



## 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, Zahrt, Brueggeman  
**Location:** Common Council Chambers, 407 Grant Street.  
**Date/Time:** Tuesday, October 18, 2016 at 5:00 p.m.

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1. Approve the minutes of the September 26, 2016 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 1000 West Campus Drive from R1, Single Family Residence District, to R4, General Residence District. (Northcentral Technical College)
3. **PUBLIC HEARING:** Discussion and possible action on making the following amendments to the Wausau Municipal Code:
  - a. Amend Wausau Municipal Code by deleting Section 23.32.020(22) “warehouse and wholesale establishments, and storage other than accessory to permitted retail uses” and add same language to Section 23.32.030.
  - b. Amend Wausau Municipal Code by creating Section 23.26.065 Screening of commercial refuse and recycling containers. “Commercial refuse and recycling containers visible from the city streets shall be effectively screened by a wall, fence, or densely planted hedge of at least 50 percent opacity.”
4. Discussion and possible action approving the Precise Implementation Plan at 1418 North First Street to allow for a 29-unit multi-family housing project.
5. Discussion and possible action on dedication of land – Hiawatha.
6. 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 October 13, 2016 at 1:00 p.m.

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

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

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## PLAN COMMISSION

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Time and Date: The Plan Commission met on Monday, September 26, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, Woller, Chmiel, Arndt, Greenwood, Wagner, Brickner, Matzke, Higginbotham, Tobalsky, Lawrence

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 August 16, 2016 meeting.**

Gisselman motioned to approve the minutes of the August 16, 2016 meeting. Bohlken seconded, and the motion carried unanimously 5-0.

### **PUBLIC HEARING: Discussion and possible action on approving a conditional use at 2000 Westwood Drive to allow for emergency signage and signs in excess of thirty feet high in an IB, Interchange Business District. (Graphic House)**

Matt Woller, Graphic House, 9204 Packer Drive, said they are requesting approval for signage for Aspirus. Aspirus recently acquired the Liberty Mutual building and part of the acquisition is rebranding the campus. Woller said that they would like install one double-sided, v-shaped sign on the corner of Westwood Drive and Pine Ridge Boulevard. Woller said that they would like to capture the traffic that is coming off of Stewart Avenue. The same situation occurred a few months back on Wind Ridge Boulevard and it is to direct traffic to the emergency department and to alleviate any misconceptions and save a life. Woller said that two others signs that they would like approved are illuminated signs with channel letters on the south and east elevations. It does exceed the maximum 30 feet in height. The building has a lot of windows and the signage would be located above the windows and the placement of the signage would visually look the best. The same types of signs were located a few years ago on the hospital building.

Mayor Mielke closed the public hearing.

Lenz said there is a clause in the zoning code that any signage over thirty feet needs conditional use approval. In cases of signage going on a building, the City has been more lenient on the height restriction than with stand-alone signs. He said the signs are otherwise in compliance with zoning regulations.

Peckham asked who the signs would be for, and asked if they would be for the Highway 52 Parkway. Woller said the building signs are mainly for 52 parkway and the 51/29 corridor.

Bohlken motioned to approve a conditional use at 2000 Westwood Drive to allow emergency signage and signs in excess of thirty feet high in an IB, Interchange Business District. Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on October 11, 2016.

### **Discussion and possible action on approving installation of a memorial plane at Alexander Park.**

John Chmiel, Airport Manager, 511 Kent Street, said the commission has seen the briefing and said he can answer any questions.

Lenz said the action would be to accept the plane as a memorial/sculpture. The Plan Commission is the body to review any such dedication. Mayor Mielke asked Chmiel if he had anything from the Air Force. Chmiel said that he had called them that day and is expecting a call the next day.

Gisselman motioned to approve installation of a memorial plan at Alexander Park. Peckham seconded and the motion carried unanimously 5-0. This item will go to Common Council on October 11, 2016.

Chmiel said that the fundraising is going very well and there is a 5K this weekend.

**Discussion and possible action on amending the Precise Implementation Plan at 1420 North River Dive to allow for an expanded outdoor patio area and updated landscaping.**

Dan Arndt, United Structures, said that there was an original approval for a 2,200 square foot patio on the west side of the building. The owner would like to increase this to roughly 8,000 square feet on the west side of the building and would like to update the landscaping plan.

Lenz said the area to the north was not previously proposed and the area to the south was on the plan before, but smaller. The walkway between the two areas would be added. There is more information in the packet. The old plans were not included, as to not confuse anyone. Different landscaping is being proposed because of the new patios.

Lindman said that there appeared to be a seating wall on the original plans, which separated the public and private area. There was discussion about alcohol restrictions. Lindman asked if there will be access to and from the trail from this area. Arndt answered that there would not be any access to the trail, but there would be access to the sidewalks on the north and south sides. He said people could go between the bollards and vegetation if needed, but there would be no walkways. Lindman said that fire pits were discussed and are not on the plan. Arndt said that there would be two fire pits on the patio area and they would be placed in concrete planters.

Lenz asked if there was any fencing required for the liquor license. Bill Greenwood said that there wasn't anything specific stated for the liquor license, but said that they want to restrict people from leaving and they will only come from the sidewalk.

Peckham said there was discussion at Public Health and Safety and that more information was needed for the October meeting. The information needed was for security and how people would be kept from handing open alcohol to others nearby. Peckham said that when there is alcohol in an open area like this, they like to have the entire area visible by the service area. He asked if the northerly space would be visible by staff. Greenwood said that the corner area that bumps out would be a restricted area, only to be used for private parties, and they will have someone staffed out there. The area would not be available during daily service.

Peckham asked staff if there are any previous plans so that the difference could be seen. Arndt showed the commission members a sketch of the previous plan and said that the patio appears very small compared to what is being requested.

Lindman said that it was discussed before that there wasn't enough room on the northeast corner to plant some trees. There are still some trees on the plan and Lindman asked if there is a different type of tree that is being proposed. Arndt said that the city was going to provide trees for the northern side and they were going to plant trees for the southern side. The trees on the southern side will be a columnar maple, which is not as wide.

Hebert asked Greenwood if there would be a provision for a second exit if the patio area is closed off. Greenwood said that if someone had to, they could step above the rope and walk over the landscaping. It would be hard to hand alcohol off to someone. Hebert said that you will need another exit, even if it is closed off. Hebert said it is something to keep in mind.

Gisselman asked if fencing would need to go back to Public Health and Safety. Lenz said it may be something for that committee to discuss. Plan Commission could approve the plans as shown, with the fencing decisions left to that committee. Gisselman said that it may not be an issue for this evening, but asked how far the new section is from the trail. Arndt said that it is approximately three feet away from the trail at the closest point.

Romey Wagner, 3500 Golf View Drive, said that past experience with Public Health and Safety, at times it is an invisible fence. Most times, it needs to be observable by staff. Wagner said that it is nice to keep in mind of aesthetics and that there has to be agreements on where the responsibility lies. Peckham said that the police department was going to speak to the applicant to discuss plans. Greenwood said that the bollards weight 700#, and will be very beautiful.

Peckham asked if staff had any concerns. Lenz wondered if the committee would like to see a new fence plan if changes are made through another committee, or just give that portion over to that committee.

Gisselman asked if there will be a report from Public Health and Safety during the October 11, 2016 meeting. Hebert said that is part of the liquor license. Lindman said that this is a private site and the responsibility would need to be assured. The goal of the Plan Commission is the aesthetics, landscaping, and overall site plans. He said Public Health and Safety needs to determine if the plan maintains and controls security of the liquor, and that if changes are made this committee may need to review again.

Bohlken motion to amend the Precise Implementation Plan at 1420 North River Drive to allow for expanded outdoor patio area and updated landscaping as presented. Peckham seconded, and the motion carried unanimously 5-0. This item will go to Common Council on October 11, 2016.

**Discussion and possible action on limitations on times of operations for the conditional use request at 317 East Kent Street to allow for material storage such as dirt, sand and compost, in a R3, Two Family Residence District.**

Jerry Brickner, 900 Colonial Road, said that Matzke rents a machine every other year to sift soil. He runs the machine a couple of days every year. Brickner said that he spoke to neighbors prior to coming to the meeting and said that nobody has any complaints. The noise is not an issue. One resident did say that he would not like it early Saturday mornings because he likes to sleep in when he doesn't have to work. This work has been done for the last 25 years. Merrill Sand and Gravel crushed gravel for Grand Avenue and nobody said anything at that time. Brickner said the person who has complained has had issues with Mr. Matzke since some storage buildings were constructed.

Mayor Mielke asked the commission what hours would normally be authorized. Hebert said that the normal allowed construction hours would be 7:00 a.m. until 8:00 p.m.

Romey Wagner, 3500 Golf View Drive, said that one person has been complaining continuously for years and believe that he got a lot of the work mixed up and tends to place the blame on Mr. Matzke. Wagner said that he has fielded his complaints, but still thinks if the machine will only be used a couple of days a year, does Saturdays have to be one of those days. The city and Mr. Matzke should be able to come to an agreement and there shouldn't a problem using the equipment when it is needed. It should be a gentleman's agreement. He is in business and knows the cost of equipment. The residents shouldn't have to deal with the dust and said that based on the complaints it was six days a week. Wagner said that Brickner and Matzke are honorable men and if they say they won't be using the machine on Saturdays, he believes that is the truth.

Peckham said that he was not at the September 13<sup>th</sup> meeting and asked if there are now time constraints. Hebert said the vote is in the packet. Hebert said that Wagner had concerns about possible restraints, but there aren't currently any restraints. Peckham asked if the council sent it back for possible restrictions. Mayor Mielke said that it was sent back to be heard. Wagner said that the gentleman had called on two different numbers and so he had thought it was two different people. This was sent back to the commission to discuss possible restrictions. It appears to be isolated. The zoning is being changed to allow the use that has been gone on for 25 years, and should have been changed 25 years ago. This is a housekeeping item.

Gisselman said that Common Council was in agreement that it should come back to amend the restrictions. The restrictions should be that the machine can be used 7:00 a.m. to 8:00 p.m. and that it should not be used on weekends.

Kevin Matzke said that he wanted to make sure that this would just be for the machine that is used a couple times a year and that, if needed, they can go and pick up a load of top soil on Saturdays. It would be just moving the top soil. Peckham asked what the hours were that they would operate the loud machine. Matzke answered 8:00 a.m. to 8:00 p.m.

Peckham motioned to approve the conditional use at 317 East Kent Street to allow for material storage

such as dirt, sand and compost, in a R3, Two Family Residence District, and to limit the times of sifting soil from 7 a.m. to 8 p.m. Gisselman seconded, and the motion carried unanimously 5-0. This item will go to the Common Council on October 11, 2016.

**Discussion and possible action on approving the Precise Implementation Plan at 2130, 2121, 2201, 2221, 2301 and 2305 Northwestern Avenue to allow Phase I site preparation activities for a multi-family residential development.**

Dan Higginbotham, 156 Kent Street, said that this has come through a couple of times. There have been concerns of neighbors and they have tried to address the concerns and have tried to move forward. REI Engineering was hired to go through the storm water plans and they have received approvals from DNR. Traffic studies were completed for the area and they require 350 feet of site distance with the 35 mph speed limit from the driveway to a car. At the most restrictive site line, there is 600 feet of site distance. There were grading and berm concerns and staff requested that the berm be shown on the plans. The berm is located on Northwestern Avenue and shown on the cross sections and plan views. The concerns have been worked through and there is a more complete document and more complete direction forward. The timeline of the grading is this fall through spring 2018. The construction of the buildings would start after that. Grading work is necessary because there are some slope concerns and it is not practical to build without doing the grade work. Phase I will be the grading process. Phases II and III will be the construction phases of the buildings.

Gisselman said that Phase I is the prep time until the fall of 2018 and Phase II will start construction and said that there is some overlap. Higginbotham said that there is some overlap because it is hard to put an exact time frame on it and there will be work when the buildings are started.

Romey Wagner, 3500 Golf View Drive, asked if Phase II will start on the eastern side or western side of the property. Higginbotham answered the eastern side. Wagner asked if the property abuts the Town of Weston. This was confirmed. Wagner asked if the berm is designed to restrict any vehicles from going over the edge. Higginbotham confirmed that a berm will be built up and there isn't really a steep drop. Wagner asked if the tops of the buildings would be at roadside. Higginbotham showed a diagram and explained to Wagner that at areas it will be at the road and other areas it will be sticking above. Wagner asked what the excavated earth will be used for. Higginbotham said some of it will be used to flatten other areas. Wagner asked how many trucks will be used for dirt that is removed. Higginbotham said they hope to move a lot across the river in winter. The berm will start at the back edge of the ditch. Northwestern Avenue was just resurfaced and the shoulder was just redone. Wagner asked if there will still be plenty of public right-of-way. Lindman said that there would be.

Lenz restated that this is the precise plan for the site work and excavation. A general plan was approved for the apartments, and a precise plan for the apartments will need to be approved when it is closer to being built. Wagner said that we are Ok'ing the construction and said the precise plan for Phase II is very important. Wagner said that he likes that the number of apartments was reduced.

Lindman said the line of site distance on Gold Ridge Way is lacking. Mr. Higginbotham has some property at the intersection in an easement for utilities and it would be large enough to correct the line of sight. The city will work with the developer to correct this in 2018.

Gisselman asked what the recourse would be if the site work gets done, but the buildings are not constructed. In 2017, there will be some trucks moving the soil. Lenz said there is some explanation in the write-up regarding the slopes being top-soiled and seeded with no-mow grass. He said it will not be left like an open pit mine. Higginbotham said that it will not be like a mine, but a plateau. A lift station will be located on the east end. Lindman said that Weston may possibly work with the city. Higginbotham said the land on the north side was sold to Dr. Wanserski and they will have an easement to obtain sewer and water. They would provide an easement to Northwestern Avenue to drain sewage to the lift station.

Jack Tobalsky, 2136 Meadow Brook Way, reminded the commission that the land was zoned R1 and was changed to UDD with a pledge that the consideration will be given to the tax-paying single family dwelling owners of the Brookdale subdivision before anything is decided on. This project is not in a

Unified Development District provision. Tobalsky said that going from a single-family area to multi-family area will affect the property values. It has already been seen and some lots are not going to be sold until it is determined what is happening. Tobalsky said he would like to find out what the decisions were of the CISM committee and said he would like to have that in writing. He would like to be able to show the residents of the area the results. Tobalsky said he would like the commission think about it. There is no precise plan for the buildings and until everything is submitted, there should be no start on this development. The entire plan should be given to the Plan Commission and approved.

Lenz said the minutes from the CISM committee discussing the traffic studies are available in the committee packet. Lenz said that the general development plan for apartments has been approved by the Common Council and was reapproved when they amended the plan to decrease the density. The number of units and locations of the buildings are known – details, such as building and landscaping plans, need to be approved. These will be approved at a later time when the additional phases of the Precise Implementation Plan are submitted.

Lindman said that a lot of the concerns have been addressed. There were thoughts of a steep cliff and vertical wall and Higginbotham has brought forth the plans that have been requested. The information is here to make the decision. Peckham said Common Council put the brakes on this to address the traffic flow and the berm. Higginbotham has met all the concerns.

Gisselman asked if it is common to approve the construction go ahead and wait for a future time for the building plans. Lenz said that actual construction is not normally addressed through the zoning process; it is just part of the permit or development agreement process. This commission usually does not look at the nitty gritty details, but reviews the end product. He said it has been done before, such as with some outbuildings on the Aspirus campus. He said in this case, and with Aspirus, there was a lot of earthwork to be done, so it is perhaps beneficial to be more restrictive than normal.

Peckham motioned to approve the Precise Implementation Plan at 2130, 2121, 2201, 2221, 2301 and 2305 Northwestern Avenue to allow Phase I site preparation activities for a multi-family residential development. Bohlken seconded and the motion carried unanimously 5-0. This item will go to Common Council on October 11, 2016.

#### **Update of Wausau Comprehensive Plan – Land Use and Implementation Chapters.**

Lawrence said that 9 ½ of the 11 chapters have been covered. The next step will be putting all of the chapters in one document in November.

Peckham asked about the transect box on the map and said it doesn't seem to be used anywhere. Lawrence said that it is a land use category section and could be expanded to be clearer. Lenz said that it is a departure from classic land use categories, and moves more toward urban form.

Hebert said the city has extraterritorial plat authority now and asked if the city would pursue zoning authority, if a committee would have to be gathered made up of different municipalities. Lawrence said that conversations with the towns would be critical. Hebert asked if boundary agreements or extraterritorial zoning committees are more prevalent in Wisconsin. Lawrence answered boundary agreements.

Gisselman asked if the recommendations are going to be expanded on or is it up to city staff to implement. Lawrence said that the zoning code change is a big change, for example, and the items would be addressed individually in more detail. Discussion followed on annexations.

Lawrence discussed the implementation chapter. This is the final chapter and brings the previous chapter's home and the goals are restated.

Peckham asked if Regional Planning has gone through any neighborhood level planning activities. Lawrence said that he has not done it here, but said other communities have. Lenz said he is aware that Milwaukee and La Crosse have done these plans. Peckham asked if it would be helpful. Lenz said that they can be helpful because you get down to details on specific properties. Lawrence said that you get

much more participation when you talk about neighborhood issues versus citywide. Lenz said that there are other plans that are also great ideas – it is a matter of prioritizing and getting the resources.

Lawrence said that next time the comprehensive plan will be one document for the committee to review.

**Next meeting date and future agenda items for consideration.**

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The next meeting is scheduled for Tuesday, October 18, 2016.

Gisselman asked how long the meeting in November will be. Lawrence said that sometimes it takes 15 minutes and other times it takes 1 hour. Printed versions will be available at least 1 week prior to the meeting.

**Adjournment**

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Peckham motioned to adjourn, seconded by Bohlken. Motion carried unanimously 5-0 and the meeting adjourned at 6:45 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on October 18, 2016.**



## **STAFF REPORT**

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

### **GENERAL INFORMATION**

**APPLICANT:** Rob Elliott, Northcentral Technical College

**LOCATION:** 1000 W. Campus Drive

**EXISTING ZONING:** R1, Single Family Residence District

**REQUESTED ZONING:** R4, General Residence District

**PURPOSE:** To allow a multi-family residential building on land currently part of the NTC campus. The rezoning would apply to a newly-created parcel at the southeast corner of the existing campus. The attached Certified Survey Map describes this parcel.

**EXISTING LAND USE:** Educational institution

**SIZE OF PARCEL:** 5.733 acres

**SURROUNDING ZONING AND LAND USE:**

North: Educational institution; R1  
South: Multi-family residences; R4  
Single family residences; R2, Single Family Residence District  
East: Single family residences; R2  
West: Educational institution; R1

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 attached Certified Survey Map shows the location of the property proposed for rezoning. The new parcel would be located across Summit Drive from existing multi-family residences, as well as single-family residences. The new parcel would border campus property to the north and west.

In the R1, Single Family Residence District, educational institutions (non-boarding) are permitted by right. Educational institutions that are boarding may be allowed in the R1 district through approval of a conditional use permit. With the current proposal, a parcel of land would be split off from the existing campus and technically be privately-owned and not part of the larger campus. The underlying zoning (R1) of the new parcel would need to change in order to allow a multi-family development, as opposed to an "on-campus" facility which would require a conditional use permit.

Wausau's Comprehensive Plan is a long-range policy guide that provides broad directions for the community, but does not delve into specifics for individual properties. The goals, objectives, and policies contained in the plan should be used to inform rezoning decisions. The following elements from the comp plan may be seen as most pertinent to the current rezoning proposal.

**Residential Development Goal 1:** To support the development of a range of housing types, styles, densities, and costs, both owner and renter occupied, to meet a variety of housing needs and desires.

Policy 1: The City will encourage and assist the private sector in efforts to provide a variety of housing choices to meet the needs of persons at all income levels and ages and persons with special needs.

Policy 2: The City will promote a balanced mix of housing and discourage the concentration of renter-occupied housing in any single neighborhood.

Residential Development Goal 2: To facilitate the expansion of existing residential neighborhoods and the creation of new neighborhoods in a healthy, safe, convenient, and attractive environment.

Objective 1. Locate residential development in close proximity to existing or planned community facilities and services, recreation areas, and transit service.

Objective 2. Protect single-family residential areas from incompatible land uses, such as commercial and industrial activities.

Objective 3. Identify residential areas that are threatened or currently subjected to incompatible land use activities and implement policies that mitigate or eliminate these disruptive activities.

Policy 1. The City will consider the location of employment centers, major arterial streets, bus routes, schools, commercial areas, and parks when reviewing zoning requests for multi-family dwellings.

Policy 2. The City will not support zone change requests that would allow the development of large traffic generators or incompatible land use activities within residential neighborhoods.

Policy 3. The City will encourage development of new neighborhoods that provide for a variety of housing types, good access and through-street connections, and convenient access to services and employment centers.

Community Growth Goal #2: To expand Wausau's tax base, employment opportunities, and industrial mix.

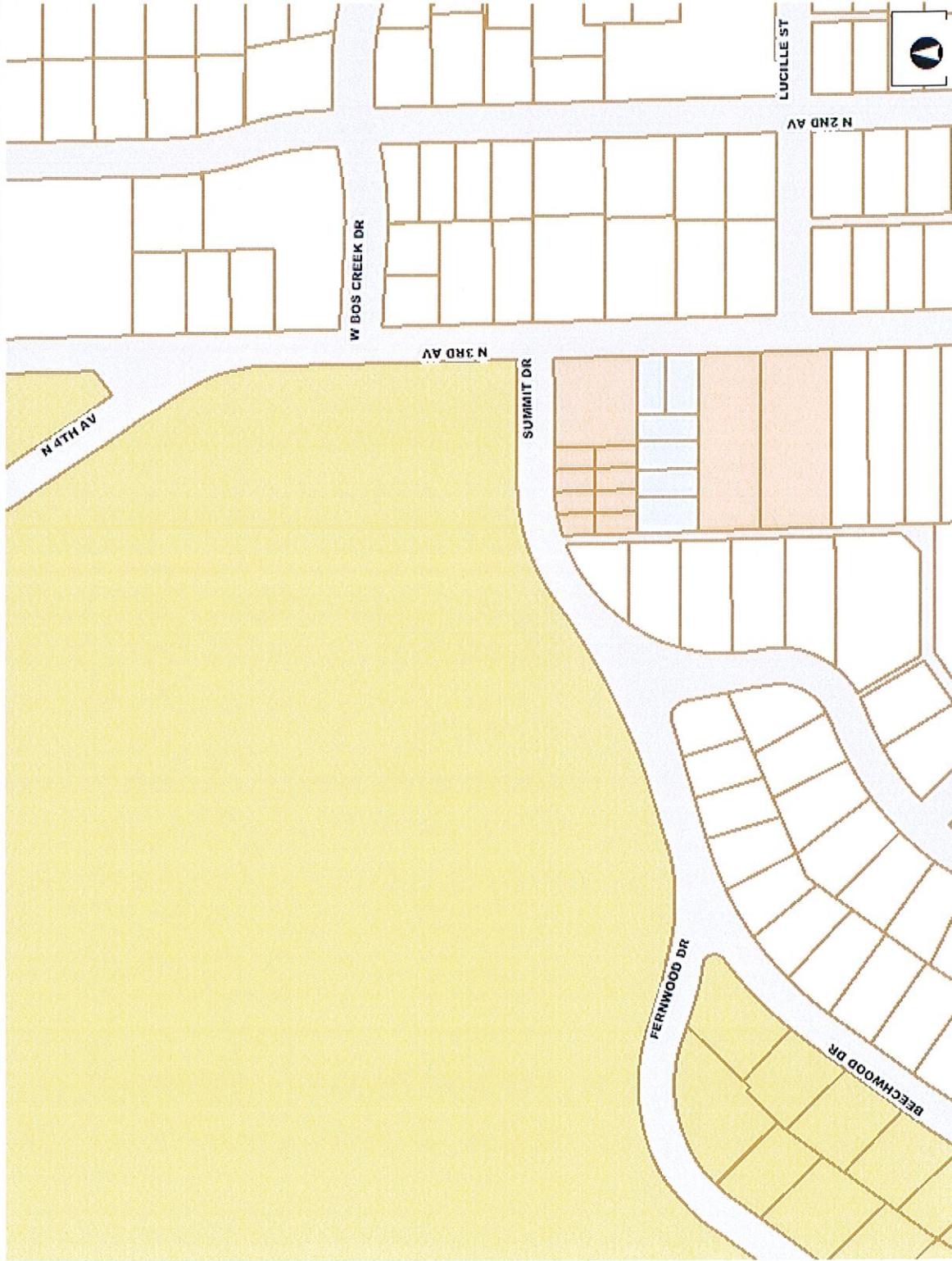
Policy 1: The City supports and encourages redevelopment and reinvestment in underutilized properties to strengthen the City's tax base, enhance its environmental quality, and foster opportunities for new jobs and housing.

The application of the above elements from the comp plan as well as the other criteria for rezoning can be discussed in more detail at the meeting. A public hearing will be held at the meeting, and input received is one of the factors (letter "g") of the criteria for considering a zoning change.



# Land Information Mapping System

HALSEY  
 BERN  
 JIMAINIE  
 TEXASHEWITT  
 HOLTON  
 STEIN  
 TEASTON  
 HULL  
 WICKS  
 SEE  
 RINGLE  
 BRITTON  
 MET  
 REID  
 DAY  
 WINSNET  
 BEVENT  
 SPENCER  
 BERGEN  
 FRANZEN



## Legend

- Parcels
- ▬ Right Of Ways
- ▬ Road Names
- Wausau Zoning**
  - R1 - Single Family Residential
  - R2 - Single Family Residential
  - R3 - Two Family Residential
  - R31 - Two Family Residential
  - R4 - General Residential
  - R41 - Limited General Residential
  - R42 - Medium Density Residential
  - B1 - Neighborhood Shopping
  - B2 - Community Service
  - B3 - General Commercial
  - B41 - Central Business
  - B42 - Central Business
  - B43 - Central Business
  - M1 - Limited Industrial
  - M2 - General Industrial
  - IP - Industrial Park
  - MIP - Limited Industrial Park
  - IR - Interchange Residential
  - IB - Interchange Business
  - IM - Interchange Industrial
  - UDD - Unified Development Dist

## Notes

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

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

123.43 0 123.43 Feet



User\_Defined\_Lambert\_Conformal\_Conic





## Memorandum

From: Brad Lenz  
 To: Plan Commission  
 Date: October 12, 2016  
 Subject: Proposed zoning text amendments

The following zoning text amendments are being proposed for the October 18<sup>th</sup> public hearing at Plan Commission. These amendments were discussed at a previous Plan Commission meeting and a public hearing was authorized. The following notations are used to show how the text is being amended:

**Abc** = Added text  
~~Abc~~ = Deleted text  
 Abc = Existing text

**Amendment #1:** Add “23.26.065 Screening of refuse and recycling containers” to Business Districts.

### Chapter 23.26

#### BUSINESS DISTRICTS

##### Sections:

23.26.010 Permitted uses.  
 23.26.020 Conditional uses.  
 23.26.030 Lot area requirements.  
 23.26.040 Yard requirements.  
 23.26.050 Floor area ratio.  
 23.26.060 Signs.  
**23.26.065 Screening of refuse and recycling containers**  
 23.26.070 Off-street parking.

...

**23.26.065 Screening of refuse and recycling containers. Commercial refuse and recycling containers visible from city streets shall be effectively screened by a wall, fence, or densely planted hedge of at least 50 percent opacity.**

**Amendment #2:** Move “Warehousing and wholesale establishments, and storage other than accessory to permitted retail uses” from permitted uses (23.32.020) to conditional uses (23.32.030). Renumber subsequent uses to keep them in alphabetical order.

Chapter 23.32

B3 – GENERAL COMMERCIAL DISTRICT

...

23.32.020 Permitted uses. (a) Uses permitted in the B3 district are subject to the following conditions:

...

~~(22) Warehousing and wholesale establishments, and storage other than accessory to permitted retail uses.~~

...

23.32.030 Conditional uses. Any use allowed as a conditional use in the B2 district is allowed in the B3 district (unless already permitted in section 23.32.020), subject to the provisions of Chapters 23.60, 23.64 and 23.70, and in addition, the following:

**(l) Warehousing and wholesale establishments, and storage other than accessory to permitted retail uses.**

**(m)** Woodworking and wood products;

**(n)** Repair, rental and servicing of any product, the sale of which is a permitted use in the district, subject to approval by and any restrictions set forth therefor by the plan commission. (Ord. 61-5399 '1(part), 2009, File No. 08-0915, Ord. 61-4964 '1(part), 1996; Ord. 61-4944 '1, 1996; Ord. 61-4756 '1, 1991; Ord. 61-4690 '2, 1989; Ord. 61-4667 "3, 4, 1989; Ord. 61-4217 '1 (part), 1972; Ord. 61-4054 '9.3-2, 1967.)



MEMO

TO: Members of City Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: October 12, 2016  
SUBJECT: Precise Implementation Plan for Atrium Lofts (1418 N. 1<sup>st</sup> Street)

\*\*\*\*\*

A General Development Plan of the Unified Development District (UDD) for Atrium Lofts (formerly known as Badger Lofts) was approved by the Common Council earlier this year. The general plans outlined the conversion of the former Sav-O Supply building into 29 multi-family residential units. Precise Implementation Plans (attached) require approval for the development to proceed.

The City currently owns the building but has been working with the developer MetroPlains since their proposal for the building was selected through a Request For Proposal (RFP) process.

From the city's municipal code (Chapter 23.65.040), the approval of a development proposal, shall be based upon the following criteria:

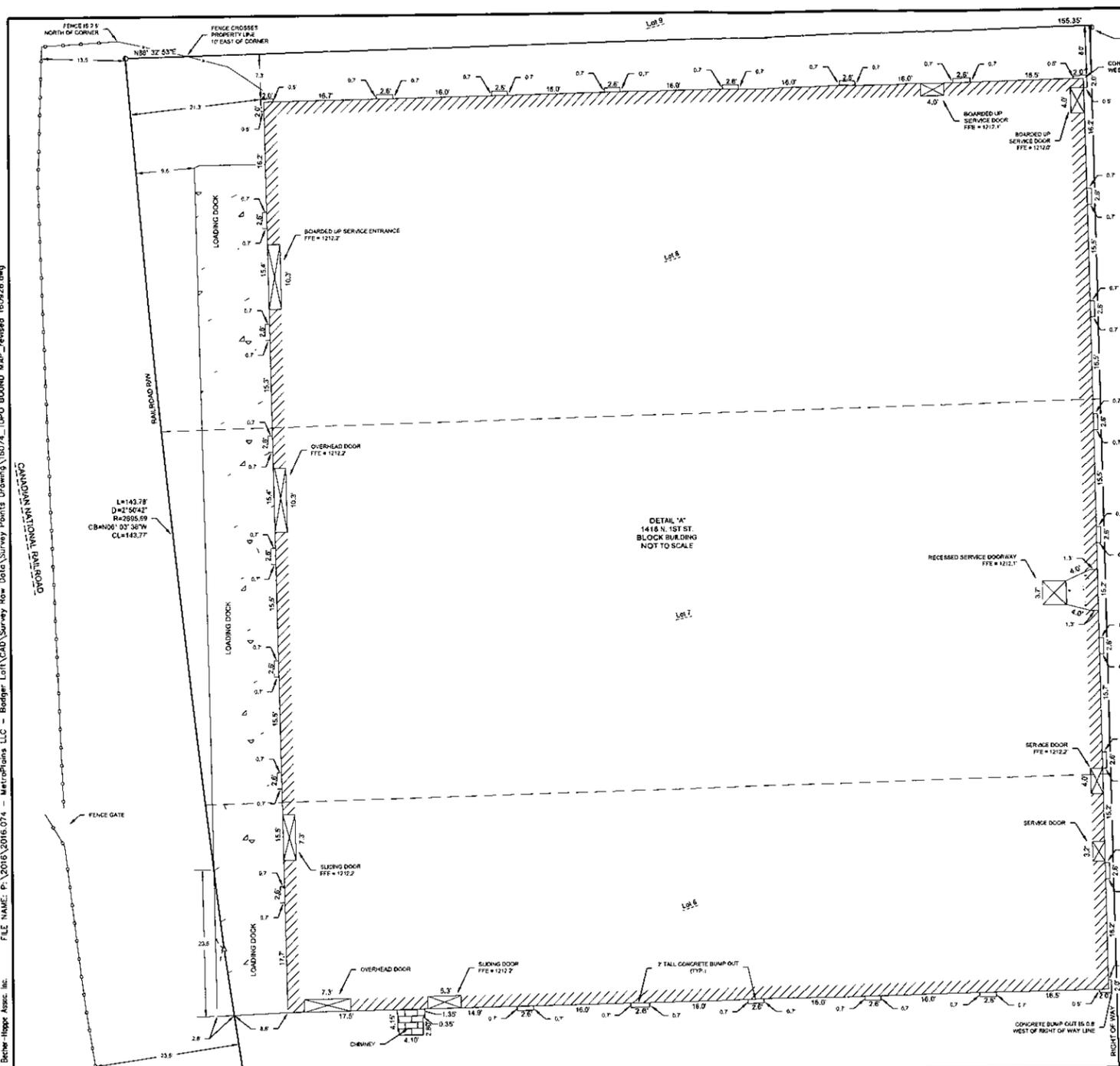
- a) *That the proposed development is consistent with the spirit and intent of these regulations, has been prepared with competent professional advice and guidance and produces significant benefits in terms of improved environmental design to justify the application of the unified development concept;*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

The above criteria were reviewed when the general development plans were submitted. The Plan Commission and Common Council approved the general development plans based on these criteria, and

staff feels that the current precise plans also adhere to these criteria. The building elevations, site plans, and other engineering plans submitted constitute the necessary requirements for precise plan review. Details of the plans will be discussed at the Plan Commission meeting.



LAYOUT: TOPO\_BOUNDARY  
 PLOT TIME: 10/17/2016 5:54 PM  
 FILE NAME: P:\2016\2016.074 - MetroPlains, LLC - Becher-Hoppe Associates, Inc. - Topo Bound Map - revised 160926.dwg  
 Copyright 2016, Becher-Hoppe Assoc. Inc.



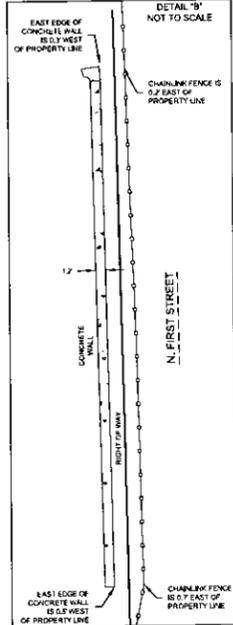
# TOPOGRAPHIC & BOUNDARY SURVEY

ALL OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 OF BLOCK 22 OF A WARREN JRS SECOND ADDITION TO WAUSAU BEING LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAM 54' 54' MW

LEGEND	
○	4" ROUND 1 1/4" O.D. IRON PIPE
⊙	SET 1/2" DIAM. HOLE
□	CONCRETE
⊠	ACCESS SERVICE DOOR
—○—	CHAIN LINK FENCE
—	WIRE WOODEN FENCE

- GENERAL NOTES:**
- The locations of underground utilities shown hereon are based on available documentation and marks placed on the ground by others. These locations may or may not reflect the actual locations of said utilities. Diggers hotline should be notified before any subsurface work is conducted.
  - Elevations are based on NAVD 88 (0912) and referenced to Benchmark 824A from the City of Wausau. See benchmark table.
  - The field work was completed on September 26th, 2016.
  - The right of way of North First Street was established from found monumentation and existing sidewalks along North First Street and DeKalb Street.
  - Right of way of the subject property and CSM Vol. 83 Pg. 24.
  - All building dimensions as shown are along the block foundation which includes the applied slucco.



**LEGAL DESCRIPTION**  
 All of lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 22 of A. Warren Jr's Second addition to Wausau being located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin more particularly described as follows:  
**Parcel 1 (Lots 2-6, Block 22)**  
 Commencing at the North 1/4 corner of said Section 25; Thence South 88°54'36" West along the North line of said Northwest 1/4, 2247.13 feet; Thence South 1°02'10" East; 1873.67 feet to the West right of way line of North First Street; Thence South 1°11'06" East along said West right of way line, 80.07 feet to the Southeast corner of Lot 9 of said Block 22 and the point of beginning; Thence continuing South 1°11'06" East along said West right of way line, 420.51 feet to the Northeast corner of Lot 1 of said Block 22; Thence South 88°32'33" West along the North line of said Lot 1, 84.96 feet to the East right of way line of the Canadian National Railroad and the beginning of a non-tangential curve to the right; Thence 154.76 feet along the arc of said non-tangential curve and said East right of way line, said arc having radius of 587.68 feet, a central angle of 16°04'47" and a chord that bears North 15°25'56" West for 164.22 feet; Thence North 8°23'28" West along said East right of way line, 115.44 feet to the beginning of a non-tangential curve to the right; Thence 143.78 feet along the arc of said non-tangential curve and said East right of way line, said arc having radius of 2835.69 feet, a central angle of 2°50'42" and a chord that bears North 8°03'35" West for 143.77 to the Southwest corner of said Lot 9; Thence North 88°32'53" East along the South line of said Lot 9, 155.35 feet to the point of beginning.

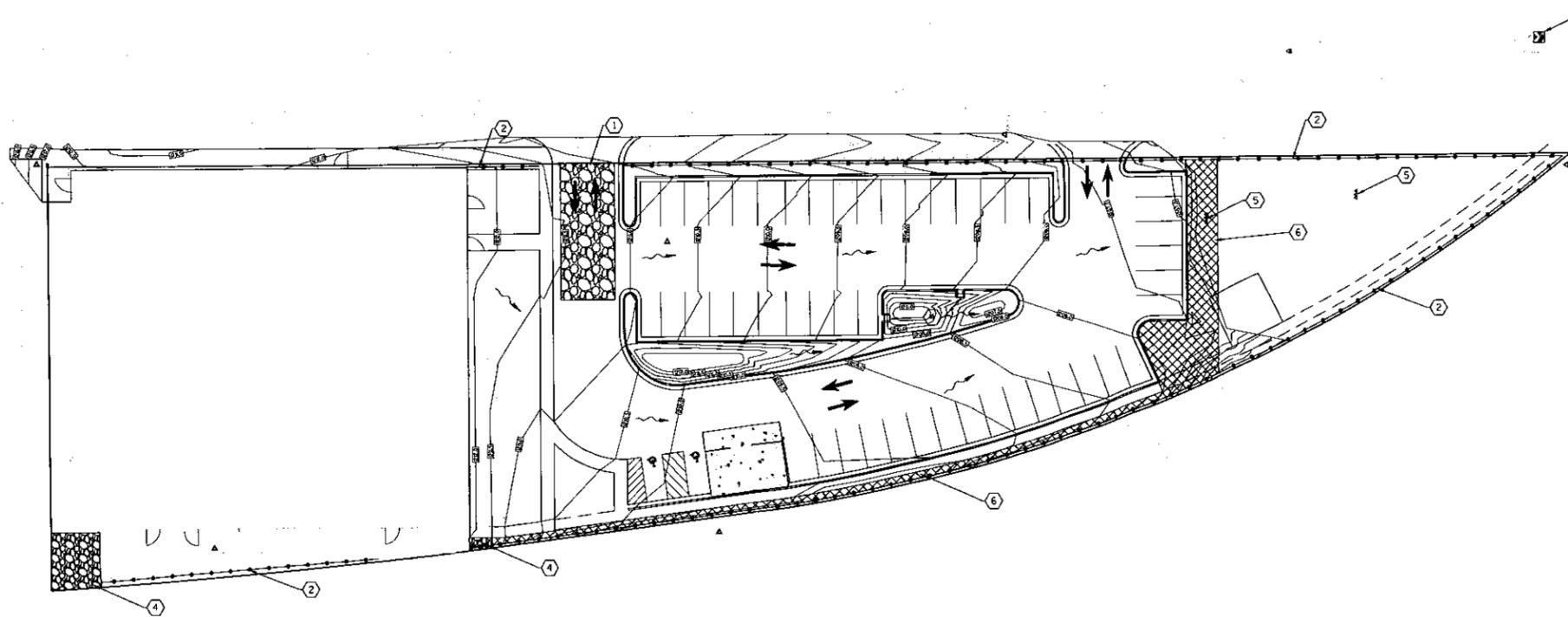
The above described parcel of land contains 55,000 square feet, or 1.265 acres, more or less.  
 That said parcel is subject to all easements, restrictions and right of ways of record.  
**Parcel 2 (Lot 1, Block 22)**  
 Commencing at the North 1/4 corner of said Section 25; Thence South 88°54'36" West along the North line of said Northwest 1/4, 2247.13 feet; Thence South 1°02'10" East; 1873.67 feet to the West right of way line of North First Street; Thence South 1°11'06" East along said West right of way line, 510.56 feet to the Southeast corner of Lot 1 of said Block 22 and the point of beginning; Thence continuing South 1°11'06" East along said West right of way line, 140.11 feet to the South corner of said Lot 1, the East right of way line of the Canadian National Railroad and the beginning of a non-tangential curve to the right; Thence 154.11 feet along the arc of said non-tangential curve and said East right of way line, said arc having radius of 587.68 feet, a central angle of 15°00'58" and a chord that bears North 32°28'43" West for 163.57 feet; Thence North 88°32'53" West along the North line of said Lot 1, 84.96 feet to the point of beginning.

The above described parcel of land contains 6,500 square feet, or 0.151 acres, more or less.  
 That said parcel is subject to all easements, restrictions and right of ways of record.  
**SURVEYOR'S CERTIFICATE:**  
 I, Nathan J. Wincenton, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief, that at the direction of Metro Plains, I have surveyed and mapped the parcel as described hereon. I further certify that said survey and map thereon are correct and accurate representation of the exterior boundaries of said parcel and that I have fully complied with the provisions of Wisconsin administrative Code A-ET in surveying and mapping said lands.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_  
 Becher-Hoppe Associates, Inc.  
 Nathan J. Wincenton  
 W.P.L.S. S-2539

	330 Fourth Street Wausau, WI • 54402-8000 715.845.8000 • Fax 715.845.8008 becherhoppe.com	DRAWN BY: SMH CHECKED BY: NJW DATE: 8/2/16	PROJECT NO: 2016.074 REV. DATES: 9-27-16 SURVEYED LOT 1	SCALE NOT TO SCALE	1306 AND 1418 N. 1ST ST. WAUSAU WI	TOPOGRAPHIC & BOUNDARY SURVEY	SHEET 2 OF 2
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**KEYED NOTES**

1. INSTALL TRACKING PAD. SEE DETAIL SHEET C/CELL.
2. INSTALL SILT FENCE. SEE DETAIL SHEET A/CALL.
3. INSTALL INLET PROTECTION. SEE DETAIL SHEET M/CALL.
4. INSTALL GEOTEXTILE FABRIC & RIP RAP.
5. PATCH CHECK LOG. SEE DETAIL R/CALL.
6. INSTALL EROSION MAT. SEE DETAIL SHEET U/CALL.

**GENERAL NOTES**

1. BEARING AREAS BASED ON THE MARSHON COUNTY COORDINATE SYSTEM, HAD BY GCS DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 83 DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK.
2. THE CONTRACTOR SHALL NOTIFY THE LOCAL MUNICIPALITY AT LEAST 3 WORKING DAYS PRIOR TO SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS BEFORE BEGAINING DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. TRACKING PADS SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEETING OPERATIONS ONCE A WEEK AT A MINIMUM, BEFORE IMMEDIATE RAIN EVENTS, AND AS DIRECTED BY THE CITY OF WAUSAU.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL EXPOSURES, THAT ARE LEFT BARE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NECESSARY REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICES ON INTENT.
11. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WISCONSIN SWR CONSTRUCTION SITE INSPECTION REPORT FORM AND IN.
12. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL 80% GROWTH OF VEGETATION IS ESTABLISHED. REMOVAL OF TEMPORARY EROSION CONTROL ELEMENTS SHALL BE PART OF THE CONTRACTORS BASE BID.
13. IF SEDIMENT LOADED WATER NEEDS TO BE REMOVED FROM SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WISCONSIN TECHNICAL STANDARDS BOOK TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAINSTREAM IN EXCESS PRACTICABLE.
14. IF BARE SOIL WILL BE EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANTIWIND POLYESTER/PLASTIC SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
15. SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF ALL STOCKPILED TOPSOIL AND GRAVEL BASE.
16. INLET PROTECTION SHALL BE PROVIDED ADJACENT TO THE SITE, ACROSS THE STREET FROM THE SITE, AND IN THE NEXT INLETS DOWNSTREAM OF THE SITE.
17. THE CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE WITHIN THE IDENTIFIED PROJECT LIMITS.

**EROSION CONTROL SEQUENCING**

1. COMMENCE PROJECT BY INSTALLING PERIMETER EROSION CONTROL (SILT FENCE), INSTALLING CONSTRUCTION ENTRANCE (TRACKING PAD), AND INLET PROTECTION ON ADJACENT STREETS.
2. PERFORM DEMOLITION IN ACCORDANCE WITH DEMOLITION PLAN, AND ALL STATE AND LOCAL ORDINANCES.
3. STRIP EXISTING TOPSOIL IN SIDEWALK AND PARKING AREAS, AND USE IN BEARING AREAS. ANY EXCESS SHALL BE REMOVED FROM PROJECT SITE. EXCAVATE FOR SIDEWALK AND PARKING AREAS.
4. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
5. DURING GRADING ACTIVITIES, EXISTING GRASS AND VEGETATION SHALL REMAIN IN PLACE AS LONG AS POSSIBLE TO AVOID SEDIMENT TRANSPORT.
6. ALL DISTURBED AREAS THAT ARE NOT ACTIVELY WORKED FOR 30 OR MORE DAYS SHALL BE TEMPORARILY STABILIZED. PERMANENT STABILIZATION SHALL BE INSTALLED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
7. FINALIZE SITE GRADING, SPREAD TOPSOIL, AND SEED GENERAL LAWN AREAS DISTURBED BY CONSTRUCTION.
8. PREPARE PAVEMENT SIDEWALK AND BASE. PAVE PARKING LOT AS SOON AS POSSIBLE TO MINIMIZE SEDIMENT DEPOSITION.
9. ONCE CONSTRUCTION IS COMPLETE, GRASS IS ESTABLISHED, AND SITE IS STABILIZED, REMOVE TEMPORARY EROSION CONTROL DEVICES AND SUBMIT NOTICE OF TERMINATION TO DMH.
10. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT LIMITS THAT ARE NOT SHOWN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY COORDINATION AND CONFLICT RESOLUTION.
12. NO TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE OWNER/ENGINEER. CARE SHALL BE TAKEN DURING REMOVAL AND EXCAVATION OPERATIONS TO PRESERVE THE ROOT SYSTEMS OF ALL TREES. FINAL GRADES SHALL BE ADJUSTED TO BE ABOVE EXISTING ROOTS.
13. PARKING LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE OWNER/ENGINEER AND SHALL HAVE CUTT EDITS. ALL PAVED SURFACES SHALL BE SAW CUT. SAW CUTTING EXISTING SIDEWALK OR CURB AND GUTTER SHALL BE INCIDENTAL TO REMOVAL OR REPLACEMENT UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION (TOP SOIL, SEED, FERTILIZER & MULCH) OF PREVIOUSLY GRASSED AREAS DISTURBED BY CONSTRUCTION OPERATIONS OUTSIDE THE NORMAL CONSTRUCTION LIMITS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES AND DEVICES, INCLUDING INSTALLATION, MAINTENANCE, REMOVAL, AND NR218 INSPECTIONS AND RECORD KEEPING.

**DIGGERS HOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

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 Menasha, Wisconsin 54952-1787  
 Architecture: 623.916.0310  
 Interior: 623.916.2211  
 Urban Design: www.msrdesign.com

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 871 WASHINGTON AVE. NORTH #100  
 MANAPOULIS, WI 53411  
 815.823.1241

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 214.227.9070

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CHIEF ENGINEER  
**BECHER-HOPPE ASSOCIATES**  
 332 4TH ST.  
 WAUSAU, WI 54403  
 715.845.8000

---

**ATRIUM LOFTS**  
 1418 N 1ST ST  
 WAUSAU, WI 54403

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Project No. 2016018  
 PROJECT PHASE DESIGN DEVELOPMENT  
 DRAWN BY NY CHECKED BY Checker

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**EROSION CONTROL**

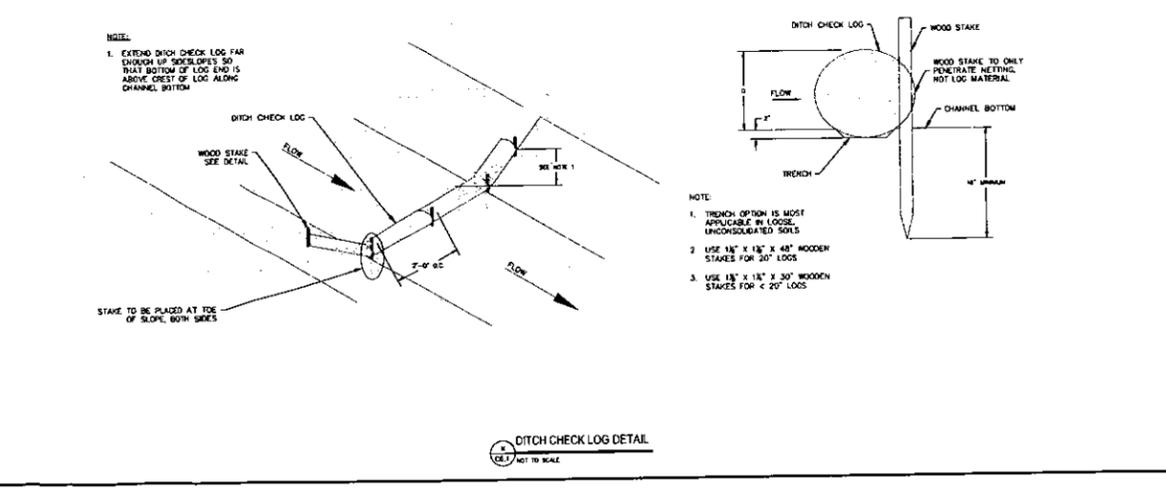
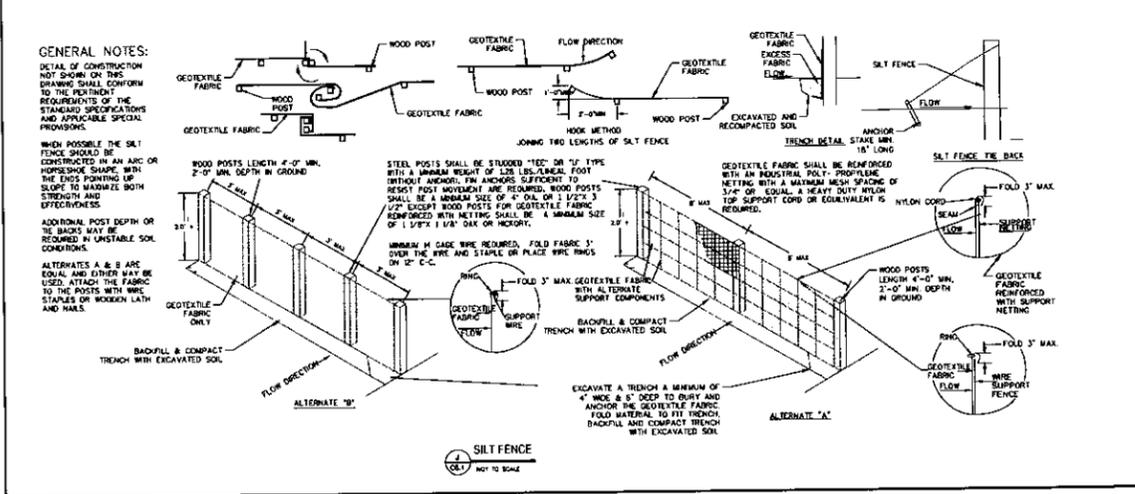
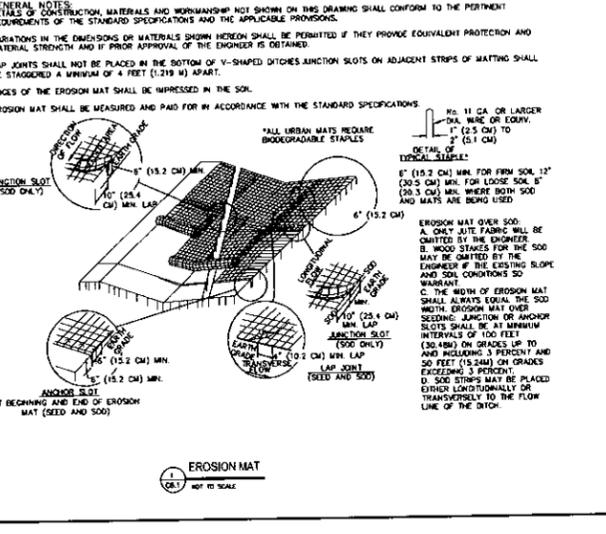
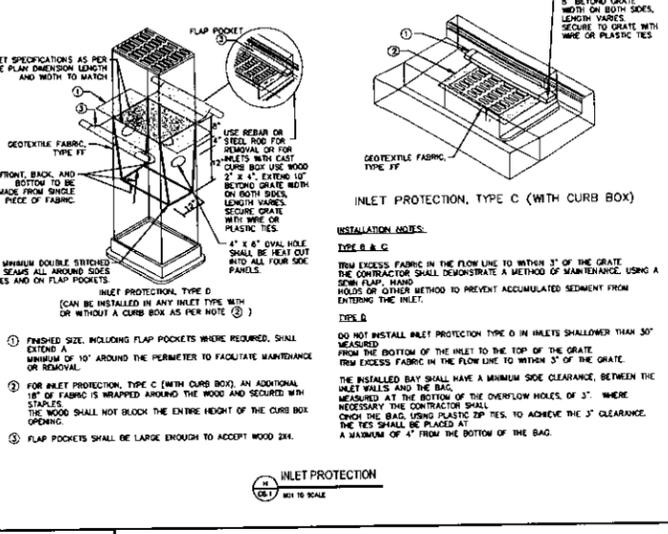
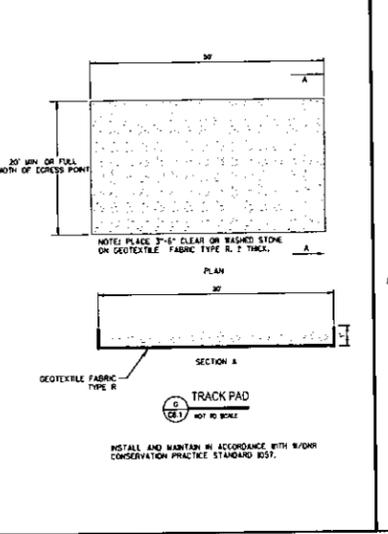
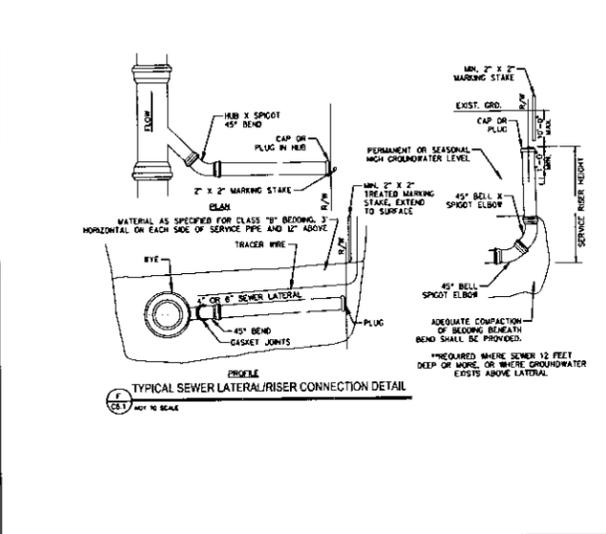
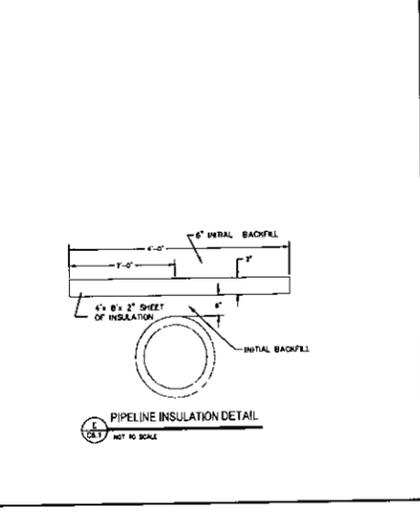
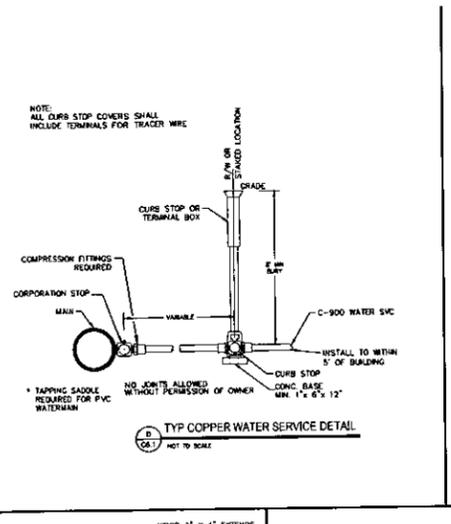
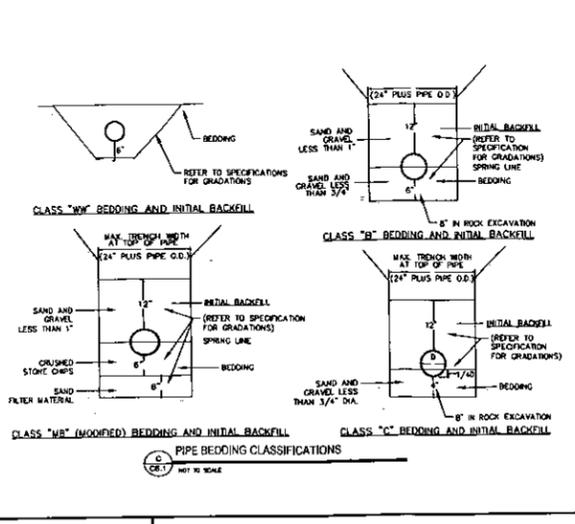
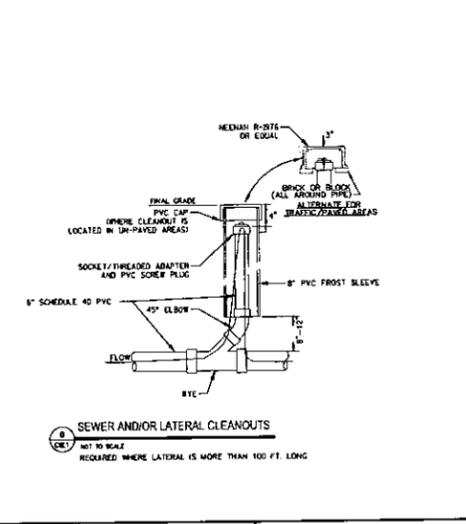
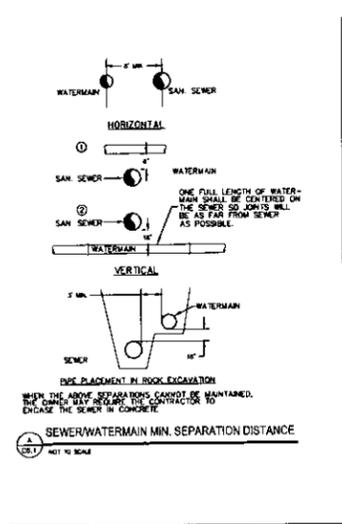
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**NOT FOR CONSTRUCTION**







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 Fax: 414.224.2370  
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**SANDMAN STRUCTURAL ENGINEER**  
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 414.224.0000

**CIVIL ENGINEER**  
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 MILWAUKEE, WI 53202  
 414.224.0000

**ATRIDIUM LOFTS**  
 1418 N 1ST ST  
 WAUSAU, WI 54403

GENERAL NOTES:  
 DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE PROVISIONS.  
 VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREIN SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.  
 LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES OR IN JOINTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 M) APART.  
 EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.  
 EROSION MAT SHALL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.  
 No. 11 GA. OR LARGER DIA. WIRE OR EQUIV. 1" (2.5 CM) TO 2" (5.1 CM) DETAIL OF TYPICAL STAPLE:  
 6" (15.2 CM) MIN. FOR FIRM SOIL, 12" (30.5 CM) MIN. FOR LOOSE SOIL, 3" (7.6 CM) MIN. WHERE BOTH SOIL AND MATS ARE BEING USED.  
 EROSION MAT OVER SOIL:  
 A. ONLY SUE FABRIC WILL BE PERMITTED BY THE ENGINEER.  
 B. WOOD STAKES FOR THE SOIL MAY BE OBTAINED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.  
 C. THE WIDTH OF EROSION MAT SHALL ALWAYS EQUAL THE SOIL WIDTH. EROSION MAT OVER SEEDING: JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET (30.48 M) ON GRADES UP TO AND INCLUDING 3 PERCENT AND 50 FEET (15.24 M) ON GRADES EXCEEDING 3 PERCENT.  
 D. SOIL STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect or the State of Wisconsin ARCHITECT SIGN.

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_ License No. \_\_\_\_\_

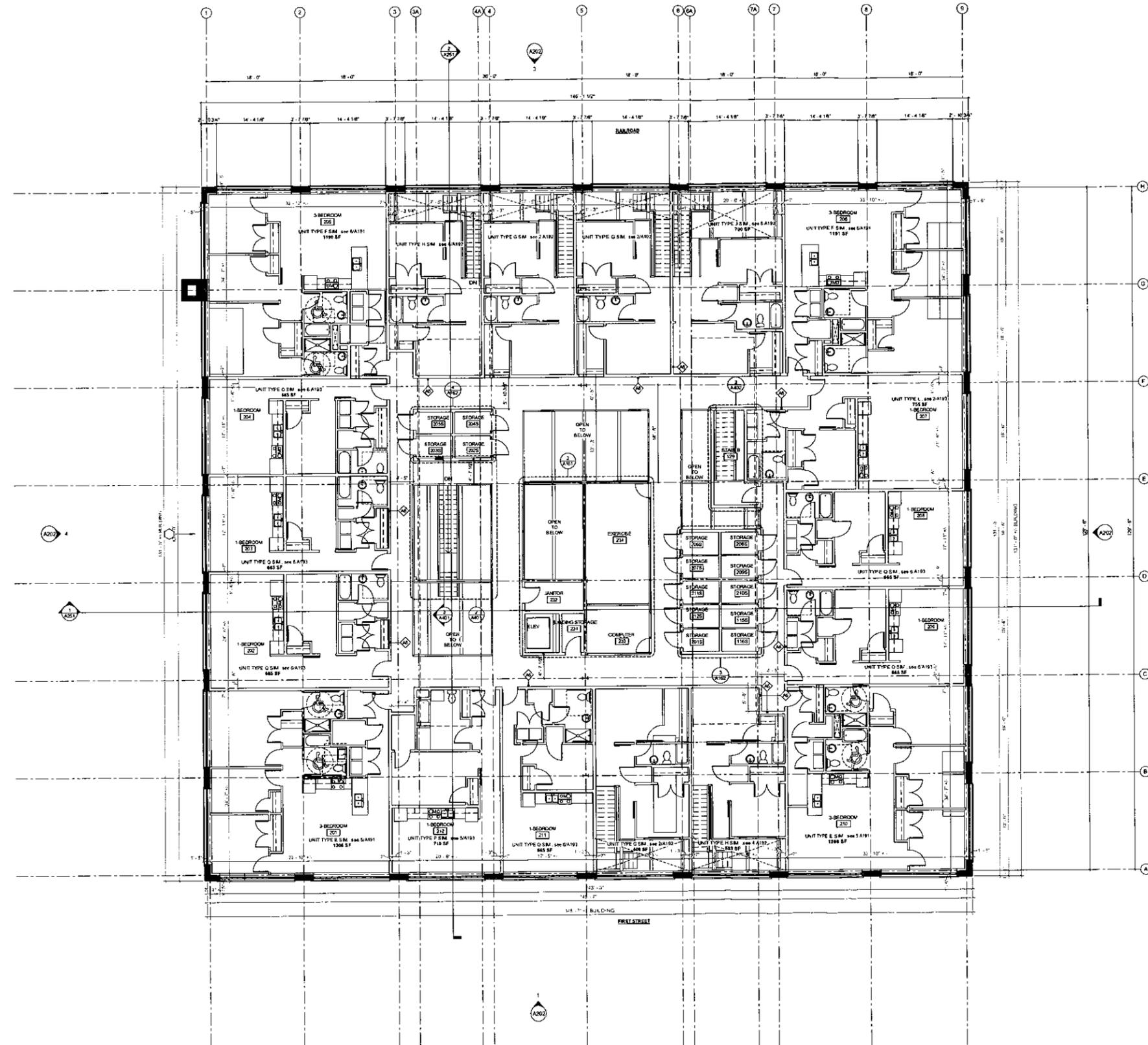
DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_  
 PROJECT NO. 2016018  
 PROJECT NAME: DESIGN DEVELOPMENT  
 DRAWN BY: MTG  
 CHECKED BY: MMH

**BECHER HOPPE**  
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 becherhoppe.com

**DETAILS**  
**C6.1**







**1 LEVEL TWO STORAGE ENLARGED PLAN**  
A102 1/8" = 1'-0"

**BUILDING PLAN GENERAL NOTES**

1. REFER TO SHEETS A191, A192, A193 FOR ALL ENLARGED UNIT PLANS
2. ALL DIMENSIONS ARE TO NEW OR EXISTING FINISH FACE OF WALL
3. PROVIDE 6 OHS AND 3" OF AFD AT EACH SPAN ENCLOSURE OR SEPARATING FLOOR LEVEL. TERMINUS OF TOP AND BOTTOM DIRECTION OF EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS. ACTUAL COPY AND LOCATIONS TO BE APPROVED BY THE FIRE MARSHAL.
4. ALL FIRE EXTINGUISHERS SHALL COMPLY WITH 2006 IFC LOCAL FIRE MARSHAL REQUIREMENTS AND NFPA 10. PROVIDE 1 LB FIRE EXTINGUISHERS IN SEMI-RECESSIBLE CABINETS. FINAL AMOUNT AND QUANTITY TO BE APPROVED BY THE FIRE MARSHAL. EACH APPLIANCE SHALL HAVE THE WAUSAU FIRE DEPARTMENT TAG ATTACHED BY A LICENSED REPRESENTATIVE.
5. ALL NEW VERTICAL CHASERS ARE TO BE 1 HOUR FIRE RATED ASSEMBLIES. CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY THE BUILDING CODE AND TO MEET ANY SYSTEM REQUIREMENT.
6. PATCH AND REPAIR ALL EXISTING DAMAGED FLOORING WHICH INCLUDES BUT IS NOT LIMITED TO RECESSES IN FLOORS WHERE PARTITIONS HAVE BEEN REMOVED. CONTRACTOR SHALL REVIEW ALL LEVELS AND DETERMINE EXTENT OF NEW UNDERLAYMENT REQUIRED FOR CARPET OR SHEET VINYL INSTALLATION AND INCLUDE THIS COST IN THE BID. ALL AREAS WITHIN A ROOM SHALL BE LEVEL WITHIN 1/4" TOLERANCE.
7. ALL EXPOSED STEEL COLUMNS AND BEAMS TO BE PREPARED, PRIMED AND PAINTED. COLOR AS SELECTED BY OWNER.
8. CONTRACTOR SHALL IDENTIFY AND INCLUDE IN BIDDING THE REPAIR AND PATCHING OF ANY EXISTING DAMAGED WOODWORK AND PLASTER DUE TO PREVIOUS MECHANICAL INSTALLATIONS.
9. CONTRACTOR SHALL VERIFY AND INCLUDE FIRE PROTECTION STANDPIPES AS REQUIRED BY THE LOCAL FIRE MARSHAL.
10. ALL EXISTING WOODWORK OR SURFACES THAT REMAIN AT WINDOWS, DOORS, ETC. ARE TO BE CLEANED, REPAIRED AND RESEALED THROUGHOUT ENTIRE BUILDING. PREVIOUSLY PAINTED SURFACES ARE TO BE CLEANED, PRIMED, AND PAINTED.

**BUILDING PLAN LEGEND**

- NEW WALLS
- EXISTING WALLS

**MSR**  
110 South Third Street, 8th Floor  
Minneapolis, Minnesota 55402-3282  
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Interior Design: 612.342.2216  
www.msrkorp.com

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WAUSAU, WI 54403  
715.843.8000 MW

**ATRIUM LOFTS**  
1418 N 1ST ST  
WAUSAU, WI 54403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota ARCHITECT 564.

Signature: \_\_\_\_\_  
Print Name: /s/ Jay Mathison  
Date: \_\_\_\_\_ License No.: 21424

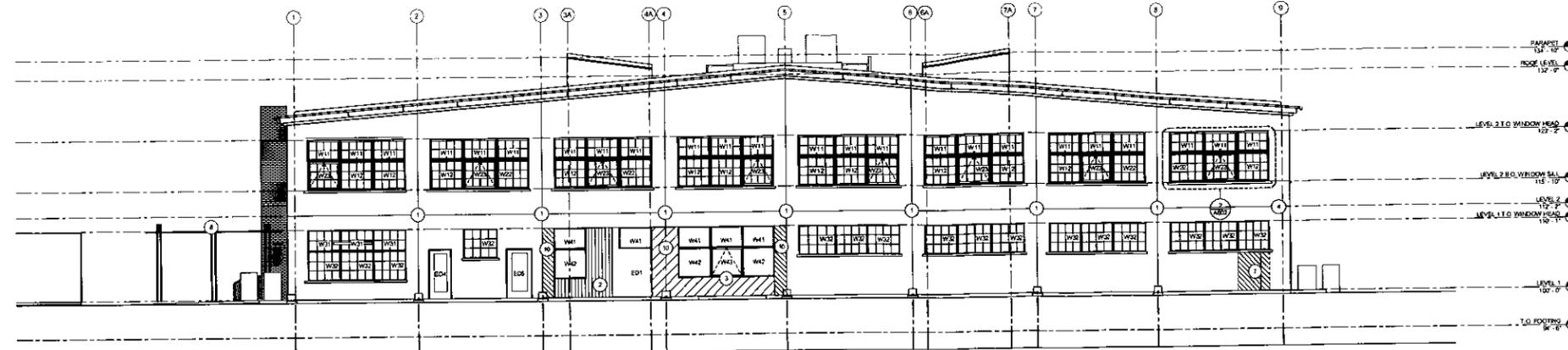
DATE	DESCRIPTION
07/27/2018	SCPD SUBMITTAL
05/22/2018	SC ISSU

REVISION	DATE	DESCRIPTION

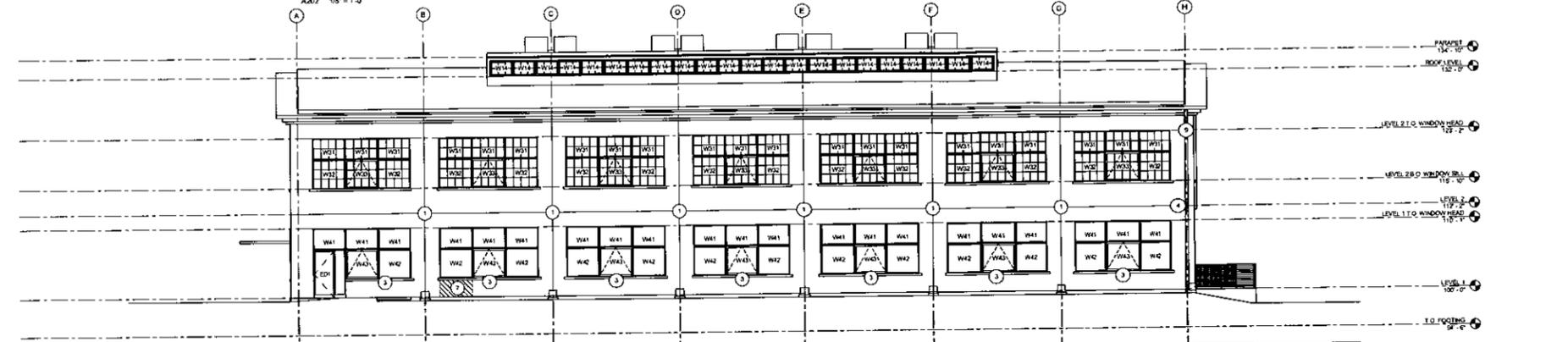
PROJECT NO: 2018018  
PROJECT NAME: 0D ISSUE  
DRAWN BY: Author  
CHECKED BY: Checker

**LEVEL TWO BUILDING PLAN**

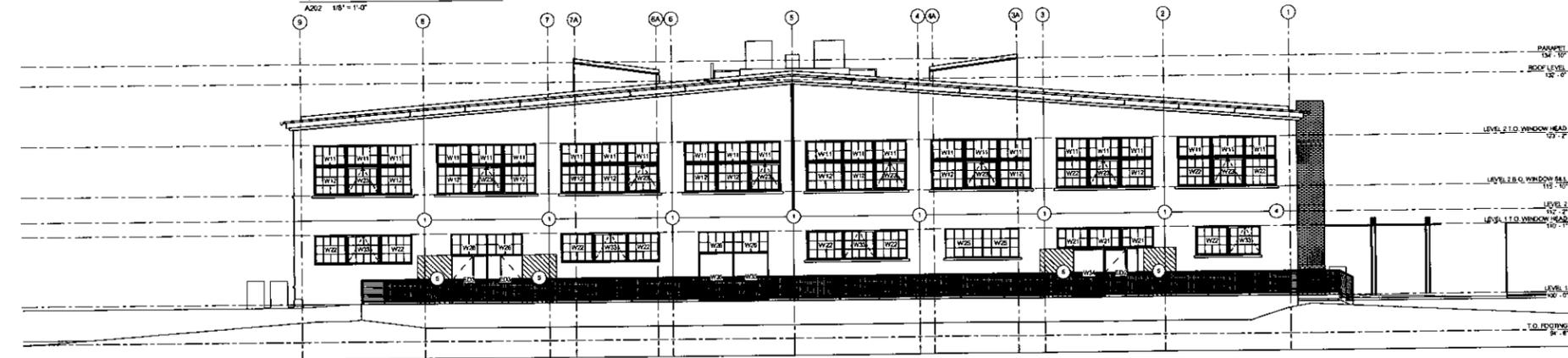
**A102**



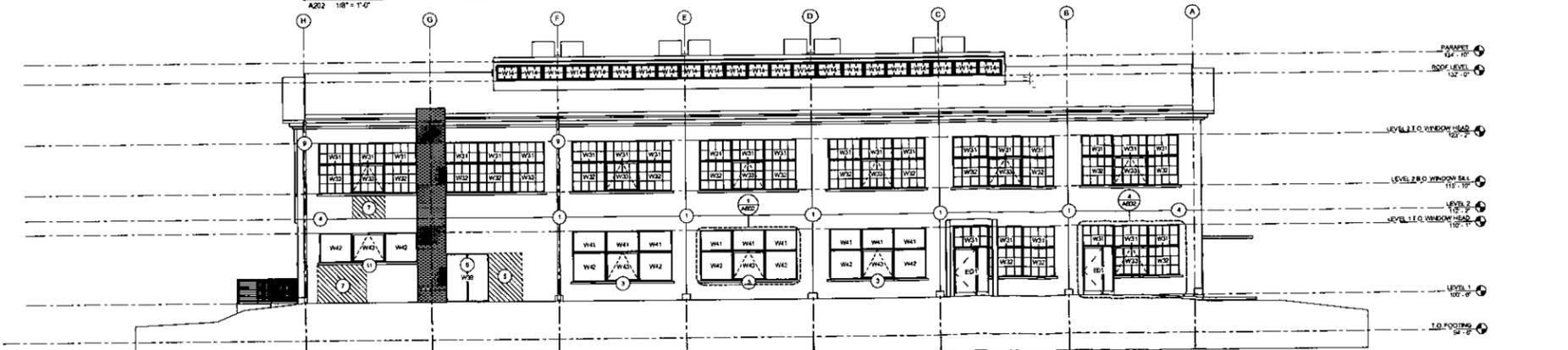
1 BUILDING ELEVATION - EAST  
A202 1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH  
A202 1/8" = 1'-0"



3 BUILDING ELEVATION - WEST  
A202 1/8" = 1'-0"



4 BUILDING ELEVATION - SOUTH  
A202 1/8" = 1'-0"

ELEVATIONS GENERAL NOTES

ELEVATION KEYNOTES

Number	Text
1	INSTALL NEW VERTICAL STUCCO JOINT
2	INSTALL NON-HISTORIC WALL WITH WALL TYPE W2
3	INSTALL PRECAST CONCRETE SILL
4	INSTALL STUCCO HORIZONTAL CONTROL JOINT
5	REMOVE UNWANTED DOOR AND TO EXISTING
6	REMOVE EXISTING OPENING
7	INSTALL WALL TO MATCH EXISTING
8	NEW COVERED ENTRY
9	INSTALL NEW PRE-FINISHED METAL SQUARE PROFILE DOWNSPOUT
10	INSTALL NON-HISTORIC BRICK WITH WALL TYPE W2
11	INSTALL BRICK SILL TO MATCH EXISTING

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612.323.1241

STRUCTURAL ENGINEER  
SANDMAN STRUCTURAL  
ENGINEER  
422 2161 ST S  
WICKHAM, MN 55600  
218.227.0022

CIVIL ENGINEER  
BECHER-HOPPE  
ASSOCIATES  
336 4TH ST  
WAUSAU, WI 54983  
715.843.8008

ATRIUM LOFTS  
1418 N 1ST ST  
WAUSAU, WI 54403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota ARCHITECT SEAL

Signature  
Print Name: Paul M. Beckson  
Date: License No.: 28811

DATE	DESCRIPTION
05/23/16	SUBO SUBMISSION
10/03/16	DD REVIEW

REVISION	DATE	DESCRIPTION

PROJECT NO: 2016018  
PROJECT NAME: DO ISSUE  
DRAWN BY: Author  
CHECKED BY: Checker

BUILDING ELEVATIONS

A202

Agenda Item No.

11

**STAFF REPORT TO CISM COMMITTEE - October 13, 2016**

<b>AGENDA ITEM</b>
Discussion and possible action on dedication of land – Hiawatha
<b>BACKGROUND</b>
The City recently recorded a deed for a small piece of property on St. Paul Street that will be used for right-of-way. This parcel of land shown on the attached map now needs to be dedicated for the use of road right-of-way.
<b>FISCAL IMPACT</b>
None, city owns the property.
<b>STAFF RECOMMENDATION</b>
Staff recommends approval of the dedication.
Staff contact: Eric Lindman 715-261-6745

## Lori Wunsch

---

**From:** Lisa Parsch  
**Sent:** Friday, October 07, 2016 9:35 AM  
**To:** Eric Lindman  
**Cc:** Lori Wunsch  
**Subject:** Hiawatha

Eric,

Instead of attaching a long string of emails, I have cut and pasted the emails from Dave and Anne regarding the dedication. If you need anything further, please let us know.

**From:** Anne Jacobson  
**Sent:** Monday, August 29, 2016 10:14 AM  
**To:** David Huempfner  
**Cc:** Lisa Parsch  
**Subject:** RE: Shibilski  
**Importance:** High

Dave:

Did you provide the legal to begin with? It shouldn't have been executed without a legal description attached. Do you want me to check with Dan Varline to see what transpired? Yes, I would agree that it needs to be dedicated once recorded. We can see to the recording if we can get the legal description. Lisa, please follow up. Thanks all,

**From:** David Huempfner  
**Sent:** Friday, August 26, 2016 9:56 AM  
**To:** Anne Jacobson  
**Subject:** RE: Shibilski

This looks to be unrecorded (and the legal description's not attached)? Once it's recorded, we'll need to bring it to Committees/Council for dedication?

Dave

*Lisa Parsch*  
Legal Assistant  
City of Wausau  
407 Grant Street  
Wausau WI 54403  
P: 715.261.6592  
F: 715.261.0314

[lisa.parsch@ci.wausau.wi.us](mailto:lisa.parsch@ci.wausau.wi.us)