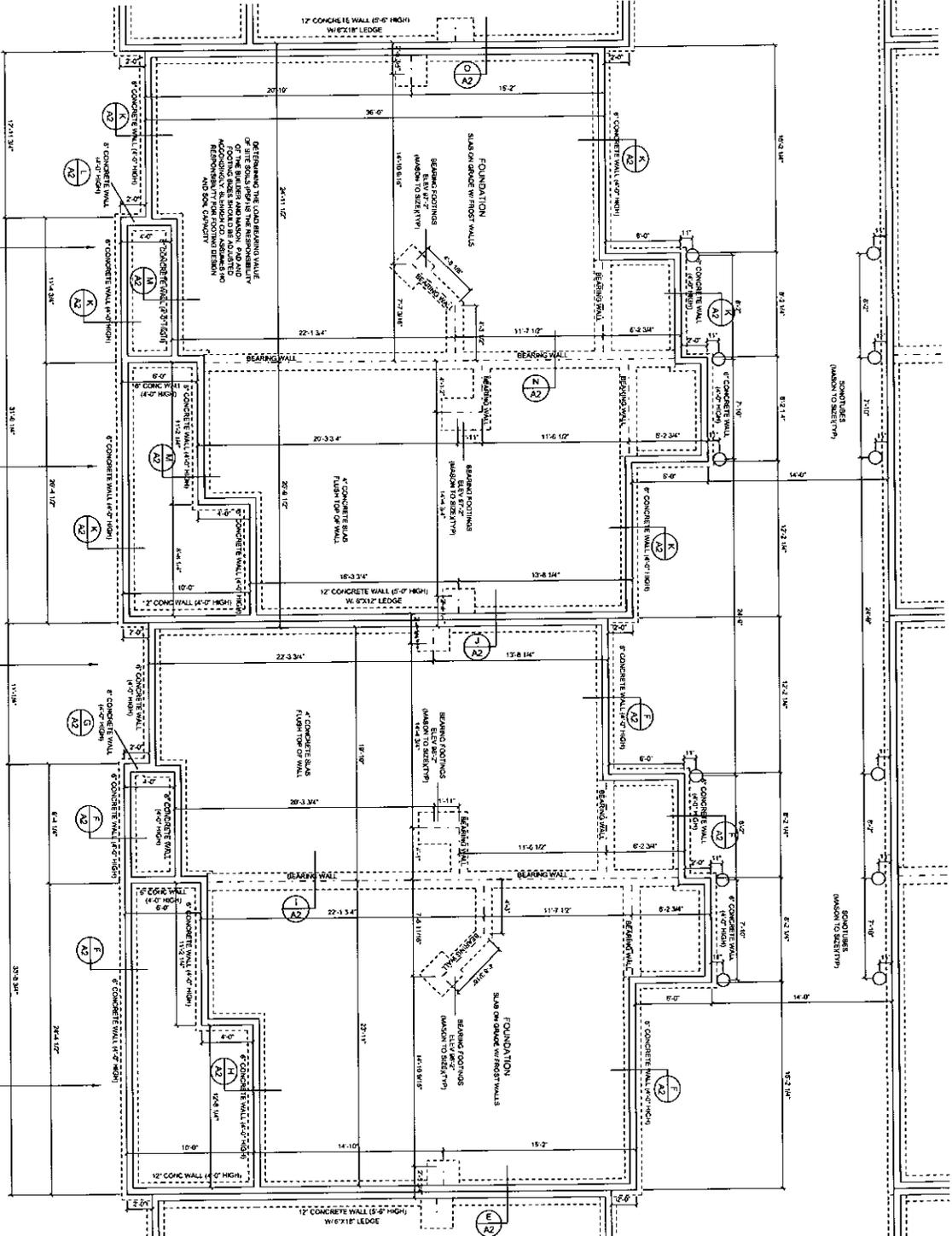
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	SUBJECT: BLINKER COMPANIES, INC. ADDRESS: 500 LORRY ST AMHERST, WI 54406	PROJECT: WAUSAU RIVER EAST REDEVELOPMENT SITE ADDRESS: 3RD & SHORT STREET WAUSAU, WI 54403	REVISION #1 MR 6-23-16	REVISION #2 MR 6-25-16	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St Phone (715)824-5665 Fax (715)824-5663 Website - www.blinkerco.com
	TELEPHONE: 715-824-5665 FAX: 715-824-5663 DRAWN BY: MR DATE: 6-21-16	JOB # 18-066	REVISION #3 MR 6-29-16	REVISION #4 MR 6-30-16	



UNIT 4 TO 7
SCALE 1/4"=1'-0"

FOUNDATION



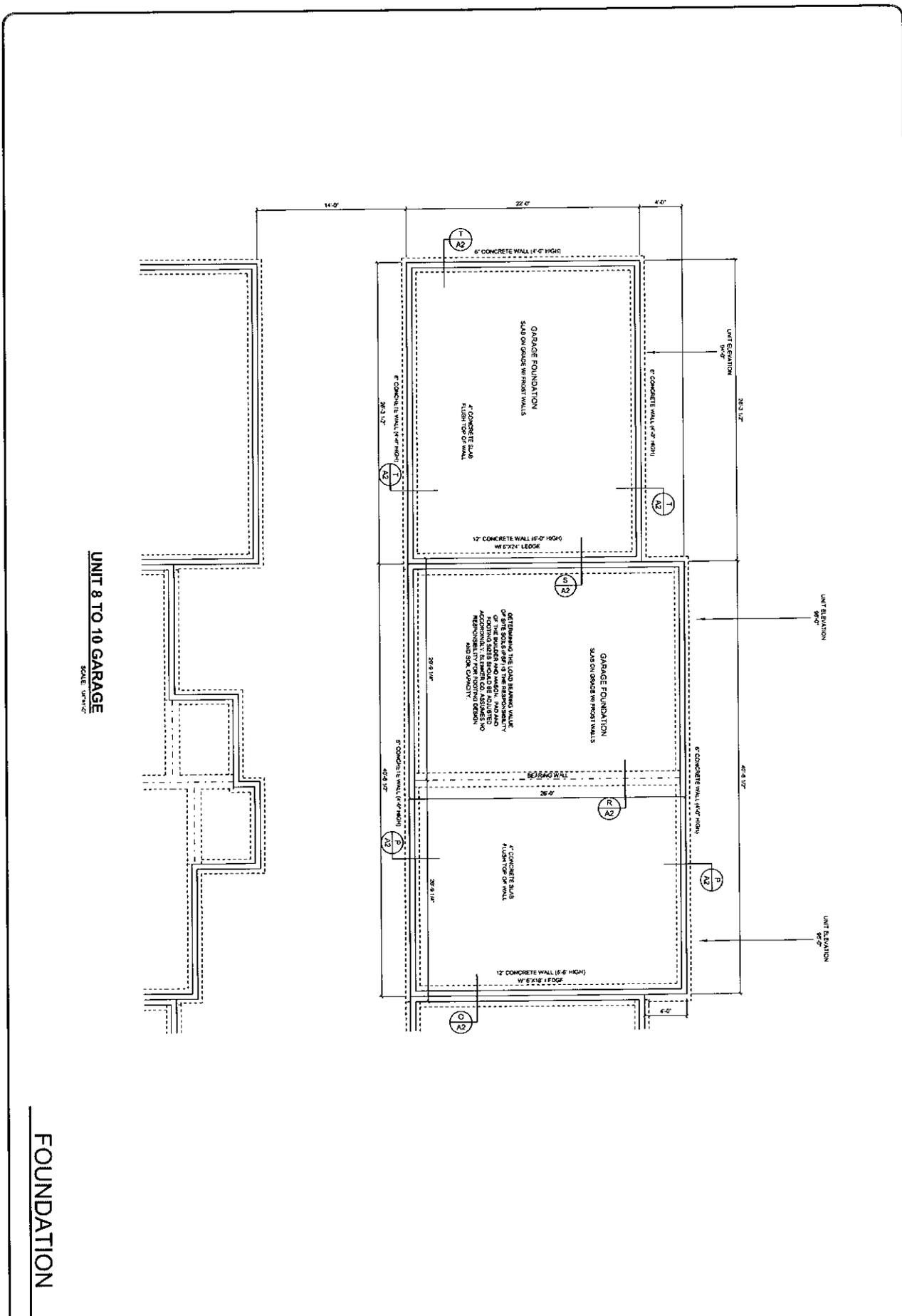
Client	BLENKER COMPANIES, INC.	
Address	500 LORRY ST AMHERST, WI 54406	
Telephone	715-824-5665	Fax 715-824-5663
Drawn By	MR	Date 6-21-15
Scale	PER NOTES	

Project	WAUSAU RIVER EAST REDEVELOPMENT	
Site Address	3RD & SHORT STREET WAUSAU, WI 54403	
Job #	16-066	

Revised	By	Description
6-23-16	MR	REVISION #1 MR
6-25-16	MR	REVISION #2 MR
6-29-16	MR	REVISION #3 MR
6-30-16	MR	REVISION #4 MR

BLENKER COMPANIES, INC.

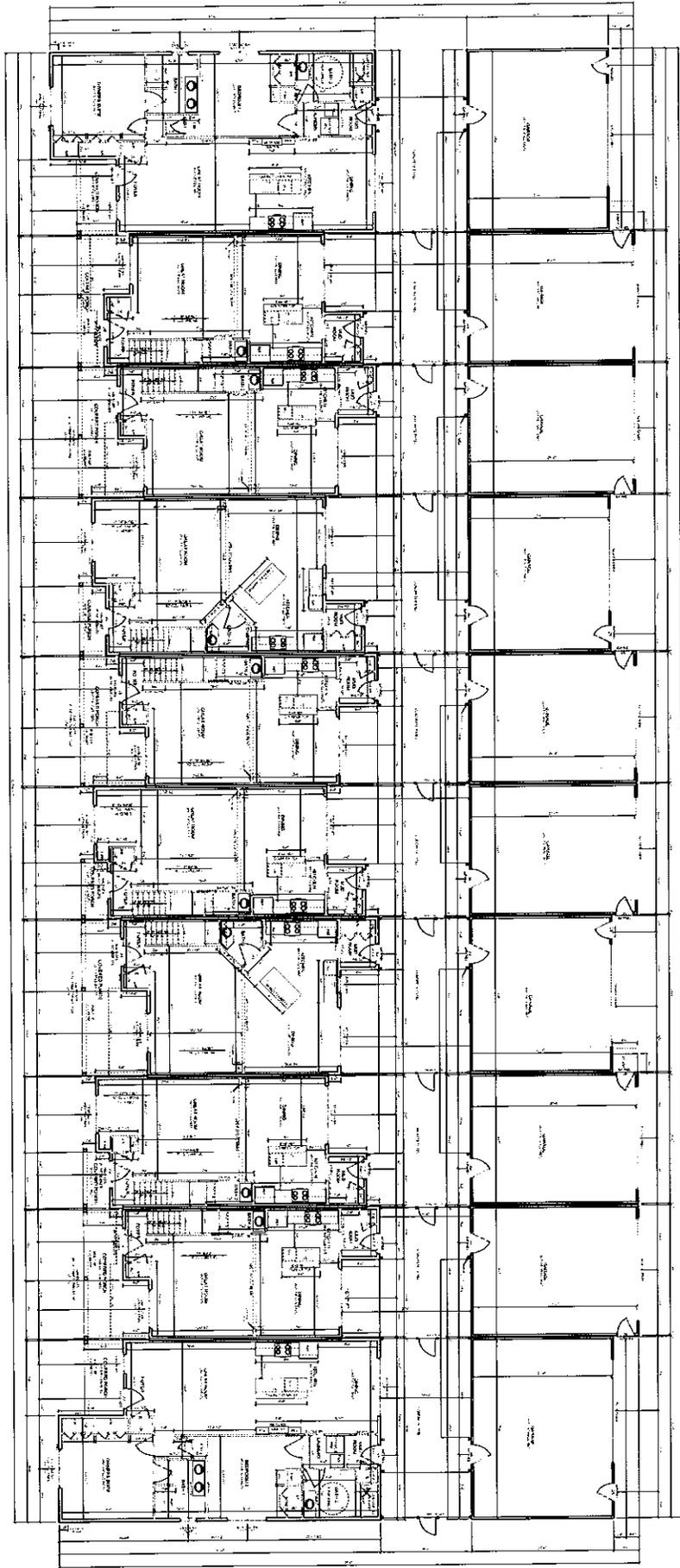
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Website - www.blenkerco.com



UNIT 8 TO 10 GARAGE
SCALE: 1/8"=1'-0"

FOUNDATION

	BLANKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406 TEL: 715-824-5665 FAX: 715-824-5663 DRAWN BY: MTR DATE: 6-21-16 SCALE: PER NOTES	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	SHEET NO: 16-066 REVISION #1 MR REVISION #2 MR REVISION #3 MR REVISION #4 MR	BLANKER COMPANIES, INC. Mailing Address - P. O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blankerco.com
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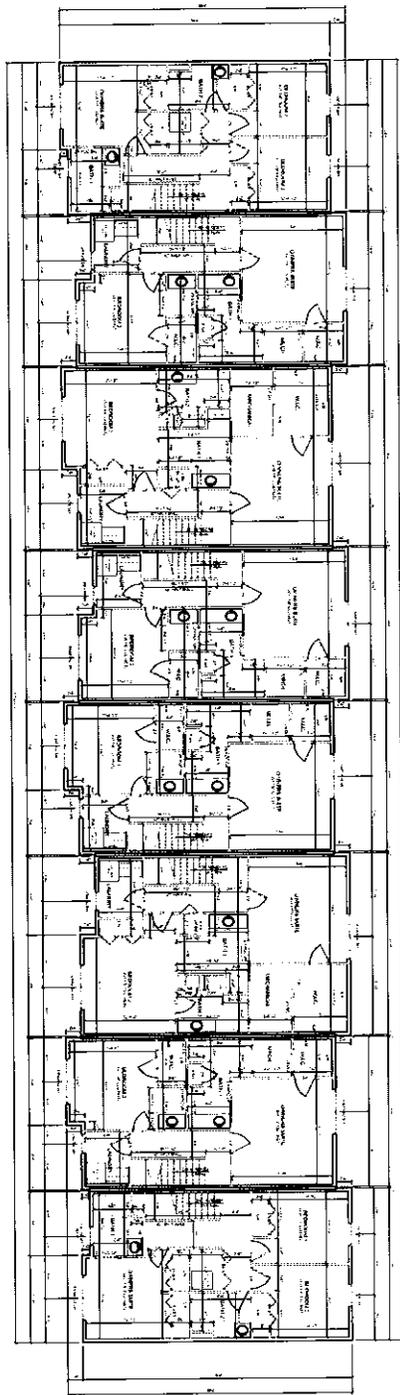
FIRST FLOOR PLAN

FIRST FLOOR

	Client: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406 Phone: 715-824-5665 Fax: 715-824-5663 Drawn By: MR Scale: PER NOTES	Project: WAUSAU RIVER EAST REDEVELOPMENT Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	Revision Date: Description: 6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR		Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St Phone (715) 824-5665 Fax (715) 824-5663 Website - www.blankerco.co
	Form: PER NOTES Date: 6-21-16 PK #: 16-065				

SECOND FLOOR

SECOND FLOOR PLAN



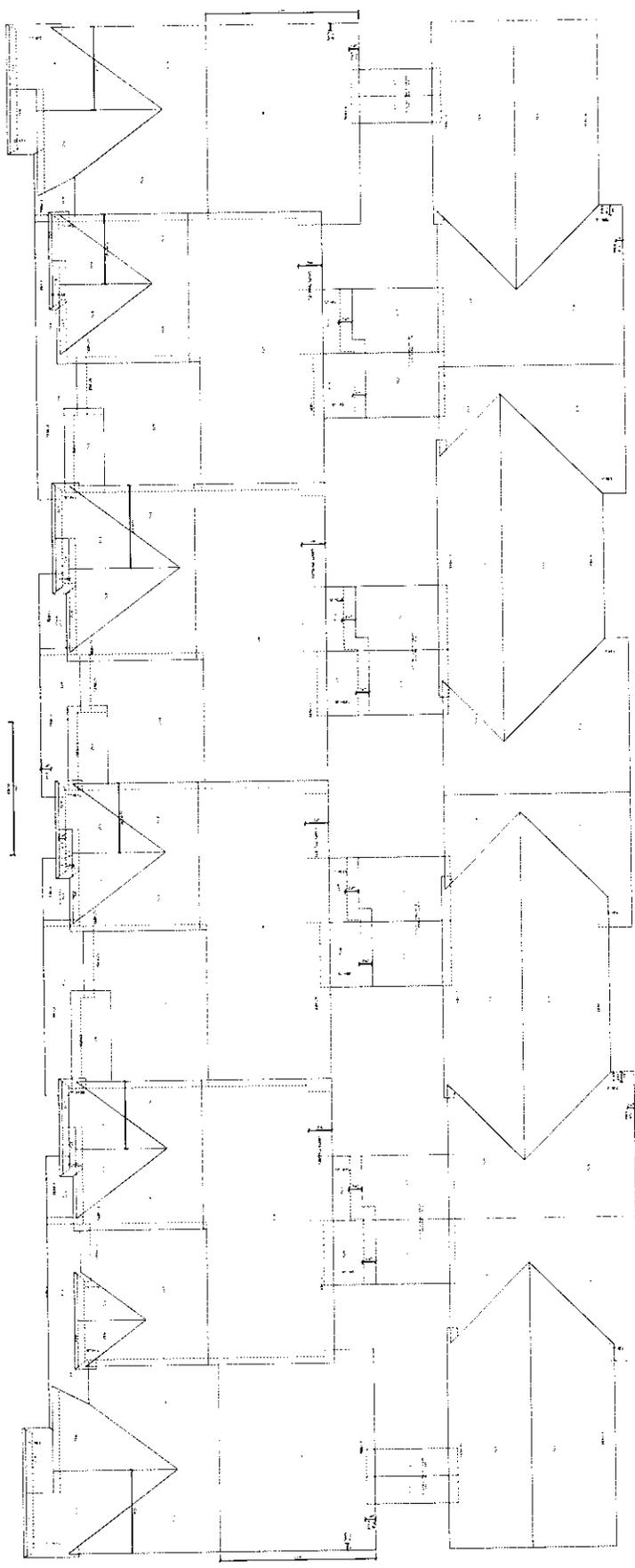
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	TELEPHONE: 715-824-5685 FAX: 715-824-5683	Scale: PER NOTES DATE: 6-21-16	Date: 6-25-16 Revision: REVISION #2 MR
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	Scale: PER NOTES DATE: 6-21-16	Scale: PER NOTES DATE: 6-21-16	Date: 6-30-16 Revision: REVISION #4 MR

BLENKER COMPANIES, INC.

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 Amherst, WI 54406
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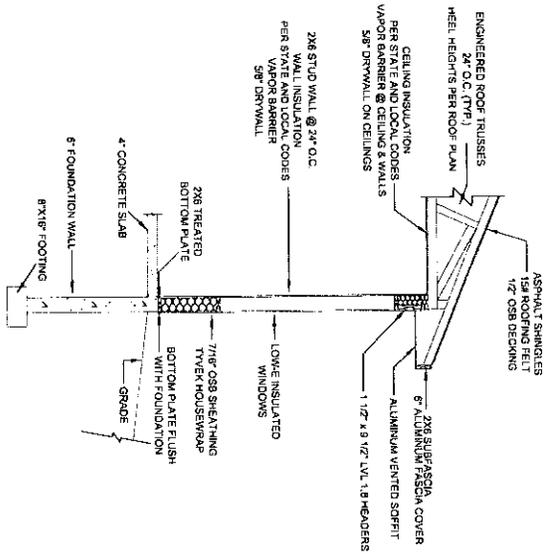
ROOF PLAN

ROOF PLAN

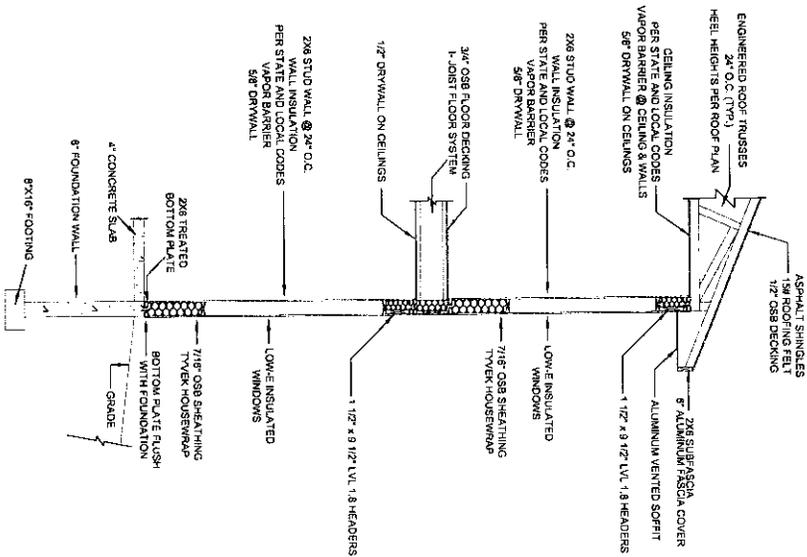


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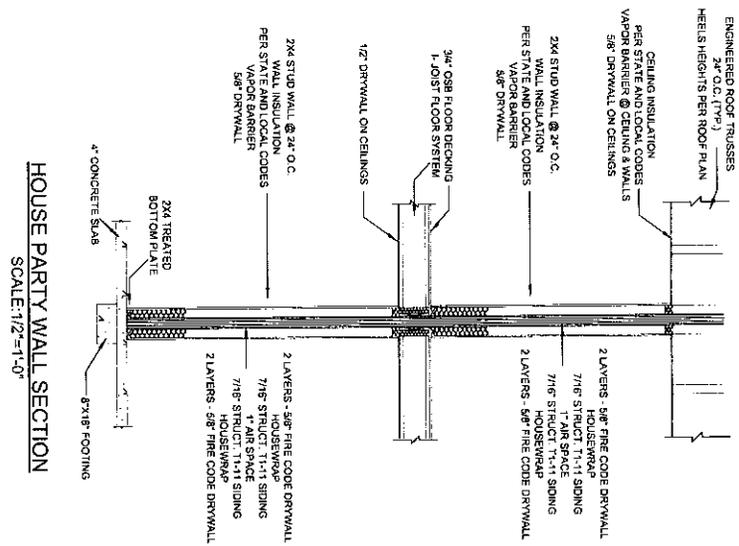
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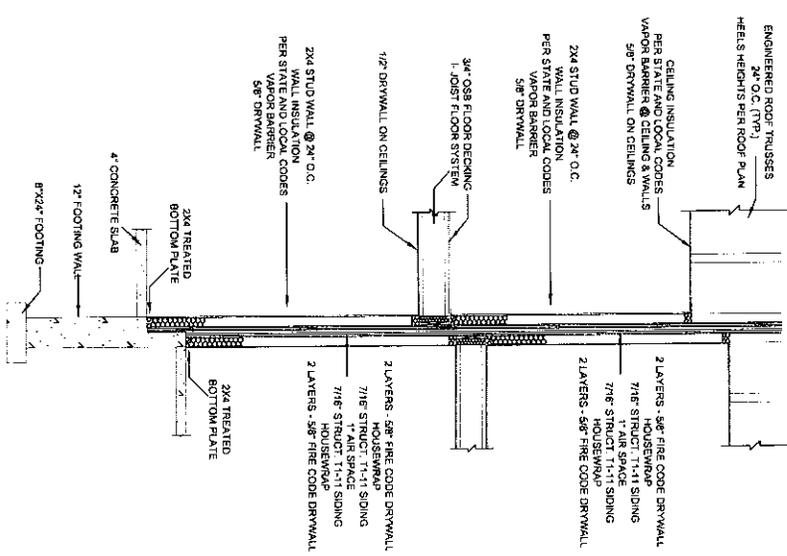
2 STORY UNIT WALL SECTION
(FRAMING FLUSH WITH FOUNDATION)
SCALE: 1/2"=1'-0"

HOUSE SECTIONS

	Sub: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406 Telephone: 715-824-5665 FAX: 715-824-5663 E-mail: MR Date: 6-21-16 Scale: PER NOTES	Project: WAUSAU RIVER EAST REDEVELOPMENT SA Address: 3RD & SHORT STREET WAUSAU, WI 54403	Revision #1 MR Revision #2 MR Revision #3 MR Revision #4 MR	Date: 6-23-16 Date: 6-25-16 Date: 6-29-16 Date: 6-30-16	Description:	Job #: 16-066	Blenker Companies, Inc. logo	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Amherst, WI 54406 Phone (715) 824-5665 Fax (715) 824-5663 Website - www.blenkerco.com
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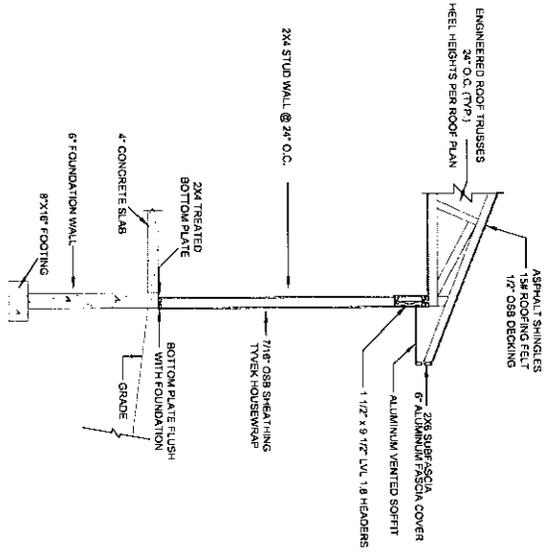
HOUSE PARTY WALL SECTION
SCALE: 1/2"=1'-0"



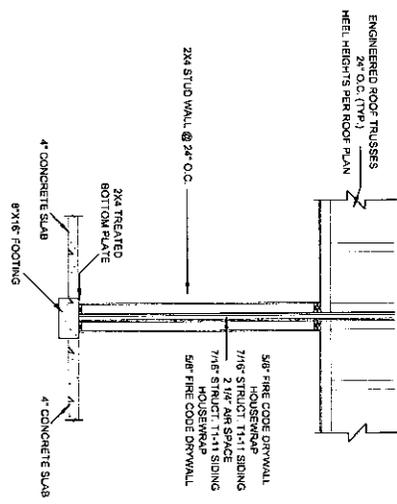
STEPPED HOUSE PARTY WALL SECTION
SCALE: 1/2"=1'-0"

HOUSE SECTIONS

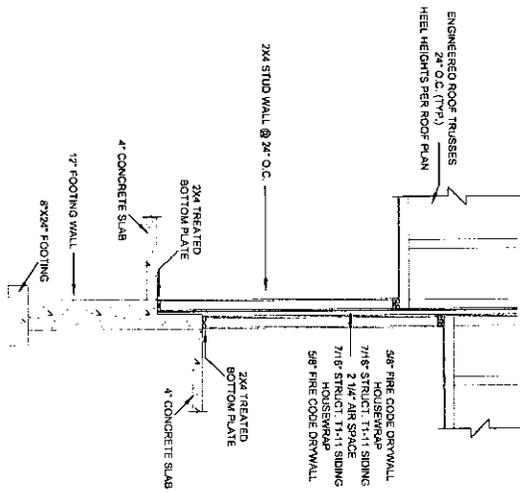
	BLANKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406	Project: WAUSAU RIVER EAST REDEVELOPMENT Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	Date: 6-23-16 Revision #1 MR 6-25-16 Revision #2 MR 6-29-16 Revision #3 MR 6-30-16 Revision #4 MR		Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-6665 Fax (715)824-5663 Website - www.blankerco.co
	Telephone: 715-824-5665 Fax: 715-824-5663				
	Drawn by: MR Scale: PER NOTES	Date: 6-21-16	Job #: 18-066		



GARAGE WALL SECTION
(FRAMING FLUSH WITH FOUNDATION)
SCALE: 1/2"=1'-0"



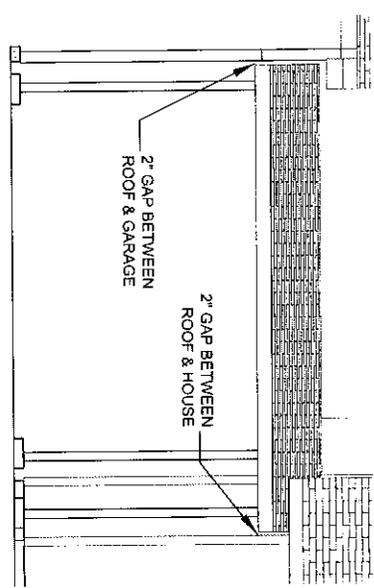
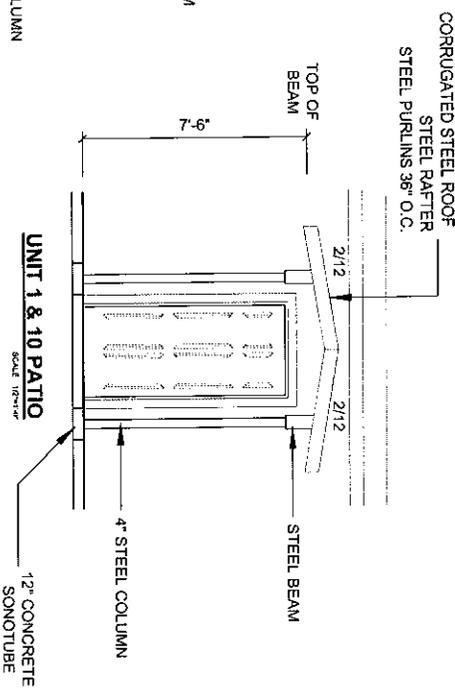
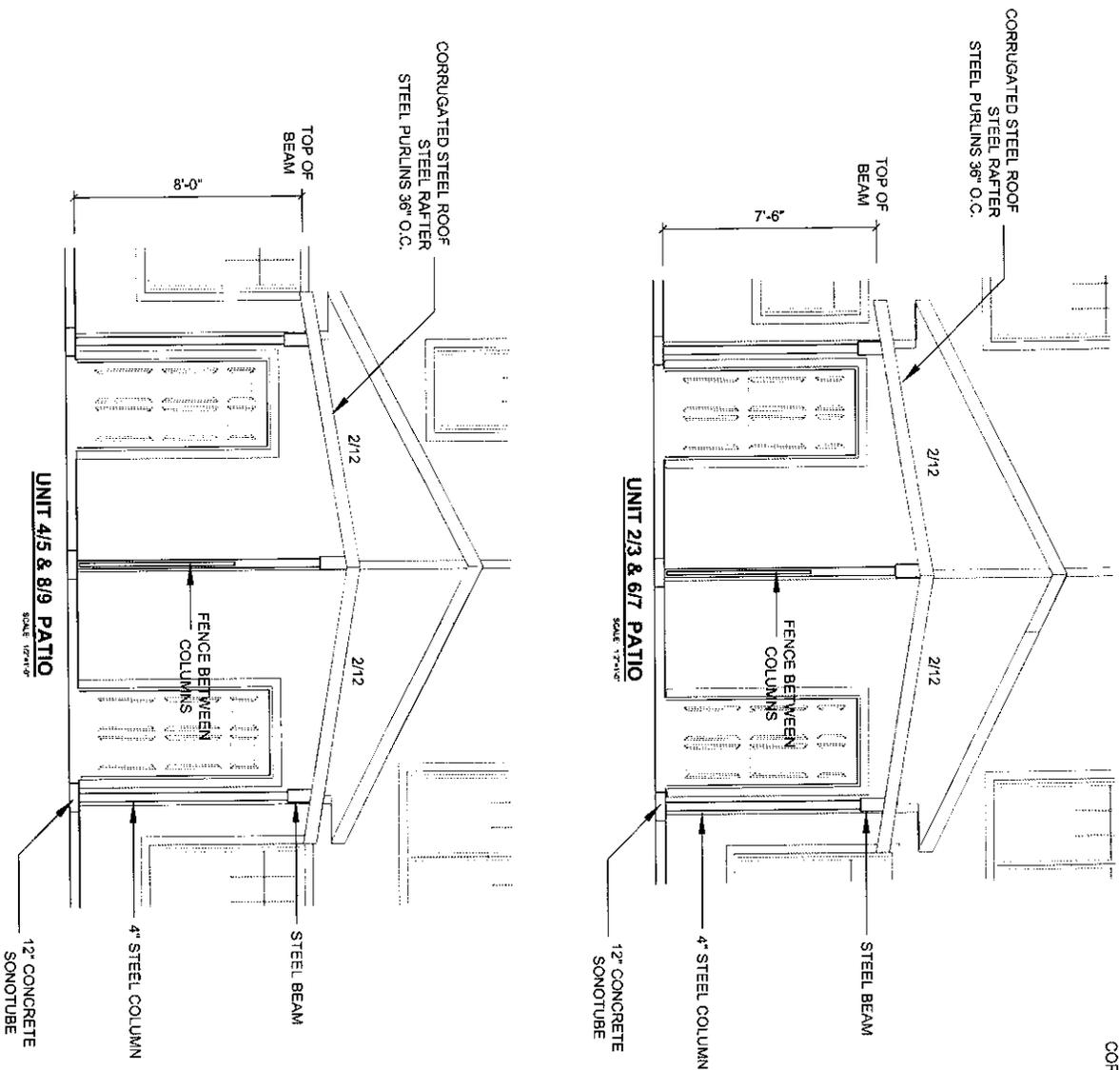
GARAGE PARTY WALL SECTION
(FRAMING FLUSH WITH FOUNDATION)
SCALE: 1/2"=1'-0"



STEPPED GARAGE PARTY WALL SECTION
(FRAMING FLUSH WITH FOUNDATION)
SCALE: 1/2"=1'-0"

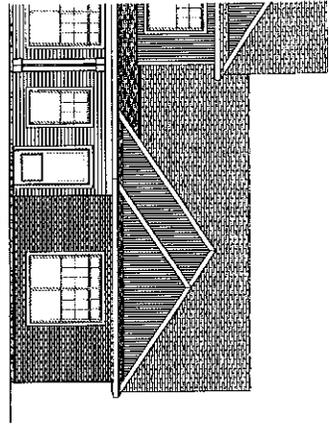
GARAGE SECTIONS

	Sub: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406 Telephone: 715-824-5665 Fax: 715-824-5663 Drawn By: MR Scale: PER NOTES	Proj: WAUSAU RIVER EAST REDEVELOPMENT Site: 3RD & SHORT STREET WAUSAU, WI 54403	Rev: 6-23-18 6-25-15 6-29-15 6-30-15	Desc: REVISION #1 MR REVISION #2 MR REVISION #3 MR REVISION #4 MR	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenker.co
	Date: 6-21-16 Job #: 16-066				

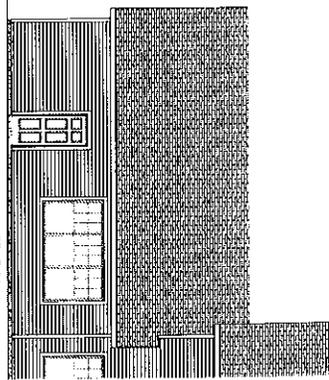


PATIO ROOF
SCALE: 1/2"=1'-0"

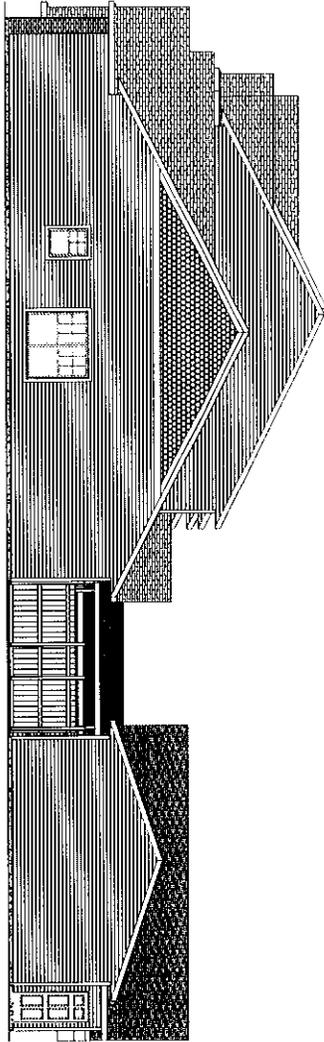
	CLIENT: BLENKER COMPANIES, INC. ADDRESS: 500 LORRY ST AMHERST, WI 54406 TEL/TEXT: 715-824-5665 FAX: 715-824-5663 OWNER: MR DATE: 8-21-16 SCALE: PER NOTES	PROJECT: WAUSAU RIVER EAST REDEVELOPMENT ADDRESS: 3RD & SHORT STREET WAUSAU, WI 54403	REVISION #1: MR 6-23-16 REVISION #2: MR 6-25-16 REVISION #3: MR 6-29-16 REVISION #4: MR 6-30-16	MAILING ADDRESS: P.O. Box 40 Amherst, WI 54406 PHYSICAL ADDRESS: 500 Lorry St. Amherst, WI 54406 PHONE: (715)824-5665 FAX: (715)824-5663 WEBSITE: www.blenkerco.com
	PROJECT: WAUSAU RIVER EAST REDEVELOPMENT		REVISION #1: MR 6-23-16	
	ADDRESS: 3RD & SHORT STREET WAUSAU, WI 54403		REVISION #2: MR 6-25-16	
	TEL/TEXT: 715-824-5665 FAX: 715-824-5663		REVISION #3: MR 6-29-16	
	OWNER: MR DATE: 8-21-16		REVISION #4: MR 6-30-16	
SCALE: PER NOTES		JOB #: 16-066		



FRONT ELEVATION
SCALE 3/8"=1'-0"



REAR ELEVATION
SCALE 3/8"=1'-0"



RIGHT ELEVATION
SCALE 3/8"=1'-0"

WINDOW SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURER	COLOR	FINISH
W1	1	7'-2"	7'-2"	270H	WEATHER SHIELD VISIONS	BLACK EXT	UPPER	UPPER
W2	1	3'-0"	6'-0"	SMH	WEATHER SHIELD VISIONS	BLACK EXT	UPPER	UPPER
W3	1	3'-0"	6'-0"	SMH	WEATHER SHIELD VISIONS	WHITE EXT	UPPER	UPPER
W4	1	7'-2"	6'-0"	270H	WEATHER SHIELD VISIONS	BLACK EXT	UPPER	UPPER
W5	1	7'-2"	6'-0"	270H	WEATHER SHIELD VISIONS	WHITE EXT	UPPER	UPPER

EXTERIOR DOOR SCHEDULE

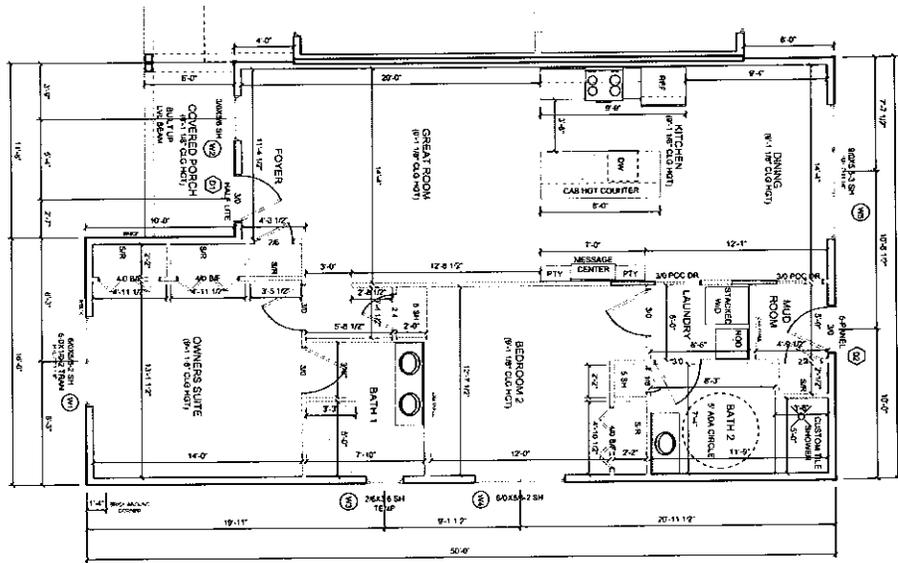
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	FINISH	MANUFACTURER	HANDLE
D1	1	3'-0"	6'-0"	RIGHT HAND DOOR	SMOOTH STEEL	MASSONITE ENTRY	6.0" 1/2" ALUM
D2	1	3'-0"	6'-0"	LEFT HAND DOOR	SMOOTH STEEL	MASSONITE ENTRY	6.0" 1/2" ALUM

INTERIOR DOOR SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	FRAME	MANUFACTURER
D3	3	3'-0"	6'-0"	4 SWP JAMB	4 SWP JAMB	
D4	1	3'-0"	6'-0"	LEFT SWING	4 SWP JAMB	
D5	1	3'-0"	6'-0"	RIGHT SWING	4 SWP JAMB	
D6	1	3'-0"	6'-0"	LEFT SWING	4 SWP JAMB	
D7	1	3'-0"	6'-0"	RIGHT SWING	4 SWP JAMB	
D8	1	3'-0"	6'-0"	LEFT SWING	4 SWP JAMB	
D9	1	3'-0"	6'-0"	RIGHT SWING	4 SWP JAMB	
D10	1	3'-0"	6'-0"	LEFT SWING	4 SWP JAMB	
D11	1	3'-0"	6'-0"	RIGHT SWING	4 SWP JAMB	
D12	1	3'-0"	6'-0"	LEFT SWING	4 SWP JAMB	
D13	1	3'-0"	6'-0"	RIGHT SWING	4 SWP JAMB	

ROOM SCHEDULE

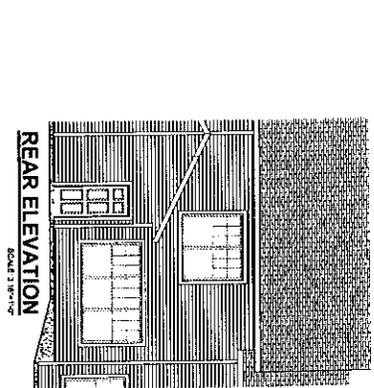
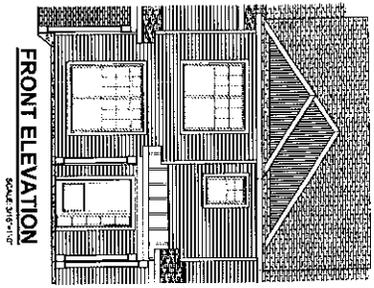
NAME	FLOORING	WALLS	CEILING
GREAT ROOM	1/2" DRYWALL	NORTH WALL: 1/2" DRYWALL EAST WALL: 1/2" DRYWALL SOUTH WALL: 1/2" DRYWALL WEST WALL: 1/2" DRYWALL	CREAK
DINING	1/2" DRYWALL	1/2" DRYWALL	1/2" DRYWALL
KITCHEN	1/2" DRYWALL	1/2" DRYWALL	1/2" DRYWALL
BATH 1	1/2" DRYWALL	1/2" DRYWALL	1/2" DRYWALL
BATH 2	1/2" DRYWALL	1/2" DRYWALL	1/2" DRYWALL
LAUNDRY	1/2" DRYWALL	1/2" DRYWALL	1/2" DRYWALL



FIRST FLOOR
SCALE 1/4"=1'-0"

UNIT 1

	BLENKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	Revision Only 6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenkerco.co
	Table No: 715-824-5665 Date: MR Scale: PER NOTES	Tel: 715-824-5663 Fax:	Job #: 16-066	



WINDOW SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
W1	1	72"	72"	2004	SINGLE HUNG	WALLEN SHIELD VISIONS	BLACK EXT	UPPER
W2	1	108"	60"	2004	SINGLE HUNG	WALLEN SHIELD VISIONS	WHITE EXT	UPPER
W3	2	72"	60"	2004	SINGLE HUNG	WALLEN SHIELD VISIONS	BLACK EXT	UPPER
W4	1	36"	42"	1001	SINGLE HUNG	WALLEN SHIELD VISIONS	WHITE INT	UPPER

EXTERIOR DOOR SCHEDULE

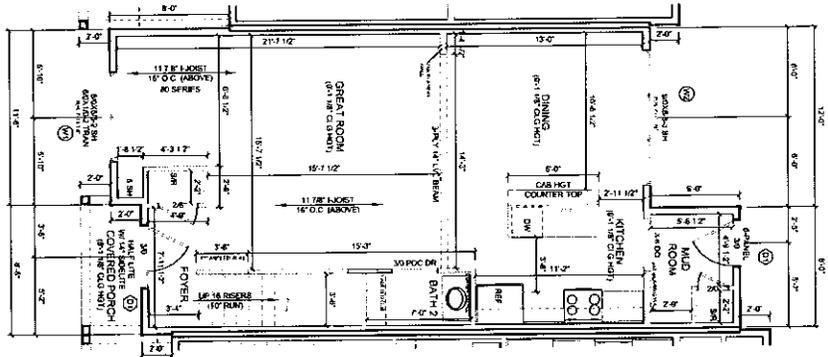
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	FRAME
D1	1	36"	80"	SWOOSH STEEL	1/2\"/>		

INTERIOR DOOR SCHEDULE

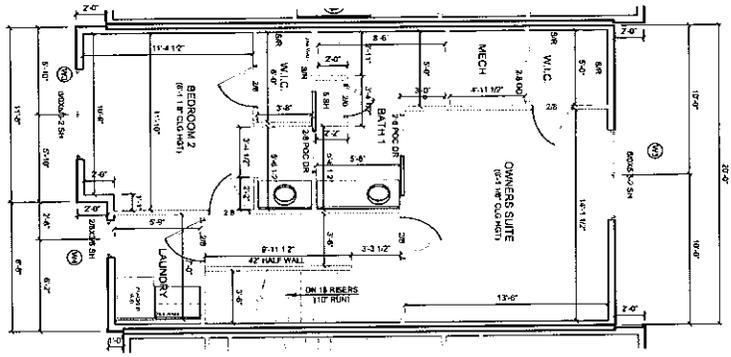
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	FRAME	MANUFACTURE
D2	4	32"	80"	RIGHT SWING	4 8/16\"/>	

ROOM SCHEDULE

NAME	FLOORING	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING
GREAT ROOM	1/2\"/>					



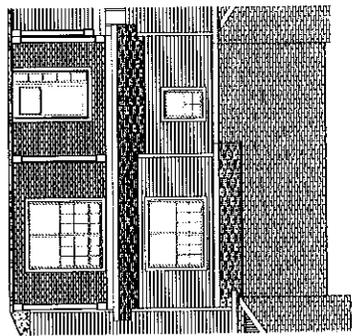
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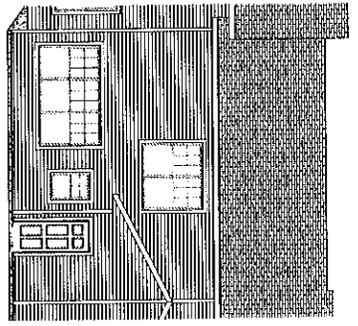
SECOND FLOOR
SCALE: 1/8\"/>

UNIT 3

	Client: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406 Phone: 715-824-5665	Project: WAUSAU RIVER EAST REDEVELOPMENT Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	Revision Date: 6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenkerco.com
	Drawn By: MR Check By: PER NOTES Date: 6-21-16	Scale: 1/8"=1'-0"	Sheet No.: 16-066	



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

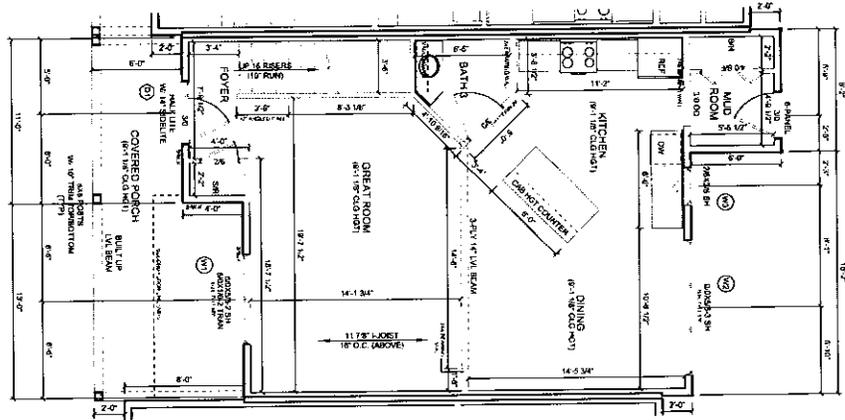
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
W1	1	7'-2"	7'-2"	2/2"	SMALL FLUNG	WEATHER SHIELD VISIONS	BLACK EXT	JUMPS
W2	1	10'-0"	6'-0"	2/2"	2/2"	WEATHER SHIELD VISIONS	BLACK EXT	JUMPS
W3	1	3'-0"	4'-0"	1/2"	SMALL FLUNG	WEATHER SHIELD VISIONS	WHITE INT	GRILLES
W4	1	7'-2"	6'-0"	2/2"	SMALL FLUNG	WEATHER SHIELD VISIONS	BLACK EXT	JUMPS
W5	1	7'-2"	6'-0"	2/2"	SMALL FLUNG	WEATHER SHIELD VISIONS	WHITE INT	GRILLES

EXTERIOR DOOR SCHEDULE

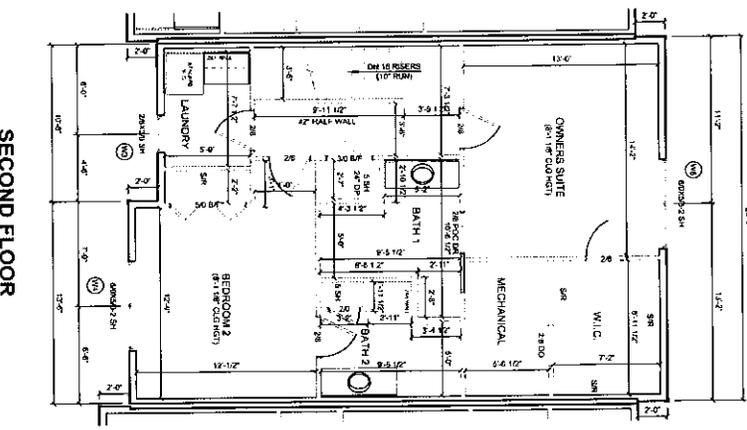
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
D1	1	3'-0"	8'-0"	SMOOTH STEEL	1/2" UTZ	ALUMINUM	ALUMINUM	ALUMINUM
D2	1	3'-0"	8'-0"	SMOOTH STEEL	1/2" UTZ	ALUMINUM	ALUMINUM	ALUMINUM

INTERIOR DOOR SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	FRAME	MANUFACTURE
I01	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I02	1	3'-0"	8'-0"	RIGHT SWING	4 8/16" JAMB	4 8/16" JAMB
I03	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I04	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I05	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I06	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I07	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I08	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I09	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I10	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I11	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I12	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I13	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I14	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I15	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I16	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I17	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I18	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I19	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I20	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I21	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I22	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I23	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I24	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I25	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I26	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I27	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB
I28	1	3'-0"	8'-0"	LEFT SWING	4 8/16" JAMB	4 8/16" JAMB



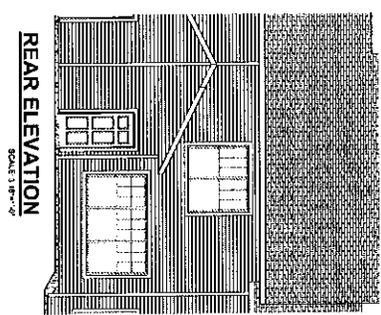
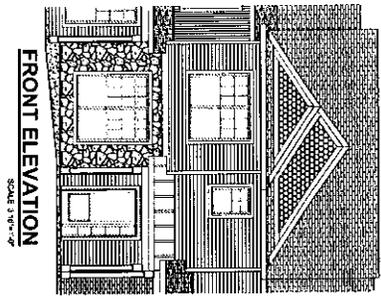
FIRST FLOOR
SCALE: 1/8" = 1'-0"



SECOND FLOOR
SCALE: 1/8" = 1'-0"

UNIT 4

	BLENKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406 715-824-5665	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	6-23-16 6-25-16 6-28-16 6-30-16	REVISION #1 MR REVISION #2 MR REVISION #3 MR REVISION #4 MR	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenkerco.com
	715-824-5665 MR	715-824-5663 MR	16-066		
	PER NOTES	6-21-16			



WINDOW SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
W1	1	27"	78"	2X10	SINGLE FRAME	WEATHER SHIELD WINDOWS	BLACK EXT	UPPER DRILLS
W2	1	36"	84"	2X10	SINGLE FRAME	WEATHER SHIELD WINDOWS	BLACK EXT	UPPER DRILLS
W3	2	27"	84"	2X10	SINGLE FRAME	WEATHER SHIELD WINDOWS	BLACK EXT	UPPER DRILLS
W4	1	30"	47"	2X10	SINGLE FRAME	WEATHER SHIELD WINDOWS	BLACK EXT	UPPER DRILLS

EXTERIOR DOOR SCHEDULE

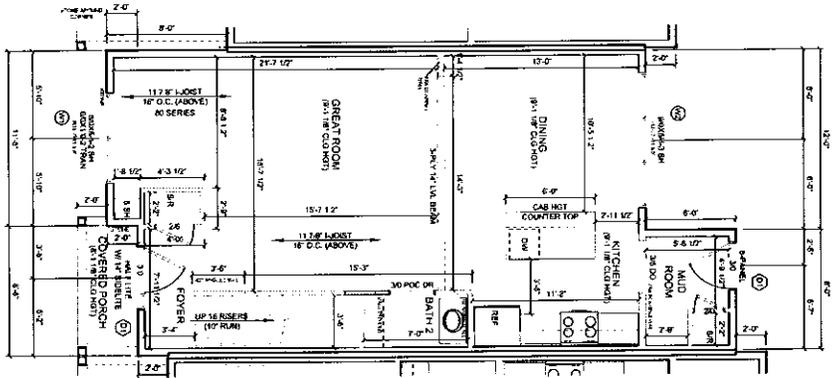
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
D1	1	30"	80"	SMOOTH STEEL	1 1/2\"/>			
D2	1	30"	80"	SMOOTH STEEL	1 1/2\"/>			

INTERIOR DOOR SCHEDULE

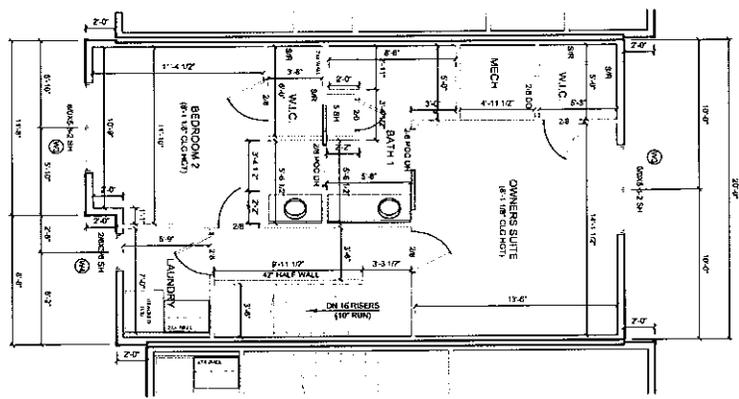
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
D3	4	27"	80"	RIGHT SWING	4 SWP JAMB			
D4	1	27"	80"	LEFT SWING	4 SWP JAMB			
D5	1	27"	80"	RIGHT SWING	4 SWP JAMB			
D6	1	27"	80"	RIGHT SWING	4 SWP JAMB			
D7	1	27"	80"	RIGHT SWING	4 SWP JAMB			
D8	1	30"	80"	SLAB				
D9	2	27"	80"	SLAB				

ROOM SCHEDULE

NAME	FLOORING	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CILING
FOYER	1/2\"/>					
QUEEN ROOM	1/2\"/>					
KITCHEN	1/2\"/>					
DINING	1/2\"/>					
BATH	1/2\"/>					
BEDROOM 1	1/2\"/>					
BEDROOM 2	1/2\"/>					
BATH 2	1/2\"/>					
LAUNDRY	1/2\"/>					
UPPER HALLWAY	1/2\"/>					



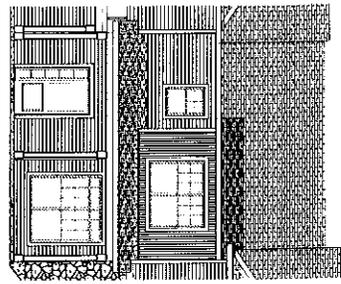
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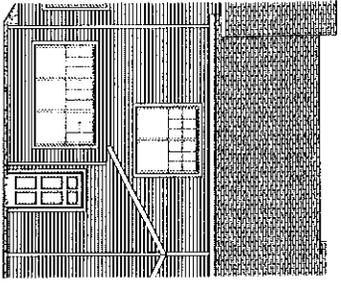
SECOND FLOOR
SCALE: 1/4" = 1'-0"

UNIT 5

	BLENKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54408 715-824-5665 MR	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	Revision Date 6-23-16 6-25-16 6-29-16 6-30-16	Description REVISION #1 MR REVISION #2 MR REVISION #3 MR REVISION #4 MR	Mailing Address - P. O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenkerco.com	
	Date: 6-21-16 Scale: PER NOTES	Date: 6-21-16	Date: 6-21-16	Date: 6-21-16	Date: 6-21-16	



FRONT ELEVATION
SCALE 3/8"=1'-0"



REAR ELEVATION
SCALE 3/8"=1'-0"

WINDOW SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
W1	1	7'-2"	7'-0"	20x20	SHIELD	VARIOUS	BLACK EXT	UPPER
W2	1	10'-0"	6'-0"	20x11	SHIELD	VARIOUS	WHITE INT	UPPER
W3	1	7'-2"	6'-0"	20x11	SHIELD	VARIOUS	BLACK EXT	UPPER
W4	1	2'-0"	4'-0"	18x18	SINGLE HUNG	VARIOUS	WHITE INT	UPPER
W5	1	7'-2"	6'-0"	20x11	SHIELD	VARIOUS	BLACK EXT	UPPER

EXTERIOR DOOR SCHEDULE

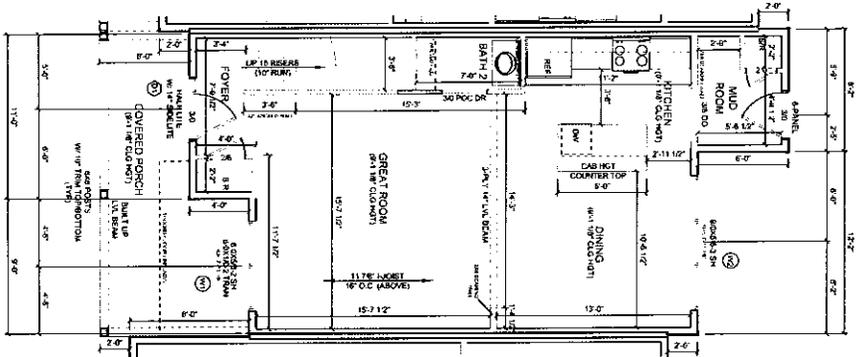
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	FRAME
D1	1	3'-0"	6'-7"	SMOOTH STEEL	1 1/2" LITE	MALIBRE ENTRY	6.5" R JAMB
D2	1	3'-0"	6'-7"	SMOOTH STEEL	1 1/2" LITE	MALIBRE ENTRY	6.5" R JAMB

INTERIOR DOOR SCHEDULE

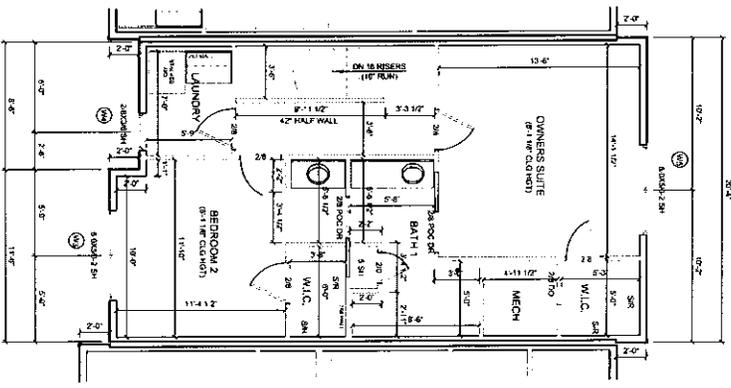
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	FRAME	MANUFACTURE
D3	4	3'-0"	6'-7"	LEFT SWING	4.8" R JAMB	
D4	1	3'-0"	6'-7"	RIGHT SWING	4.8" R JAMB	
D5	2	3'-0"	6'-7"	LEFT SWING	4.8" R JAMB	
D6	1	3'-0"	6'-7"	RIGHT SWING	4.8" R JAMB	
D7	1	2'-0"	6'-7"	LEFT SWING	4.8" R JAMB	
D8	1	3'-0"	6'-7"	SLAB		
D9	2	2'-0"	6'-7"	SLAB		

ROOM SCHEDULE

NAME	FLOORING	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	Ceiling
KITCHEN	1/2" DRYNALL					
DINING	1/2" DRYNALL					
BEDROOM 1	1/2" DRYNALL					
BATH 1	1/2" DRYNALL					
BATH 2	1/2" DRYNALL					
LAMINAY	1/2" DRYNALL					



FIRST FLOOR
SCALE 1/8"=1'-0"

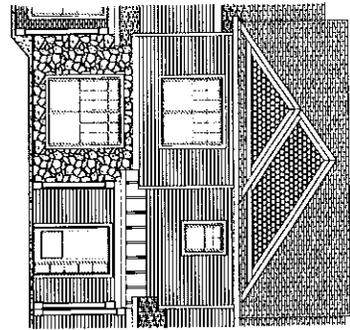


SECOND FLOOR
SCALE 1/8"=1'-0"

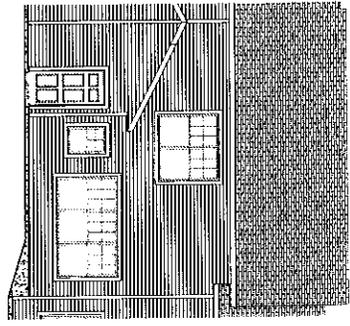


UNIT 6

	E-001 BLENKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406	Project WALSAU RIVER EAST REDEVELOPMENT Site Address 3RD & SHORT STREET WALSAU, WI 54403	Revision #2 8-23-16 REVISION #1 MR 8-25-16 REVISION #2 MR 8-29-16 REVISION #3 MR 8-30-16 REVISION #4 MR	Revision #1 8-23-16 REVISION #1 MR 8-25-16 REVISION #2 MR 8-29-16 REVISION #3 MR 8-30-16 REVISION #4 MR	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone 715-824-5665 Fax 715-824-5663 Website - www.blenkerco.co
	Phone 715-824-5685 Fax 715-824-5663				
	Drawn by MR				
	Scale PER NOTES Date 6-21-16				



FRONT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

WINDOW SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
W1	1	17'	78"	2/2/2H	SHADE LUNG	WEATHER SHIELD VISIONS	BLACK KIT	OTHER
W2	1	108"	66"	2/1/1H	SHADE LUNG	WEATHER SHIELD VISIONS	BLACK KIT	OTHER
W3	2	36"	27"	2/1/1H	SHADE LUNG	WEATHER SHIELD VISIONS	WHITE KIT	OTHER
W4	2	17'	66"	2/1/1H	SHADE LUNG	WEATHER SHIELD VISIONS	WHITE KIT	OTHER

EXTERIOR DOOR SCHEDULE

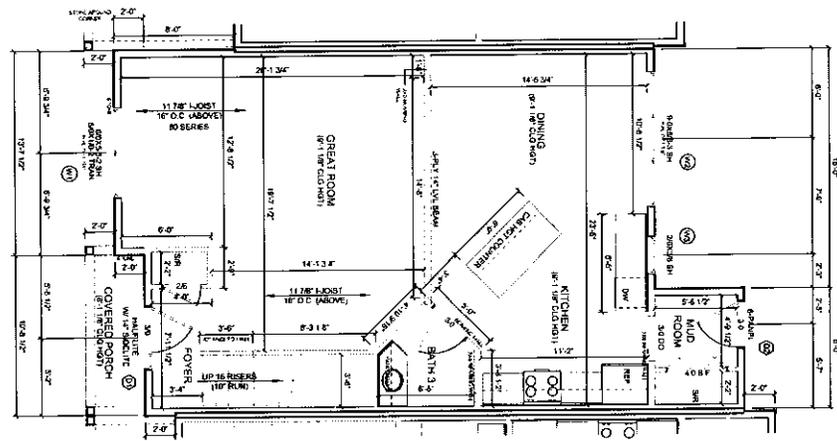
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	FRAME	OTHER
D1	1	36"	87"	SMOOTH STEEL	SMOOTH STEEL	1 1/4" TUBULAR	48" WIDE	ALUMINUM CLAD
D2	1	36"	87"	SMOOTH STEEL	SMOOTH STEEL	1 1/4" TUBULAR	48" WIDE	ALUMINUM CLAD

INTERIOR DOOR SCHEDULE

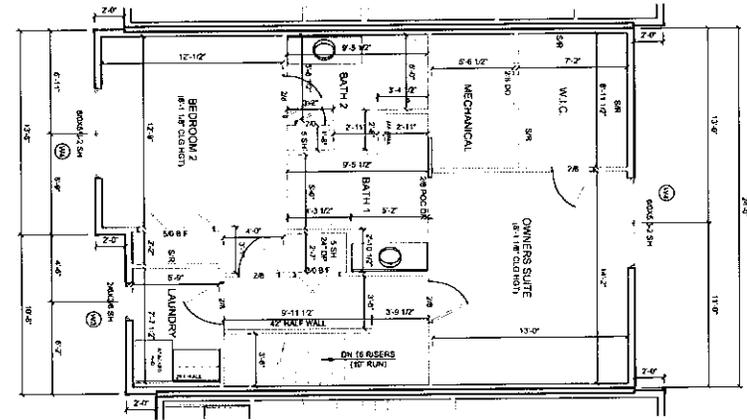
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	FRAME	MANUFACTURE
20	1	36"	87"	RIGHT SWING	48" WIDE JAMB	
21	1	36"	87"	RIGHT SWING	48" WIDE JAMB	
22	1	36"	87"	RIGHT SWING	48" WIDE JAMB	
23	1	36"	87"	RIGHT SWING	48" WIDE JAMB	
24	1	36"	87"	RIGHT SWING	48" WIDE JAMB	
25	1	36"	87"	RIGHT SWING	48" WIDE JAMB	
26	1	36"	87"	RIGHT SWING	48" WIDE JAMB	
27	1	36"	87"	RIGHT SWING	48" WIDE JAMB	
28	1	36"	87"	RIGHT SWING	48" WIDE JAMB	

ROOM SCHEDULE

NAME	FLOORING	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING
FOYER	1/2" DRYNALL					
GREAT ROOM	1/2" DRYNALL					
KITCHEN	1/2" DRYNALL					
DINING	1/2" DRYNALL					
BREAKFAST ROOM	1/2" DRYNALL					
BATH 1	1/2" DRYNALL					
BATH 2	1/2" DRYNALL					
BEDROOM 1	1/2" DRYNALL					
BEDROOM 2	1/2" DRYNALL					
LAUNDRY	1/2" DRYNALL					
OWNER SUITE	1/2" DRYNALL					
MED ROOM	1/2" DRYNALL					



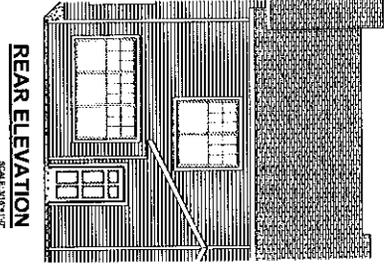
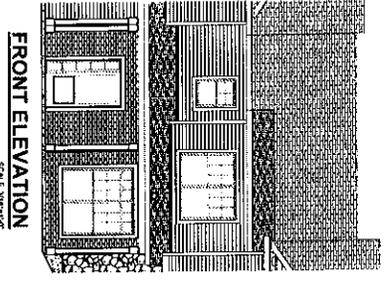
FIRST FLOOR
SCALE 1/8"=1'-0"



SECOND FLOOR
SCALE 1/8"=1'-0"

UNIT 7

	BLINKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54408 715-824-5665 MR PER NOTES	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	8-23-16 8-25-16 8-29-16 6-30-16	REVISION #1 MR REVISION #2 MR REVISION #3 MR REVISION #4 MR	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715) 824-5665 Fax (715) 824-5663 Website - www.blinkerco.co
	6-21-16	16-068			



WINDOW SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
W1	1	72"	72"	SWH	SINGLE HUNG	WETHERSIELD VISIONS	BLACK/RT	UPPER
W2	1	108"	60"	SWH	SINGLE HUNG	WETHERSIELD VISIONS	BLACK/RT	UPPER
W3	1	72"	60"	SWH	SINGLE HUNG	WETHERSIELD VISIONS	BLACK/RT	UPPER
W4	1	36"	42"	SWH	SINGLE HUNG	WETHERSIELD VISIONS	BLACK/RT	UPPER
W5	1	72"	60"	SWH	SINGLE HUNG	WETHERSIELD VISIONS	BLACK/RT	UPPER

EXTERIOR DOOR SCHEDULE

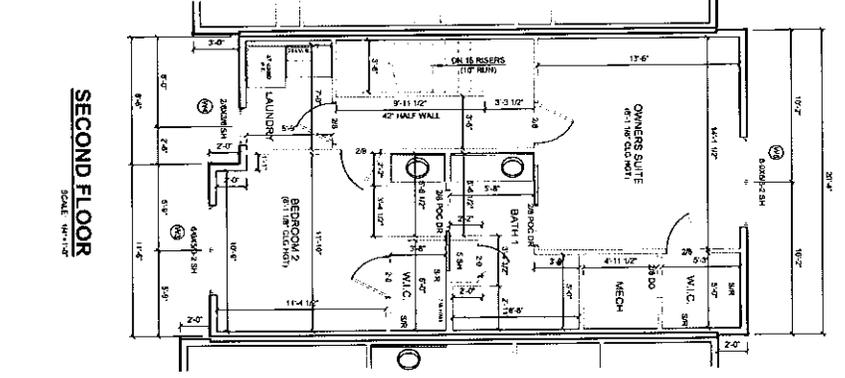
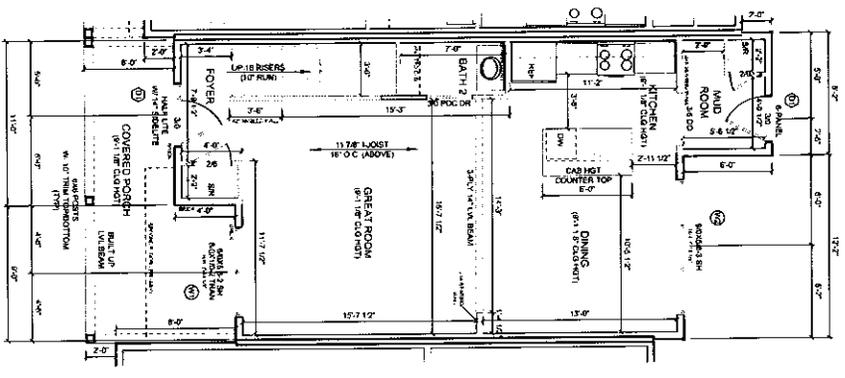
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	FRAME
D1	1	36"	80"	SMOOTH STEEL	W/RT	MASONITE ENTRY	8 1/2" JAMB
D2	1	36"	80"	SMOOTH STEEL	6 PANEL	MASONITE ENTRY	ALUMINUM CLAD

INTERIOR DOOR SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	FRAME	MANUFACTURE
I1	4	36"	80"	LEFT SWING	4 1/2" JAMB	
I2	1	36"	80"	RIGHT SWING	4 1/2" JAMB	
I3	1	36"	80"	LEFT SWING	4 1/2" JAMB	
I4	1	36"	80"	LEFT SWING	4 1/2" JAMB	
I5	1	36"	80"	RIGHT SWING	4 1/2" JAMB	
I6	1	36"	80"	SLAB		

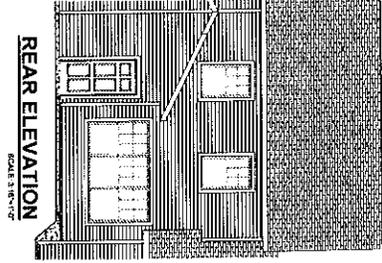
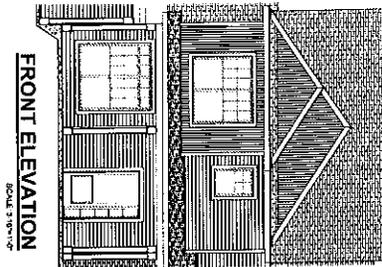
ROOM SCHEDULE

FLOORING	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING
WALK	1/2" DRYWALL				
FOYER	1/2" DRYWALL				
GREAT ROOM	1/2" DRYWALL				
DINING	1/2" DRYWALL				
KITCHEN	1/2" DRYWALL				
BATH 1	1/2" DRYWALL				
BATH 2	1/2" DRYWALL				
OWNER SUITE	1/2" DRYWALL				
BEDROOM 1	1/2" DRYWALL				
BEDROOM 2	1/2" DRYWALL				
BATH 3	1/2" DRYWALL				
LAUNDRY	1/2" DRYWALL				



UNIT 8

	BLENKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406 715-824-5665 MR	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	6-23-16 6-25-16 6-29-16 6-30-16	REVISION #1 MR REVISION #2 MR REVISION #3 MR REVISION #4 MR	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenkerco.co
	PER NOTES DATE: 6-21-16	15-066			



FRONT ELEVATION
SCALE 3/8"=1'-0"

REAR ELEVATION
SCALE 3/8"=1'-0"

WINDOW SCHEDULE

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
W1	1	22"	78"	W/SH	SINGLE HUNG	WEATHER SHIELD VIDEOS	BLACK EXT WHITE INT	UPPER GRILLS
W2	1	10 1/2"	48"	W/TH	SINGLE HUNG	WEATHER SHIELD VIDEOS	BLACK EXT WHITE INT	UPPER GRILLS
W3	1	22"	48"	W/TH	SINGLE HUNG	WEATHER SHIELD VIDEOS	BLACK EXT WHITE INT	UPPER GRILLS
W4	1	20"	42"	W/TH	SINGLE HUNG	WEATHER SHIELD VIDEOS	BLACK EXT WHITE INT	UPPER GRILLS
W5	2	30"	54"	W/TH	SINGLE HUNG	WEATHER SHIELD VIDEOS	BLACK EXT WHITE INT	UPPER GRILLS

EXTENSION DOOR SCHEDULE

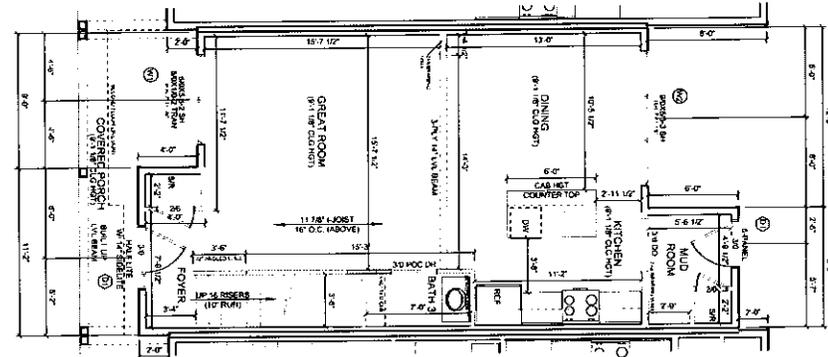
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
D1	1	30"	80"	SMOOTH STEEL	1/2" LITE	ALUMINUM ENTRY	8 1/2" JAMB ALUMINUM CAS	
D2	1	30"	80"	SMOOTH STEEL	1/2" LITE	ALUMINUM ENTRY	8 1/2" JAMB ALUMINUM CAS	

INTERIOR DOOR SCHEDULE

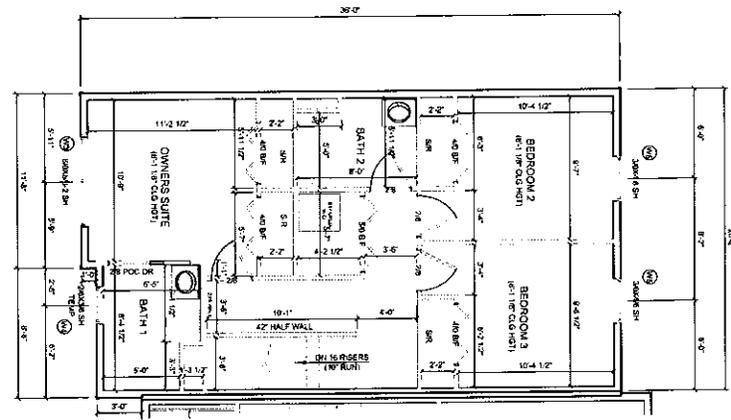
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
2A	3	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2B	1	24"	80"	LEFT SWING	4 8 1/2" JAMB			
2C	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2D	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2E	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2F	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2G	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2H	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2I	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2J	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2K	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2L	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2M	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2N	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2O	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2P	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2Q	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2R	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2S	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2T	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2U	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2V	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2W	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2X	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2Y	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			
2Z	1	24"	80"	RIGHT SWING	4 8 1/2" JAMB			

ROOM SCHEDULE

NAME	FLOORING	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING
PORCH	1/2" DRINKWALL					
GREAT ROOM	1/2" DRINKWALL					
KITCHEN	1/2" DRINKWALL					
DINING	1/2" DRINKWALL					
MUD ROOM	1/2" DRINKWALL					
OWNER SUITE	1/2" DRINKWALL					
BEDROOM 2	1/2" DRINKWALL					
BATH #1	1/2" DRINKWALL					
BATH #2	1/2" DRINKWALL					
LANDRY	1/2" DRINKWALL					
GENERAL ENTRY	1/2" DRINKWALL					



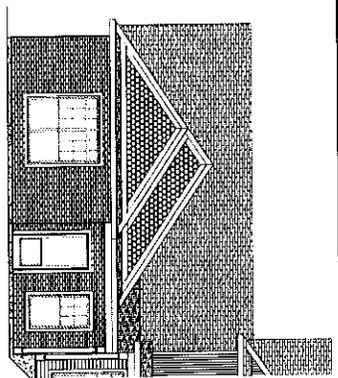
FIRST FLOOR
SCALE 1/4"=1'-0"



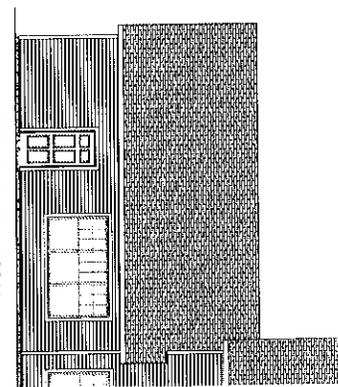
SECOND FLOOR
SCALE 1/8"=1'-0"

UNIT 9

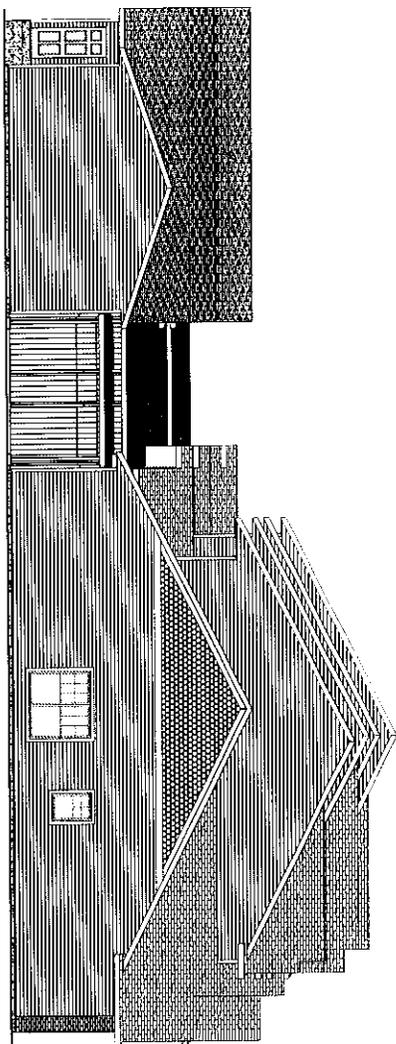
	BLENKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406 715-824-5665 Fax 715-824-5663	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	Revision #1 MR Revision #2 MR Revision #3 MR Revision #4 MR	Description 16-066	Mailing Address - P.O. Box 40 Amherst, WI 54406 Physical Address - 500 Lorry St. Phone (715)824-5665 Fax (715)824-5663 Website - www.blenker.com
	500 LORRY ST AMHERST, WI 54406 715-824-5665 Fax 715-824-5663	3RD & SHORT STREET WAUSAU, WI 54403	16-066	16-066	16-066
	MR PER NOTES	6-21-16	16-066	16-066	16-066
	500 LORRY ST AMHERST, WI 54406 715-824-5665 Fax 715-824-5663	3RD & SHORT STREET WAUSAU, WI 54403	16-066	16-066	16-066



FRONT ELEVATION
SCALE 3/8" = 1'-0"



REAR ELEVATION
SCALE 3/8" = 1'-0"



LEFT ELEVATION
SCALE 3/8" = 1'-0"

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	COLOR	OTHER
01	2	77"	77"	2WIN	SMALL PLAIN	WEATHER SHIELD WINDOWS	BLACK EXT BLACK INT	UPPER SPRINK OTHERS
02	1	36"	60"	WIN	ROUND HINGE	WEATHER SHIELD WINDOWS	WHITE EXT WHITE INT	UPPER OTHERS
03	1	36"	42"	WIN	SINGLE HINGE	WEATHER SHIELD WINDOWS	BLACK EXT WHITE INT	UPPER OTHERS
04	1	77"	60"	2WIN	SMALL PLAIN	WEATHER SHIELD WINDOWS	WHITE EXT WHITE INT	UPPER SPRINK OTHERS
05	1	100"	60"	2WIN	SMALL HINGE	WEATHER SHIELD WINDOWS	BLACK EXT BLACK INT	UPPER OTHERS

WINDOW DOOR SCHEDULE

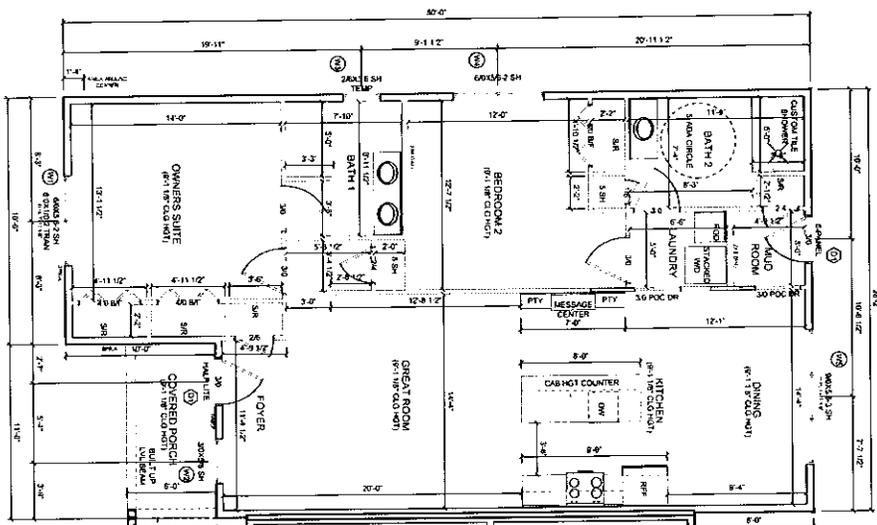
UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	FINISH	MANUFACTURE
06	3	36"	60"	LEFT SWING	4 SWP JAMB		
07	1	36"	60"	RIGHT SWING	4 SWP JAMB		
08	1	36"	60"	RIGHT SWING	4 SWP JAMB		
09	1	36"	60"	LEFT SWING	4 SWP JAMB		
10	1	36"	60"	RIGHT SWING	4 SWP JAMB		
11	1	36"	60"	RIGHT SWING	4 SWP JAMB		
12	1	36"	60"	RIGHT SWING	4 SWP JAMB		
13	1	36"	60"	RIGHT SWING	4 SWP JAMB		
14	1	36"	60"	RIGHT SWING	4 SWP JAMB		
15	1	36"	60"	RIGHT SWING	4 SWP JAMB		
16	1	36"	60"	RIGHT SWING	4 SWP JAMB		
17	1	36"	60"	RIGHT SWING	4 SWP JAMB		
18	1	36"	60"	RIGHT SWING	4 SWP JAMB		
19	1	36"	60"	RIGHT SWING	4 SWP JAMB		
20	1	36"	60"	RIGHT SWING	4 SWP JAMB		
21	1	36"	60"	RIGHT SWING	4 SWP JAMB		
22	1	36"	60"	RIGHT SWING	4 SWP JAMB		
23	1	36"	60"	RIGHT SWING	4 SWP JAMB		
24	1	36"	60"	RIGHT SWING	4 SWP JAMB		
25	1	36"	60"	RIGHT SWING	4 SWP JAMB		
26	1	36"	60"	RIGHT SWING	4 SWP JAMB		
27	1	36"	60"	RIGHT SWING	4 SWP JAMB		
28	1	36"	60"	RIGHT SWING	4 SWP JAMB		
29	1	36"	60"	RIGHT SWING	4 SWP JAMB		
30	1	36"	60"	RIGHT SWING	4 SWP JAMB		

UNIT	QUANTITY	WIDTH	HEIGHT	TYPE	STYLE	MANUFACTURE	FINISH
01	1	36"	87"	SMOOTH STEEL	1/2 LITE	MAGNITE ENTRY	8 1/2" R JAMB ALUMINUM SASH ALUMINUM GLAZING
02	1	36"	87"	SMOOTH STEEL	1/2 LITE	MAGNITE ENTRY	8 1/2" R JAMB ALUMINUM SASH ALUMINUM GLAZING

EXTERIOR DOOR SCHEDULE

NAME	FLOORING	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CILING
GREAT ROOM	1/2" DRIVELL					
DINING	1/2" DRIVELL					
KITCHEN	1/2" DRIVELL					
BEDROOM 1	1/2" DRIVELL					
BEDROOM 2	1/2" DRIVELL					
BATH 1	1/2" DRIVELL					
BATH 2	1/2" DRIVELL					
LAUNDRY	1/2" DRIVELL					

ROOM SCHEDULE



FIRST FLOOR
SCALE 1/8" = 1'-0"

UNIT 10

	BLENKER COMPANIES, INC. 500 LORRY ST AMHERST, WI 54406 715-824-5665	WAUSAU RIVER EAST REDEVELOPMENT 3RD & SHORT STREET WAUSAU, WI 54403	6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR	500 P 16-066	
	715-824-5665 MR	715-824-5663 DATE 6-21-16	15-066	15-066	15-066
	PER NOTES	6-21-16	15-066	15-066	15-066
	15-066	15-066	15-066	15-066	15-066

Mailing Address - P.O. Box 40
 Amherst, WI 54406
 Physical Address - 500 Lorry St.
 Phone (715)824-5665
 Fax (715)824-5663
 Website - www.blenkerco.com



RENDERING



Bldg: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406		Project: WAUSAU RIVER EAST REDEVELOPMENT Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	
Tel/Fax: 715-824-5665 Drawn By: MR	Fax: 715-824-5663 Sales:	Job # 16-066	
Scale: PER NOTES	Date: 6-21-16		

Revision Date	Description
6-23-16	REVISION #1 MR
6-25-16	REVISION #2 MR
6-29-16	REVISION #3 MR
6-30-16	REVISION #4 MR



Mailing Address - P.O. Box 40
 Amherst, WI 54406
 Physical Address - 500 Lorry St.
 Phone (715)824-5665
 Fax (715)824-5663
 Website - www.blenkerco.com



RENDERING



Firm: BLENKER COMPANIES, INC.	
Address: 500 LORRY ST AMHERST, WI 54406	
Telephone: 715-824-5665	Fax: 715-824-5663
Drawn By: MR	Scale: PER NOTES
Date: 6-21-16	

Project: WAUSAU RIVER EAST REDEVELOPMENT	
Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	
Job #	16-066

Revision Date	Description
5-23-16	REVISION #1 MR
5-25-16	REVISION #2 MR
5-29-16	REVISION #3 MR
6-30-16	REVISION #4 MR



Mailing Address - P.O. Box 40
Amherst, WI 54406
Physical Address - 500 Lorry St.
Phone (715)824-5665
Fax (715)824-5663
Website - www.blenkerco.com



RENDERING



Buldo: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406 Tel: 715-824-5665 Fax: 715-824-5663 Drawn By: MR Sales Scale: PER NOTES Date: 6-21-16	
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Project: WAUSAU RIVER EAST REDEVELOPMENT Site Address: 3RD & SHORT STREET WAUSAU, WI 54403	
---	--

Revision Date	Description
6-23-16	REVISION #1 MR
6-25-16	REVISION #2 MR
6-29-16	REVISION #3 MR
6-30-16	REVISION #4 MR



Mailing Address - P.O. Box 40
 Amherst, WI 54406
 Physical Address - 500 Lorry St.
 Phone (715)824-5665
 Fax (715)824-5663
 Website - www.blenkerco.com

job # 16-066



RENDERING



Sub: BLENKER COMPANIES, INC. Address: 500 LORRY ST AMHERST, WI 54406 Telephone: 715-824-5665 Fax: 715-824-5663 Drawn By: MR Date: Scale: PER NOTES Date: 6-21-16		Project: WAUSAU RIVER EAST REDEVELOPMENT Site Address: 3RD & SHORT STREET WAUSAU, WI 54403		Revision Date Description 6-23-16 REVISION #1 MR 6-25-16 REVISION #2 MR 6-29-16 REVISION #3 MR 6-30-16 REVISION #4 MR	
			Job # 16-066		



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RENDERING



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 Address: 500 LORRY ST
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 54406
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 Drawn By: MR Sales
 Scale: PER NOTES Date: 6-21-16

Project: WAUSAU RIVER EAST REDEVELOPMENT
 Site Address: 3RD & SHORT STREET
 WAUSAU, WI
 54403
 Job #: 16-066

Revision Date	Description
6-23-16	REVISION #1 MR
6-25-16	REVISION #2 MR
6-29-16	REVISION #3 MR
6-30-16	REVISION #4 MR



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HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, June 15, 2016, at 6:00 p.m. in the Birch Room of Wausau City Hall
 Members Present: Gisselman (C), Grimm, Tryczak, Burke, Crooks, Oberbeck (arrived at 6:05 p.m.),
 Gidlund (arrived at 6:07 p.m.)
 Others Present: Schock, Wood, Marks

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

Chairperson Gisselman called the meeting to order at approximately 6:00 p.m. stating that a quorum was present.

Approve the minutes of the March 30, 2016, April 21, 2016 and May 4, 2016 meetings.

Tryczak motioned to approve the minutes of the March 30, 2016, April 21, 2016 and May 4, 2016 meetings. Crooks seconded, and the motion carried unanimously 5-0.

PUBLIC HEARING: Discuss proposed designation of the Glass Hat as a Local Historic Landmark

Gisselman said the history of the Glass Hat was handed out at the beginning of the meeting. The criteria used to designate a local landmark are located in Chapter 2 of the Wausau Municipal Code and the Gisselman went over the criteria with the commission. There are multiple steps in declaring a landmark. The first step is to decide to establish a public hearing. After that a public hearing needs to be conducted, the Historic Preservation Commission needs to vote, the Plan Commission needs to review the landmark status and finally the Common Council will need give the final okay. Gisselman said that this would be the second step of the process.

Oberbeck arrived at 6:05 p.m.

Gisselman said that they encourage the support of the owner.

Gisela Marks said that it would be great and would make it more than a bar. There is a lot of history to the building. Marks said she was amazed by the amount of history she found when redoing the interior of the building.

Gidlund arrived at 6:07 p.m.

Marks said that she came across information that it was oldest consecutively run bar in the state. Gisselman said it has a strong tie to the history of railroading. Marks said that there is a history with Wausau Brewery and the building and they also have the Dillinger history. Marks said they didn't know the glass block was behind the brick until they starting knocking things out. There are bullet holes in the front entry way. Most of the block is the original block. The original Glass Hat chandelier is in a basement in Merrill, but they don't want to give it up. Marks asked what other areas in town are landmarked. Gisselman said that the major landmarks fall in the Downtown Historic District, and he told Marks about the local historic districts, and other historic landmarks in the city. Crooks added that the granite walls of Athletic Park are landmarked and Gisselman stated that many buildings in Marathon Park are also landmarked. Marks asked what the oldest building is. Gisselman responded the Nathan Orr house, Marchetti house, and the depot.

Gisselman closed the public hearing.

Grimm motioned to designate the Glass Hat at 1203 North 3rd Street as a local historic landmark. Gidlund seconded, and the motion carried unanimously 7-0. This item will go to the Plan Commission on

July 19, 2016.

Adjournment

Crooks motioned to adjourn. Burke seconded, and the motion carried unanimously 7-0. The meeting adjourned at 6:15 p.m.

Respectfully Submitted,
Gary Gisselman, Chair

Agenda Item No.
3

STAFF REPORT TO CISM COMMITTEE – July 14, 2016

AGENDA ITEM
Discussion and possible action on petition for annexation from the Town of Stettin: City of Wausau (petitioner) – Highland Drive and County Road O
BACKGROUND
The City recently purchased over 200 acres of land directly west of the Business Campus. Please see the attached map. The land, which extends west to County Road O, will be used for an expansion of the Business Campus. A master plan will be developed detailing infrastructure and other improvements needed to facilitate future development. The land is currently vacant with a portion of it being used as farmland.
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 assessed value of the annexation area is approximately \$188,000. Town tax on this land is approximately \$619 per year. The taxable value of the land will rise significantly when it is developed with commercial and industrial uses.
STAFF RECOMMENDATION
Staff recommends approval of the annexation.
Staff contact: Brad Lenz 715-261-6753

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following-described property located in the Town of Stettin, Marathon County, Wisconsin, lying contiguous to the City of Wausau, there being no electors residing therein, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

There are no persons residing in the territory.

Dated this 30th day of June, 2016.

CITY OF WAUSAU (Owner)

BY Robert B Mielke

Robert B. Mielke, Mayor
City Hall
407 Grant Street
Wausau WI 54403

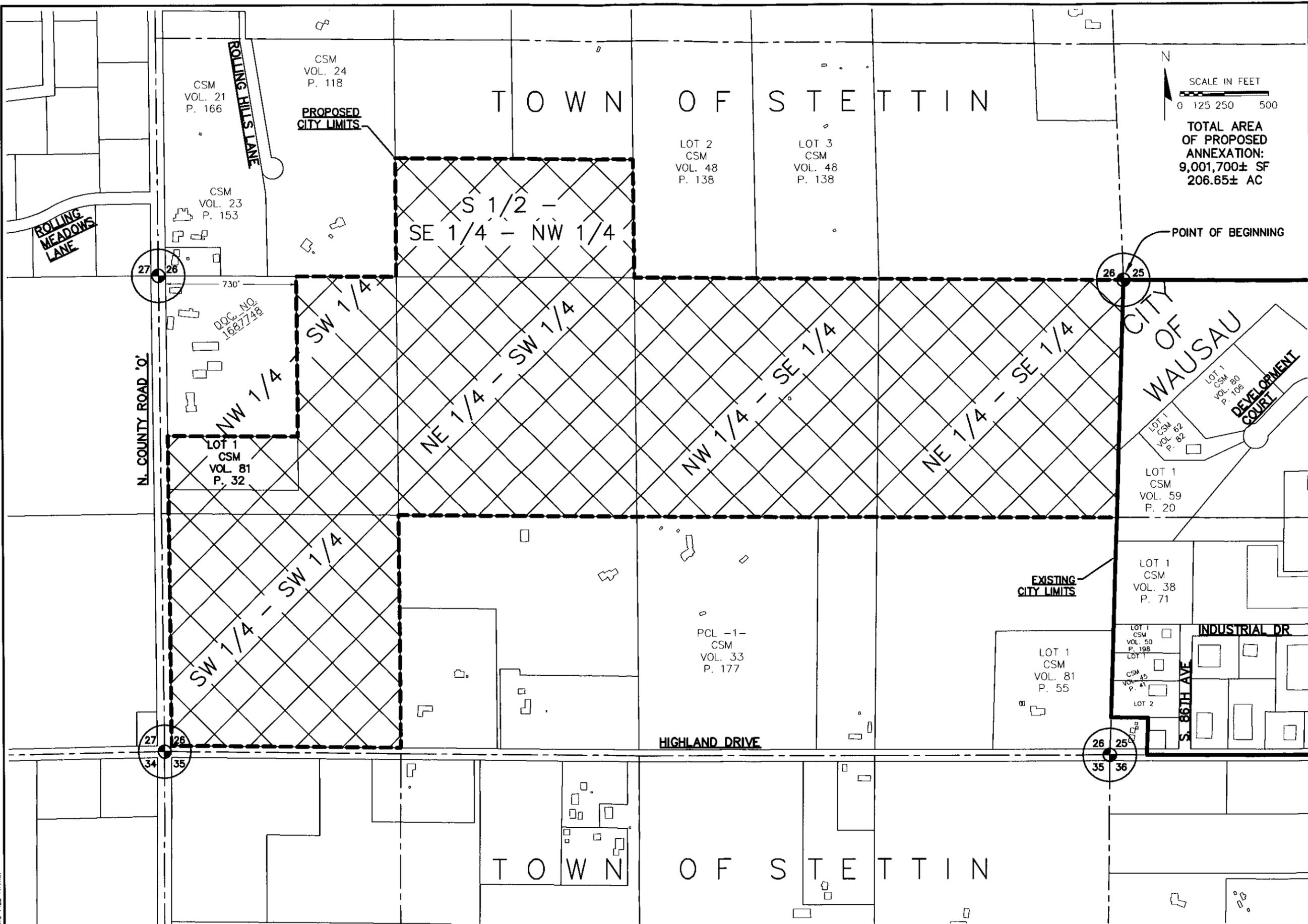
Legal Description for Proposed Annexation
City of Wausau

Lot 1 of Certified Survey Map No. 17100 recorded in Office of Register of Deeds for Marathon County in Volume 81 of Certified Survey Maps on Page 32, the Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, and part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 26, Township 29 North, Range 6 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 26, said corner being on the existing boundary of the City of Wausau, the point of beginning;

Thence West, along the North lines of said Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, to the East line of said South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence North, along said East line, to the North line of said South $\frac{1}{2}$; thence West, along said North line, to the West line of said South $\frac{1}{2}$; thence South, along said West line, to the North line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence West, along said North line, to the East line of the parcel described in Document Number 1687748 recorded in Office of Register of Deeds for Marathon County, said line being 730 feet East of and parallel with the East right-of-way of C.T.H. "O"; thence South, along said East line, to the Northeast corner of said Lot 1 of Certified Survey Map No. 17100; thence West, along the north line of said Lot 1, 730 feet to said East right-of-way of C.T.H. "O"; thence South, along said East right-of-way, to the North right-of-way of Highland Drive; thence East, along said North right-of-way, to the East line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North, along said East line, to the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence East, along said South line and along the South lines of said Northwest $\frac{1}{4}$ and Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, to the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and said existing boundary of the City of Wausau; thence North, along said East line and along said existing boundary of the City of Wausau, to said East $\frac{1}{4}$ of Section 26, the point of beginning.

DWG FILE NAME: C:\Engineering\DWG\PROJ\0876\DWG\0876_Schmidt_Annexation.dwg, 6/29/2016 8:41:08 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel



SCALE IN FEET
0 125 250 500
TOTAL AREA OF PROPOSED ANNEXATION:
9,001,700± SF
206.65± AC

CITY OF WAUSAU
Engineering Department
407 GRANT STREET WAUSAU, WI 54403-4783
(715) 281-6740 FAX (715) 281-6759

PROPOSED ANNEXATION MAP
ARLON SCHMIDT ANNEXATION
ANNEXING TERRITORY FROM THE TOWN OF STETTIN
TO THE CITY OF WAUSAU

ISSUED FOR: PRELIMINARY REVIEW/APPROVAL BIDDING/CONST. REC. REF. DWG. OFFICE USE

DATE: 06/10/2016

REVISIONS:
J.D. VANBOXEL

DRAWN BY: J.D.V. / D.F.H.
CHECKED BY: D.F. HUENPFNER
INTRODUCED:
ADOPTED:
ORDINANCE NUMBER:
FILE NUMBER:

SHEET NO. 1
OF 2 SHEETS
ORDINANCE NUMBER

Chapter 4 Land Use

Wausau lies along the banks of the Wisconsin River and at the crossroads of Highways 29 and 51. Wausau is the largest City in Marathon County with about 39,000 persons. It is also the hub of regional government, employment, and cultural activities. Wausau is bordered by the City of Schofield, the Villages of Weston and Maine and the Towns of Rib Mountain, Stettin, Texas, and Wausau. The City covers over 12,000 acres in total with a variety of land uses.

Previous Plans

Comprehensive Plan, 2006 - The plan was developed following the 1999 Comprehensive Plan law. It was completed as part of a county-wide multi-jurisdictional planning effort. Nearly all of the communities within the county prepared a plan. Those plans, including Wausau's addressed the nine core elements outlined in the law. As such, land use was addressed including various land use demand projections, as well as goals, objectives, and policies. The plan also included both an existing land use and future land use map. Some of that information has been used in this plan.

City of Wausau Land Use Plan, 1983 - The 1983 land use plan contains a number of community goals, objectives, and policies that are still pertinent today and are incorporated into this comprehensive plan. It also describes several land use planning principles, which have been updated and included in this comprehensive plan as well. While this plan addressed land use issues and goals on a Citywide basis, it primarily focused on land use trends, issues, and recommendations for each of nine neighborhoods in the City. Most of the planning effort focused on the territory within the existing City limits, with only a cursory analysis of potential growth areas outside the City limits.

A Comprehensive Plan for the Wausau Area, Wisconsin, 1965 - The plan was regional in scope and contained recommendations that also covered the cities of Schofield and Wausau, the Village of Rothschild, and parts of the Towns of Stettin, Maine, Rib Mountain, Texas, Wausau and Weston. A number of the recommendations from the land use section of this plan that deal with Wausau's general growth are of interest today and may still be relevant as the City continues its efforts to plan for orderly growth well into the next century. This was the City's first comprehensive plan. It assessed existing conditions and provided recommendations regarding a number of community development and public facility issues for the Wausau Urban Area.

River Edge Master Plan, 1995 - This plan focuses on improving public access to the Wisconsin River. The plan focuses on development of the River Edge Parkway, which is intended to physically link the parks located along the river; improve pedestrian and bicycle transportation facilities; and enhance recreational opportunities. This plan's recommendation of a trail system along the river is still being implemented.

Long-Range Transportation Plan (LRTP) for the Wausau Metropolitan Area, 2011 – This plan focuses on the regional transportation system and is currently being updated. The plan serves as one of the requirements of the MPO by the federal legislation is the development of a LRTP for the urbanized area. The Plan identifies the current conditions in the area and recommends solutions to the issues regarding the deficiencies of the roadways in the metro area. The LRTP recommendations are based on the relationship between land use policy and transportation facilities and services, including roadways, transit, bikeways, pedestrian ways, air, inter-City bus, and the movement of goods by air, rail, and truck. The LRTP is currently being updated.

Wausau Sewer Service Area Plan & Major Amendment, 1981 & 1992 – This plan and subsequent amendment is an analysis of the area with the delineation of the sewer service area. The plan and amendment identify the City's anticipated growth boundary. This plan is in the process of being updated.

The City of Wausau Comprehensive Park and Recreation Area Plan, 2014– This plan identifies the general location, character, and extent of existing and needed parks, playgrounds, and special recreation areas to guide future park and recreation area land acquisition, development, and maintenance activities. The plan maintains the City's eligibility for certain types of grants.

Comprehensive Stormwater Management Plan , 1986- This document identified the most cost effective means of mitigating or preventing flooding in five developing watersheds that are in and adjacent to the City of Wausau. Three of these watersheds are located on the east side of the Wisconsin River and two are on the west side of the Wisconsin River. The study recommended that the City construct a series of stormwater detention facilities that would temporarily store stormwater runoff and gradually allow this water to enter the receiving stream over an extended period of time. These improvements were recommended along with increasing the capacity of some storm sewers and developing certain administrative practices, all of which were intended to reduce or prevent flooding in the community.

Marathon County Farmland Preservation Plan, 2009 – The Farmland Preservation Plan identifies areas for long-term agricultural preservation. Although there are no preservation areas in the City, there are lands in surrounding towns that have been identified, particularly in the Town of Wausau. In planning for the City's expansion, it is important to be aware of the potential conflicts that can develop between urban land uses and farms. Constructing homes near farm operations can yield complaints from new residents about odors, noise and dust and concerns about manure and pesticide spreading. In planning for new residential development near the City limits, active farm operations in the abutting towns must be taken into consideration in order to ensure that new residential development is established in environmentally compatible locations.

Land Use Issues

Redevelopment – There are several properties in the City with potential for redevelopment. While redevelopment presents significant opportunities for growth and revitalization in the City, it also poses complex financial and logistical challenges. Property assembly, demolition, and pollution clean-up are costly, which sometimes makes it difficult to find willing developers and financing. Previously developed properties may be too small or oddly shaped and, therefore, must be combined with adjacent parcels to create a “good” redevelopment site. In addition, access to redevelopment sites may need to be enhanced or altered in order to accommodate a new land use. Public assistance (financial and/or technical) is usually needed to address these challenges in order to encourage private sector investment. Therefore, redevelopment priorities must be clear and balanced with City resources carefully dedicated to these needs and opportunities. Costs related with pollution clean-up and other complexities associated with redevelopment often mean these projects take more time to initiate and complete. However, there are numerous benefits, including utilization of existing infrastructure and services.

Downtown Access – Getting in and out of downtown can be difficult due in part to its distance from the freeway, congestion on the major corridors leading into downtown, and confusion about the one-way street system downtown. This discourages some people from shopping downtown as other, outlying shopping centers are perceived to be more accessible. Some of these perceived constraints, however, have been remedied with the reconstruction of the intersection of 1st Street, Washington Street, and River Drive (2004) and converting 1st Street to two-way operation and improving USH 51 access to the central business district. Parking in the downtown is also perceived as an issue, although recent parking studies suggest there is ample parking.

Cost of Community Services – Taxes in the City of Wausau are higher than in other municipalities in the metropolitan area and the rest of Marathon County. This can serve as a “push factor” for some businesses and residents, creating an incentive to move out of the City. It can also diminish the City’s attractiveness to prospective developers, business owners, and residents. On the other hand, Wausau is a full service community and provides the highest level of local governmental services in Marathon County, especially in the area of protective services – police, fire, and ambulance. It is also the only community in the County fully serviced by public transit. Although the cost of community services may “push” some people away from Wausau, others are attracted because they place a high value on the services provided by the City.

Limited Land Supply/Annexation – There is limited land within the City to accommodate new development. As noted previously, City growth and expansion is dependent on annexation. The City only considers annexations in response to requests initiated by property owners. In some cases the property owner is a developer who wants to create an urban density subdivision or commercial venture that requires public sewer and water service. Individual residential or business property owners typically request annexation to receive municipal sewer and water services, often in response to septic system failures or problems with private wells. As a result, the City expands when and where opportunities arise. While the City has defined an urban

service area boundary within which sewers may be extended, its longstanding policy has been to not extend sewer and water services until land is annexed to the City.

Brownfields/Reuse – Existing environmental contamination on former industrial and commercial sites has discouraged the redevelopment of many otherwise commercially viable properties in the City. The mere possibility of contamination existing on a property frightens potential developers as well as financial institutions from redeveloping these properties for residential or commercial uses. These sites include the former SNE property on Thomas Street, many of the Central Business District Riverfront properties, and many sites adjacent to the rail lines throughout the community. Remnants of old industrial sites still occupy areas adjacent to residential neighborhoods and these sites frequently represent an impediment to improving the adjacent residential area. Apparently, owners of the residences are concerned that their financial investment in housing improvements will not be a wise expenditure if new industrial development on the adjacent industrial sites creates land use conflicts.

Neighborhood Blight – In several of the older neighborhoods of Wausau there are pockets of blighted property. Blighted properties diminish the value and desirability of these areas and often result in the spread of blight to other nearby properties. Blight characteristics may be present on all types of property including residential, commercial and industrial. Generally, residential blight is most prevalent in areas with a high concentration of older, renter-occupied dwelling units, where reinvestment in property is minimal. Commercial and industrial blight is mainly concentrated in areas that are no longer attractive for their intended use due to poor site visibility, poor access, or proximity to arterial streets. Old age and/or poor condition of public infrastructure can also contribute to neighborhood decline.

Retail Activity Changes – Wausau has historically been the economic hub of North Central Wisconsin. Recently, much of the retail growth in the Wausau metropolitan area has shifted to the south and east. There has also a significant amount of retail that takes place via the internet. As a result, the City of Wausau's standing as the regional retail trade center is becoming less clearly defined. The economic viability of the Wausau Center Mall continues to an issue that is reflective of these retail changes.

Inventory & Trends

Background

From its founding in the 1840s through the 1950s, most development within the City of Wausau took place on the relatively flat, sandy terrain located near the banks of the Wisconsin River. The soils and topography allowed for easy, cost-effective construction of building foundations, municipal sewer and water services, storm drainage facilities, and streets. Early in the City's history, railroads were used much more heavily than today for shipping raw materials and finished products and for intercity passenger travel. Locally, streetcars provided the primary motorized means of moving people within the City. Both of these transportation modes require extremely flat routes to function properly. While originally located entirely on the east side of the Wisconsin River, the City now straddles the river valley.

Today, the most suitable land in the City for higher-density urban land uses has been developed. The undeveloped sites within the older parts of the City and large sections of territory annexed by the City have various development limitations. Many of these same limitations are prevalent in the areas adjacent to the present City limits where annexation and future City growth are likely to occur. It is important, therefore, to recognize and understand these limitations since they often impact the type and intensity of land uses that can be developed and the public and private cost of constructing buildings and utilities as well as maintaining municipal services and facilities in these areas.

Existing Land Use

Today the City extends about seven miles from Camp Phillips Road on the east to 88th Avenue to the west and about five miles from Evergreen Road on the north to Lakeview Drive and the Airport to the south. In total the City comprises nearly 12,700 acres, with about 780 being water.

Downtown Wausau is located near the east bank of the Wisconsin River. Stewart Avenue and Grand Avenue (Business 51) are the primary commercial corridors leading in and out of downtown. Generally, residential neighborhoods developed adjacent to downtown and the major commercial corridors. Smaller, neighborhood-oriented commercial nodes are located throughout the City and typically developed at road intersections. Development to the east has been generally constrained by a major rock ridge that effectively defined the eastern edge of the City. Commercial land uses are concentrated at key access points into the City such as the major intersection with USH 51/STH 29 (e.g., Stewart Avenue and CTH K) and the Business 51 corridor, which was historically the primary north-south route through the City. Industrial uses were originally located along the Wisconsin River and near rail lines. However, since the late 1960s and 1970s, most industrial development has located on the western edge of the City, along STH 29.

A comprehensive planning process requires that existing land use information be inventoried. To categorize land use starts with the examination of 2015 airphotos and on the ground review of that information. Ten basic land use classifications were used to categorize information.

They are: Agriculture, Commercial, Governmental, Industrial, Open Lands, Residential, Multi-Family, Transportation, Outdoor Recreation and Woodlands. Water is also reflected on the map. See [Map 1](#).

Using that map the various land uses are incorporated into a geographic information system (GIS) to prepare calculations. These calculations provide a snapshot as to how land is currently being used in the City. See [Table 4-1](#).

Table 4-1:
Existing Land Use, 2015

Land Use Type	Acres	Percent
Agriculture	228	1.8%
Commercial	1,295	10.2%
Governmental	706	5.6%
Industrial	525	4.1%
Multi-Family	181	1.4%
Open Lands	624	4.9%
Outdoor Recreation	600	4.8%
Residential	3,445	27.1%
Transportation	2,436	19.2%
Water	784	6.1%
Woodlands	1,867	14.7%
Total Acres	12,695	100.0%

Source: NCWRPC GIS (derived from airphotos)

Residential uses dominate the City followed by transportation uses for roads and the airport. Woodlands are the next most common land use followed by Commercial. Combined these four land uses total about 70 percent of all land in the City.

Land Use Supply

Most of the land area within the City of Wausau is already developed. Thus, land for new development is obtained through annexation of adjacent unincorporated territory or redevelopment of vacant or underutilized sites. Annexation has been the primary factor contributing to Wausau's growth in the past several decades. However, with area incorporations there are fewer areas where the City can expand. Redevelopment has occurred from time to time, but overall has not been a substantial route to growth. Within the existing City boundaries, land for new redevelopment primarily consists of underutilized properties and/or brownfields as well as individual vacant parcels that can support infill development or can be combined with adjacent parcels to create larger redevelopment sites.

Much of the land categorized as agricultural, open space, and woodlands could be considered “available” for future development, but much of this has limitations, such as environmental restraints or is publically owned. Combined these three categories make up about 2,300 acres.

Annexation

Much of the City’s population, housing, and economic growth since 1960 can be attributed to annexation of developed and undeveloped land. Since 1960, the City has annexed over 7,300 acres. That annexation extended the City’s western boundary from 12th Avenue, westward to beyond 84th Avenue. Table 4-2 summarizes the City’s annexation trends over the last fifty plus years.

Table 4-2: Annexation Trends

Period	Number of Acres Annexed
1960 - 1969	1,257 Acres
1970 - 1979	1,894 Acres
1980 - 1989	1,071 Acres
1990 - 1999	1,586 Acres
2000-2009	1,446 Acres
2010 - 2014	144 Acres

Source: City of Wausau Engineering Department & City GIS System

Annexation of town territory can result in disputes between the City and either town officials or certain property owners included within an annexation. Town officials sometimes feel that the City is “gobbling up” their community and significantly reducing the town’s land area and tax base. That tax base loss has been a concern for some towns, but there is a State law in place to mitigate this issue. The law requires that a City provide a payment to the town, for a five year period after annexation, equal to the tax base lost by the town. Annexation has no impact on Marathon County, North Central Technical College, or local school districts, since the transfer of property from a town to the City has no financial impact on these larger governmental units. Map 2 displays where annexation has taken place over the years.

Annexations occur upon a petition by a land owner to join the City. Most land owners who annex to receive municipal water and sewerage disposal services. Municipal utility systems are highly desirable since they:

1. Allow for residential, commercial, and industrial development at a higher, more economical density;
2. Remedy existing sewer or water problems experienced by homes and businesses; and/or
3. Meet the requirements for utility services established by nationally franchised commercial operations.

Occasionally, people choose to annex for zoning, street improvements, and other minor reasons. The predominant reason, however, remains the desire to receive municipal sewer and water

services. If the annexation trends of the last five decades continue, it is anticipated that the City will annex approximately 1,400 acres during the next decade to accommodate growth.

Redevelopment and Infill Opportunities

The City has a redevelopment authority that has a goal of focusing funding in specific revitalization and redevelopment areas of the City. Currently, there are several parcels within the City that are underutilized and could be ideal locations for redevelopment or infill development. The river has recently become a focus of redevelopment efforts in the City. There are also some downtown retail areas and west-side business districts in the City that need to be addressed as well. As new development occurs on the fringes of the community it is important that the City focus its efforts to maintain the vitality of the existing commercial and residential areas of the community.

Land Values

In 2015, the City had a total value of over 2.5 Billion dollars, which is slightly less than the 2010 total value. It is these values that are assessed for tax purposes in the City.

Overall assessed land values in the City have decreased about 3 percent over the last five years; however, not all categories of land changed equally. Residential property values declined about 6 percent while manufacturing decreased by just over 10 percent. Commercial property experienced a slight 1.2 percent increase over the same period. See Table 4-3.

Table 4-3:

Land Assessment Values

Type of Property	2010	2015	% Change
Residential	1,568,484,400	1,479,068,000	-6.1%
Commercial	930,236,600	941,301,500	1.2%
Manufacturing	113,245,700	102,907,100	-10.1%
Agricultural	29,400	39,100	24.8%
Undeveloped	0	0	NA
Ag. Forest	131,300	322,700	59.3%
Forest	1,116,900	543,300	-105.6%
Other	771,200	413,100	-86.7%
Total Value:	2,614,015,700	2,524,947,900	-3.5%

Source: DOR Statement of Assessment (includes both land and improvements)

Within the City there are numerous parcels that are tax-exempt, combined totaling over 5,000 acres or about 40 percent of the land area. Nearly 1,700 acres are owned by the City or County, while over 3,300 acres are owned by non-profit organizations. These sites are scattered throughout the City. See Map3.

Land Use Demand

To estimate the amount of land needed to accommodate future development over the next 20 years a variety of projections are utilized. Acreage projections are based on assumptions about density of housing units per acre and employees per acre for industrial and commercial development.

The estimate of land needs for future residential development was based upon the number of projected new dwelling units needed to accommodate population growth between 2015 and 2035. The current housing density is 5 units per acre in the City. Projections indicate about 2,000 new residents in the city by 2035. Using a 2 person per household estimate, we determine about 1,000 units are needed. Further, using the 3 units per acre we estimate about 200 additional acres or about 10 acres per year are needed for residential uses.

Estimated land needed for non-residential development is based upon projected changes in employment. County level data is the most detailed employment data available. No state or federal agency provides local level employment information. Therefore, to determine employment estimates and projections, economic modeling software is used. EMSI data is provided by zip code so the information provided includes the city as well as some surrounding area. Using existing employment levels and current acres used for industrial and commercial uses we can estimate current employment densities. For each acre of industrial area we find about 16 employees, while for each commercial acre we find about 22 employees. Using EMSI twenty year projections, we expect 300 new industrial jobs and 8,000 new commercial jobs. Based upon the 2015 employee per acre information, it is estimated that 80 acres of additional land will be needed for industrial purposes and 360 additional acres of land will be needed for commercial purposes by 2035. Note that the employment projections take into account national trends related to the increase in automation for industrial employment and retail and work from home trends related to commercial employment. The resulting land demand projections are conservative and should be viewed as the minimum demand.

Table 4-4 displays the land area that is anticipated to be needed for growth over the next twenty years. In total at least 640 acres of land is needed for residential, industrial and commercial use. There will be other lands needed during this period for streets, parks, churches and other uses.

Table 4-4: Projected Five-year Land Use Demand, 2015-2035

Period	Future Residential Land Used (Acres)	Future Industrial Land Used (Acres)	Future Commercial Land Used (Acres)
2015-2020	50	20	90
2020-2025	50	20	90
2025-2030	50	20	90
2030-2035	50	20	90
TOTALS:	200	80	360

Source: DOA, EMSI & NCWRPC

Based on these projections there appears to be sufficient land in and surrounding the City to meet future demand. However, if there is a desire to increase population, more residential land area is needed or existing land needs to have more units per acre.

(End Part I)

Legend

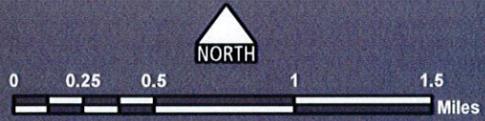
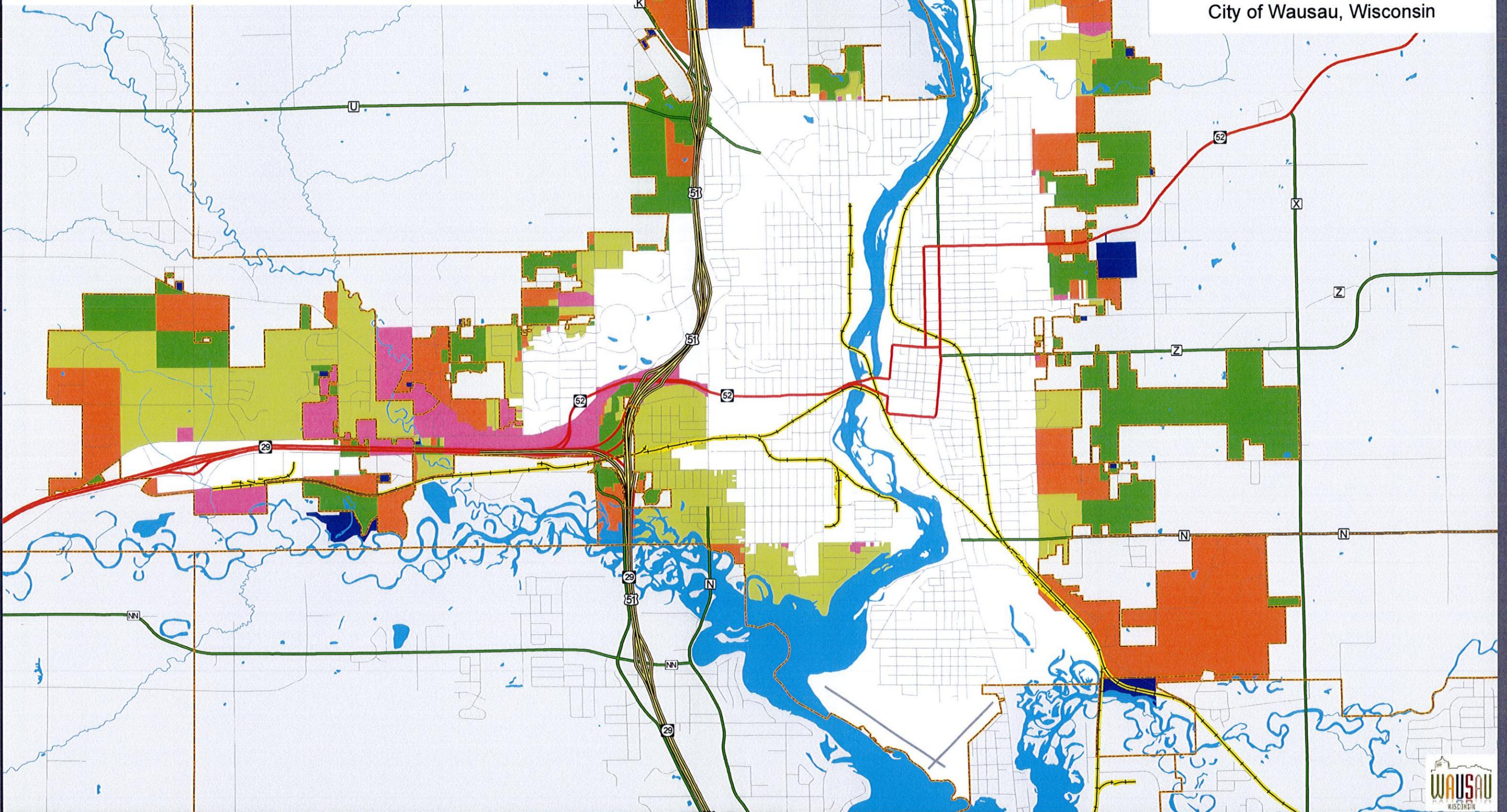
- US Highway
- County Highways
- State Highways
- Local Roads
- Railroad
- Before 1980 (542 Acres)
- 1980 - 1989 (1914 Acres)
- 1990 - 1999 (1557 Acres)
- 2000 - 2009 (1446 Acres)
- 2010 - 2015 (178 Acres)

DRAFT

Map #

Annexations

City of Wausau, Wisconsin



SOURCE: NCWRPC, City of Wausau,
Marathon County Geo Services

Comprehensive Plan

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

Prepared By:
North Central Wisconsin Regional Planning Commission
210 McClellan St. Wausau, WI 54403 - www.ncwrpc.org

Date Printed: Thursday, July 7, 2016

Legend

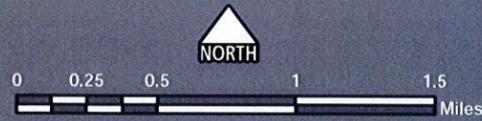
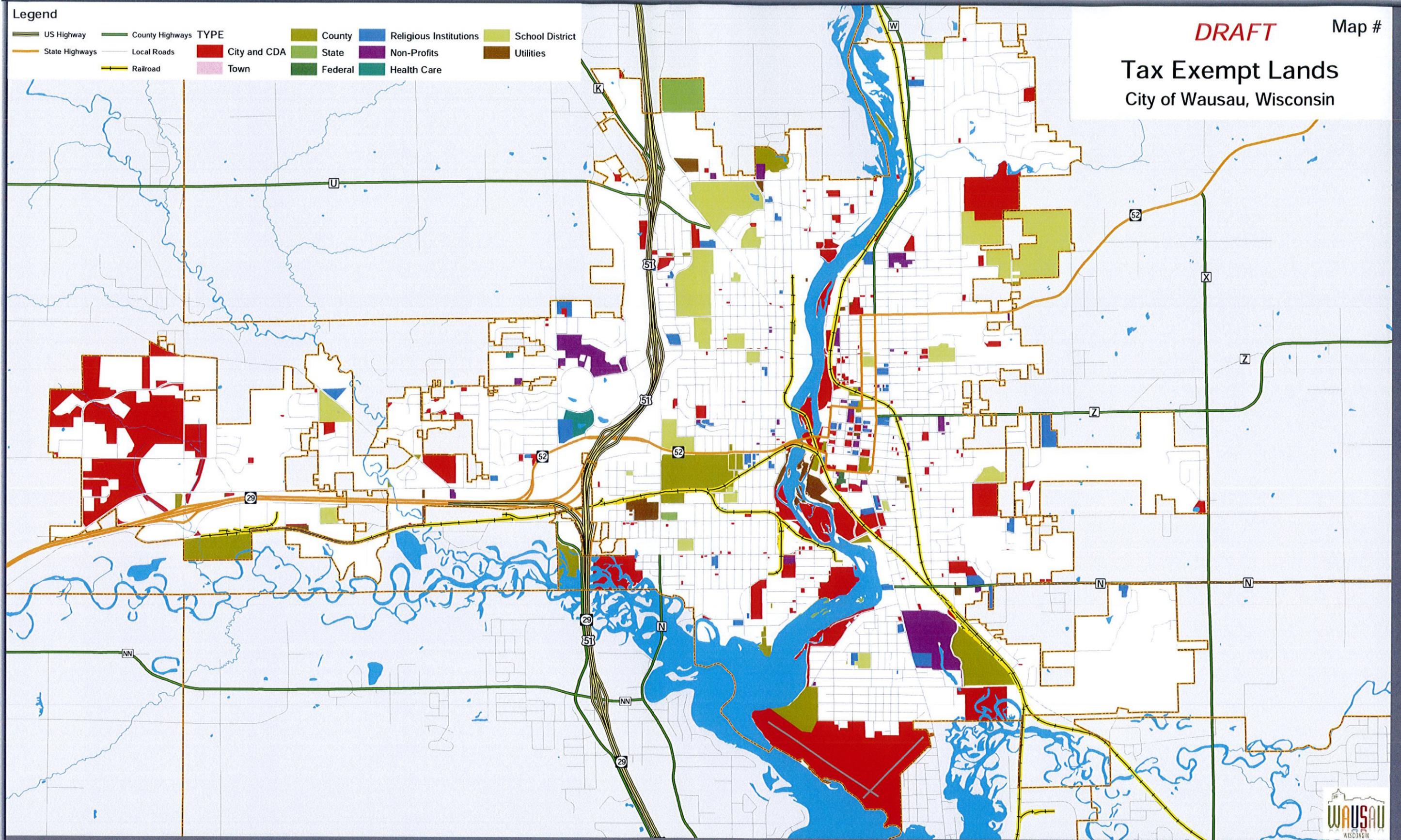
- | | | | | | |
|----------------|-----------------|--------------|-------------|------------------------|-----------------|
| US Highway | County Highways | TYPE | County | Religious Institutions | School District |
| State Highways | Local Roads | City and CDA | State | Non-Profits | Utilities |
| Railroad | Town | Federal | Health Care | | |

DRAFT

Map #

Tax Exempt Lands

City of Wausau, Wisconsin



SOURCE: NCWRPC, City of Wausau, Marathon County Geo Services

Comprehensive Plan

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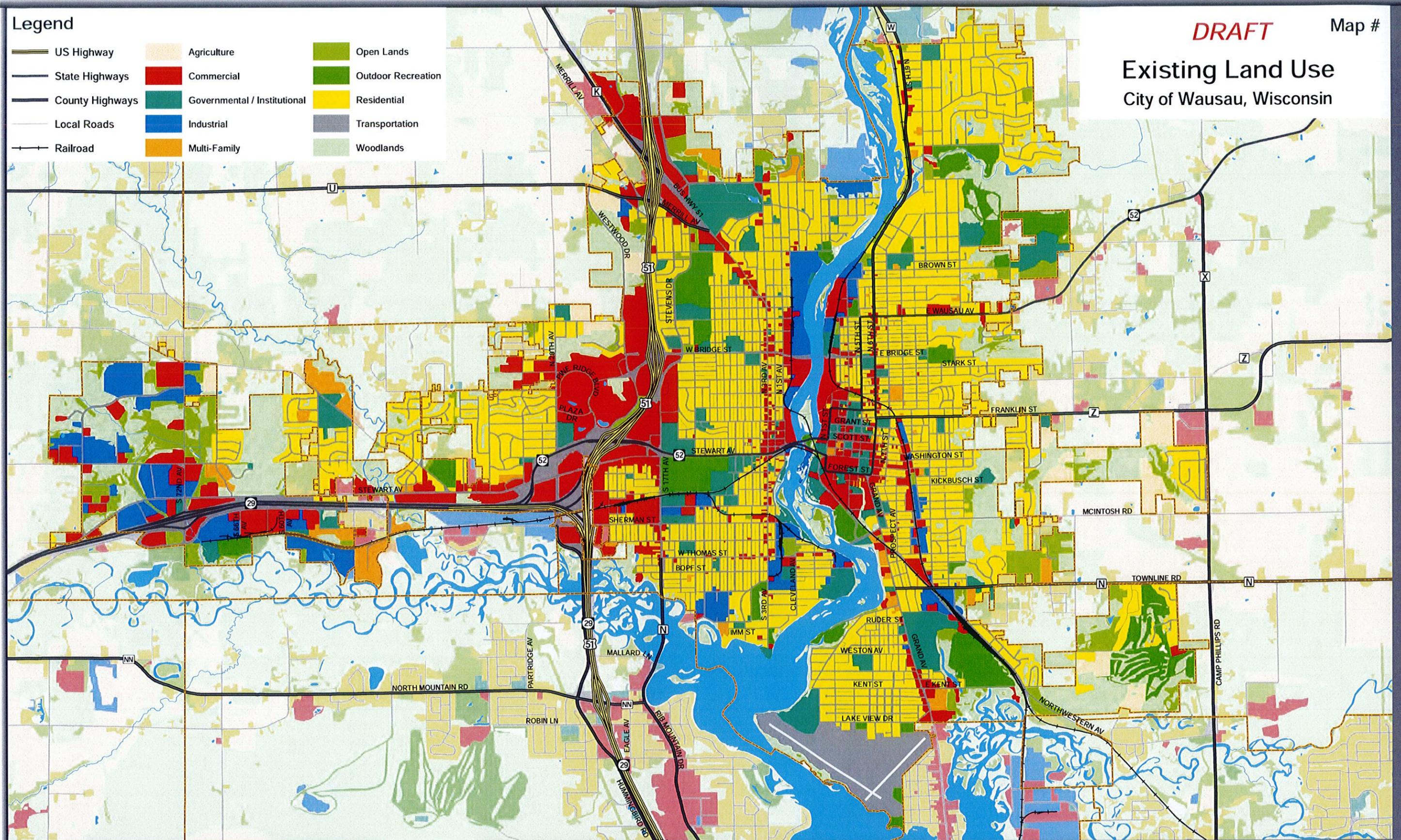
Prepared By:
North Central Wisconsin Regional Planning Commission
210 McClellan St. Wausau, WI 54403 - www.ncwrpc.org
Date Printed: Monday, July 11, 2016

Legend

- | | | |
|--|------------------------------|--|
| | Agriculture | |
| | Commercial | |
| | Governmental / Institutional | |
| | Industrial | |
| | Multi-Family | |

DRAFT Map #

Existing Land Use
City of Wausau, Wisconsin



Comprehensive Plan

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SOURCE: NCWRPC, City of Wausau, Marathon County Geo Services

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Chapter II

Intergovernmental Cooperation

The Intergovernmental Cooperation chapter describes existing activities that the City of Wausau uses to coordinate with other various units of government including municipalities, school districts, the State of Wisconsin, and the federal government. This chapter will also summarize the major challenges and issues regarding intergovernmental cooperation and identify mechanisms for cooperation and coordination, including intergovernmental agreements, contracts, and regulatory authority. These mechanisms can occur between the City of Wausau and other local, regional, state, or federal entities.

Intergovernmental Tools and Regulations

This section lists the various tools used related to intergovernmental cooperation.

Annexation – Wisconsin law generally places annexation power in the hands of individual property owners, making it difficult for local municipalities (villages, cities, and towns) to control where or when annexation will occur. Wisconsin Statutes (s. 66.021) outlines three procedures for petitioning annexation. The most common involves a petition signed unanimously by all the electors residing in the territory or all owners of property to be annexed. A petition can also be circulated to initiate annexation. This requires signatures of a majority of electors in the territory and owners of one-half of the property either in value or land area. A petition for annexation can also be requested through a referendum election, but this requires signatures of at least 20 percent of the electors in the territory and is not a process that is often used.

Extraterritorial Zoning (ETZ) – Wisconsin Statutes allow cities and villages authority to assert zoning control over an area extending 1 ½ to 3 miles around their border, depending on their size. The City of Wausau is large enough to merit the 3-mile extraterritorial jurisdiction. To exercise ETZ, a committee must be formed with members of the affected city/village and town. This committee is charged with determining land uses and zoning in the extraterritorial area and must approve zoning changes. The committee is given two years to complete its work, although a one-year extension is allowed.

Extraterritorial Subdivision Review – Cities and villages have the option of exercising extraterritorial plat review authority, which affects the same area defined by ETZ. If they use this authority, they have the right to review and approve land divisions within this area. The purpose of extraterritorial plat review is to give cities and villages some control over development patterns along their borders. Unlike ETZ, extraterritorial subdivision review does not have a time limit.

Intergovernmental Agreements – Wisconsin Statutes authorize local communities to establish cooperative intergovernmental agreements. These are most commonly used in the context of shared public services such as police, fire, and EMS. Cooperative agreements can also be established regarding revenue sharing and to deal with boundary changes in a coordinated, planned manner.

Existing Local Shared Services

This section provides a brief description of the various functional areas and services that require intergovernmental cooperation at various levels.

Local and Regional Level Cooperation

Fire and Emergency Response – The City provides mutual aid fire protection for other communities in the Wausau metropolitan area and does not charge for this backup service. Thus, other communities have the backup support and can rely upon Wausau's full-time fire department to provide assistance to their communities for fire protection services.

Sewer Utility – The City of Wausau provides wastewater treatment service for all of the municipal waste generated by the City of Schofield, a small portion of the Village of Weston, and for a small number of Town of Stettin residents who are connected to the public wastewater collection system.

City/County Data Center – The City of Wausau and Marathon County cooperate to jointly operate the City/County Data services office which provides various technical and administrative support to almost all City and County staff.

911 Emergency Dispatch – Wausau receives dispatch service from Marathon County's Sheriff's Department Communication Center. This center handles all 911 calls from EMS, fire, and law enforcement agencies within Marathon County.

Drug Task Force – Wausau Police Department and the Marathon County Sheriff's Department cooperate on the investigation and elimination of illegal drug activity throughout the County. This program is supported by both agencies and is also funded with State and Federal dollars.

City/County Park Department – Marathon County and the City of Wausau jointly operate the Wausau & Marathon County Parks, Recreation, and Forestry Department that oversees most of the planning, management, and maintenance of both the Marathon County Park System and the local City of Wausau park system.

Wausau/Central Wisconsin Convention and Visitors Bureau (CVB) – The City of Wausau participates with other communities in the urban area to provide funding and executive direction to the operations of the CVB, which is the local agency working to attract visitors and tourists to the urban area. Most of the communities surrounding the City of Wausau participate in this operation by dedicating a portion of their motel/hotel room tax dollars to support the operations of the CVB.

Metropolitan Planning Organization (MPO) – The City of Wausau is one of the twelve members of the Wausau Urban Area MPO which is responsible for planning, programming, and coordination of federal highway and transit investments for the entire Wausau urban area.

Sewer Service Area Planning – The City of Wausau participates in a cooperative manner with other communities in the Wausau urban area to plan for the long-term growth and urbanization of these communities through the extension of sanitary sewer service.

County Health Department – At one time, the City had its own Health Department but that agency was absorbed into the County Health Department in the late 1970s.

County Library – The City provided about one-half the funds to construct the new Marathon County headquarters library in the early 1990s and continues to provide parking and other services for this County-wide facility.

School Districts – Two different school districts serve the City of Wausau. The majority of the City is served by the Wausau School District, while a small portion of the City on the southeast side is served by the D. C. Everest School District. It is essential to coordinate planning for school facilities with local municipalities because school facilities can significantly impact surrounding development, traffic patterns and volumes, and utility needs.

Regional, State, and Federal Level Cooperation

League of Wisconsin Municipalities and Wisconsin Alliance of Cities – The City is a dues-paying member and an active participant in both of these organizations. The primary mission of these statewide groups is to foster cooperation and communications among the membership for the benefit of Wisconsin's citizens.

Regional Agencies- The North Central Wisconsin Regional Planning Commission (NCWRPC) provides planning and mapping assistance.

State Agencies- Wausau works closely with the Wisconsin Department of Transportation (WisDOT) (roads, bus, airport) and the Wisconsin Department of Natural Resources (DNR) on a variety of programs, activities and facilities related to the City's growth and development.

Federal Agencies – The City has limited contact with Federal agencies such as the U.S. Army Corps of Engineers, Federal Highway Administration, Environmental Protection Agency, Federal Transit Administration, and Federal Aviation Administration. Funding for a variety of projects comes from these federal agencies.

Intergovernmental Cooperation Issues

- **Expanding, Retaining, and Recruiting Business and Industry** – An enhanced level of cooperation among the urban area communities when recruiting new businesses and industries to the urban area needs to be developed and implemented. This approach would ideally mitigate the competition that exists between individual communities vying for the same economic activity, such as expansion of an existing industry or the attraction of a new retail store. Increased cooperation would be beneficial to the entire metro area and allow faster consideration of proposals by potential businesses.

- **Consolidation of Governmental Services and Governmental Units** – Consolidation of certain governmental services and units within the Wausau urban area will continue to be an issue of discussion for many years. Merging the City of Schofield with the City of Wausau is a possibility since there are many commonalties between these two communities. Merging fire services, police, water utilities and others have some possibilities.
- **Declining State Funding** – The State of Wisconsin needs to continue to support the City of Wausau financially and in other ways to ensure that the City is able to provide the services and facilities needed by residents in the community. The principal issues here are State cuts in financial aid to the City of Wausau and State legislation that continues to erode the City's tax base by granting property tax exemptions to a growing number of special interest groups.
- **Annexation** - In Wisconsin, neither incorporated municipalities nor towns can initiate annexation. The process is driven by individual property owners (or developers) who petition for annexation into a city to receive sewer and water service. While towns often view annexation as a means to take their territory, cities and villages view annexations as a means to provide a more logical pattern of development and efficient provision of services.
- **Transit Service Area Expansion** –The lack of transit service to a large portion of the Wausau urban area reduces the mobility of all transit-dependent individuals in the area. It also reduces the accessibility of job opportunities and many community facilities such as healthcare, the headquarters library, and certain shopping and recreation areas. Other communities in the urban area need to provide a level of transit service comparable to that provided in Wausau.
- **Marathon Park and UWMC Campus Planning** –The UWMC campus is placing pressures on Marathon Park for the creation of additional parking spaces. These pressures are causing concerns that many of the large, old white pine trees might be sacrificed for parking. There is also a concern that there is not a reforestation plan in place to replant trees that are lost to disease, wind, and other natural or man-induced causes.

Intergovernmental Cooperation Goal, Objectives, Actions

Intergovernmental Cooperation Goal: *The City of Wausau will continue to strengthen and expand its cooperative activities with all levels of government to improve the provision of public services and facilities.*

- A. Continue to maintain open communication and a spirit of cooperation with other units of government and organizations in the Wausau metropolitan area, Marathon County, and the State.
 - a. Continue to work with Marathon County officials to increase the level of services that County government provides to Wausau residents and property owners.
 - b. Enhance the level of cooperation among urban area communities when expanding, retaining, and recruiting new businesses and industries to the urban area.
 - c. Expand MetroRide service to additional areas outside the City boundaries, such as the Village of Weston and the Town of Rib Mountain.
 - d. Continue to offer the opportunity for adjacent communities to purchase transit service from MetroRide.
 - e. Work with other communities in the Wausau metropolitan area to explore the costs and benefits of consolidating certain government activities such as protective services.
 - f. Continue efforts to share or consolidate governmental services such as ambulance and fire protection with the City of Schofield.
 - g. Work with other communities in the Wausau metropolitan area to establish a schedule for regular quarterly meetings of community leaders.
 - h. Maintain strong lines of communication with representatives of adjacent communities, possibly through initiation of an annual leaders meeting.
 - i. Work with the Wausau School District to identify opportunities for shared or joint use of facilities such as City ball fields, school gymnasiums and auditoriums.
 - j. Cooperate with other units of government to advocate for State and Federal legislation that would be beneficial to Wausau.

- B. Continue to work cooperatively with adjacent unincorporated municipalities to mitigate intergovernmental conflicts.
 - a. Keep officials in adjacent towns informed about annexation petitions received by Wausau and invite their participation in City land use and public facilities planning activities near their community borders.
 - b. Work with adjacent towns to prepare land use and zoning plans for areas within the City's extraterritorial jurisdiction and amend zoning and subdivision ordinances covering the extraterritorial area to implement these plans.
 - c. Encourage the adoption of land use plans by the adjacent towns that are consistent with the City's plans for its extraterritorial area.