



## OFFICIAL NOTICE AND AGENDA

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

**Meeting:** JOINT PLAN COMMISSION & ECONOMIC DEVELOPMENT COMMITTEE  
**Members:** Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt, Brueggeman  
**Location:** Common Council Chambers, 407 Grant Street.  
**Date/Time:** Tuesday, November 15, 2016 at 5:00 p.m.

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1. Approve the minutes of the October 18, 2016 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use request at 725 Woods Place to allow for the East Hangar Development Area, which will allow private individuals to lease airport property to build private hangars, in a R2, Single Family Residence District.
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 1340 Cherry Street from R3, Two Family Residence District, to B2, Community Service District. (M.E. Employees Credit Union)
4. **PUBLIC HEARING:** Discussion and possible action on approving the General Development Plan at 916/918/924/940 South 17<sup>th</sup> Avenue to allow for a physical therapy center, in a UDD, Unified Development District. (Thorsen)
5. Discussion and possible action on approving the Precise Implementation Plan at 916/918/924/940 South 17<sup>th</sup> Avenue to allow for a physical therapy center, in a UDD, Unified Development District.
6. Discussion and possible action on review of subdivision plat for Royal Ridge Estates and Royal View Estates.
7. Discussion and possible action on petition to vacate excess right-of-way at the northeast corner of Prospect Avenue and Single Avenue.
8. Discussion and possible action on petition for annexation – Kainz, 1509 Sell Street (080-2908-193-0994, Town of Wausau).
9. Next meeting date and future agenda items for consideration.
10. Presentation on City of Wausau Comprehensive Plan. (Joint with Economic Development Committee)
11. Presentation of Wayfinding Plan. (Joint with Economic Development Committee)

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 November 11, 2016 at 10:00 a.m.

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

Distribution: *Wausau Daily Herald*, *City Pages*, Common Council, Department Heads, Plan Commission, Hebert, Lenz, DeSantis, Parks Dept., Schock, County Planning, M.E. Employees Credit Union, Thorsen

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

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**Time and Date:** The Plan Commission met on Tuesday, October 18, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

**Members Present:** Mayor Mielke, Gisselman, Bohlken, Peckham, Lindman, Zahrt, Brueggeman

**Others Present:** Lenz, Hebert, DeSantis, Weyers, Elliott, DeLeer, Daniel Sczygelski, Norma Sczygelski, Brummond, Penn, Volhard, Drayna, Hinker, Bauer, Foster, Jaeger, Rasmussen

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. Mayor Mielke welcomed Brueggeman to the Plan Commission. Brueggeman said that he is looking forward to this opportunity.

### **Approve the minutes of the September 26, 2016 meeting.**

Peckham motioned to approve the minutes of the September 26, 2016 meeting, as amended and distributed. Zahrt seconded, and the motion carried unanimously 7-0.

### **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)**

Lori Weyers introduced herself, Rob Elliott, and John DeLeer to the commission. A handout was passed out to the commission and audience. Weyers said that this is a partnership with Northcentral Technical College and a private developer. This would move forward a 3-story privately managed apartment community complex that would have furnished apartments with a maximum capacity of 132 individuals. The occupants would include students of NTC, Medical College of Wisconsin, and other business partners. Weyers said that they have done a study over the last year looking at affordable housing. Greenheck and Church Mutual of Merrill have interns coming in from around the country and they cannot find affordable reasonable housing and are involved with programs at this college. Greenheck Fan Corporation has about 20 University of Wisconsin students that come from all around the state that cannot find appropriate housing and are also involved with programs at the college. Weyers said that last year, they were approached by their business partner and were told they needed to do something to keep their residents in northcentral Wisconsin. This is an economic crisis and we need to keep more of the workforce here. If they leave, they do not come back. Last year, 75 students left northcentral Wisconsin to have educational opportunities elsewhere because of the lack of affordable housing near the campus. Weyers said that they were very fortunate to find a private developer, DeLeers Construction, that would work with the development. Weyers said that she wanted to assure everyone that NTC will provide all of the exterior maintenance, landscaping and snow removal. It will be aesthetically pleasing and they are committed to be a respectful neighbor. Weyers said they will also provide security for the perimeter of the complex. Weyers said that they intend to put up a nature trail that will be lit and for the neighbors to enjoy. There will be containers for dog waste on the trail. The walking trail will go all around the college, past the housing complex, and out towards Arby's. Weyers said this is an important partnership. It will improve the city's tax base, as it will be privately owned. It is an opportunity for more jobs, keeping jobs here, and for affordable housing. There will be a large greenspace, as the complex will be placed back where the gazebo is. It is across the street from an existing apartment complex and across the street from a church. After speaking with a neighbor, the driveway location is changed to being off of 3<sup>rd</sup> Avenue, instead of Summit Avenue. All activities will be located at the college and the hours of operation are expanded. Weyers said they are trying to be very respectful and trying to be a positive influence in the neighborhood. This is a crisis and affordable housing is needed.

Mayor Mielke said that there are 14 petitioners against this project, and will all be noted and on record. Mayor Mielke asked the audience members how many were against the proposal and how many were within one block of the proposal. A majority of the audience members said they were.

Daniel Sczygelski, 1505 Fernwood Drive, said that he applauds the goals and there is a necessity. He said that he is saddened by the lack of openness and transparency and this is the first time that he has seen

anything in writing and finds this disturbing. There used to be an exercise trail and asked what happened to that. At this point, there hasn't been any plans and doesn't know how the driveway has changed. Sczygelski said that it is hard to make an informed decision if you do not know the details. The campus has a lot of land, but he is worried about what happens in the future if they run out of land. There may not be much land in the future if you look long term. Sczygelski said that he hesitates to give some of the land away for housing and it is not in the jurisdiction of a 2-year campus to provide housing. It goes against what the State of Wisconsin stands for. There are other options that would meet these goals. There are other properties on the other side of Campus Drive that are for sale that may work, but was unsure of the size requirements that are needed. Sczygelski asked about the area across from Kwik Trip and McDonalds, as there is a lot of green space there. It would come on a nice 4-lane road that is designed for higher traffic, has a sidewalk and a faster time to get onto the highway. Sczygelski said that he is concerned about the safety of being in a residential area where there are children in the neighborhood and people getting the mail. Sczygelski said he appreciates any consideration.

Norma Sczygelski, 1505 Fernwood Drive, said that a lot of it was summed up and she stated she had also submitted a letter. The traffic is the biggest concern. Fernwood Drive has been affected a lot by the NTC development. Parking lots for other additions were to exit onto Fernwood Drive, until the residents expressed their opposition. In order to avoid stoplights, people will use Fernwood Drive and Summit Drive. 3<sup>rd</sup> Avenue has been affected by Thomas Jefferson adding a driveway. This is a neighborhood, with children walking to the pool or sledding hill. The apartment complex answers a need for a temporary timeframe. Currently the Wausau School District is having a decrease in students and will eventually trickle to the college. There is no control over who it houses, as it will be a separate entity. There is another proposed apartment complex over by Randolph Street, where there are other condos.

Mayor Mielke asked the petitioners to show the plans. DeLeers presented the plans to the commission members and audience members. Weyers said that the city will receive property taxes on the facility. Weyers said that since she has been president, they are at a 51% growth and have become a regional educational hub. UW Stout, UW Green Bay, Medical College of Wisconsin, UW Oshkosh and Michigan Tech are located on the campus. DeLeers said that there will be one driveway coming out on 3<sup>rd</sup> Avenue. There would be an opportunity for a controlled intersection, if the city would choose to do so.

Jeff Brummond, 1547 Beechwood Drive, said that they were not given any information and it seems like it was a big secret. The technical college had ball diamonds that were used by everyone in the neighborhood and without the approval occurring, the ball diamonds disappeared. They already assumed they had the approval. The traffic is a big thing as the vehicles come zooming through and just cruise through the stop signs. Brummond said that the college should look at the parking lots; they are always less than 50% full. The land on 12<sup>th</sup> Avenue is owned by city and could be used for a complex.

Lindy Penn, 1502 Beechwood Drive, asked what happens to the property value when an apartment building like this gets built. Penn said that her and her husband have lived in this neighborhood for many, many years and have seen the development and have been victims of groundwater seeping around the foundation. Whenever there is building going on, the groundwater gets rerouted and goes somewhere. Bos Creek is right there and everyone knows the problems with Bos Creek. There was a sinkhole on this land this past spring and Penn said she doesn't understand why the building needs to be in this area. It will add to the density of the area and wants to see the neighborhood stay quiet and safe. NTC has plenty of land to put this someplace else. Penn said that she does not personally see why NTC feels they are the ones that need to provide housing. Penn asked where is the guarantee that this will be affordable and asked that affordable housing be defined.

Michael Volhard, 1625 Summit Drive, said there will be all kinds of noise and asked what will happen when some kid gets killed on the road. There have been 4-5 accidents near the stop sign and the police cannot police the area.

John Drayna, 1536 Beechwood Drive, said he has similar concerns. Drayna said he would like affordable housing defined and asked if the housing would be provided at a substantial discount. Drayna asked who would control the building. Drayna asked if the Memorandum of Understanding between the tech and developer is binding and how long is it in effect. Drayna said that he lives on the corner on Beechwood Drive and Fernwood Drive and said he also has traffic concerns. He has seen many people roll through

the stop signs.

Ronald Hinker, 1604 Summit Drive, said he would like to know how far north or southwest will they go. Nobody knows and may be no end to this.

Melanie Bauer, 1544 Summit Drive, said that she is newer to the area and picked this neighborhood because of the quietness. Bauer said that she has a 9-month old and is excited about raising him in a safe, low-traffic neighborhood, and is very nervous about this development and how traffic and safety will be affected.

Deborah Foster, 1523 Beechwood Drive, said that she is also concerned about the traffic in the neighborhood. Foster said they have lived in the neighborhood for 5 years and specifically picked the neighborhood because it was quiet. Students can safely walk to school and would hate for other young people not be able to safely walk to school or the pool. Foster said she is very empathetic as an educator with the plight of NTC, but this area was picked because it was quiet and a technical college, not a 4-year institution with campus housing. Foster said that she also runs in the neighborhood and is concerned about safety in this area.

Keith Jaeger, 1619 Summit Drive, said that he has been in the neighborhood for 15 years and has the same concerns. This is a quiet neighborhood and is disturbed by the arrogance. The ball diamonds were always used, especially in the spring. They were taken down before the hearing. Jaeger asked why the development needs to be brought further into a residential neighborhood, instead of on Campus Drive and 3<sup>rd</sup> Avenue.

Mayor Mielke closed the public hearing.

Weyers said the ball diamond was scheduled to be taken down. It just happens to be a coincidence. The insurance agency said it was a liability; there were people on it that did not have permission to be on it. Weyers said they could not afford to maintain it. Weyers said that she would own and apologize for it and said that it doesn't look very good. It was done from a liability standpoint. Weyers said that she did not mean to be arrogant or disrespectful of the neighbors. Weyers said that she believed this was the place for the beginning discussions. Weyers said that she had spoken to a neighbor on the phone and told the person the neighbors would be informed as they progressed and discussions would also take place. Weyers said that she thought that was the appropriate process and will involve with the neighbors in the future.

Mayor Mielke said that he met with Weyers and Elliott on May 13<sup>th</sup> at 1:00 p.m. and is in favor of the project for economic development and attracting millennials. At that time, he requested that the neighborhood be kept involved in the process. Mayor Mielke said that he has seen enough of these hearings that if the neighbors are not kept informed there is a situation like this. Weyers answered that she had told Mayor Mielke during this meeting that she did not have approval from the Wisconsin Technical College System; she was not allowed to discuss it with anyone until it went through the board. That approval was not received until much later in the summer and she was bound by the rules that she needs to follow. Weyers said that at the time of the meeting, there wasn't anyone that was interested in working with NTC.

Mayor Mielke asked Weyers if they wanted the complex to be ready in the fall of 2017. Weyers said that is correct. Mayor Mielke asked what the latest time for approval would be if the item would be tabled tonight. He said it would give the residents the opportunity to express their thoughts and input and look at the location of the building to see if this could be adjusted. The residents should have been kept in the loop and he understands the constraints that Weyers was under. DeLeers answered that timing is of the essence, as soon we will be in the Wisconsin winter – which could be mild or wild. It could push the project back and potentially push it back one year. Weyers said that the board needs to approve property that they sell. Some of the locations that were discussed are not the property of NTC. Weyers said they did a search of some of the properties around the area that would work and some of those properties are already sold, some are on swamp areas that there isn't enough land to build on, or are landlocked. The area near the McDonalds is an area that has the potential for classroom space. The area on the hill facing Merrill Avenue was looked at and the board was not comfortable with it in case classroom space would

need to be expanded. Weyers said if the project is not able to move forward, it would seriously hamper the activities with their partners the Medical College of Wisconsin, Greenheck and Church Mutual. This will have a huge impact on the enrollment in the fall of 2017.

Peckham said that he looked at an overview of this before the meeting and it does seem from an uninformed viewers perspective that you chose the worst spot you could have. He said it is an excellent idea and will serve the community well. Peckham said he wondered if the neighbors would be more amenable if this area were to be used for classrooms in the future. That way it would only be occupied for limited portion of the day. Norma Sczygelski said that would be desirable as far as she is concerned. Elliott said that the board and state board looked at it. When the state board looks at a technical college selling a piece of land; it figures that if it is a piece of land that could someday be used, it should not be sold. Elliott said that there is a large natural runoff at Bos Creek that separates the parcel of land from the rest of the campus. This site was the area that was chosen by the board. Elliott said that this process has been going on for over one year. If it is tabled and a different area is chosen, the process would be more than one year out again. Elliott said that he is working with Becher Hoppe to design a new grate for the pond. Right now when the pond goes into overflow, debris gets caught up against the grate. A new design is being working on so the debris gets pushed up, so it doesn't get plugged up anymore.

Mayor Mielke said that he understands the difficulties of tabling this item, but asked how soon a meeting could be scheduled to make a presentation to the neighbors. Weyers said that they would not be able to meet their timelines and the demands of the students if it was tabled another month. Weyers said that she had spoken to a neighbor and told her that she would contact the neighbors to schedule a neighborhood meeting. Weyers said that they cannot change the location, but have looked at moving it back and changing the driveway. Weyers said that they have gone through a lot to get it approved at the state level and if they would have to go back to the state, it would put them behind at least one year. It is a very complicated process. Tabling the item is not a good option based on all the rules that need to be followed from the state. Weyers said that she doesn't want to penalize the effort and NTC because she didn't realize the proper protocol. A meeting will be held immediately. Weyers said they do need to move forward. Mayor Mielke asked Weyers if there is a dollar figure of the economic impact of this project. DeLeers said that approximately \$4 million will be brought to the tax roll.

Hebert asked if the 132 occupants will be 132 single units. DeLeers said that there will be a mix of 132 beds. There will be single and double units. Hebert asked that the questions of affordable housing be addressed. Weyers said that a survey was done of the students and a survey was done with apartment availability. The threshold of what the students can afford is \$450-\$499 per month. There is a shortage of available units in this price range. These units will be fully furnished. If the project is not allowed to move forward, the project will be dead. Weyers said that they are the first technical college that has been able to get this approved; it is not something that can be done again. Weyers said that they are in a situation where it is not simplistic and is very important to move forward. Mayor Mielke said that he imagines that this would be voted on tonight. The Plan Commission would send this item as a recommendation to the Common Council on the November 9<sup>th</sup> meeting. Mayor Mielke strongly urged NTC to get in contact with the neighbors.

Peckham said the final say will be at the council and asked if there are any drawings on how this will look if someone drives down the street. DeLeers said that they are not done yet, but hopes to be done in the next day or so. Peckham said that the case may have improved significantly if those would have been handed out. Peckham said that part of the concern is that the neighbors don't know what they are getting. They hear three-story building, but do not know how it will look. Weyers said they will have it ready. They will meet with the neighbors first and then bring it to the Common Council. Weyers said that they have spoken to the Board of Trustees and are willing to put up some trees across the property, if it is needed. It will be very aesthetically pleasing and will match the college. Mayor Mielke asked if Weyers had the means of getting in contact with the neighborhood. Weyers said that she will speak to the Marketing Department and get a date setup before the next council meeting.

Gisselman asked how many parking stalls there will be. DeLeers said that they have a 1:1 ratio. Gisselman asked if that is the rule per the ordinance and said that he is concerned about the traffic with 132 vehicles at the intersection. Elliott said that it will have 132 parking stalls. More than 80% of the students receive financial aid and some may not have vehicles. It is thought that the students would walk

from the dwelling unit to the campus. Elliott said that he does not know how much more activity this will bring, but think it will not be as much as the residents think it will. The students will not be leaving to go to work every day or the grocery store. All of the amenities will be on campus. Weyers said that they intend on having meal plans at the campus and said that they will try to contain them. Weyers said that they have expanded their hours and will have activities at the college. Gisselman asked if these are dorms or apartments with kitchens. Young people will be going out for entertainment, going to the grocery stores and moving about. Weyers said that is possible.

Lindman said that the commission is to determine the zoning change from R1 to R4. These details are the plans and working through the details. A recommendation could be made that a civil traffic count for 3<sup>rd</sup> Avenue be conducted. It may help with the residents. There may be 132 parking stalls, but may not have 132 vehicles coming and going.

Gisselman asked Hebert if the 1:1 ratio would be compliant with zoning. Hebert answered that it is 1 ½ parking stalls per unit, not per resident. DeLeers said that there will be approximately 75 total units. Hebert said that would put them in compliance.

Zahrt asked what the exterior of the building will look like. Zahrt said he was in the real estate business for 40 years and is concerned. There is a need for the facility, but he is concerned about traffic and looks. Weyers said that they are also concerned about the looks; they have tried very diligently to improve the quality on how the college looks. Weyers asked DeLeers to pull up a picture of the Green Bay facility, which will look similar to this campus. Zahrt said he would like to see it and said he is still concerned about the traffic. Mayor Mielke said that everyone should see it. A picture of the Green Bay campus was shown to the commission members and audience members. DeLeers said that the housing complex will emulate the campus. If someone finds the campus pleasing, they will find this addition pleasing.

Peckham asked about the elevation of the land where the building will sit. Elliott said that it will be similar to the curb height of Summit Street.

Brueggeman said there are a lot of comments about traffic and asked if there is anything that the city, as part of the development, can do. Could traffic be redirected? Mayor Mielke said that this will be a CISM or Parking and Traffic Committee issue and it goes back to the time factor. Lindman said that signs don't typically work. The private developer would need to present the ideas to redirect or alter streets to the City. It is a private development.

Mayor Mielke said the notice that was sent to the neighbors stated that the decision at Council would occur on October 25<sup>th</sup>. Lenz said that it can go to the normal scheduled of November 9<sup>th</sup> Council. Gisselman asked that the neighbors be noticed of the change. Lenz said that could be done. Gisselman said that this will be the last time that this will come to this commission. Gisselman said he has issues with the 132 parking stalls and is not sure where he is sitting.

Rasmussen said that mid-summer she saw a conceptual plan for this process. Rasmussen said that when she first heard student housing, her mind went to a place where she did not want it to go. But, these won't be typical students and adult learners will be housed. Communication can move mountains. The neighbors have been taken by surprise and felt that there was an element of silence surrounding the project. Rasmussen said that she hopes that if Plan Commission moves this forward, that NTC conducts a neighborhood meeting before the council meeting on November 9<sup>th</sup>. When a neighborhood unifies and brings concerns to the council, it can have influence on the council members. The council may stop the project and zoning change if there are the same concerns. Rasmussen asked to be part of the informational meeting and said that Summit Drive and Bos Creek Drive are traveled by her residences. 3<sup>rd</sup> Avenue is a better exit than Summit Drive. A meeting needs to be held soon. Rasmussen said that she had asked the developer and NTC to have a meeting with the neighbors prior to this meeting.

Gisselman said that he has issues on the 132 vehicles and is not sure how the vehicle issue will be resolved after the neighborhood meeting. Gisselman said that he reserves at the council meeting to see how this goes.

Peckham motioned to rezone 1000 West Campus Drive from R1, Single Family Residence District, to

R4, General Residence District.

Peckham said he had read that the average person takes five trips per day and asked if this was right. Staff was not sure. Peckham said that there would be less for this population and estimated it as three trips per person. There was anguish on the design for the 400 Block and it really didn't mean anything to anybody until they received some nice drawings. Peckham said that NTC should provide better visuals to inform neighbors and council.

Lindman seconded the motion.

Daniel Sczygelski said that he finds it very disturbing that Weyers isn't taking any heat for the lack of communication, the neighbors are. Sczygelski said that they have been promised many different things by NTC. It was promised that noise abatement structures would be put up. They never did it. Sczygelski said he does not trust them. Sczygelski said that nobody has talked about the aesthetics of the building. Sczygelski said that they are concerned about their livelihood, their children. There are no sidewalks and will need to share the street with the 400 vehicles and walk to the public mailboxes. This has not been carefully planned. There were no discussions for an alternative place until just now. Sczygelski said we get to take or leave it. Sczygelski said that they did not create the schedules for the state or districts, it is not our fault. Some students were told about this during registration in August. Sczygelski said he is extremely skeptical.

Norma Sczygelski said that one element that has gotten glazed over is that there are springs and solid granite. When the science building was built, the basements shook, cracked some and knocked down a retaining wall. We have all learned that the springs pop up. The ground water will not flow away. NTC is built on a pond and was drained and graded. There is still a water issue that is not addressed.

Gisselman asked why this zoning was requested versus a UDD. More detailed plans would be reviewed with the UDD zoning. Lenz said that is a benefit of the UDD zoning, however this project would fit within R4 zoning. He said the UDD should not be applied in cases where it is not appropriate. Some cases are unique and a special zoning district is needed. This is one building on one property and the petitioners were aware of the requirements to fit within the R4 district.

Brueggeman said that he needed to abstain from the vote due to a potential conflict of interest.

Lindman said that the storm water management plan will be reviewed by the city and state, since it is over one acre.

The motion carried 4-2, with one abstention. This item will go to Common Council on November 9, 2016.

Mayor Mielke strongly urged NTC to schedule a meeting. Weyers said that they will discuss dates this evening and get notices out within the next two days.

**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."**

Lenz said that at a previous meeting the changes were introduced and a public hearing was authorized. Self-storage facilities are currently permitted in B3 districts. Over the years, we've looked to improve certain streets and gateways into the city. Staff would like the ability to review proposals for self-storage and mini-warehouses. It would become a conditional use to review the proposals on a case-by-case basis, rather than being automatically permitted.

Lenz said the second item is in regards to screening of trash containers. The City has tried to improve

residential trash collection, but it doesn't apply to commercial property. He said when there is a Unified Development District or a development agreement with someone, it is a practice to require screening of dumpsters. But it is not listed in the zoning code as being required and staff feels that it should be added.

Gisselman asked how a commercial dumpster is defined and asked if it would be a dumpster or a residential cart. Hebert answered that it is intended for a cart or larger dumpster. It is a question staff gets and they try to persuade people. The persuasion has not been as effective recently. It can be tucked away or a fence or landscaping can be used for screening. Gisselman asked if it would be for commercial only. Lenz said the amendment is being made to the code in the business zoning districts.

Peckham said that both of these items are good ideas.

Mayor Mielke closed the public hearing.

Peckham motioned to 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 and to 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". Brueggeman seconded and the motion carried unanimously 7-0. This item will go to Common Council on November 9, 2016.

**Discussion and possible action on approving the Precise Implementation Plan at 1418 North First Street to allow for a 29-unit multi-family housing project.**

Lenz said that the precise plans are in the packet for Atrium Lofts, formerly known as Sav-O Supply and Badger Lofts. The general development plan was approved earlier this year. Hebert added that UDD zoning was used for this project as it is an existing building. It would not have met the setback requirements.

Peckham asked if there is a requirement that when packages like this are submitted that it be in a colored rendering. Lenz answered no, only that certain plans are submitted. It can be requested, but it is not currently required.

Bohlken asked if the building will be painted. Lenz said that the exterior skin will be completely redone and new windows will be installed.

Gisselman motion to approve the Precise Implementation Plan at 1418 North First Street to allow for a 29-unit multi-family housing project. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on November 9, 2016.

**Discussion and possible action on dedication of land - Hiawatha.**

Lindman said that this property was donated to the city. It is a housekeeping issue. It needs to be dedicated to be used as public right-of-way. It has gone through CISM.

Bohlken motioned to approve the dedication of land - Hiawatha. Zahrt seconded, and the motion carried unanimously 7-0. This item will go to the Common Council on November 9, 2016.

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

The next meeting is scheduled for Tuesday, November 15, 2016.

Peckham asked if there will be more code revisions. Lenz said that code revisions are usually brought to the commission as staff discover them. The Comprehensive Plan will be reviewed next month. A major revision to the zoning code after the comprehensive plan may occur.

Hebert said that the credit union off of Randolph Street will be coming next month for a rezoning. There

is a possible UDD on 17<sup>th</sup> Avenue that may come next month also.

**Adjournment**

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Brueggeman motioned to adjourn, seconded by Peckham. Motion carried unanimously 7-0 and the meeting adjourned at 6:30 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on November 15, 2016.**



**STAFF REPORT**

**TO:** City of Wausau Plan Commission  
**FROM:** Brad Lenz, City Planner  
**DATE:** November 9, 2016

**GENERAL INFORMATION**

**APPLICANT:** John Chmiel, Wausau Downtown Airport  
**LOCATION:** 725 Woods Place  
**EXISTING ZONING:** R2, Single Family Residence District  
**REQUESTED ZONING:** Conditional Use  
**PURPOSE:** To approve the East Hangar Development Area which will allow private individuals to lease airport property to build private hangars. In the R2 District, airports, including aircraft hangars, are conditional uses.  
**EXISTING LAND USE:** Vacant  
**SIZE OF PARCEL:** Approximately 5.5 acres  
**SURROUNDING LAND USE AND ZONING:**

The hangar development area is proposed to be located within the current boundaries of the Wausau Downtown Airport, along its northern boundary. Outside the airport to the north is a single-family residential area. Land to the east, west, and south is currently, and will remain, airport property.

## 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.*

Please see the attached map and narrative description of the proposed East Hangar Development Area. As stated in the narrative, a previous "blanket conditional use" was approved for the West Hangar Development Area so that each individual hangar to be constructed within the area did not require its own conditional use permit. The proposed East Hangar Development Area is being planned to work in a similar fashion. The standards by which the blanket/overall conditional use is to be judged by Plan Commission are listed above. They mainly pertain to the impacts that this proposed use is expected to have on neighboring properties and the public's general welfare.

## East Hangar Development Area Conditional Use Request Description

### **Objectives**

The objective of the East Hangar Development Area is to create an area on the airport with installed utilities and taxi-lanes where private hangar developers can execute a land lease to build individual hangars.

The plan is to have this be the final planning commission approval and public hearing. Private hangar builders will be granted permission to build on airport property at a mutually agreed upon airport location recommended by the airport committee. The finance committee will review each individual land lease for hangar construction and make its recommendation to the City Council. City Council will grant final approval.

Approval is requested for phases 1, 2, and 3.

### **Advantages for the City**

The advantage to the City is hangar development at the airport with minimal City investment. The City earns revenue through the annual land lease, and annual property tax revenue earned based on the value of each hangar. The East Hangar Development area also offers the potential upon future approvals by the City Council, the FAA, and the Wisconsin Bureau of Aeronautics, for a project involving "airport access agreements" with adjacent property owners (who are aircraft owners) to execute a land lease to build a hangar on airport property.

### **Advantages for the Private Hangar Builder**

The builder can build the hangar to the dimensions they wish with the amenities they require within the dimensions of the selected module.

### **History**

The West Hangar Development Area was approved around 2000. Since its inception there have been (11) privately constructed hangars in this area. There is only one lot left for private hangar construction. Therefore, the airport committee approved pursuing approval of an East Hangar Development Area. The Wisconsin Bureau of Aeronautics and FAA have approved the East Hangar Development Area concept. A public hearing is a requirement in the process of securing FAA funding for the development.

### **General Description**

There are three development phases to the project as indicated on the maps included. The first area will be phase one. The plan is to install utilities (gas, electric, water, sanitary sewer, cable) in the phase I area in 2017. The installation of these utilities for the phase I area is also a requirement for the Kocourek and Turner hangars proposed for construction in 2017 in the phase 1 area. The taxiway, taxi-lane, and vehicle access road installment in the phase I area will take place in 2018 as FAA funding is available. Phases II and III will proceed as demand for hangar space requires it.

The hangar development areas have been organized into "modules". Each "module" can accommodate a maximum 15,000 square feet of hangar development. This could be one hangar of 15,000 square feet or multiple hangars adding up to a total of 15,000 square feet. Fire code dictates this maximum square footage before a 60 foot separation between "modules" is necessary. Within each hangar "module" there is not a specific minimum separation.

### **New Buildings**

It is the intent of this project that all new buildings will be funded and constructed through private development. The intent of the project is to increase revenue earned by the airport through land leases, and property taxes and the potential for "airport access agreements",. The City is not prohibited from building City funded buildings in the East Hangar Development Area.

### **Parking**

The intent will be to install vehicle parking adjacent to hangars which would not interfere with further hangar development. The most likely location for vehicle parking will be between the vehicle access road and the hangar. This area will not interfere with aircraft parking or further hangar development.

### **Number of Employees/Hours of Operation/Signage**

The private hangars which have been constructed at the airport are built to commercial code but are not allowed for commercial operations. The City of Wausau would have to grant permission to any additional commercial operations at the airport on an individual basis. Approval of this East Hangar Development Area would not allow commercial operations to take place in this area.

### **Hangar Construction Approval Process**

1. Airport Committee recommendation of building dimension and location on airport property in designated "modules"
2. Finance Committee approval of land lease
3. City Council approval

### **Airport Access Agreements**

This is a concept would make the Wausau Downtown Airport unique. An "airport access agreement" would allow a property owner adjacent to airport property to install a security gate in the airport perimeter fence bordering their property to allow access to airport property. The agreement would only be granted if the adjacent property owner executes a land lease for private hangar construction in the East Hangar Development Area. Implementation of airport access agreements would require future Wisconsin Bureau of Aeronautics, FAA, and City Council approval.

The airport access agreement would only be granted on an individual basis. Only the property owner will be granted access. Permission will be non-transferable. There are examples of "airport access agreements" at other airports approved by the FAA.

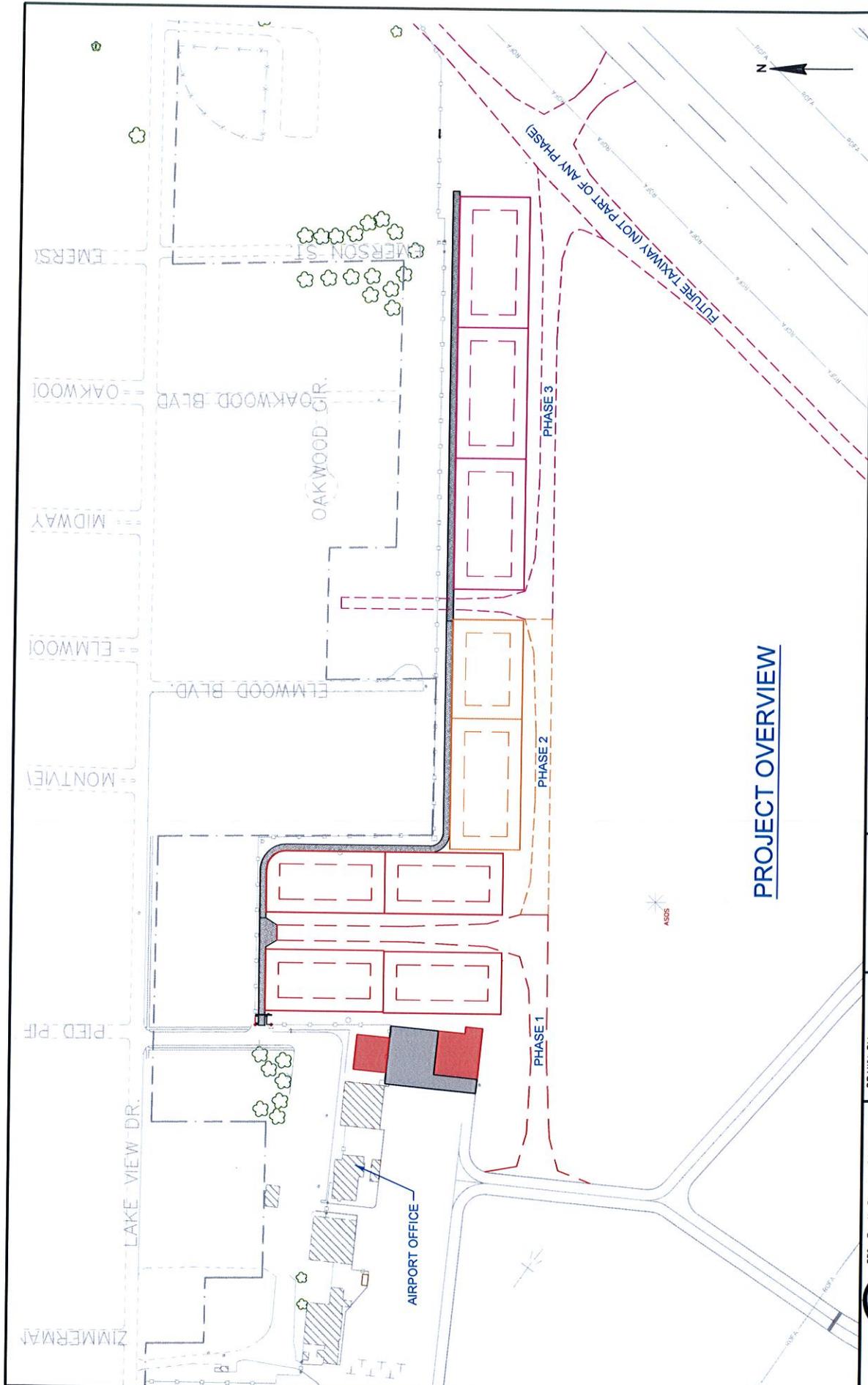
This opportunity appeals to pilots and aircraft owners. There are examples of air parks all across the country which show demand for this kind of agreement. It will create a demand for property adjacent to the airport and should have a positive impact on those property values.

### **City Responsibilities**

- Utility installation
- Taxiway installation
- Taxi-lane installation
- Pavement installation from the existing taxi-lane to the new hangar approach

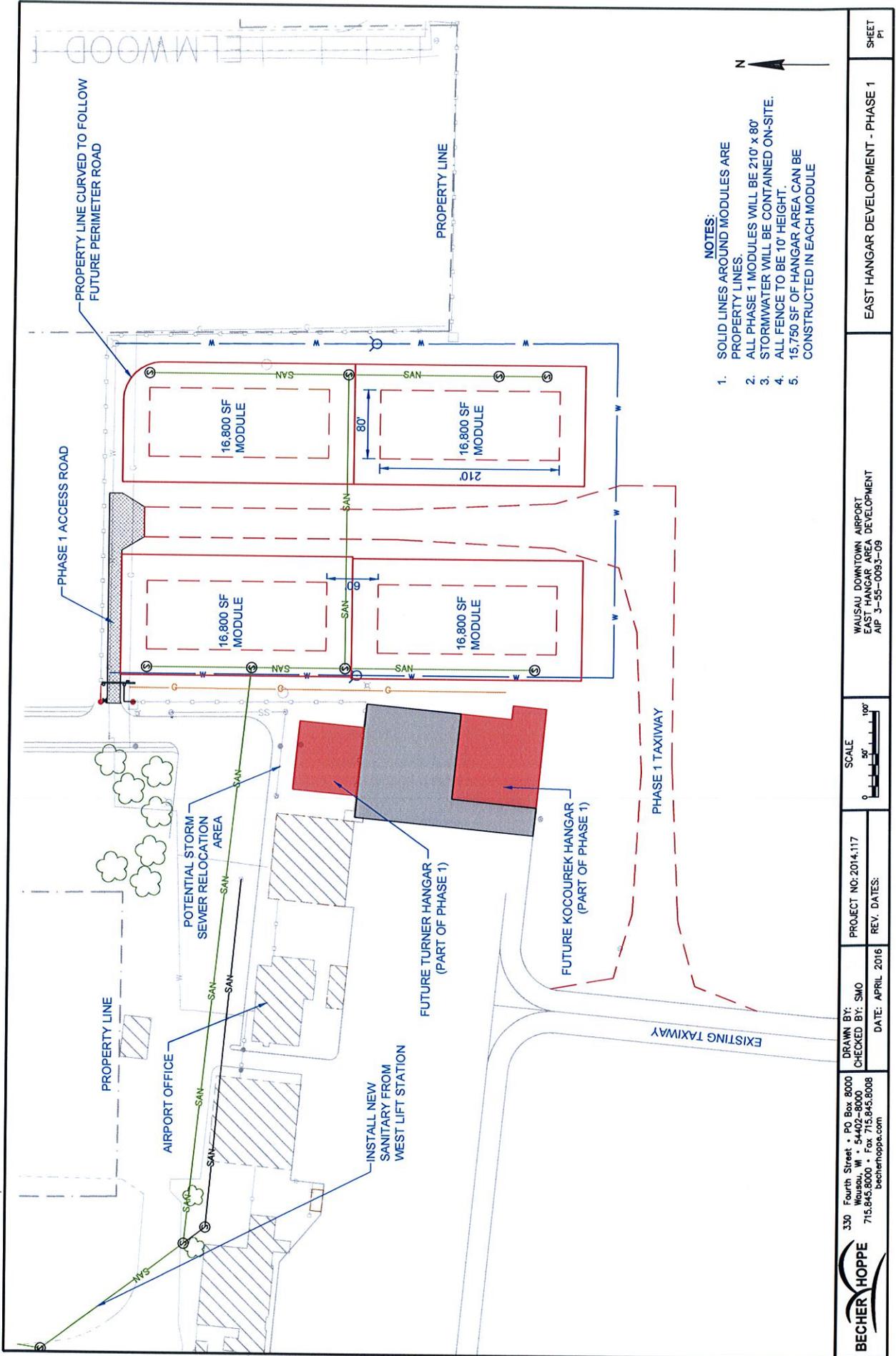
### **Funding**

Funding for the project will be paid for primarily through FAA. Portions of the project will be funded 95% FAA/2.5% State/2.5% Local. Other portions may be funded 80% FAA/20% Local.



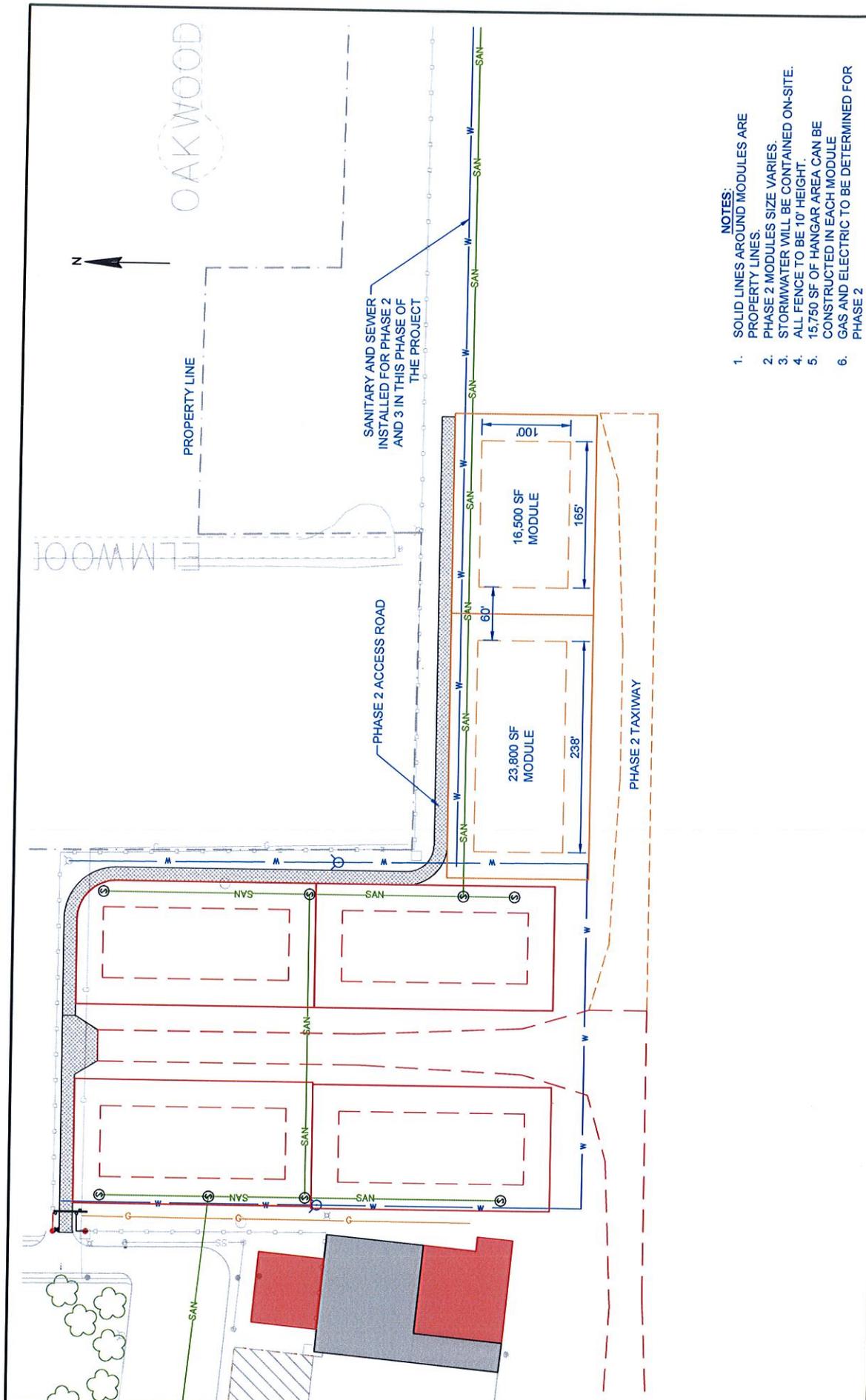
# PROJECT OVERVIEW

<p>330 Fourth Street • PO Box 8000 Wausau, WI • 54402-8000 715.845.8000 • Fax 715.845.8008 becherhoppe.com</p>	<p>DRAWN BY: SMO CHECKED BY: SMO</p>	<p>PROJECT NO: 2014.117</p>	<p>SCALE 0 100' 200'</p>	<p>DATE: APRIL 2016</p>	<p>REV. DATES:</p>	<p>Wausau Downtown Airport East Hangar Area Development AIP 3-55-0093-09</p>	<p>SHEET 01</p>
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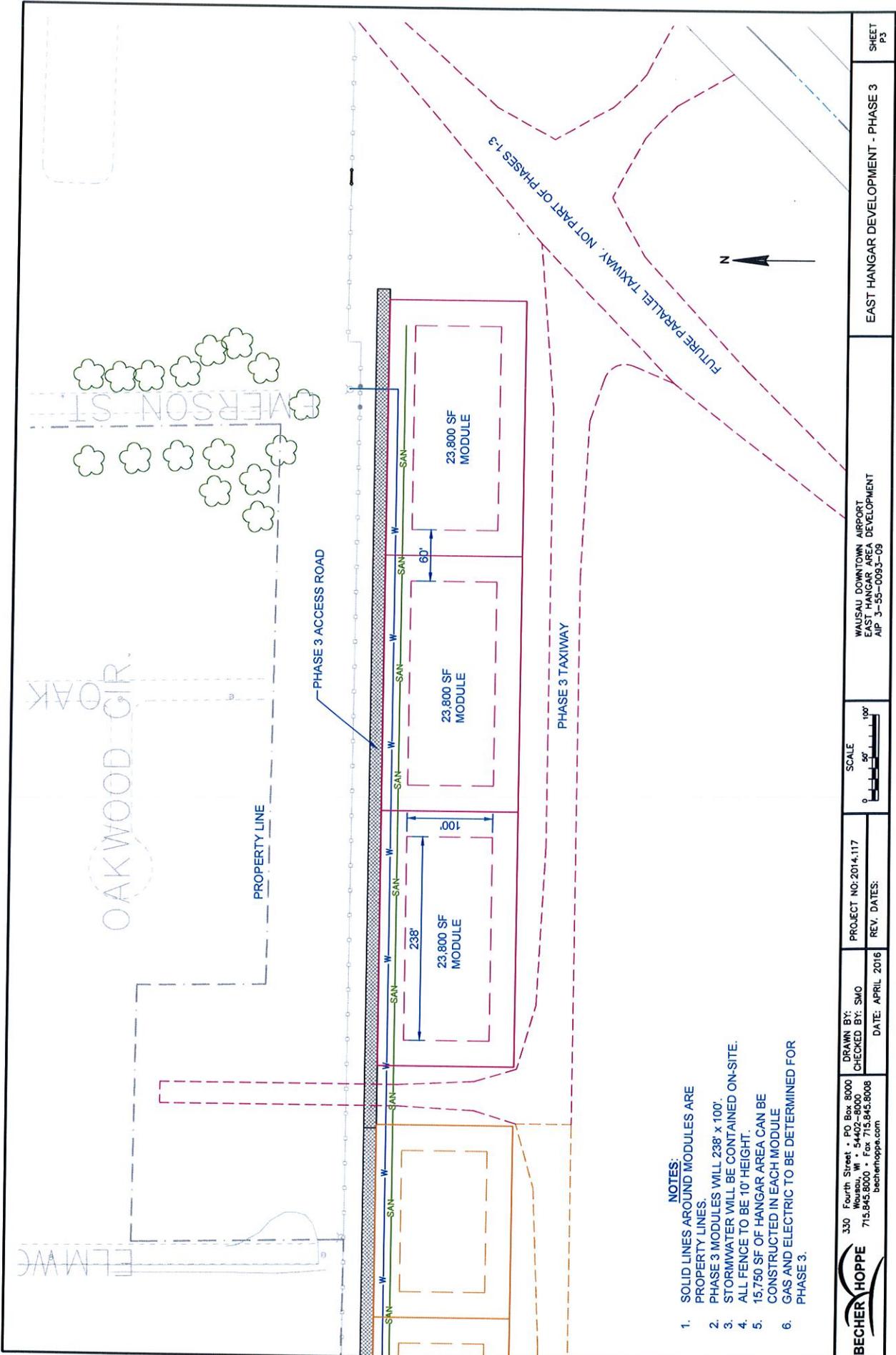
- NOTES:**
1. SOLID LINES AROUND MODULES ARE PROPERTY LINES.
  2. ALL PHASE 1 MODULES WILL BE 210' x 80'
  3. STORMWATER WILL BE CONTAINED ON-SITE.
  4. ALL FENCE TO BE 10' HEIGHT.
  5. 15,750 SF OF HANGAR AREA CAN BE CONSTRUCTED IN EACH MODULE

<p><b>BECHER HOPPE</b>          330 Fourth Street • PO Box 8000          Wausau, WI 54402-8000          715.845.8000 • Fax 715.845.8008          becherhoppe.com</p>	<p>DRAWN BY: SMO          CHECKED BY: SMO          DATE: APRIL 2016</p>	<p>PROJECT NO: 2014.117          REV. DATES:</p>	<p>SCALE          0 50' 100'</p>	<p>Wausau Downtown Airport          East Hangar Area Development          AIP 3-55-0093-09</p> <p>EAST HANGAR DEVELOPMENT - PHASE 1</p> <p>SHEET          Pt.</p>
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- NOTES:**
1. SOLID LINES AROUND MODULES ARE PROPERTY LINES.
  2. PHASE 2 MODULES SIZE VARIES.
  3. STORMWATER WILL BE CONTAINED ON-SITE.
  4. ALL FENCE TO BE 10' HEIGHT.
  5. 15,750 SF OF HANGAR AREA CAN BE CONSTRUCTED IN EACH MODULE
  6. GAS AND ELECTRIC TO BE DETERMINED FOR PHASE 2

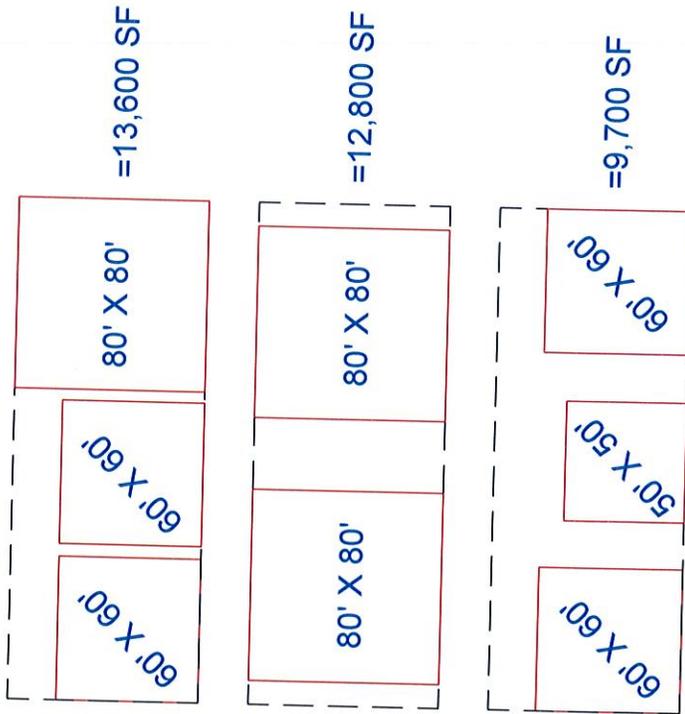
	330 Fourth Street • PO Box 8000 Wausau, WI • 54402-8000 715.845.8000 • Fax 715.845.8008 becherhoppe.com	DRAWN BY: SMO CHECKED BY: SMO DATE: APRIL 2016	PROJECT NO: 2014.117 REV. DATES:	SCALE 	WAUSAU DOWNTOWN AIRPORT EAST HANGAR AREA DEVELOPMENT AIP 3-55-0093-09	EAST HANGAR DEVELOPMENT - PHASE 2	SHEET P2
	LAYOUT: P2 PLOT TIME: 11/2/2016 2:31 PM FILE NAME: P:\2014\2014117 - B0A-Wausau - Hangar Area & Taxiway\CAD\Exhibit\OFFICIAL PUBLIC MEETING\PUBLIC MEETING EXHIBIT.dwg Copyright 2012, Becher-Hoppe Assoc. Inc.						



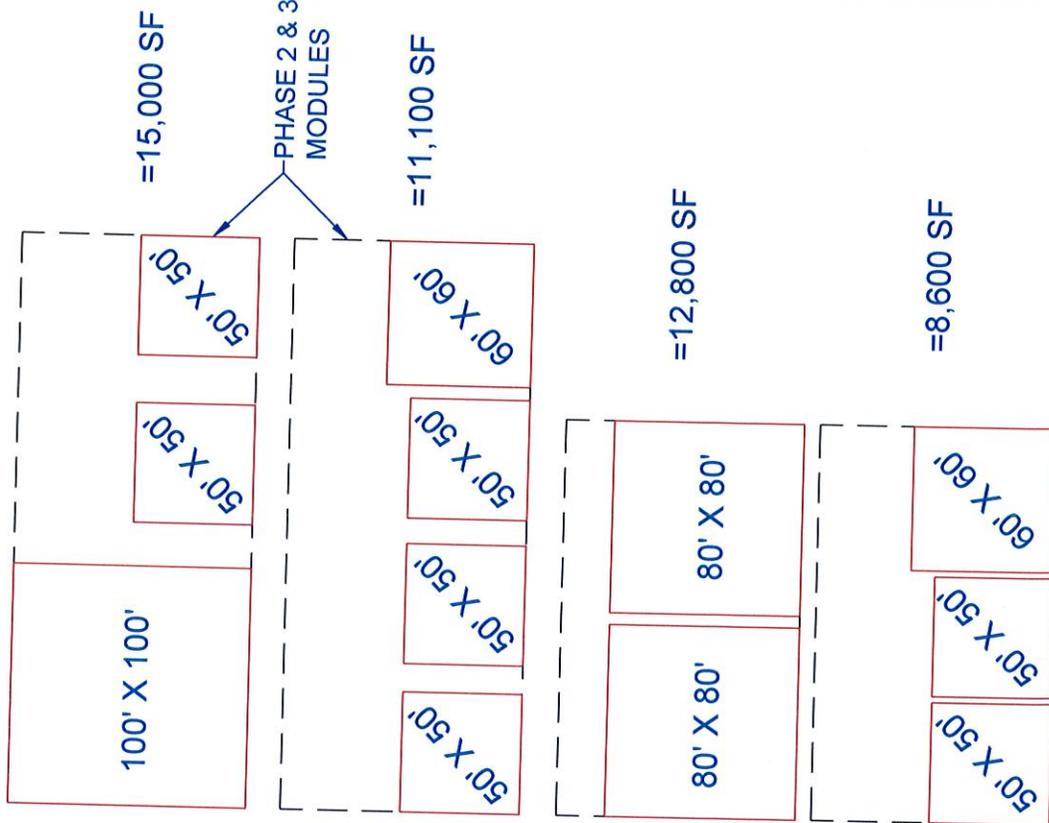
- NOTES:**
1. SOLID LINES AROUND MODULES ARE PROPERTY LINES.
  2. PHASE 3 MODULES WILL 238' x 100'.
  3. STORMWATER WILL BE CONTAINED ON-SITE.
  4. ALL FENCE TO BE 10' HEIGHT.
  5. 15,750 SF OF HANGAR AREA CAN BE CONSTRUCTED IN EACH MODULE
  6. GAS AND ELECTRIC TO BE DETERMINED FOR PHASE 3.

<p>330 Fourth Street • PO Box 8000 Wausau, WI • 54402-8000 715.845.8000 • Fax 715.845.8008 becherhoppe.com</p>	<p>PROJECT NO: 2014.117</p>	<p>SCALE 0 50' 100'</p>	<p>Wausau DOWNTOWN AIRPORT EAST HANGAR AREA DEVELOPMENT AIP 3-55-0093-09</p>	<p>EAST HANGAR DEVELOPMENT - PHASE 3</p>	<p>SHEET P3</p>
<p><b>BECHER HOPPE</b></p>	<p>DATE: APRIL 2016</p>	<p>REV. DATES:</p>	<p>DRAWN BY: SHO CHECKED BY: SHO</p>	<p>PHASE 3 TAXIWAY</p>	<p>© Copyright 2016, Becher-Hoppe Assoc. Inc.</p>

**SAMPLE PHASE 1 MODULE LAYOUTS**



**SAMPLE PHASE 2 & 3 MODULE LAYOUTS**



**NOTE:**  
COMBINATIONS SHOWN ARE FOR INFORMATION ONLY. MULTIPLE COMBINATIONS EXIST. ACTUAL HANGAR LAYOUTS TO BE APPROVED BY THE AIRPORT COMMITTEE.



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Wausau, WI • 54402-8000  
715.845.8000 • Fax 715.845.8008  
becherhoppe.com

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CHECKED BY: SMO  
DATE: APRIL 2016

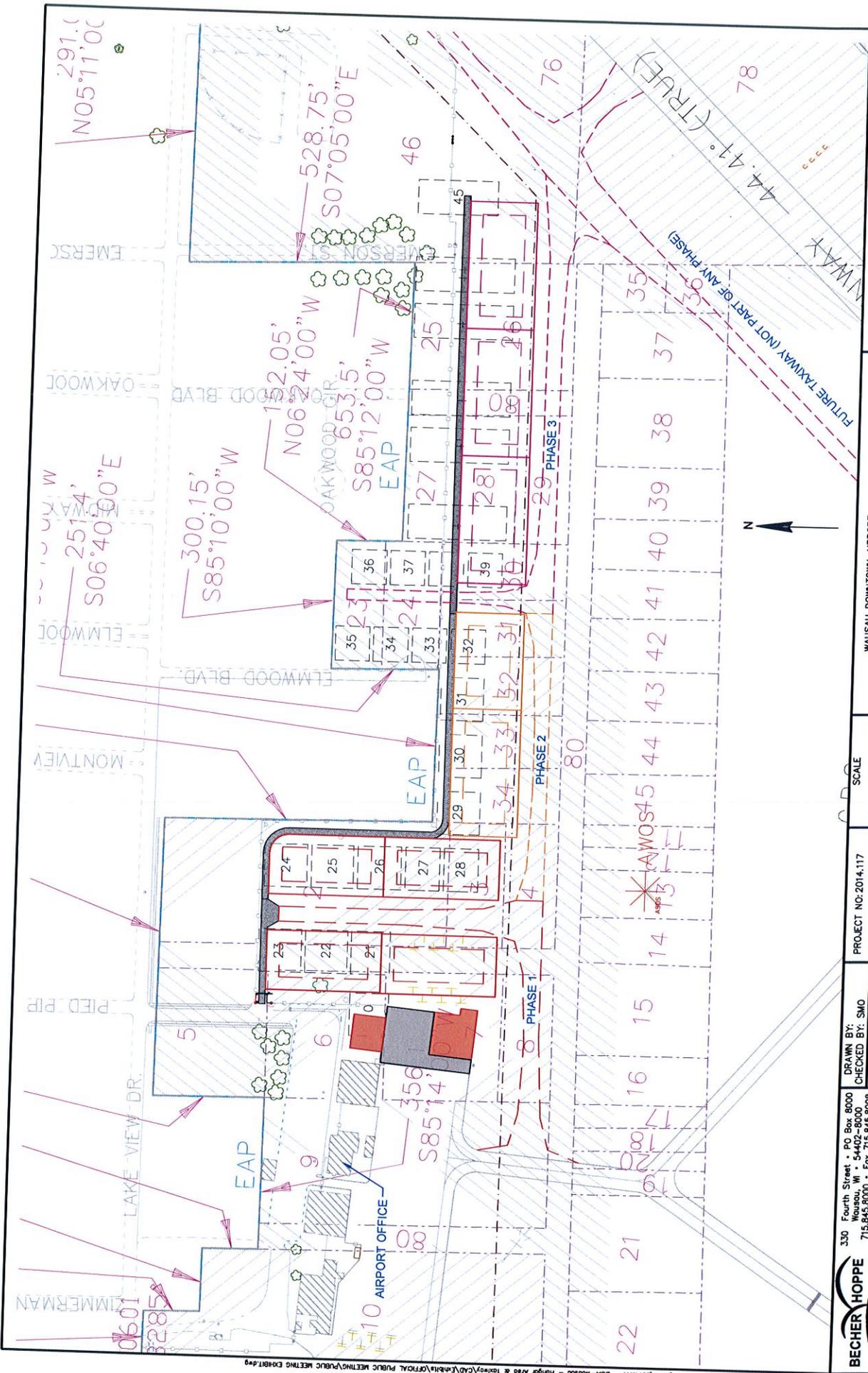
PROJECT NO: 2014.117  
REV. DATES:

SCALE

WAUSAU DOWNTOWN AIRPORT  
EAST HANGAR AREA DEVELOPMENT  
AIP 3-55-009-09

EAST HANGAR DEVELOPMENT - SAMPLE  
MODULES

SHEET  
MCO



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 DATE: APRIL 2016  
 PROJECT NO: 2014.117  
 REV. DATES:

SCALE  
 0 100' 200'

Wausau Downtown Airport  
 Hangar Area Development  
 AP 3-55-0893-08

SHEET  
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LAYOUT: PM  
 FILE NAME: P:\2014\2014.117 - BOM - Wausau - Hangar Area & Taxiway\CAD\ENR\BOM\OFFICIAL PUBLIC MEETING\PUBLIC MEETING EXPORT.dwg  
 PLOT TIME: 11/8/2016 8:43 AM  
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**STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: November 10, 2016

**GENERAL INFORMATION**

**APPLICANT:** Tracie Wills, M.E. Employees Credit Union  
**LOCATION:** 1340 Cherry Street  
**EXISTING ZONING:** R3, Two Family Residence District  
**REQUESTED ZONING:** B2, Community Service District  
**PURPOSE:** To allow for construction of a new credit union with increased off-street parking.  
**EXISTING LAND USE:** Single family home  
**SIZE OF PARCELS:** 0.17 acres  
**SURROUNDING LAND USE and ZONING:**  
North: B2, Community Service District; Credit union  
South: R2, Single Family Residence District; Single-family homes  
East: M2, General Industrial District; Manufacturing  
West: Single-family homes; R2.

(See attached *Zoning and Land Use* map)

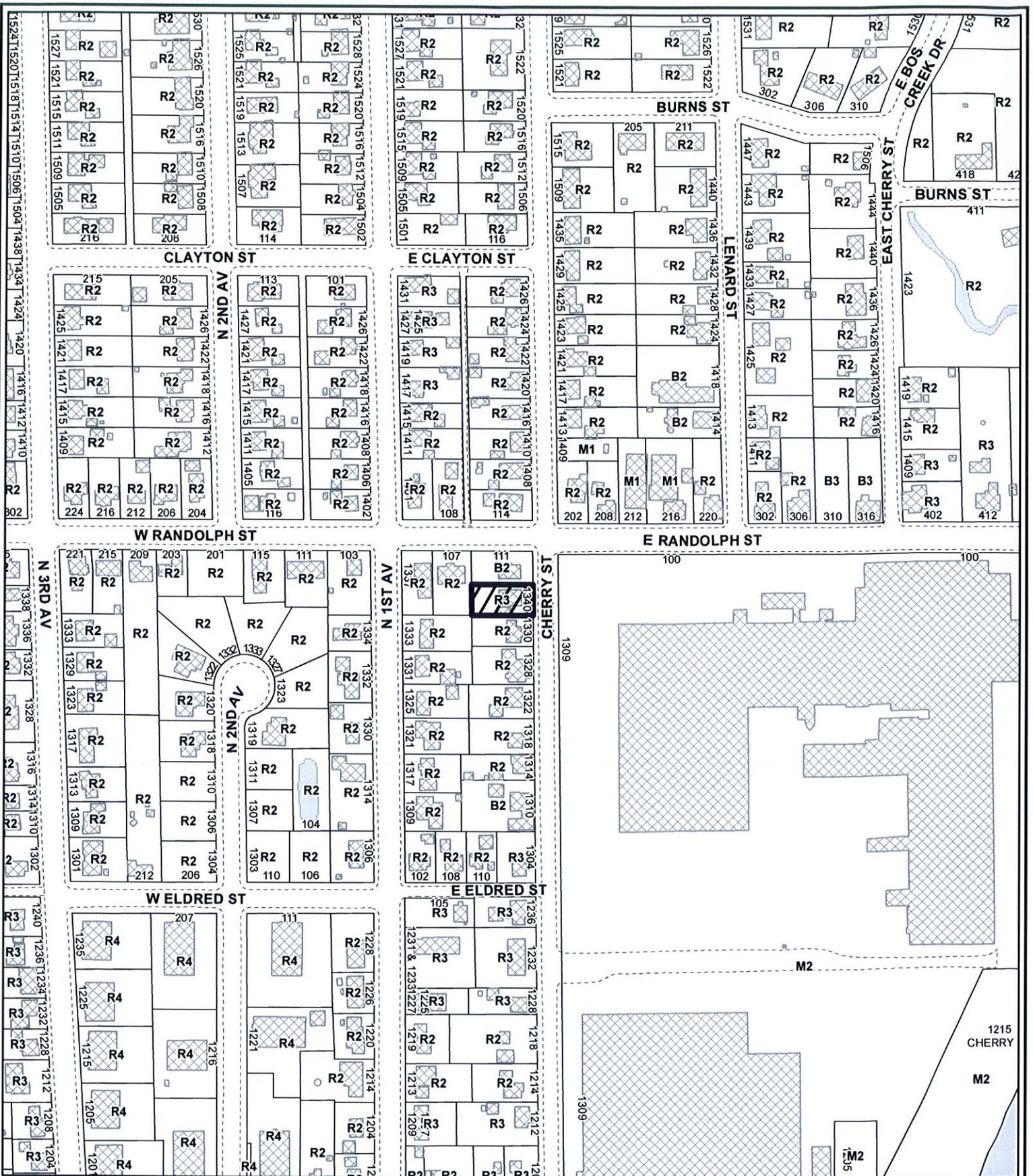
## ANALYSIS

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:

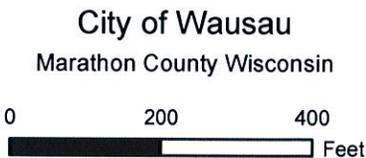
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general 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 petitioner is seeking a zoning change to B2 so that the existing home may be demolished to make way for an expanded credit union and parking lot on this lot and the lot to the north where the existing credit union is located. Both of the properties lie directly across Cherry Street from the large manufacturing business whose employees are members of the credit union.

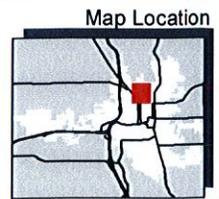
The general area contains a mix of different zoning and land use categories. A commercial property exists to the south on the same block as the subject property, with several residential properties between them. Besides the large manufacturing site directly to the east, smaller industrial and commercial properties can also be found on Randolph Street. The majority of the area, however, consists of single family homes. If approved to B2, the zoning code would require a fence along the property lines where commercial meets residential zoning – in this case, to the south and to the west.



Map Date: November 1, 2016



- Area of Interest
- Building





**STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: November 10, 2016

**GENERAL INFORMATION**

**APPLICANT:** Tim P. Thorsen, Sport and Spine Physical Therapy  
**LOCATION:** 916/918/924/940 S. 17<sup>th</sup> Avenue  
**EXISTING ZONING:** UDD, Unified Development District  
**REQUESTED ZONING:** UDD, Unified Development District  
**PURPOSE:** To approve the general development and precise implementation plans for a new 3,000 square foot physical therapy center.  
**EXISTING LAND USE:** Vacant  
**SIZE OF PARCEL:** 0.73 acres  
**SURROUNDING ZONING AND LAND USE:**

North: UDD; Financial institution.  
South: B2, Community Service District; Retail store.  
East: UDD, and R2, Single Family Residence District; Office and residential.  
West: R2; Residential.

(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 particular 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.*

A previously approved general development plan from 2009 for this site included two 3,000 square-foot buildings. Neither of the buildings were built and the land remains vacant. One of the uses proposed on the site included a retail clothing sales store. The site is adjacent to UDD zoning to the north, where a bank was built in 2007. Space remains on the site for a future commercial building of approximately the same size, as was outlined in the previous general development plan.

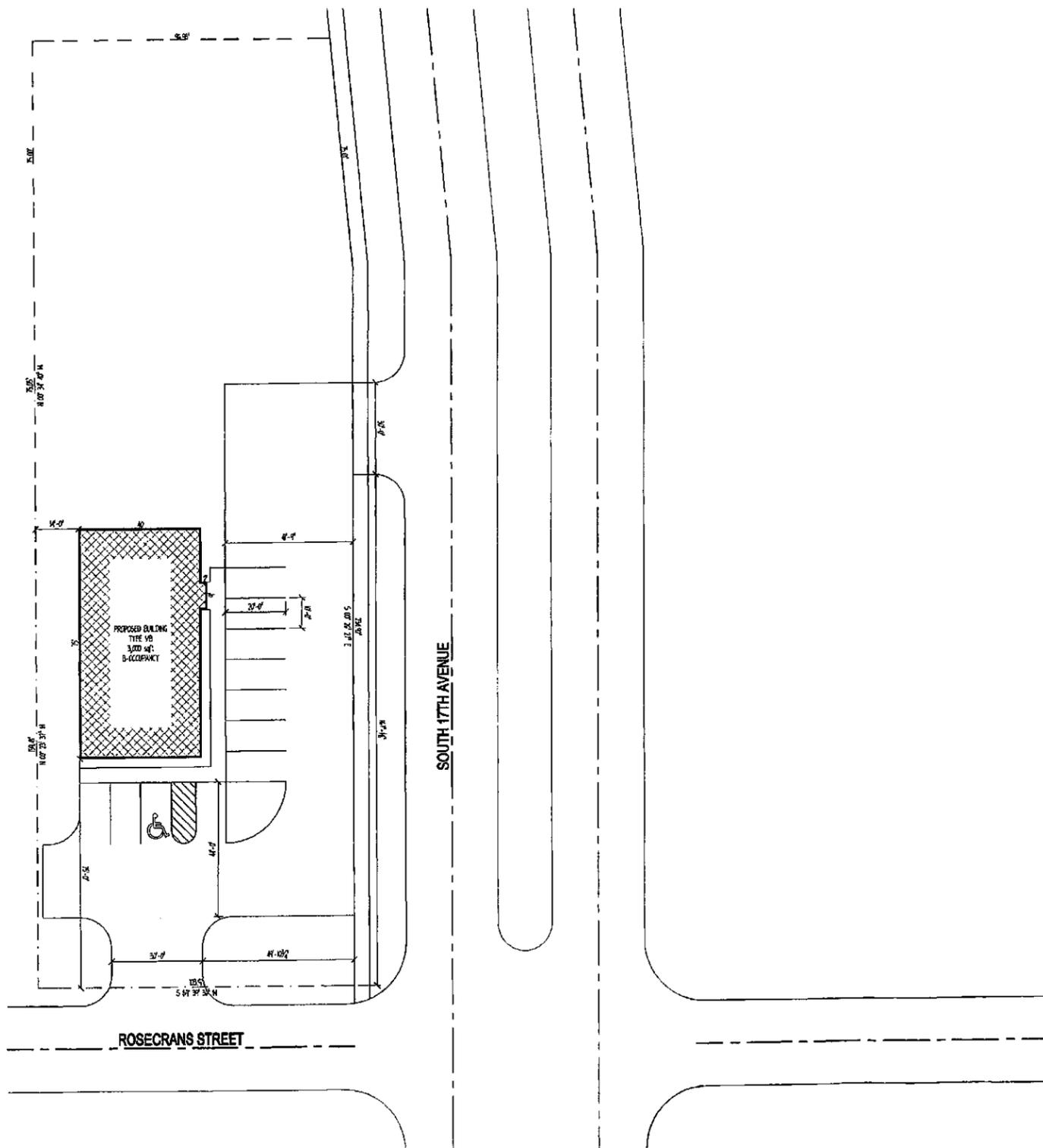
The existing use of property within the general area of the proposed project is commercial in nature, with the bank to the north, retail to the south, and office use across 17<sup>th</sup> Avenue. The trend in land use and zoning along this segment of 17<sup>th</sup> Avenue has generally been from

residential to commercial. From previous discussions regarding the zoning of the property, the proposed commercial development was seen as compatible with land uses in the general vicinity of the petitioner's property.

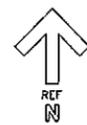
As traffic volume on 17<sup>th</sup> Avenue has increased, the desirability of this corridor for single family residential use has declined. The site is adequately served by streets and other public infrastructure to accommodate the proposed use.

Through the Unified Development District rezoning review and approval process, the proposed commercial development can be developed in a manner that is consistent with the goals, objectives and policies identified in the *City of Wausau Comprehensive Plan*.

The petitioners are also seeking precise implementation plan approval. A site plan and building plans are included. Staff recommends that a landscaping plan be approved by staff prior to construction.



1 SITE PLAN  
 1" = 20'-0"



**URBAN  
 CONSTRUCTION  
 COMPANY**

5909 N 39th Avenue  
 Wausau, WI 54401  
 TEL: 715-675-9425  
 FAX: 715-675-9781

OWNER:  
**Spine And Sport  
 Physical Therapy**

LOCATION:  
 Wausau, WI

PROJECT:  
 Proposed Building

CONSULTANT:

REVISIONS:

#	Date	Description
1	11-4-2016	Digital Release

DRAWING #: 16-723  
 PROJECT #: Preliminary  
 DRAWN BY: KCM  
 CHECKED BY:

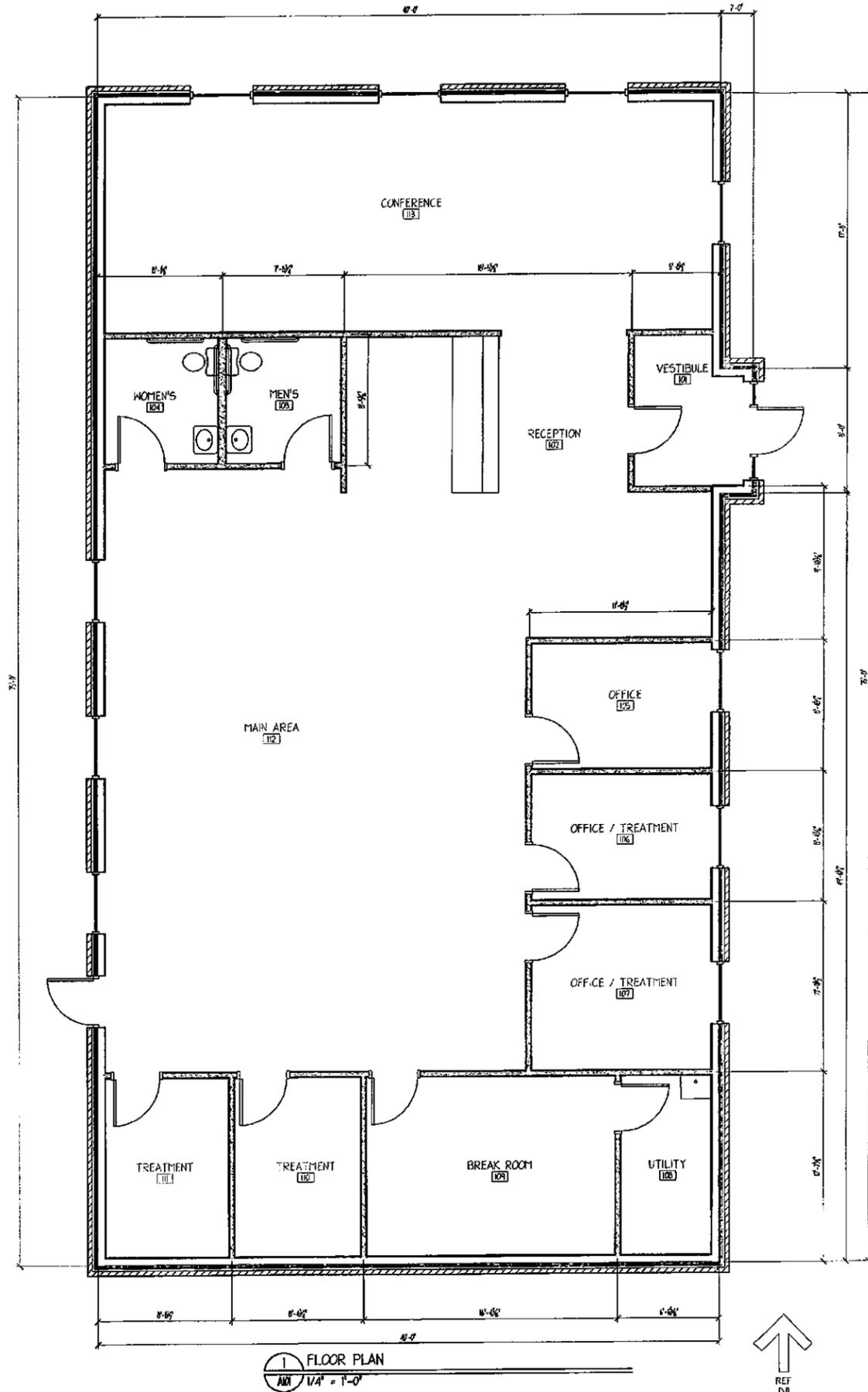
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PLAT DATE:  
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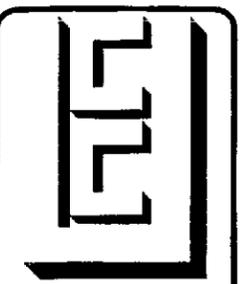
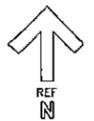
Preliminary  
 for Bid  
 for Construction

SHEET TITLE:  
 Site Plan 40x75'

C101  
 SHEET OF



1 FLOOR PLAN  
 ANI 1/4" = 1'-0"



**URBAN  
 CONSTRUCTION  
 COMPANY**

5909 N 39th Avenue  
 Wausau, WI 54401  
 TEL: 715-675-9425  
 FAX: 715-675-9781

OWNER:  
**Spine And Sport  
 Physical Therapy**

LOCATION:  
 Wausau, WI

PROJECT:  
 Proposed Building

CONSULTANT:

REVISIONS:

#	Date	Description
0	1-4-2016	Original Release

DRAWING #: 16-723  
 PROJECT #: Preliminary  
 DRAWN BY: JCM  
 CHECKED BY:

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PLOT DATE: 11/9/2016 2:50 PM  
 Preliminary  
 for Bid  
 for Construction

SHEET TITLE  
 Floor Plan 40x75'

A101  
 SHEET OF

## GENERAL NOTES

- 1) ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION
- 2) THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
- 3) THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.
- 5) MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.
- 6) VIZION DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- 7) CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE
- 8) STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- 9) ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.
- 10) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 11) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO VIZION DESIGN GROUP PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
- 12) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. VIZION DESIGN GROUP SHALL BE NOTIFIED OF ALL DISCREPANCIES.

## DIMENSIONS

- 1) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- 2) ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 3) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 4) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.

## ABBREVIATIONS

ADJ ADJUSTABLE  
 ASPH ASPHALT  
 BSMT BASEMENT  
 BTM BOTTOM  
 BTW BETWEEN  
 CANT CANTILEVER  
 CJ CONTROL JOINT  
 CLG CEILING  
 CER CERAMIC  
 CHIM CHIMNEY  
 CO CASED OPENING  
 COMB COMBINATION  
 COMP COMPACT  
 CONC CONCRETE  
 CSD CASED  
 CPT CARPET  
 CT CERAMIC TILE  
 GALV GALVANIZED  
 G&N GLUED & NAILED  
 G&S GLUES & SCREWED  
 MAR MARBLE  
 MAX MAXIMUM  
 MICRO MICROWAVE  
 MIL .001 INCH  
 MIN MINIMUM  
 MISC MISCELLANEOUS  
 MO MASONRY OPENING  
 NO NUMBER  
 NTS NOT TO SCALE  
 OC ON CENTER  
 OHD OVERHEAD DOOR  
 OPG OPENING  
 PC PULL CHAIN  
 PICT PICTURE  
 POLY POLYETHYLENE  
 PROJ PROJECTION  
 RAD RADIUS  
 RAFTS RAFTERS

DBL DOUBLE  
 DET DETAIL  
 DIA DIAMETER  
 DN DOWN  
 DRY DRYER  
 DW DISHWASHER  
 EA EACH  
 ELEV ELEVATION  
 ENT ENTERTAINMENT  
 EXP EXPOSURE  
 FC FLOOR CHANGE  
 FG FIBERGLASS  
 FIN FINISHED  
 FIXT FIXTURE  
 FLR FLOOR  
 FLOUR FLUORESCENT  
 FJ FLOOR JOIST  
 FTG FOOTING  
 REF REFRIGERATOR  
 RM ROOM  
 RO ROUGH OPENING  
 SHWR SHOWER  
 SL SIDE LITE  
 STA STATIONARY  
 STD STANDARD  
 STL STEEL  
 STRUCT STRUCTURAL  
 TC TRASH COMPACTOR  
 T&G TONGUE & GROOVED  
 WH WATER HEATER  
 HDR HEADER  
 INSUL INSULATION  
 JST JOIST  
 LVL LAMINATED VENEER LUMBER

LIN LINEN  
 LIV LIVING  
 MBR MASTER BEDROOM  
 MC MEDICINE CABINET  
 WWM WELDED WIRE MESH  
 UL UNDERLAYMENT  
 UNEX UNEXCAVATED  
 WASH WASHER  
 WD WOOD  
 WF WIDE FLANGE  
 1SH 1 SHELF  
 5SH 5 SHELVES  
 PAN PANTRY  
 SH/R SHELF AND ROD

### WINDOWS

AW AWNING  
 CS CASEMENT  
 DH DOUBLE HUNG  
 FX FIXED  
 PAW PICTURE OVER AWNING  
 PIC PICTURE  
 SH SINGLE HUNG  
 SL SLIDER  
 TRAP TRAPEZOID  
 HR HALF ROUND  
 CIRC FULL CIRCLE  
 OCT OCTAGON

### CABINETS

B BASE CABINET  
 W WALL CABINET  
 L LEFT HINGE  
 R RIGHT HINGE  
 BD BASE DRAWER  
 VSB VANITY SINK BASE  
 VD VANITY DRAWER  
 VLC VANITY LINEN CABINET  
 UC UTILITY CABINET  
 PC PANTRY CABINET  
 OC OVEN CABINET  
 SB SINK BASE  
 BWBT BASE WASTE BASKET

## DETAILS

- 1) DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
- 2) WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- 3) FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.
- 4) PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, ETC.
- 5) SLOPE ALL CONCRETE WALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF DOORS.
- 6) PROVIDE FIRE-BLOCKING AND DRAFT-STOPPING IN SPACES CREATED BY CHASES, FURRING, ETC. IN ACCORDANCE WITH THE APPLICABLE CODES.
- 7) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES.
- 8) WINDOW DESIGN INTENDED TO BE IN COMPLIANCE WITH APPLICABLE CODES IN REGARDS TO EGRESS AND SAFETY GLASS. ALL WINDOW SIZES AND REQUIREMENTS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.

## SHEET INDEX

- A1** - COVER SHEET  
**A2** - ELEVATIONS  
**A3** - ELEVATIONS  
**A4** - FIRST FLOOR PLAN  
**A5** -  
**A6** -  
**A7** -  
**A8** -  
**A9** -  
**A10** -  
**A11** -  
**A12** -



Custom Plan

Preliminary Set

Sport & Spine

S 17th Ave.  
 Wausau, WI

815 S. 24th Ave - Suite #100

Wausau, WI 54401

(715) 804.0830

www.scherrerconstruction.com

**Scherrer**  
 CONSTRUCTION CO., INC.  
 Since 1928 The Tradition Continues...

DATE:

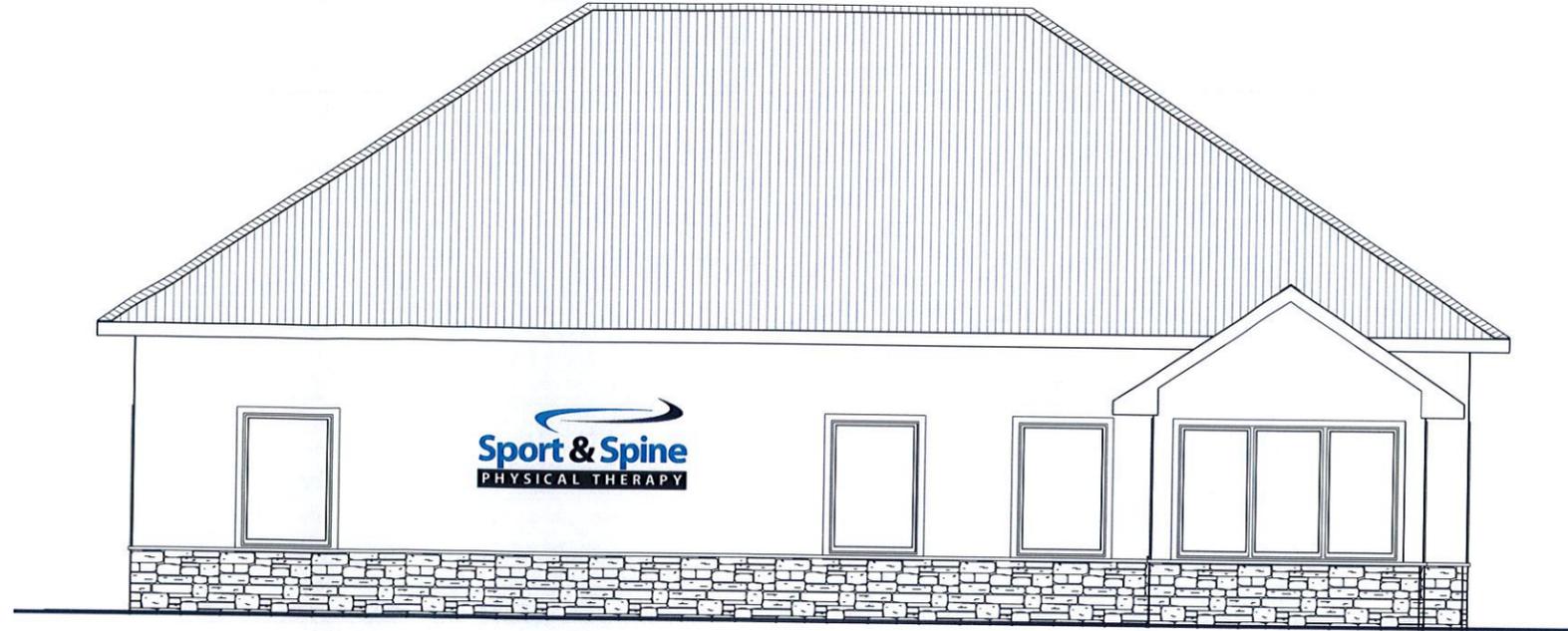
10/13/2016

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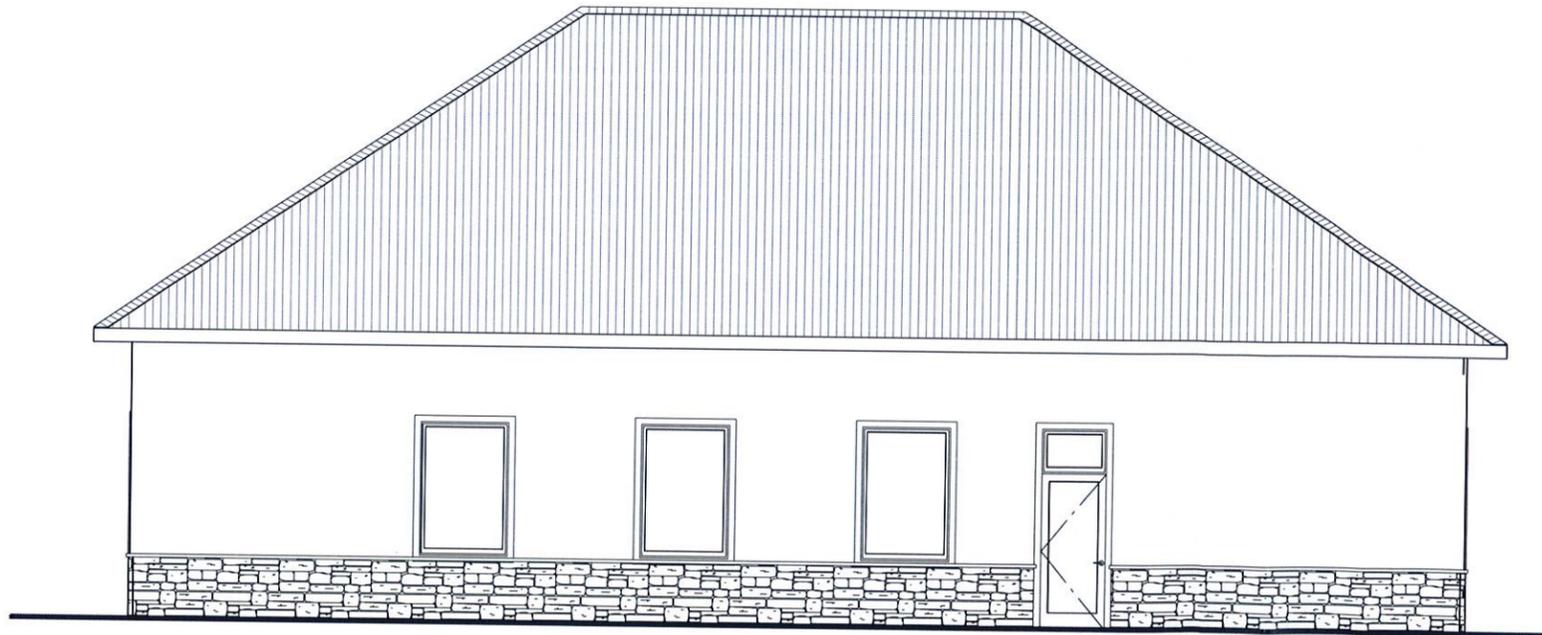
VDG: JDG

SHEET:

**A-1**



**FRONT ELEVATION**  
 1/4" = 1'-0" (22x34)  
 1/8" = 1'-0" (11x17)



**BACK ELEVATION**  
 1/4" = 1'-0" (22x34)  
 1/8" = 1'-0" (11x17)



Custom Plan  
 Preliminary Set

**Sport & Spine**  
 S 17th Ave.  
 Wausau, WI

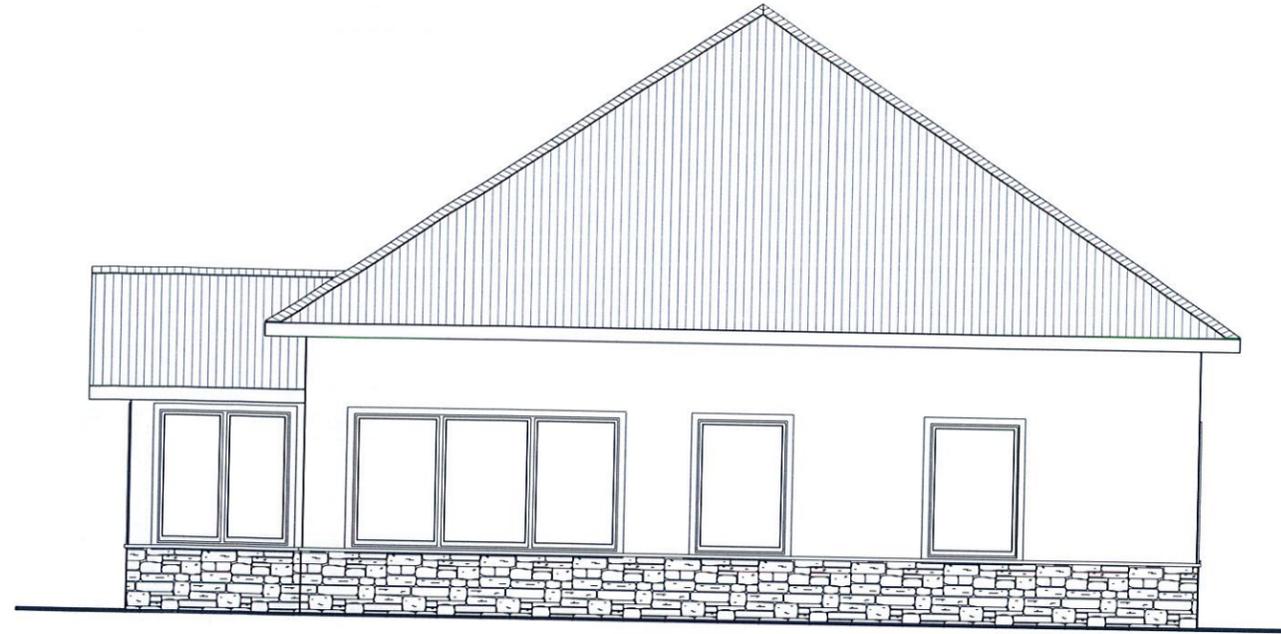
815 S. 24th Ave - Suite #100  
 Wausau, WI 54401  
 (715) 804.0830  
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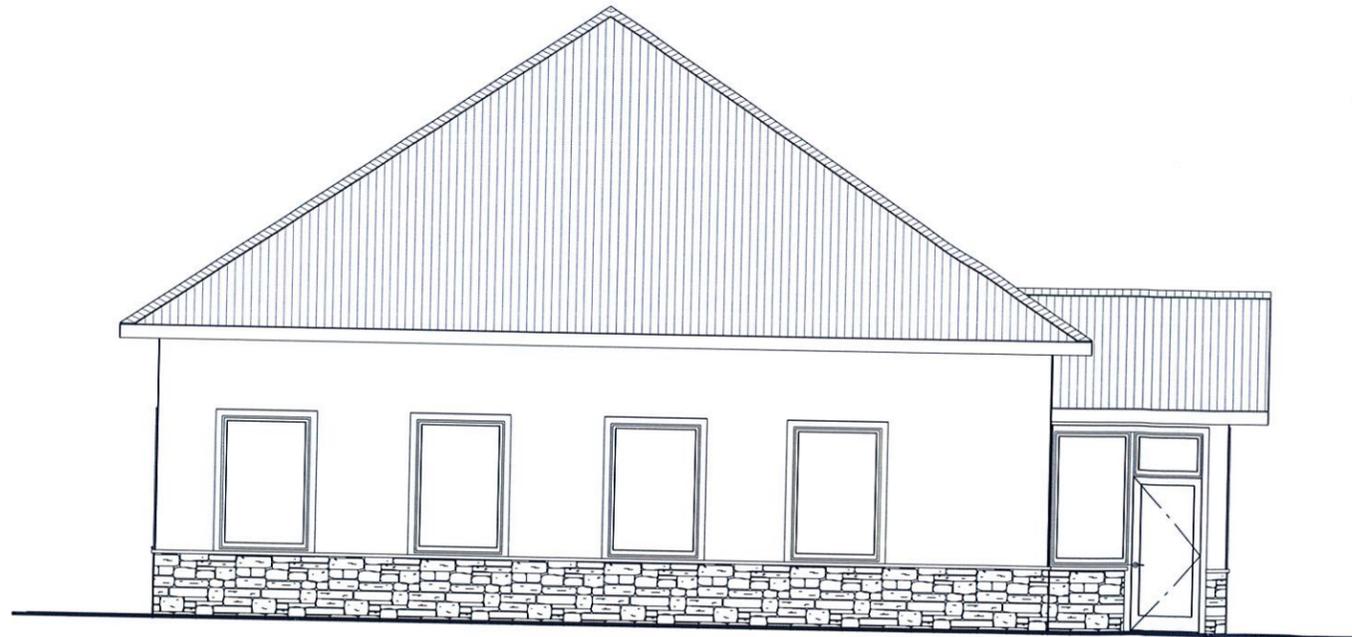
**DATE:**  
 10/13/2016

**DRAWN BY:**  
 VDG: JDG

**SHEET:**  
**A-2**



**RIGHT ELEVATION**  
 1/4" = 1'-0" (22x34)  
 1/8" = 1'-0" (11x17)



**LEFT ELEVATION**  
 1/4" = 1'-0" (22x34)  
 1/8" = 1'-0" (11x17)



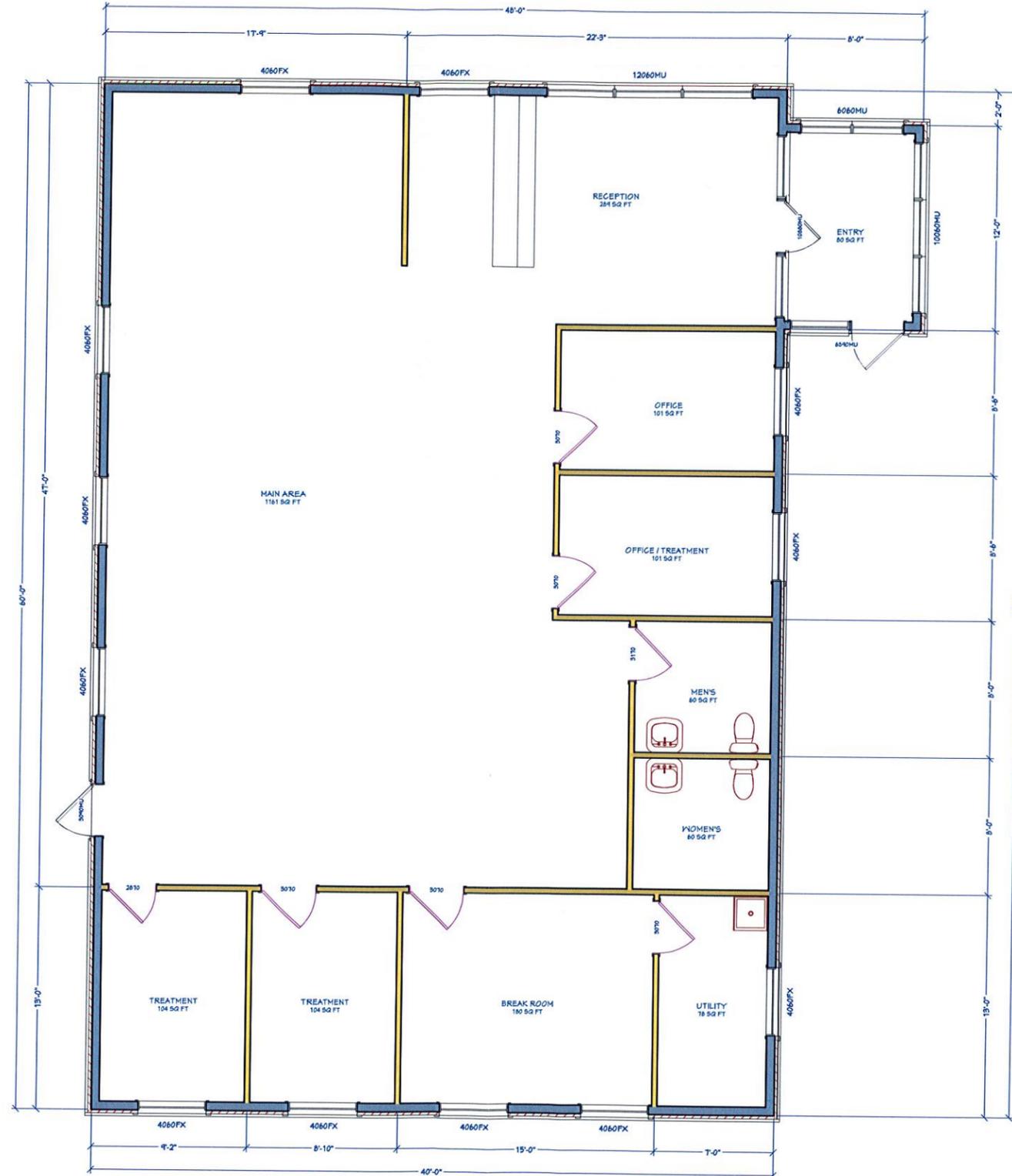
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 Wausau, WI 54401  
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**Sport & Spine**  
 S 17th Ave.  
 Wausau, WI

Custom Plan  
 Preliminary Set

DATE:  
 10/13/2016  
 DRAWN BY:  
 VDG: JDG  
 SHEET:  
**A-3**



**1ST FLOOR PLAN**  
 1/4" = 1'-0" (22x34)  
 1/8" = 1'-0" (11x17)

**Scherrer**  
 CONSTRUCTION CO., INC.  
 Since 1928 The Tradition Continues...

815 S. 24th Ave - Suite #100  
 Wausau, WI 54401  
 (715) 804.0830  
 www.scherrerconstruction.com

**DATE:**  
 10/13/2016  
**DRAWN BY:**  
 VDG: JDG  
**SHEET:**  
**A-4**

**Sport & Spine**

S 17th Ave.  
 Wausau, WI

Custom Plan

Preliminary Set



MEMO

TO: Members of City Plan Commission

FROM: Brad Lenz, City Planner

DATE: November 10, 2016

SUBJECT: Extraterritorial Review of Royal Ridge Estates and Royal View Estates

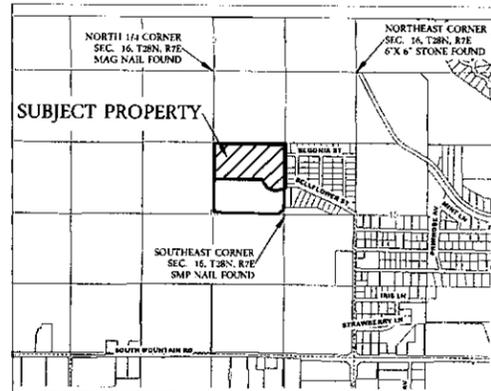
\*\*\*\*\*

Included in the packet are plats for two proposed subdivisions located in the town of Rib Mountain. Title 21 of the Wausau Municipal Code gives the City the ability to review subdivisions in unincorporated areas of Marathon County within three miles of the city. The nearer of the two proposed subdivisions lies approximately two miles from the corporate boundaries of the city of Wausau. Also, the subdivisions are located on the south side of Rib Mountain, so there are no impacts expected to the city of Wausau. In cases where subdivisions are located adjacent to or near the city limits, the City may wish to examine impacts to stormwater management, streets, utilities, or other public facilities.

# COUNTY PLAT OF ROYAL RIDGE ESTATES

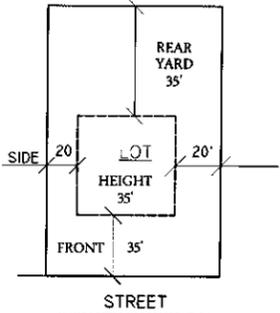
A SUBDIVISION PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

LOCATION MAP  
SCALE: 1"=1500'



**SURVEYOR'S CERTIFICATE**  
I, ROSALEE W. FRENZEL, WISCONSIN PROFESSIONAL LAND SURVEYOR 5-2850, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULAR DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 16, THENCE SOUTH 89°17'27" EAST, COINCIDENT WITH THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16, COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE POINT OF BEGINNING, THENCE NORTH 89°54'31" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 1320.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST CORNER OF SOUTH MOUNTAINSIDE ESTATES, RECORDED IN PLAT ENVELOPE 15A AND 15B, AS DOCUMENT NUMBER 8338, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, THENCE SOUTH 89°11'15" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST LINE OF SAID SOUTH MOUNTAINSIDE ESTATES, 49.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THENCE 6.13 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 46.60 FEET, A CENTRAL ANGLE OF 86°07'00" AND A CHORD THAT BEARS SOUTH 79°44'45" WEST FOR A DISTANCE OF 75.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, THENCE 129.31 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 233.00 FEET, A CENTRAL ANGLE OF 89°00'00" AND A CHORD THAT BEARS NORTH 71°04'48" WEST FOR 29.24 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89°49'37" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 79.24 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE NORTH 89°17'27" WEST, COINCIDENT WITH SAID NORTH-SOUTH 1/4 LINE OF SAID SECTION 16, 660.31 FEET TO SAID NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 928.679 SQUARE FEET OR 21.535 ACRES MORE OR LESS.  
SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD.  
THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF ROYAL RIDGE, AGENT OF SAID PARCEL.  
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.  
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 206 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A ET AL AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, CITY OF WAUSAU AND MARATHON COUNTY.  
THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**GENERAL NOTES:**  
1. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.  
2. THE WATER'S EDGE IS AS SHOWN ON THE MAP, THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.  
3. WETLANDS DELINEATED BY CENTRAL WISCONSIN ENGINEERS (CWE) IN 2014.  
4. MARATHON COUNTY, CITY OF WAUSAU AND THE TOWN OF RIB MOUNTAIN ZONING AND LAND DIVISION ORDINANCES APPLY TO THIS SUBDIVISION.  
5. ELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK AND SUPPLEMENTED WITH MARATHON COUNTY LIDAR DATA.  
6. TOTAL AREA OF PRELIMINARY PLAT IS 928.679 SQUARE FEET OR 21.535 ACRES MORE OR LESS.  
7. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°57'35" EAST.  
8. SMALLEST LOT- 64.813 SQUARE FEET, AVERAGE LOT- 186.795 SQUARE FEET, LARGEST LOT- 232.754 SQUARE FEET.



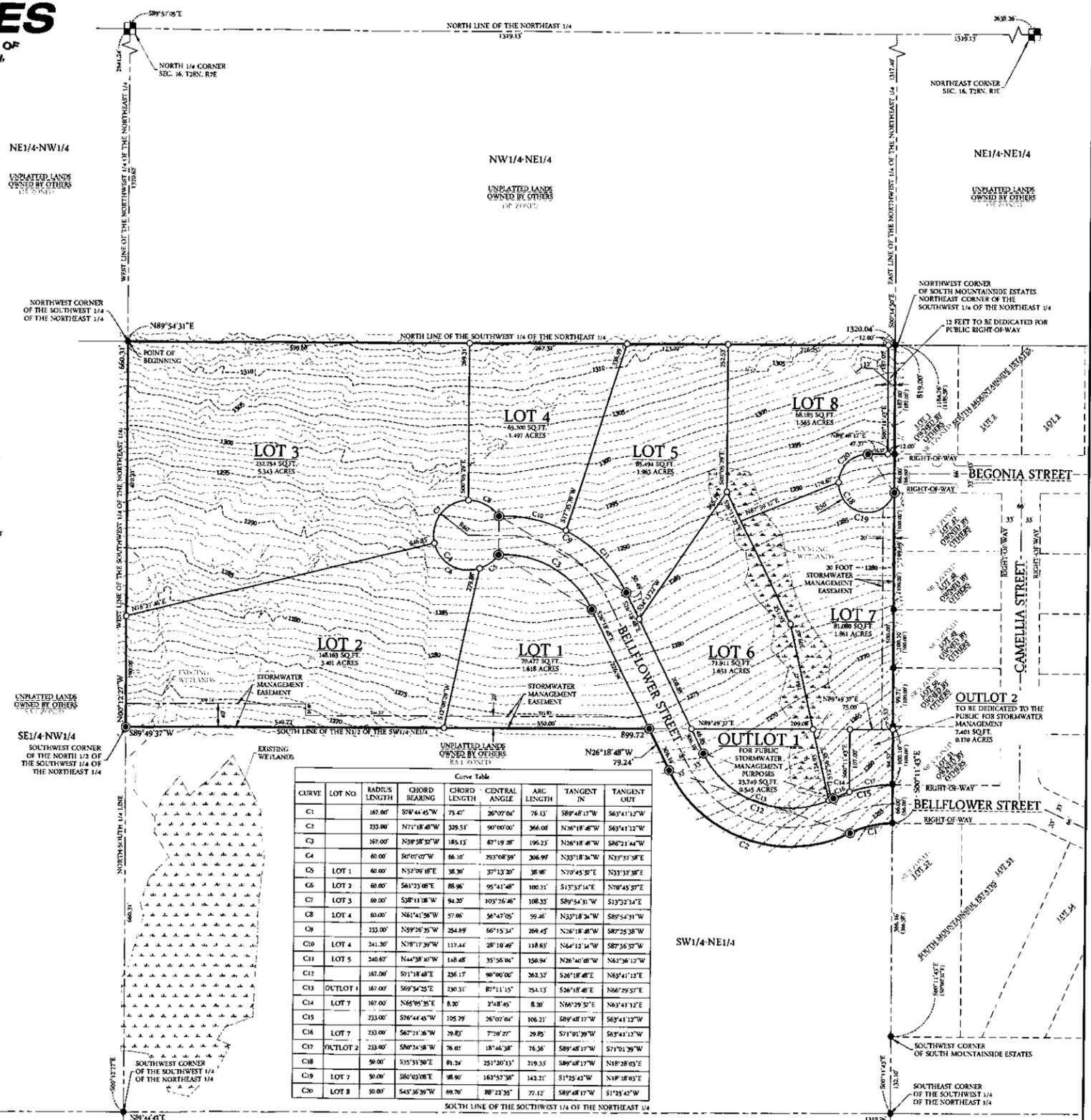
**ENGINEER:**  
ROSALIE W. FRENZEL  
100 N. WEST STREET  
WAUSAU, WI 54983  
715-875-2750

**DEVELOPER:**  
ROYAL RIDGE  
311 S. WISCONSIN  
P.O. BOX 4  
WAUSAU, WISCONSIN 54983  
715-875-8800

**REVIEWER:**  
JAMES W. PRITCHETT, PLS.  
400 S. WEST STREET  
WAUSAU, WI 54983  
715-875-2750

**OWNER:**  
THOMAS AND MARION BULL  
294 SOUTH MOUNTAIN ROAD  
WAUSAU, WISCONSIN 54983  
715-875-8800

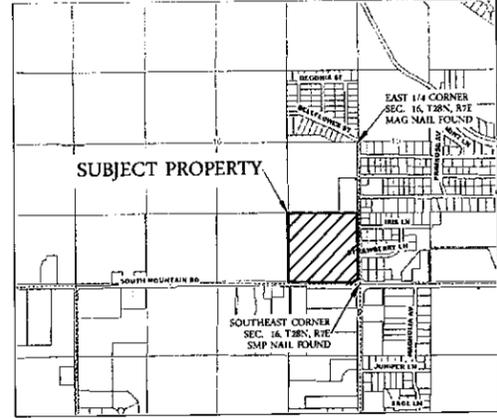
**LEGEND:**  
- 1 1/4" IN. O.D. x 1/8" IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET  
- #10 x 1/8" BAR WEIGHING 4.30 LBS./LIN. FT. SET  
- FOUND 1 1/4" O.D. IRON PIPE UNLESS NOTED  
(126) - RECORDED BEARING/LENGTH  
(126) - MEASURED BEARING/LENGTH  
- - - - - EXISTING WETLANDS



# PRELIMINARY PLAT OF ROYAL VIEW ESTATES

A SUBDIVISION PLAT OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

LOCATION MAP  
SCALE: 1"=1500'



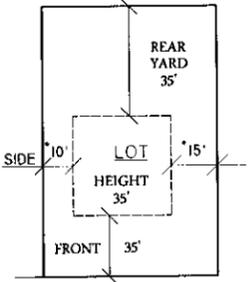
**SURVEYOR'S CERTIFICATE**  
I, JOSHUA W. PRINCE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2883, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE SURVEYED, DIVIDED AND MAPPED A SUBDIVISION PLAT OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE SOUTH 89°02'28" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, 129.24 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°11'27" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 29.32 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N"; THENCE CONTINUING NORTH 00°11'27" WEST, COINCIDENT WITH SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 129.24 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 89°02'28" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 129.24 FEET TO THE WEST RIGHT-OF-WAY OF BUTTERSWEET ROAD; THENCE SOUTH 00°11'27" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 112.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N"; THENCE SOUTH 52°53'39" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 112.74 FEET; THENCE NORTH 89°44'19" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 112.54 FEET TO SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,633,341 SQUARE FEET OR 37.496 ACRES MORE OR LESS.  
SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD.  
THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF ROYALTY HOMES, AGENT OF SAID PARCEL.  
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD.  
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 736 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A 7.47 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, CITY OF WAUSAU AND MARATHON COUNTY.  
THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL AND OF THE DIVISION THEREOF MADE.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**GENERAL NOTES:**

- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE WATER'S EDGE IS AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.
- WETLANDS DELINEATED BY CENTRAL WISCONSIN ENGINEERS (CWE) IN 2014.
- CONTROLLED VEHICULAR ACCESS ALONG COUNTY ROAD "N" EXCEPT FOR TWO ACCESS POINTS APPROVED BY MARATHON COUNTY HIGHWAY DEPARTMENT AS SHOWN ON MAP BY SEPARATE DOCUMENT.
- MARATHON COUNTY, CITY OF WAUSAU AND THE TOWN OF RIB MOUNTAIN ZONING AND LAND DIVISION ORDINANCES APPLY TO THIS SUBDIVISION.
- ELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCONSIN NETWORK.
- TOTAL AREA OF PRELIMINARY PLAT IS 1,633,341 SQUARE FEET OR 37.496 ACRES MORE OR LESS.
- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (8011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°02'28" EAST.
- LANDS LYING NORTH OF LOT 33 TO BE REZONED TO SR-2, LOT 33 AND 12 FOOT DEDICATION AREA TO BE REZONED TO MR-4.
- SMALLEST LOT = 23.204 SQUARE FEET. AVERAGE LOT = 42,537 SQUARE FEET. LARGEST LOT = 572,795 SQUARE FEET.



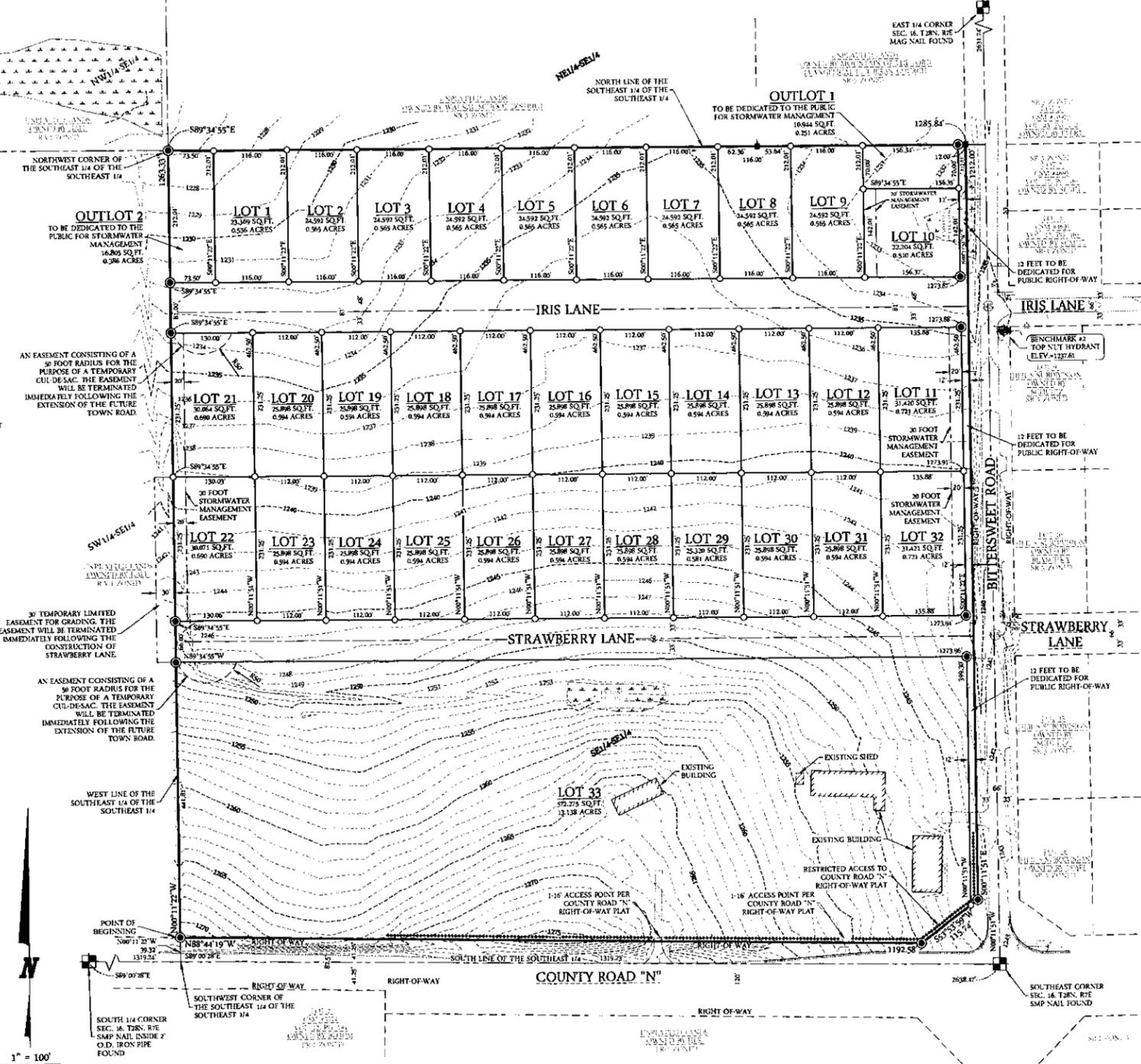
**STREET**  
MINIMUM SETBACK REQUIREMENTS  
LANDS WITHIN THE TOWN OF RIB MOUNTAIN

SR-2 ZONING  
20,000 SQUARE FEET MINIMUM  
FROM SECTION 17.095 OF THE TOWN OF RIB MOUNTAIN ZONING CODE

\*AS MEASURED FROM A 1-STORY PORTION OR A 2-STORY PORTION OF THE STRUCTURE. SEE STANDARDS FOR INDIVIDUAL DEVELOPMENT TYPES.

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

1501 Engineering, Inc.  
1501 Engineering, Inc.  
1501 Engineering, Inc.  
1501 Engineering, Inc.

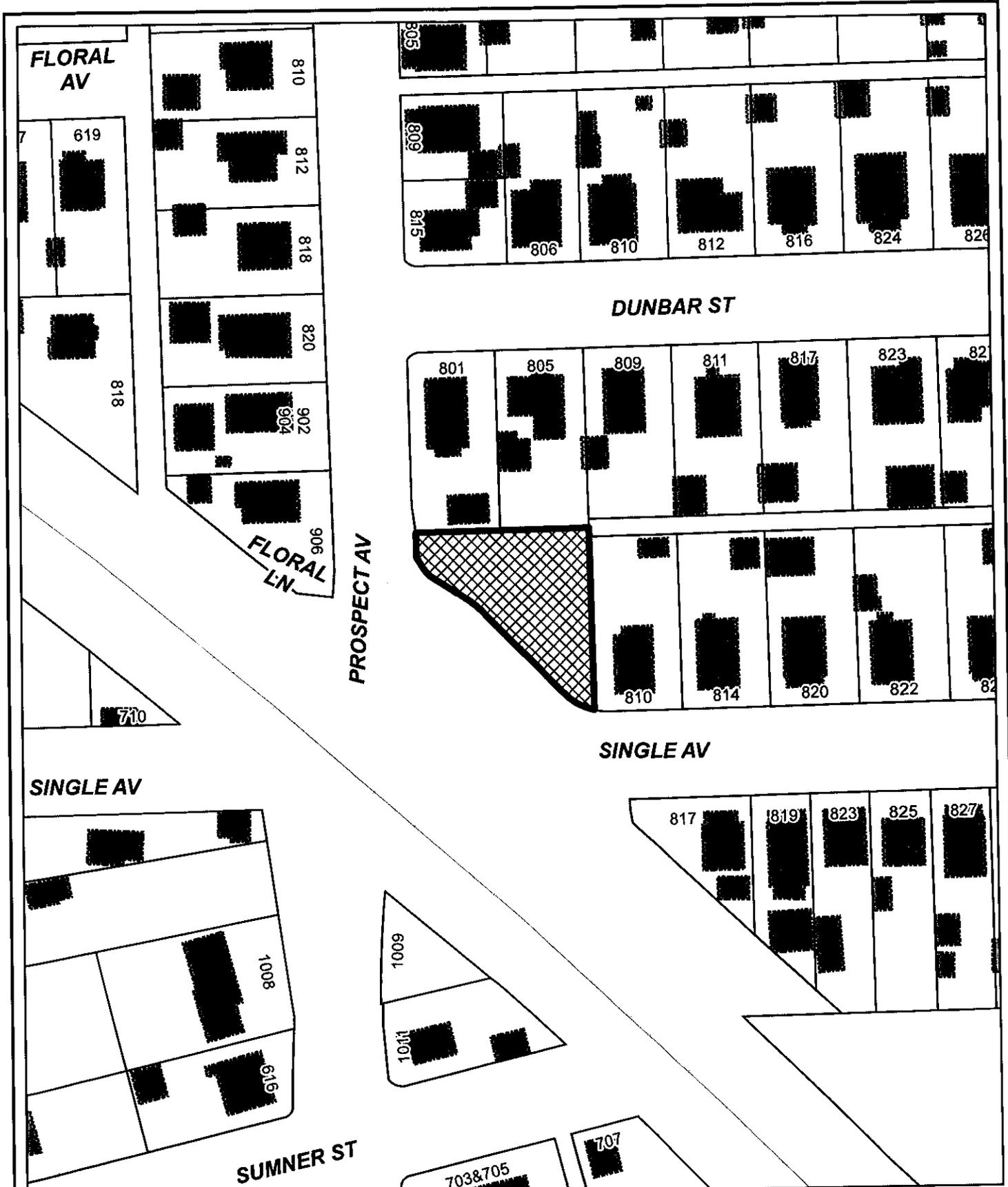


Agenda Item No.

3

**STAFF REPORT TO CISM COMMITTEE - November 10, 2016**

<b>AGENDA ITEM</b>
<b>PUBLIC HEARING:</b> Discussion and possible action on petition to vacate excess right-of-way at the northeast corner of Prospect Avenue and Single Avenue
<b>BACKGROUND</b>
The City is proposing to vacate the excess right-of-way on the northeast corner of Prospect Avenue and Single Avenue to utilize the space for a Community Development Tot Lot.
<b>FISCAL IMPACT</b>
None.
<b>STAFF RECOMMENDATION</b>
Depending upon comments received at the public hearing, staff would recommend vacation of the excess right-of-way.
Staff contact: Sean Gehin 715-261-6748



**FLORAL AV**

**DUNBAR ST**

**SINGLE AV**

**SUMNER ST**

**PROSPECT AV**

**FLORAL LN**

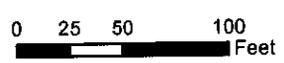
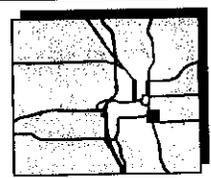
**SINGLE AV**

# CITY OF WAUSAU

Marathon County, Wisconsin

**Legend**

-  Vacate
-  Existing Right-of-Way
-  Existing Building
-  Railroad



Map Date: September 22, 2018

Agenda Item No.  
13

**STAFF REPORT TO CISM COMMITTEE - March 10, 2016**

<b>AGENDA ITEM</b>
Discussion and possible action on petition for annexation – Kainz, 1509 Sell Street (080-2908-193-0994, Town of Wausau)
<b>BACKGROUND</b>
A petition has been received to annex the property located at 1509 Sell Street. The petition and annexation map are attached for your reference.
<b>FISCAL IMPACT</b>
The City will pay the Town of Wausau 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.
<b>STAFF RECOMMENDATION</b>
Staff recommends approval of the annexation
Staff contact: Eric Lindman 715-261-6745

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Wausau, Marathon County, Wisconsin, lying contiguous to the City of Wausau, 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

The current population of such territory is 2.

Dated this 09 day of November, 2016.

*Lawrence F. Kainz, Sr.*

\_\_\_\_\_  
Lawrence F. Kainz, Sr., Owner-Elector  
1509 Sell Street  
Wausau WI 54403

*Wanda J. McCarthy*

\_\_\_\_\_  
Wanda J. McCarthy, Elector  
1509 Sell Street  
Wausau WI 54403

Legal Description for Proposed Annexation  
080-2908-193-0994  
1509 Sell Street  
Lawrence Kainz

Part of the North  $\frac{1}{2}$  of the Southwest Fractional  $\frac{1}{4}$ , Section 19, Township 29 North, Range 8 East, Town of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 19; thence East, along the North line of said Southwest Fractional  $\frac{1}{4}$ , to the East line of the West 10 acres of the East 20 acres of said North  $\frac{1}{2}$  of the Southwest Fractional  $\frac{1}{4}$ ; thence South along said East line, 24.75 feet to existing boundary of the City of Wausau, the point of beginning;

Thence West, along said existing boundary of the City of Wausau, 164.75 feet to the West line of the parcel described in Document Number 1577409 recorded in Office of Register of Deeds for Marathon County, extended Northerly; thence South, along said West line extended Northerly and along said West line, 162.40 feet to a line 10 feet Northerly of and parallel with the South line of said parcel described in Document Number 1577409; thence East, along said parallel line, 164.75 feet to said East line of the West 10 acres of the East 20 acres; thence North, along said East line, 162.40 feet to said existing boundary of the City of Wausau, the point of beginning.

