



## 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, January 17, 2017 at 5:00 p.m.

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1. Approve the minutes of the December 20, 2016 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 503 Grand Avenue from B3, General Commercial District, to R3, Two Family Residence District.
3. **PUBLIC HEARING:** Discussion and possible action on rezoning 814 Grand Avenue from R4, General Residence District, to B3, General Commercial District.
4. **PUBLIC HEARING:** Amend the General Development Plan at 2526 & 2716 Osswald Road to allow for four 16-unit buildings, eight duplexes condominium units, and a club house in a UDD, Unified Development District. (Marathon Technical Services LLC)
5. Discussion and possible action on approving the Comprehensive Outdoor Recreation Plan.
6. Discussion and possible action on amending the Official City Map for the realignment of Curling Way at Townline Road.
7. 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 January 12, 2017 at 12:00 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, Marathon Technical Services LLC

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

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, December 20, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Lenz, Hebert, 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 November 15, 2016 meeting.**

Brueggeman motioned to approve the minutes of the November 15, 2016 meeting. Peckham seconded, and the motion carried unanimously 6-0.

### **Discussion and possible action on adopting the 2016 City of Wausau Comprehensive Plan.**

Lenz said that a draft copy of the plan was included in the email link of the packet. The draft is the same as what was brought to the commission in November. At the November meeting, Dennis Lawrence from Regional Planning, gave a brief overview of the plan. This was the first time that the plan was brought as a whole to the commission; in the previous months one or two chapters were brought to the commission at a time. At this time, staff would be looking for a recommendation to formally adopt the plan. It is still in draft form, and a public hearing will need to be held, per the state statutes, so there is time for any edits. The strategy is to get a recommendation to adopt the plan, hold a public hearing, and have it go to Common Council on January 24 for adoption. Lenz said that he has been going through and making some minor edits to this draft. The public hearing will be held on January 24<sup>th</sup> at 6:00 p.m. and the Common Council will meet at 7:00 p.m. on that same night.

Zahrt said that in the 4<sup>th</sup> chapter, there was a reference to fiber optic cables insertion, but there hasn't been anything inserted. Lawrence said that there are two or three spots in the plan that need to be added and this is one of those spots. These will be updated prior to the public hearing.

Gisselman said that there are items in the Natural Resources chapter in regards to the Wisconsin River and working with other communities for forest protection. He asked Lawrence how he sees the city doing this, as the plan will be a template for quite a few years. Gisselman asked Lawrence how he sees the city moving in that type of area. Lawrence said that the plan tries to deal with it in two perspectives. One is a broader framework and the other is to identify specific tasks for the city to address. The broader goals should go back to the committees to decide which of the goals are priorities that the city wants to be involved in. Gisselman asked Lawrence if there are certain items in the plan that rose to a high level of needed action. Lawrence said that the implementation chapter identifies thirteen or fourteen priorities that would bubble to the top. There are a lot of the items that the plan addresses that committees could review. Gisselman said that this is a large document that has come from a lot of different places. Lawrence said that some communities will break it down into areas to focus and narrow depending on the available resources.

Gisselman motioned to recommend adoption of the 2016 City of Wausau Comprehensive Plan. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 24, 2017.

### **Discussion and possible action on designating the Highland Park District as a Class II Local Historic District.**

Lenz said that a map of the proposed Highland Park District is in the packet. The Historic Preservation Commission has been looking at this area for quite a few months and has worked with one of the property owners on the designation. An informational meeting was held. All of the residents of the district were invited to see what it means, ask questions, and to offer feedback. Several neighbors showed up at the informational meeting, but no one was opposed to it. After the informational meeting, someone from the State Historical Society came to the area and toured the district. They gave some suggestions on the boundaries, but it mostly stayed the same. A public hearing was held in November, which is a

requirement of the city ordinance to create a class II local historic district. There were some interested neighbors again, but there was no formal opposition. Lenz said the Plan Commission needs to review the district, as part of the approval process. The standards that the commission should review are included in the staff report. Staff recommends approval of the designation. The city already has three other historic districts which are: Downtown Historic District, Andrew Warrens Historic District and Easthill Residential Historic District. A "Class II" Historic Districts mean that the Historic Preservation Commission needs to issue a Certificate of Appropriateness for any exterior alterations on properties in the districts. The certificate is advisory only and helps with planning for the renovations. Generally, the neighbors feel it is a good thing because there is some oversight on what their neighbors are doing to their houses.

Gisselman motioned to recommend designating the Highland Park District as a Class II Local Historic District. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 10, 2017.

**Discuss zoning for city owned property and authorize public hearings for: (a) 503 Grand Avenue (currently zoning B3, General Commercial District; proposed zoning R3, Two Family Residence District) (b) 814 Grand Avenue (currently zoned R3, Two Family Residence District; proposed zoning B3, General Commercial District).**

Hebert said that these are some maintenance items and all that is requested is that public hearings be authorized. Hebert said that 503 Grand Avenue is the old quick oil exchange. The city purchased the building and the police department uses it for storage. Staff is requesting R3 zoning, so the entire block is zoned the same way. Hebert said that the 814 Grand Avenue is south of Vino Latte. This was a remnant lot in between several smaller pieces of property that are owned by the city. B3 zoning is requested for a possible future development. At this time, an authorization for a public hearing is all that is needed.

Peckham asked why the property adjacent to the police department would be residential zoning. Lenz said that the police department is already zoned R3. There are uses in R3 zoning that are not strictly residential. Mayor Mielke said they use the area as a storage area. Lenz said that it would basically be an accessory use to the principle use. Hebert added that public uses are allowed, but it may be listed as a conditional use. Peckham asked if R3 zoning is what should be used. Hebert said that it doesn't matter, as residential zoning is the most restrictive zoning. This zoning will help protect the neighborhood, as well. Lenz said that the original fire station building was probably there prior to the zoning code.

Zahrt said that the map shows the zoning for 814 Grand Avenue as R4. Lenz said that the existing zoning district will be verified and corrected prior to sending out a public notice.

Zahrt motioned to authorize public hearings to rezone 503 Grand Avenue and 814 Grand Avenue. Peckham seconded, and the motion carried unanimously 6-0.

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

The next meeting is scheduled for Tuesday, January 17, 2017. Mayor Mielke thanked the members for the willingness to serve.

**Adjournment**

Peckham motioned to adjourn, seconded by Zahrt. Motion carried unanimously 6-0 and the meeting adjourned at 5:20 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on January 17, 2017.**



## **STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: January 11, 2017

### **GENERAL INFORMATION**

**APPLICANT:** City of Wausau  
**LOCATION:** 503 Grand Avenue  
**EXISTING ZONING:** B3, General Commercial District  
**REQUESTED ZONING:** R3, Two Family Residence District  
**EXISTING LAND USE:** Public (part of Public Safety Campus)  
**SIZE OF PARCEL:** Less than 0.5 acres

#### **SURROUNDING ZONING and LAND USE:**

North: B2, Community Service District, and R3; Retail store, two-family home and garage.  
South: R2; Public Safety Building  
East: R3; Multi-family homes  
West: UDD, Unified Development District; Community Development Authority

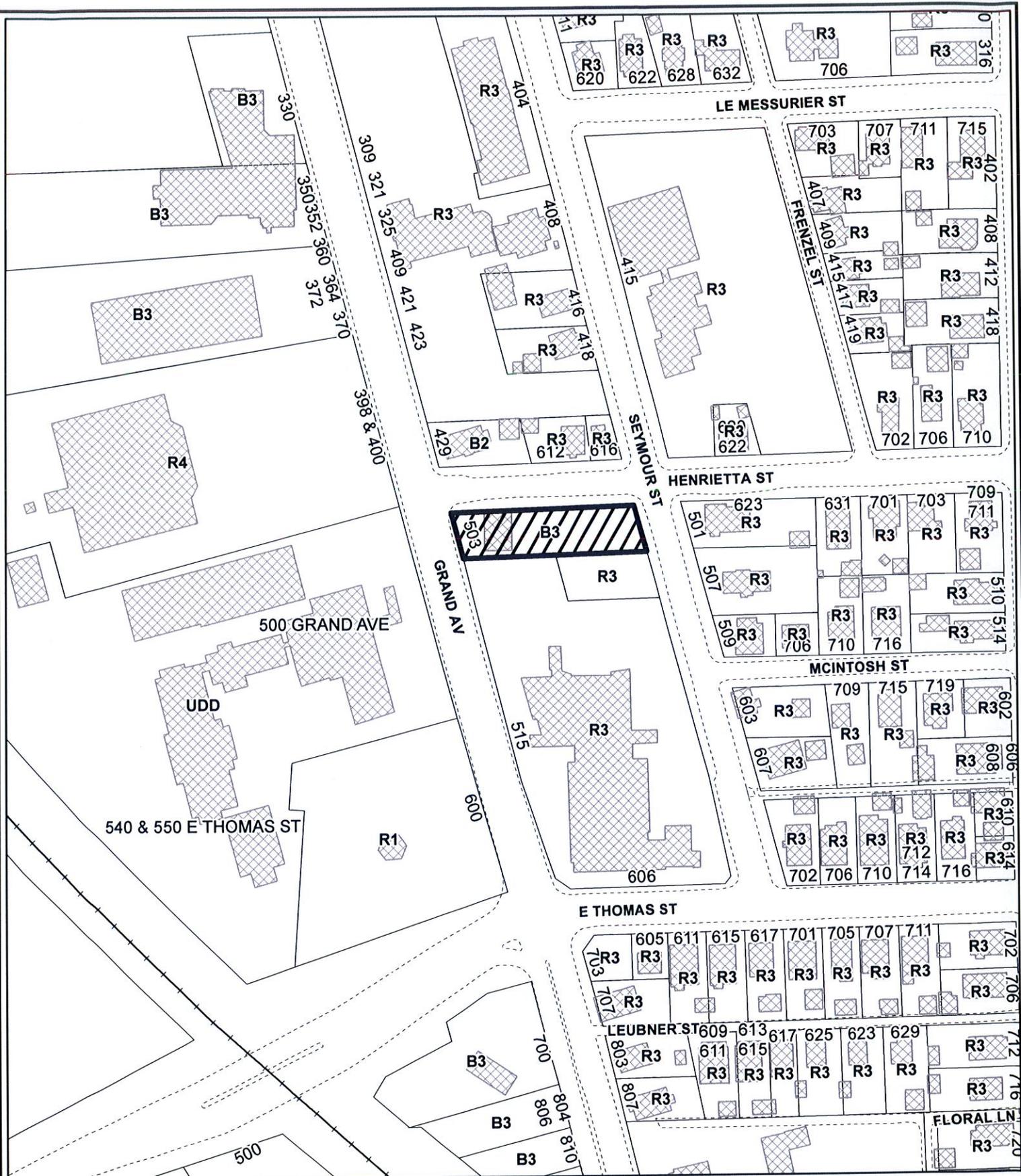
(See attached *Zoning and Land Use* map)

## 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:

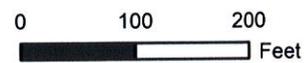
- (a) Existing use of property within the general area of the property in question and the effect the proposed rezoning is likely to have on these land uses;*
- (b) The compatibility of the land uses which would be permitted by the zone change with the existing or planned land uses within the general 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.*

As introduced at last month's meeting, this property is currently owned by the City, and is being used as part of the Public Safety Campus for storage. The current zoning is leftover from when the property operated as an automotive business. The use of the property will not change as a result of the zoning change. The R3 zoning is more consistent with the zoning and uses of surrounding properties.



Map Date: December 14, 2016

City of Wausau  
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location



## PLAN COMMISSION

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**Time and Date:** The Plan Commission met on Tuesday, December 20, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

**Others Present:** Lenz, Hebert, Lawrence

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

**Discuss zoning for city owned property and authorize public hearings for: (a) 503 Grand Avenue (currently zoning B3, General Commercial District; proposed zoning R3, Two Family Residence District) (b) 814 Grand Avenue (currently zoned R3, Two Family Residence District; proposed zoning B3, General Commercial District).**

Hebert said that these are some maintenance items and all that is requested is that public hearings be authorized. Hebert said that 503 Grand Avenue is the old quick oil exchange. The city purchased the building and the police department uses it for storage. Staff is requesting R3 zoning, so the entire block is zoned the same way. Hebert said that the 814 Grand Avenue is south of Vino Latte. This was a remnant lot in between several smaller pieces of property that are owned by the city. B3 zoning is requested for a possible future development. At this time, an authorization for a public hearing is all that is needed.

Peckham asked why the property adjacent to the police department would be residential zoning. Lenz said that the police department is already zoned R3. There are uses in R3 zoning that are not strictly residential. Mayor Mielke said they use the area as a storage area. Lenz said that it would basically be an accessory use to the principle use. Hebert added that public uses are allowed, but it may be listed as a conditional use. Peckham asked if R3 zoning is what should be used. Hebert said that it doesn't matter, as residential zoning is the most restrictive zoning. This zoning will help protect the neighborhood, as well. Lenz said that the original fire station building was probably there prior to the zoning code.

Zahrt said that the map shows the zoning for 814 Grand Avenue as R4. Lenz said that the existing zoning district will be verified and corrected prior to sending out a public notice.

Zahrt motioned to authorize public hearings to rezone 503 Grand Avenue and 814 Grand Avenue. Peckham seconded, and the motion carried unanimously 6-0.



## **STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: Brad Lenz, City Planner  
DATE: January 11, 2017

### **GENERAL INFORMATION**

**APPLICANT:** City of Wausau  
**LOCATION:** 814 Grand Avenue  
**EXISTING ZONING:** R4, General Residence District  
**REQUESTED ZONING:** B3, General Commercial District  
**EXISTING LAND USE:** Vacant, publicly owned  
**SIZE OF PARCEL:** 0.13 acres  
**SURROUNDING ZONING and LAND USE:**  
North: B3; Vacant lot  
South: B3; Vacant lot  
East: B3; Multi-family homes  
West: Railroad right-of-way

(See attached *Zoning and Land Use* map)

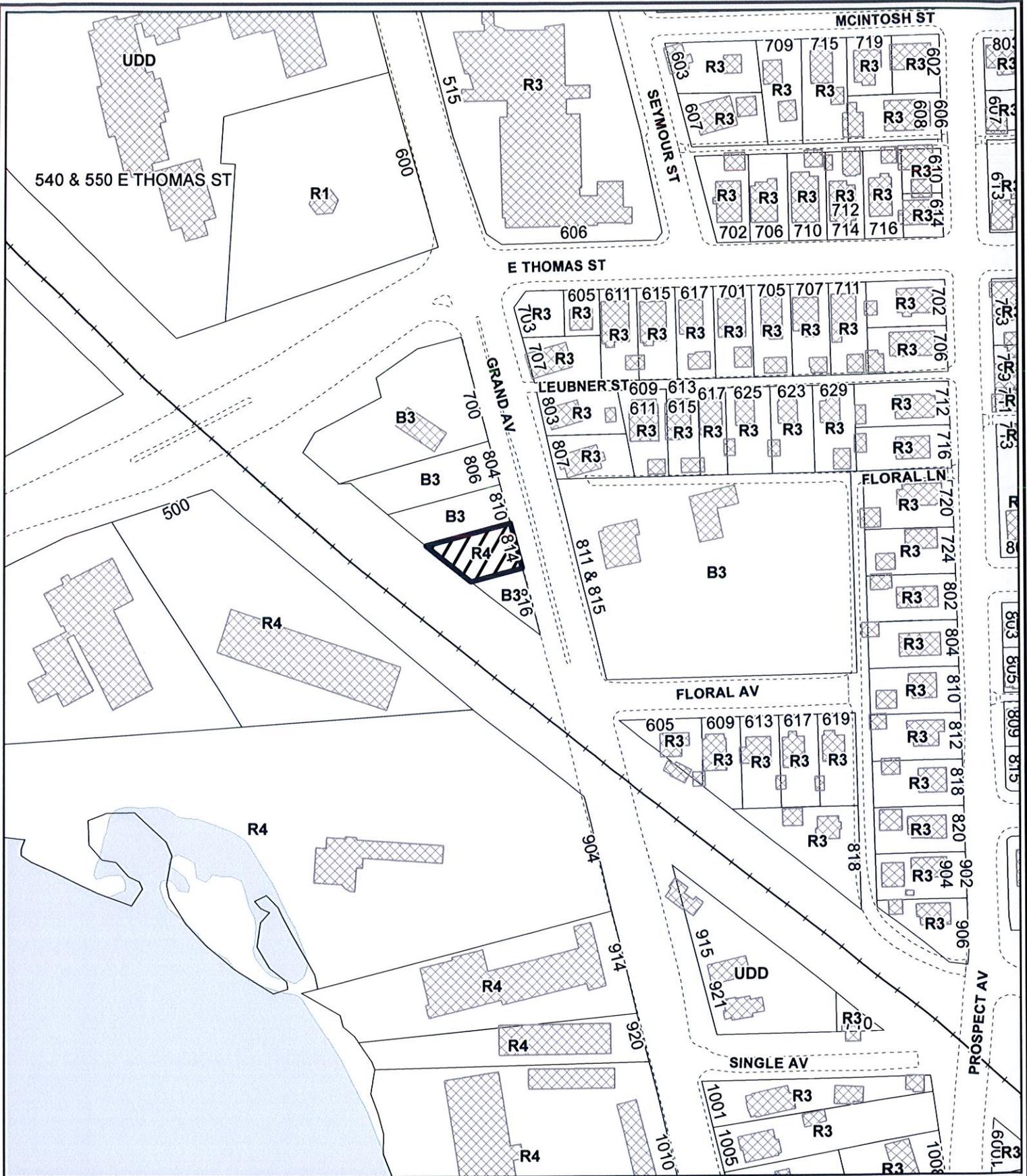
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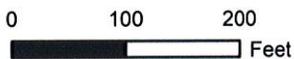
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- (g) The nature and extent of the input received at the public hearing regarding the proposed zone change;*
- (h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and*
- (i) If the property was recently annexed, the zoning classification of the property prior to annexation.*

This proposed rezoning was discussed at last month's meeting. The City currently owns all of the property on this side of the block. Only the subject parcel is zoned R4. This parcel is not developable on its own for a new multi-family development. The parcel will eventually be assembled with adjoining properties when a redevelopment project and/or street improvements occur.



Map Date: December 14, 2016

**City of Wausau**  
Marathon County Wisconsin



Area of Interest

Building

Map Location



## PLAN COMMISSION

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## Memorandum

From: Brad Lenz  
To: Plan Commission  
Date: January 11, 2017  
Subject: UDD zoning amendment for 2526 and 2716 Osswald Road

The property owners of 2526 and 2716 Osswald Road are seeking to amend the Unified Development District zoning (UDD) to allow for the following:

- Four (4) multi-family buildings containing 16 units each (64 units total)
- Eight (8) condominium duplexes (16 units total)
- One (1) club house

The attached Appendix B shows the proposed plan, which would contain a different mix of residential units at a slightly higher density than was previously approved. The previous general plan from 2004, as shown in Appendix A, contained a mix of 4-unit buildings and duplexes. The new plan would replace some of these buildings with 16-unit buildings. The number of residential units in this nearly 20-acre area would go from 63 to 80 units total.

Precise Implementation Plans would subsequently need to be approved for this phase of development to move forward. Staff has noted that a recreational trail in the southwestern corner of the property would need to be relocated so that it does not conflict with a planned 16-unit building. Trail connections and other details of the site plan will be part of the Precise Implementation Plan approval. Preliminary building elevations and floor plans are included in this packet for review.



# MTS

Consulting Engineers  
Municipal Infrastructure, Site Design and Commercial Building Design

Marathon Technical Services LLC  
404 Franklin  
Suite 1  
Wausau, WI 54403

December 23, 2016

Mr. Brad Lenz  
Mr. Bill Hebert  
City of Wausau  
407 Grant Street  
Wausau, WI 54403



RE: Vistas at Greenwood Hills – Wausau File No.04-1211

Dear Gentlemen,

In 2004, the City approved a General Development Plan (GDP) for a multi-phased, mixed-use Unified Development District (UDD) project on lands adjacent to the west side of the Greenwood Hills Golf Course. The proposed project consisted of single, duplex and four (4) unit residential condominium buildings, two professional commercial office buildings, and a 20 unit hotel. A schematic from the 2004 application is included as Appendix A. An associated 32 lot single family subdivision immediately adjacent to the west boundary of the golf course was part of the overall development project. To date, the first phase of the residential condominium dwellings, along Green Vistas Drive, has been developed. The area of the proposed hotel in the original UDD has been amended and five (5) single family dwelling sites have been developed in its place. The professional office space has not been developed.

The second phase of the original GDP was identified as the southwest corner of the 82 acres, west of Green Vistas Drive and north of Osswald Road. In the original GDP, this area proposed to contain 27 single units, eight (8) duplex units and five (5) four unit structures, a total of 63 units. This is the area of the proposed 2017 amendment to the 2004 GDP of the UDD. The area contains 19.61 acres, approximately 23% of the original 82 acre project site. The originally proposed density for this second phase area of the 2004 GDP was 3.21 units per acre.

This second phase project area now has a mix of original ownership members and new members in a new group – Vistas At Greenwood Hills Development, Inc., James Wanserski, President.

The project area is identified as Lots 1 and 2 of CSM 84 -109 (PIN Nos. 29128080520976 and 291280805209975, located at 2526 and 2416 Osswald Road). The project area abuts Osswald Road on the south, Hawthorne Lane on the west and Green Vistas Drive in the northeast corner. The north boundary the project area abuts the conservancy area developed in Phase 1 of the project.

The proposed GDP amendment is to construct four (4) 16 unit buildings with one and two bedrooms for the plus 55 age group and eight (8) duplex residential condominium units, along with a club house. The preliminary site plan is included in Appendix B. The total unit count would increase from 63 to 80 units, resulting in a density of 4.08 units per acre (a slight increase from 3.21). The project would involve phased construction driven by market demands. Initially one 16 unit structure would be constructed to

confirm market demand in terms of specific apartment layout and sizing. Construction of the second 16 unit structure would proceed thereafter, incorporating appropriate market driven changes to the interior designs, along with the club house, followed by the other two 16 unit structures and the duplex condos.

We offer the following in support of the amendment to the General Development Plan.

**a) Pattern of Land Use**

The land use in this second phase of the original UDD will remain the same, all residential. Over the past decade the Wausau residential real estate market has not been a strong supporter of residential condominium projects, with neither single stand-alone units or multiple unit structures. An attempt to develop this second phase with a focus on duplex and four unit structures will not be successful. There is a stronger market demand for residential units for plus 55 residents, with amenities such as common gathering spaces and attached, underground, heated garages.

The Craftsman design theme from the Phase 1 condominium project will be continued into this proposed Phase 2. Attached in Appendix C are initial structure elevations and floor plans. Final designs will be incorporated into the Precise Plan submittal.

**b) Size, Shape and Arrangement of Lots**

The project area has significant grade slope, downward from Osswald Road to the drainage swale that defines the edge of the conservancy area. The 16 unit structures will be built parallel with the contours, with the long lengths running generally east/west. The north side units will have vistas overlooking the conservancy area.

The structures also need to be oriented around existing sewer and water facilities that service developments to the east.

**c) Specific Use Areas**

This phase of the UDD remains solely residential with 64 apartment units and 16 condominium units.

**d) Density of Residential Development**

The project area consists of 19.61 acres. With 80 residential units, the density equals 4.08 units per acre, a relatively low urban density. Significant greenspace remains throughout the project area. Based on the concept site plan, approximately 69% of the 19.61 acre project site, 13.5 acres of the site, remains greenspace.

**e) General Environmental Character**

This southwestern part of the UDD, the Phase 2 area of the original GDP, remains as it was in 2004, rural in character. Portions of the 19.61 acres are farmed for hay and other areas remain wooded. A stormwater management basin was constructed in the northwest corner of the site at the time of the Phase 1 construction. Sanitary sewer and water main easements pass through the site, from northeast to southwest.

**f) Basic Street Patterns**

For three of the proposed 16 unit structures, access will be onto Osswald Road. Access to the fourth structure will be from the traffic circle on Green Vistas Drive. The internal traffic pattern for the club House and the proposed duplex condominiums could be provided by either a private drive system or dedicated public street. Discussion on that choice will be made with the City during the Precise Plan development.

**g) Basic Utility Service Patterns**

All sanitary sewer mains and water mains to service the proposed structures already exist. Building service laterals will be the only facilities required. Some additional stormwater management facilities will be required and will be dependent on the location and types of impervious facilities constructed.

**h) Location, Size and Character of Recreation and Open Space Areas**

As part of the Phase 1 construction, trails and the conservancy area were developed to meet parkland dedication requirements. No other facilities are proposed at this time, other than the rerouting of some existing trail segments and the construction of new trails to connect the proposed residential units to the existing trail system.

**i) Description of Property Owner's Association, Deed Restriction, etc.**

Negotiations are underway to include all of this proposed Phase 2 project area into the existing Vistas at Greenwood Hills Neighborhood Association Inc. The Association supports the on-going maintenance of the Conservancy easement area and its association walking trails, streetscape plantings and the entrance gate to the Vistas Development.

We trust the City will find this proposed GDP amendment to be minor in nature and will direct us to proceed to the preparation of the Precise Plans. Please contact us if any clarifications are required.

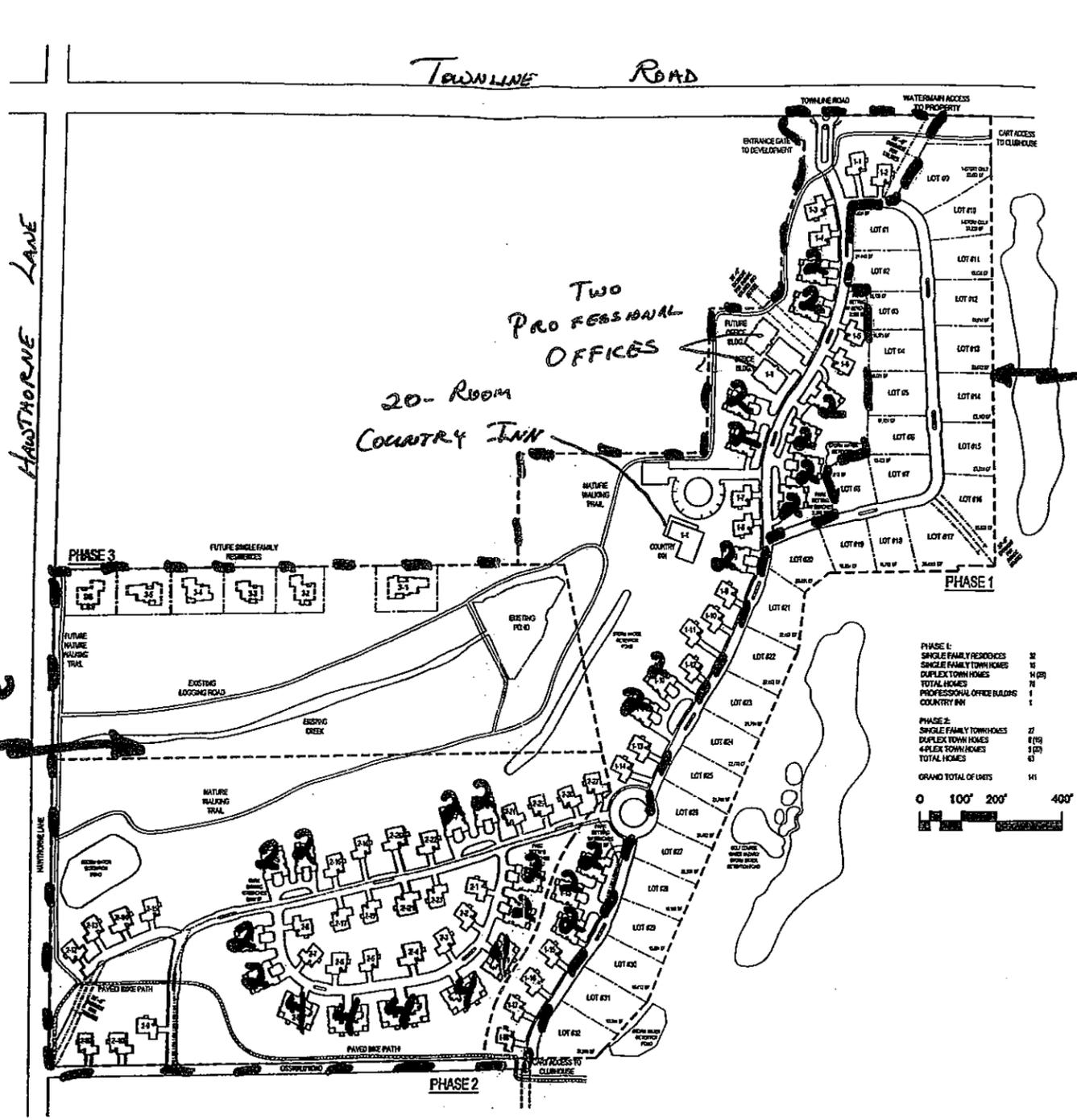
Sincerely



**Mark W. Thompson**

CC: James Wanserski

APPENDIX A  
2004 UDD SKETCH



↑  
NORTH

PROPOSED 32-LOT  
SUBDIVISION FLAT  
(NOT PART OF UDD.)

AREA WITHIN  
PROPOSED UDD

(GENERAL DEVELOPMENT  
PLAN)

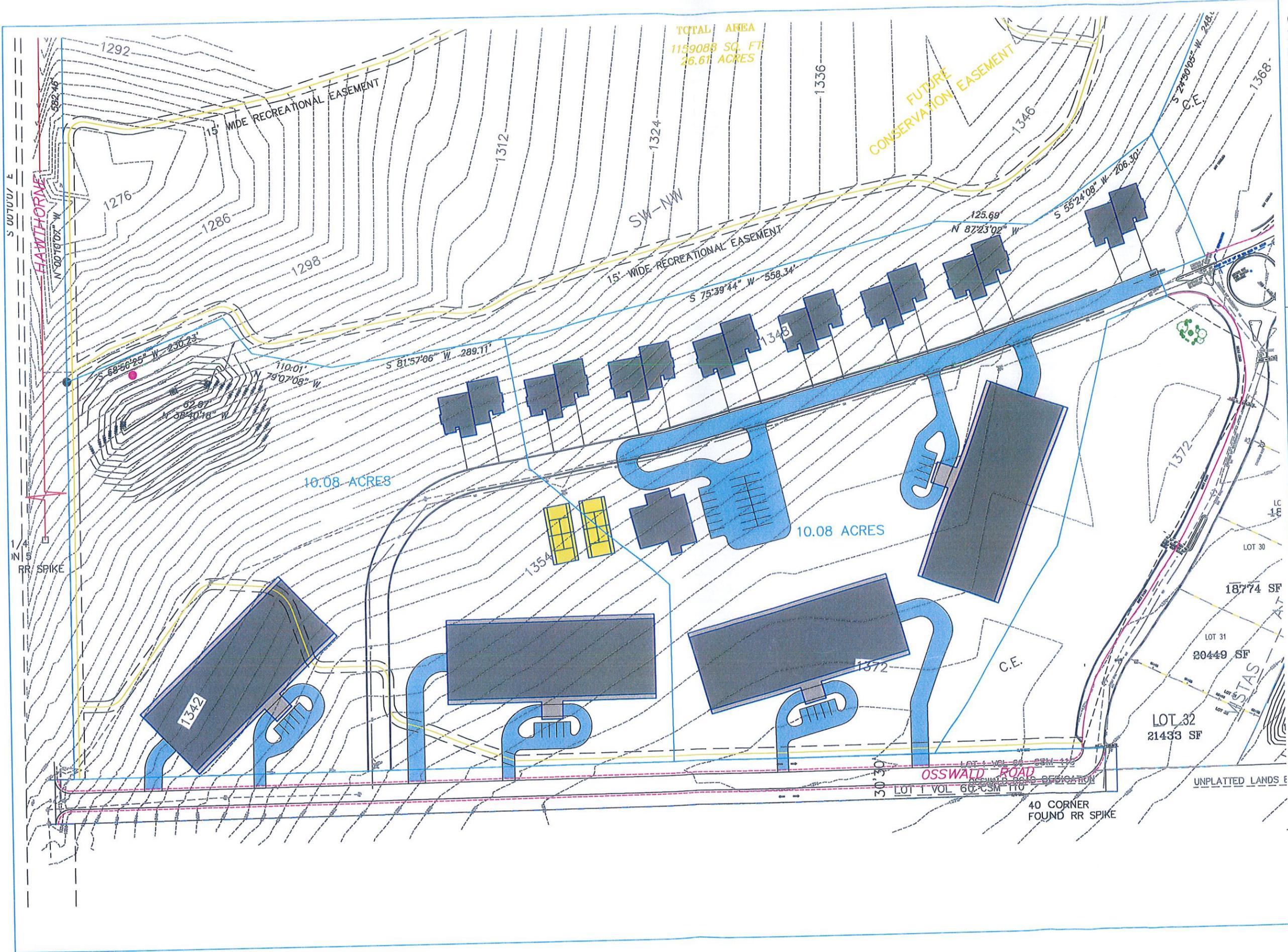
PHASE I:	
SINGLE FAMILY RESIDENCES	32
SINGLE FAMILY TOWN HOMES	11 (25)
DUPLEX TOWN HOMES	14 (25)
TOTAL HOMES	57
PROFESSIONAL OFFICE BUILDING	1
COUNTRY INN	1
PHASE II:	
SINGLE FAMILY TOWN HOMES	27
DUPLEX TOWN HOMES	8 (19)
4-PLEX TOWN HOMES	3 (25)
TOTAL HOMES	38
GRAND TOTAL OF UNITS	95

GREENWOOD HILLS  
GOLF COURSE

DWELLING UNITS IN STRUCTURE -  
2 (TWO-UNIT BUILDING)  
4 (FOUR-UNIT BUILDING)

2016  
Appendix "A"

APPENDIX B  
PRELIMINARY  
SITE PLAN



**MARATHON TECHNICAL SERVICES LLC**  
 CONSULTING ENGINEERS  
 404 FRANKLIN ST - WAUSAU, WI 54403  
 PHONE & FAX - (715)843-7292  
 WWW.MTSLC.NET

REVISION DATE  
 11-30-2016

SURVEYED: RIVERSIDE  
 DESIGNED: MTS  
 DRAWN BY: NSB  
 APPROVED: MWT

**UDD CONCEPT LAYOUT**

VISTAS AT GREENWOOD HILLS  
 WAUSAU, MARATHON CO.

SCALE  
 1" = 120'

SHEET NO.  
 1

APPENDIX C  
PRELIMINARY  
STRUCTURE ELEVATIONS AND FLOOR  
PLANS



## Character Sketch

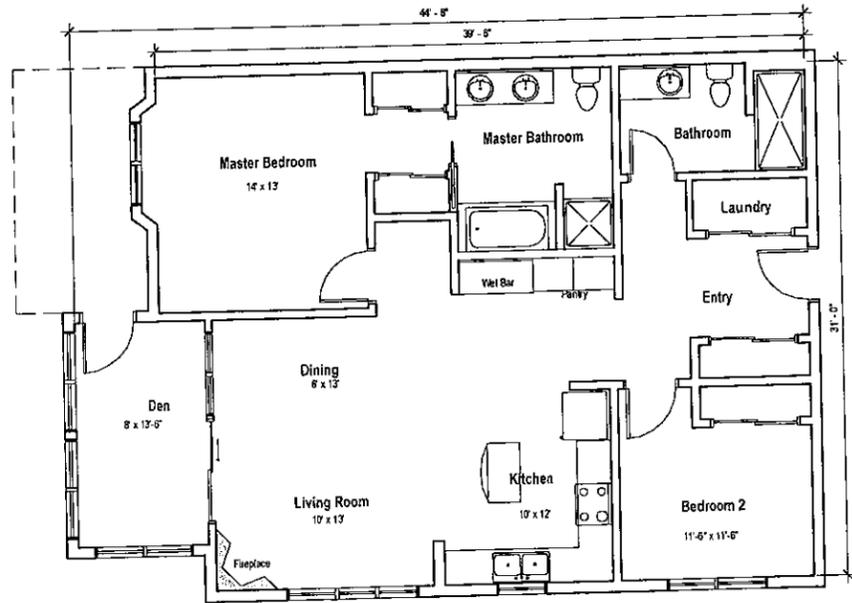
THE VISTAS AT GREENWOOD HILLS

WAUSAU, WI

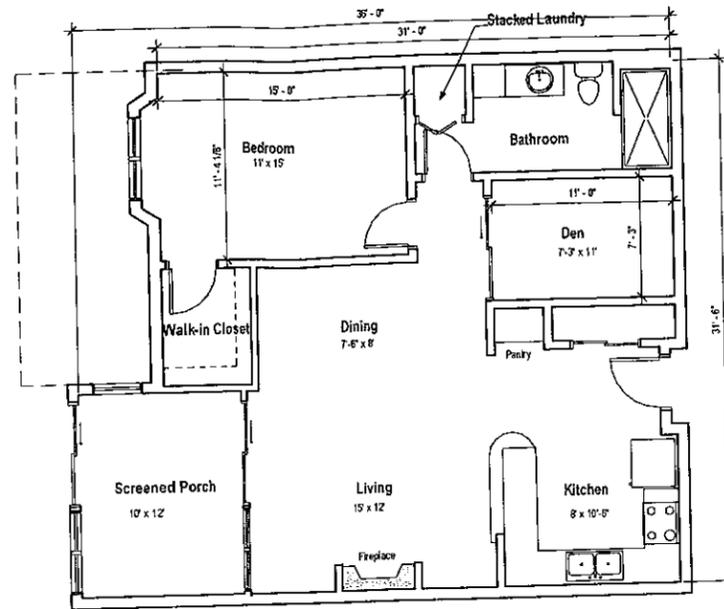
**DIMENSION M**  
Madison Design Group  
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionvmadison.com

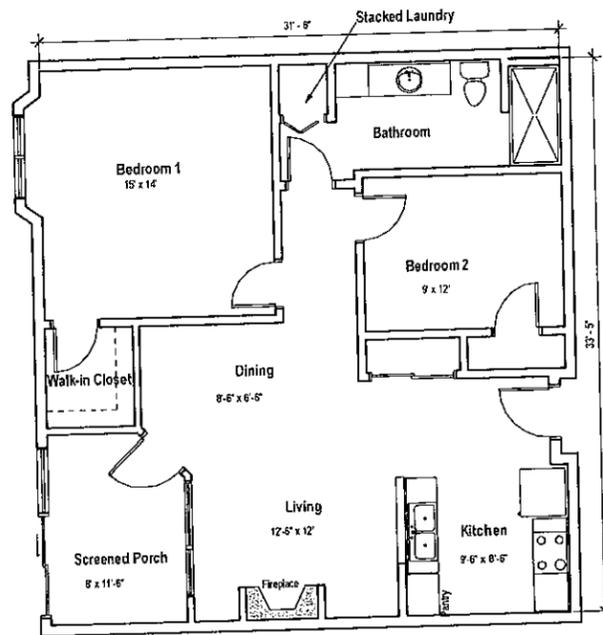
Character Sketch - One Story  
5 May 2016  
16037



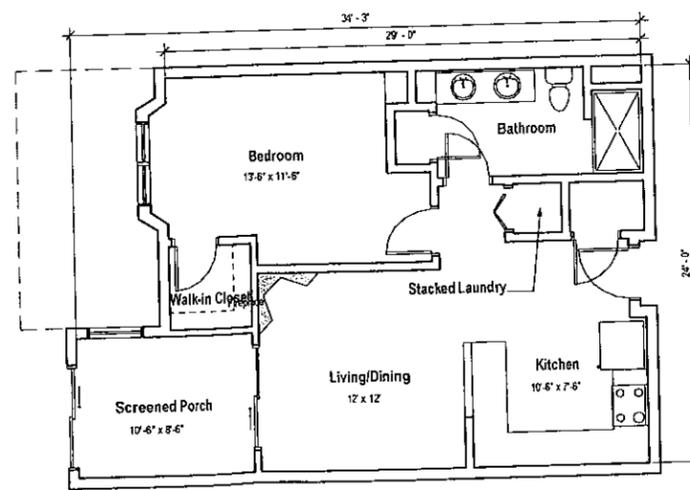
2 BEDROOM w/DEN @ 1,307 SF



1 BEDROOM w/DEN @ 1,043 SF

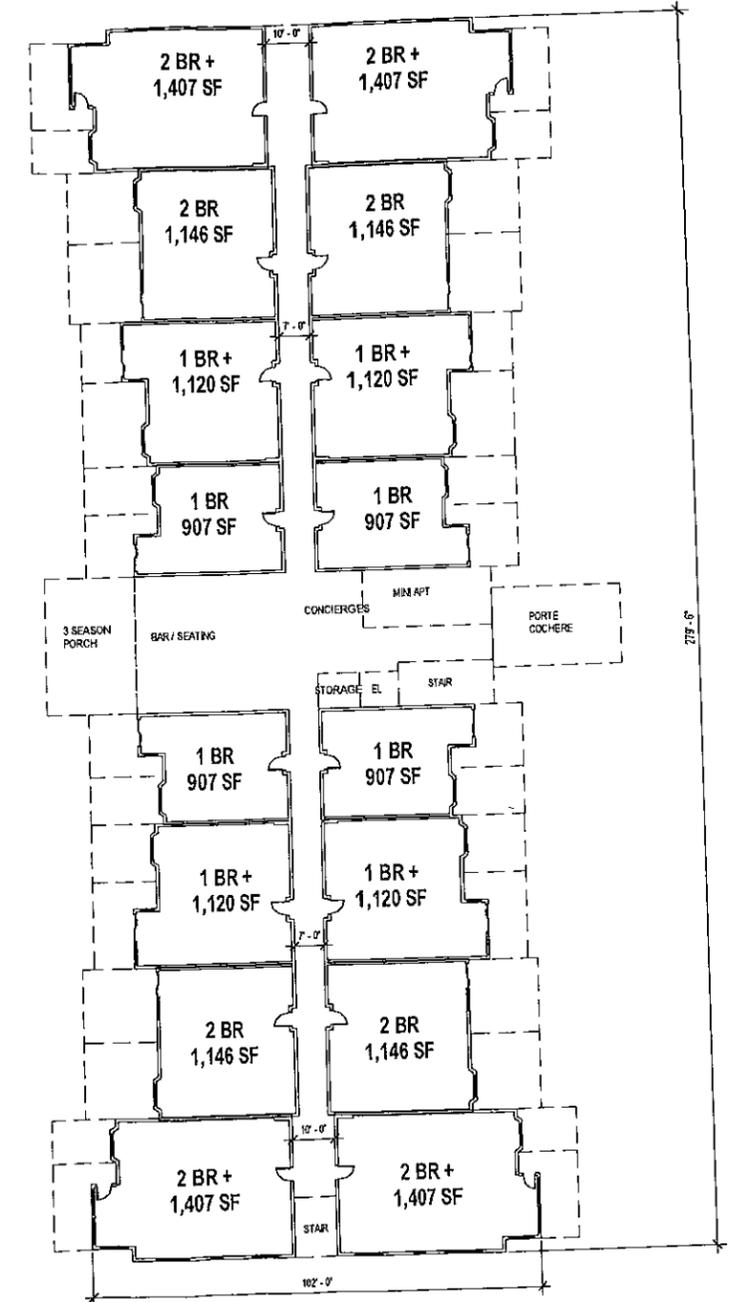


2 BEDROOM @ 1,056 SF



1 BEDROOM @ 744 SF

UNITS PER BUILDING	UNIT TYPE	QT	SQFT
	1 BEDROOM	4	744
	1 BEDROOM + DEN	4	1,043
	2 BEDROOM	4	1,056
	2 BEDROOM + DEN	4	1,307
	<b>TOTAL UNITS</b>	<b>16</b>	



2 PRELIMINARY FLOOR LAYOUT  
1" = 20'-0"

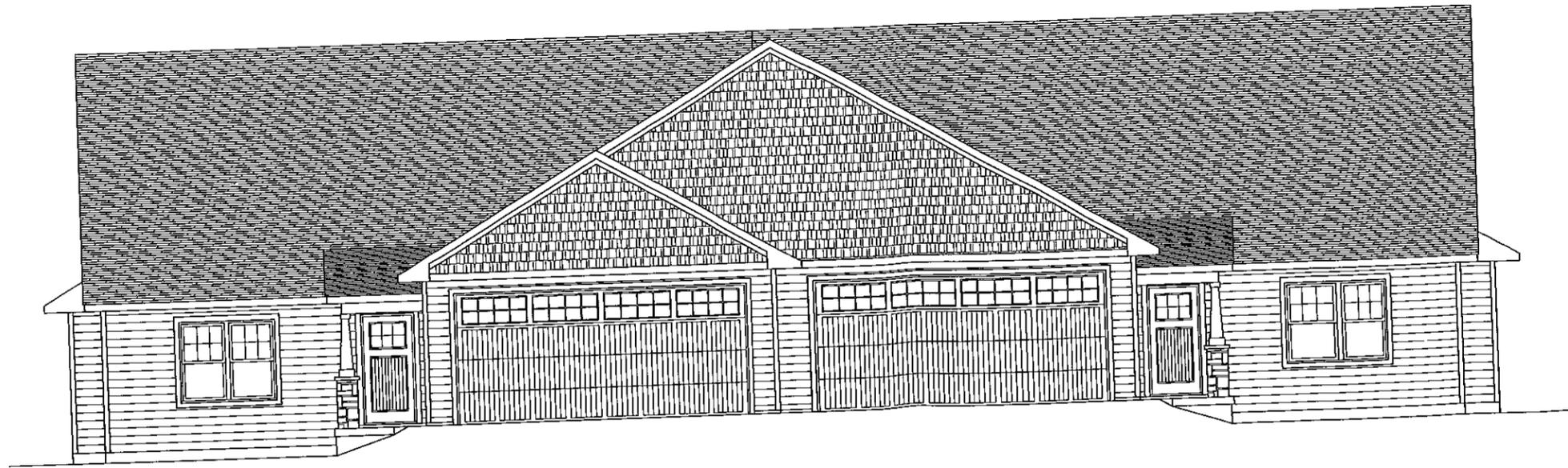
BUILDING 22,520 SF

# THE VISTAS AT GREENWOOD HILLS

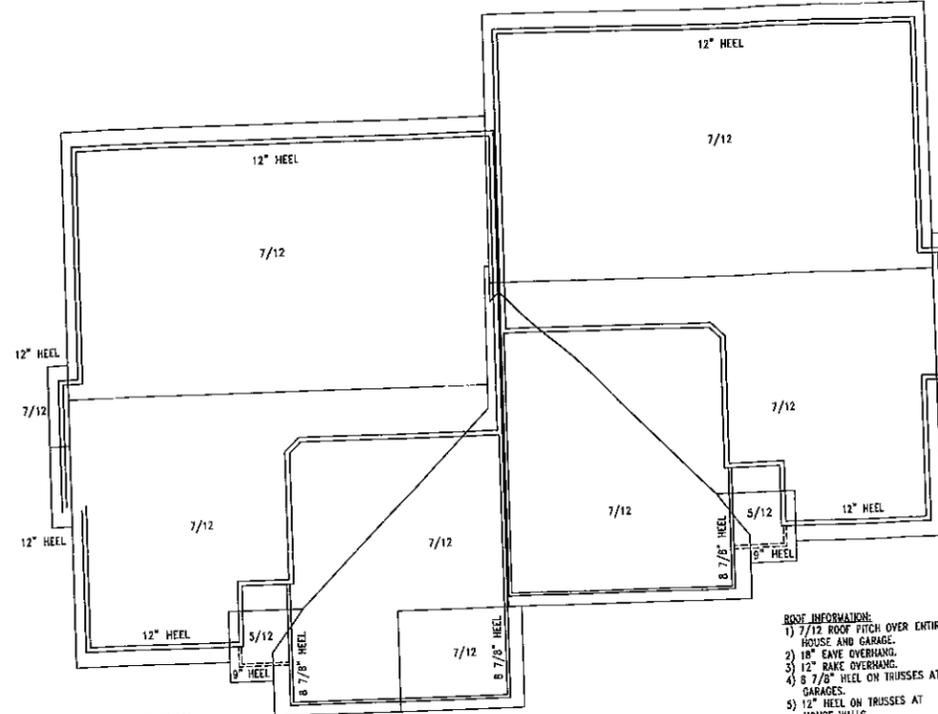


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608.829.4444 608.829.4445 dimensional@madison.com

WAUSAU, WI  
SCHEMATIC APARTMENT PLAN  
08.31.2018  
16037



FRONT ELEVATION  
SCALE: 1/4"=1'-0"



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

- ROOF INFORMATION:
- 1) 7/12 ROOF FITCH OVER ENTIRE HOUSE AND GARAGE.
  - 2) 18" EAVE OVERHANG.
  - 3) 12" RAKE OVERHANG.
  - 4) 8 7/8" HEEL ON TRUSSES AT GARAGES.
  - 5) 12" HEEL ON TRUSSES AT HOUSE WALLS.

NOTE:  
Although every effort has been made in preparing these plans and checking them for accuracy, the builder hereby assumes full responsibility and liability for same in both dimension and structural soundness.

Each contractor is responsible for following all local building codes that are applicable for their specific trade. Please consult the latest edition of the Wisconsin Building Code as published by the Dept. of Industry, Labor, and Human Relations or contact the local building inspection department for their opinion.

**FONTANNA & ASSOCIATES**  
Architectural Design and Drafting  
Theresa Fontanna  
(715) 238-4210  
3450 Lombardy Drive  
Wausau, WI 54401

DATE: 05-31-16  
DRAWN BY: TF  
BUILDER: VISTA AT GREENWOOD HILLS  
FOR: TWIN HOME OPTION 3  
FRONT ELEVATION AND ROOF PLAN  
SCALE: 1/4"=1'-0"

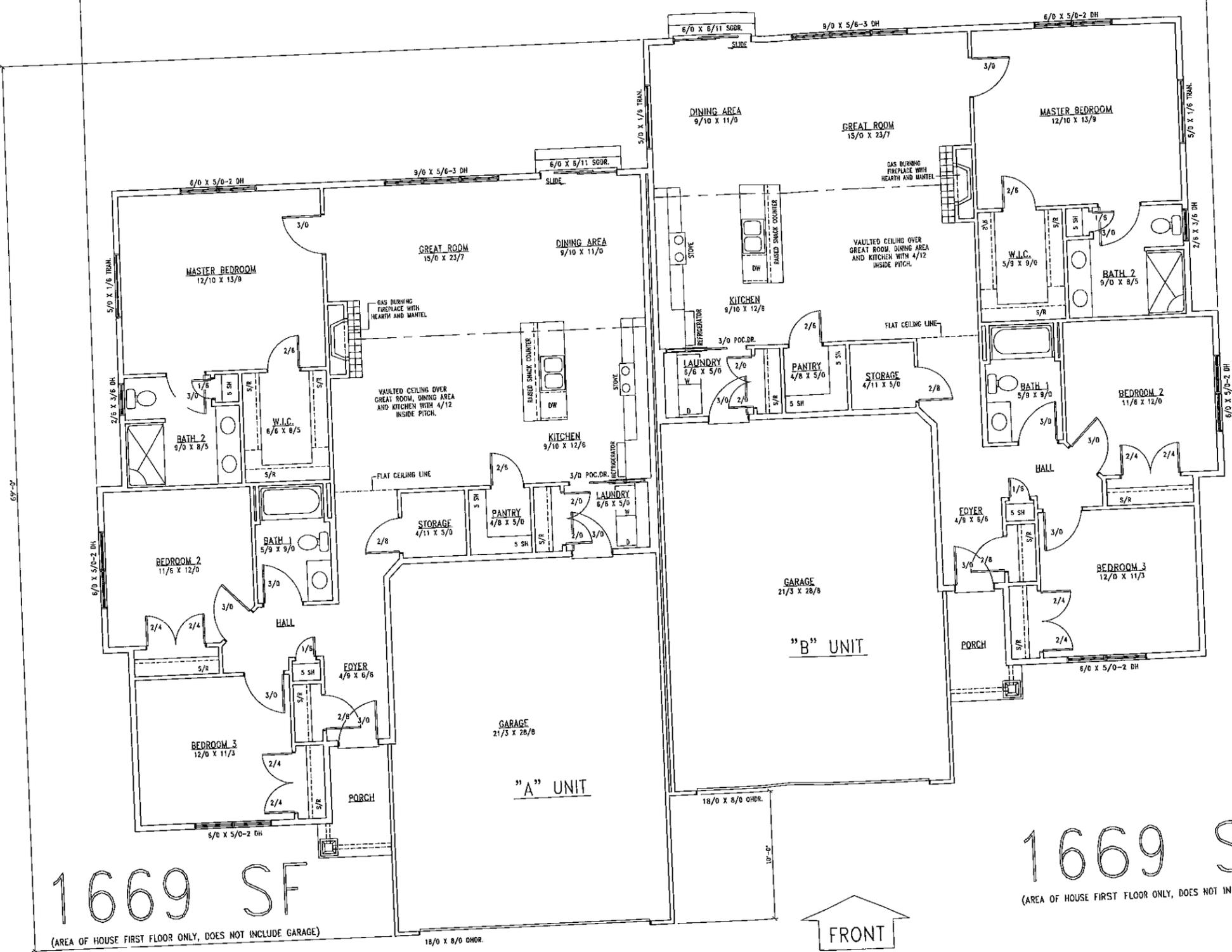
1 OF 4

The undersigned buyer hereby acknowledges that the plans and specifications attached herein constitute the building contract for the construction of the building shown hereon. The plans and specifications are approximate. Details and representations may be modified by builder and/or architect. Any change, modification, change and/or deviation.

Accepted by: \_\_\_\_\_  
Contractor: \_\_\_\_\_

1669 SF  
 (AREA OF HOUSE FIRST FLOOR ONLY, DOES NOT INCLUDE GARAGE)

1669 SF  
 (AREA OF HOUSE FIRST FLOOR ONLY, DOES NOT INCLUDE GARAGE)



The undersigned hereby acknowledges that the plans and specifications attached conform to the building contract and with any subsequent change orders to date. The plans and specifications are approved by the undersigned and may be accepted by the contractor and/or manufacturer. Accordingly, the home actually constructed may include minor modifications, changes and/or additions.

Accepted by: \_\_\_\_\_  
 Contractor: \_\_\_\_\_

2 OF 4

DATE: 05-31-16  
 DRAWN BY: JF  
 BUILDER: VISTA AT GREENWOOD HILLS  
 FOR: TWIN HOME OPTION 3  
 FIRST FLOOR PLAN "A" AND "B" UNITS  
 SCALE: 1/4" = 1'-0"

FONTANNA & ASSOCIATES  
 Architectural Design and Drafting  
 Thomas Fontanna  
 (715) 298-4210  
 5400 Lombard Drive  
 Wausau, WI 54401

NOTE:  
 Although every effort has been made in preparing these plans and checking them for accuracy, the builder hereby assumes full responsibility and liability for some in both dimension and structural soundness.

Each contractor is responsible for following all local codes and ordinances that are applicable to their work. Plans are subject to change without notice. Plans shall conform to the latest edition of the Wisconsin Building Code as published by the Dept. of Safety, Labor, and Human Resources or successor agency, and the local building inspection department for their opinion.

**AGENDA ITEM**

**PUBLIC HEARING:** Discussion and possible action on amending the Official City Map for the realignment of Curling Way at Townline Road

**BACKGROUND**

In October of 2016, CISM approved the realignment of Curling Way at Townline Road. In December of 2016, Council approved holding a public hearing to amend the Official City Map to include the proposed realignment of Curling Way.

See attached public notice and map.

**FISCAL IMPACT**

There is no cost at this time to place land on the Official City Map.

**STAFF RECOMMENDATION**

Depending on the testimony received at the public hearing, staff recommends that the land for the realignment of Curling Way be placed on the Official City Map as proposed.

Staff contact: Sean Gehin 715-261-6748



December 21, 2016

AMENDMENT TO OFFICIAL CITY MAP FOR  
THE REALIGNMENT OF CURLING WAY AT TOWNLINE ROAD

Enclosed is a Notice of Public Hearing to identify on the City of Wausau Official City Map the land needed for future right-of-way to realign Curling Way at Townline Road.

The City of Wausau is considering the placement of land (shown on the enclosed map) on the Official City Map to reserve it for future right-of-way. ***The land remains private property until such time as it is acquired by the City.*** Placing land on the Official City Map is a formal means by which the City reserves the land for future public use. Official mapping discourages property owners from making significant improvements to the mapped property thus holding down the cost of the property when the City does acquire it. Placing land on the Official City Map notifies all current and future owners that there is a plan to acquire a portion of the property for public use. It does not prevent owners from selling their property or building outside of the area needed for public use. A time frame for land acquisition activities and schedule for construction have not been established and may not be developed for a number of years.

If you have any questions at this time, please contact our office.

Allen M. Wesolowski, P.E.  
City Engineer

O:\Engineering\LMWCurlingWay Realignment OCM PH notice.doc

**CITY OF WAUSAU  
NOTICE OF PUBLIC HEARING  
FOR AMENDMENT TO OFFICIAL CITY MAP  
REALIGNMENT OF CURLING WAY AT TOWNLINE ROAD**

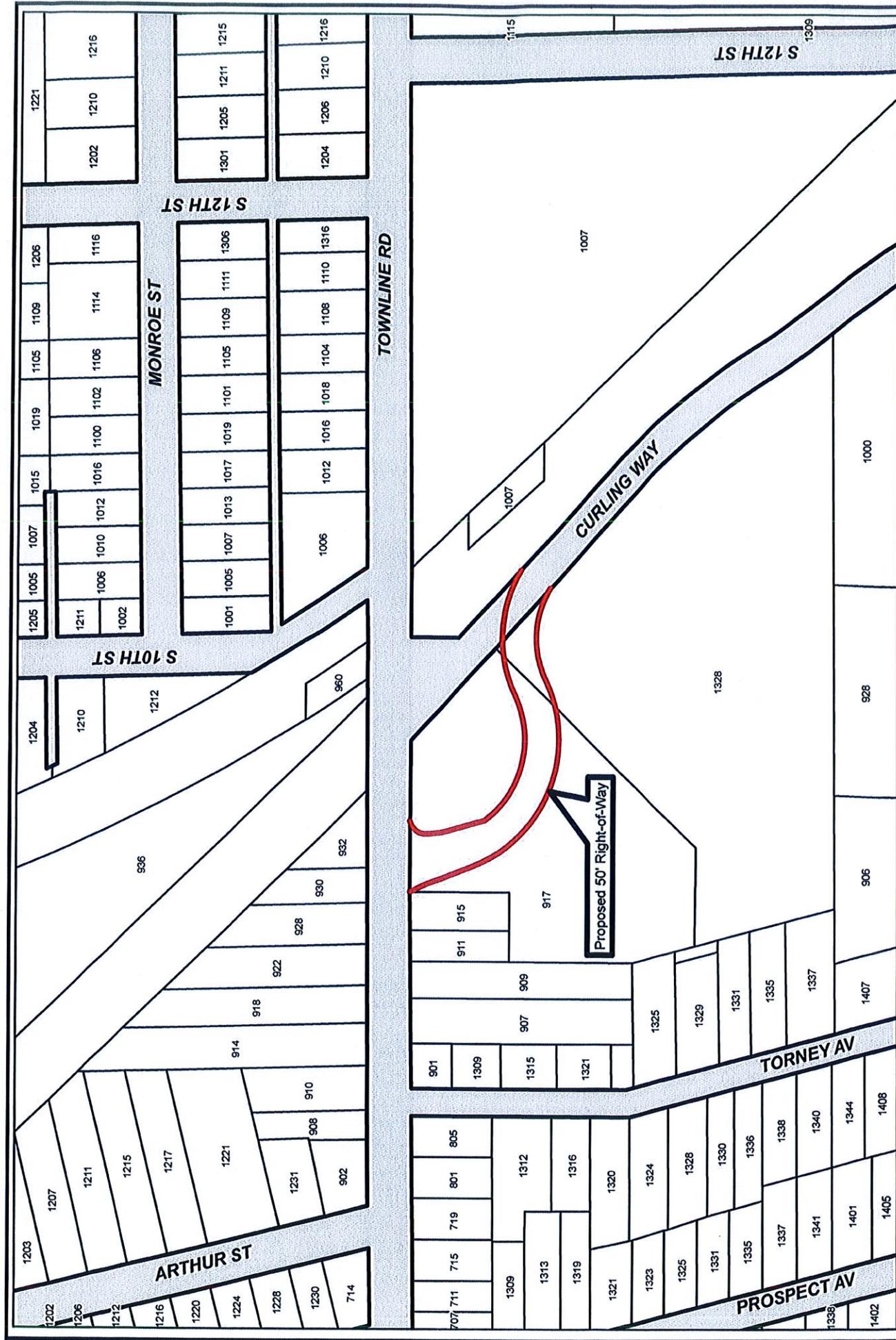
Notice is hereby given that the City of Wausau Capital Improvements and Street Maintenance Committee will hold a public hearing on January 12, 2017 at 5:30 p.m. in the Council Chambers of Wausau City Hall, 407 Grant Street, to consider an amendment to the Official City Map. The purpose of the public hearing is to receive input from interested parties regarding the proposed amendment, which includes establishing the location of the right-of-way lines for the realignment of Curling Way at Townline Road.

The intent of this amendment is to reserve the street right-of-way which will be needed for the future realignment of Curling Way. Placing this land on the Official City Map does not constitute opening this area to public use nor does it constitute a taking or acceptance of any land for extending the street. The purpose of the Official Map is to conserve and promote the public health, safety, convenience, or general welfare.

The land to be placed on the Official City Map is a 50-foot wide strip of land, more or less.

A map which shows the proposed right-of-way and the properties which will be affected is available for inspection in the Engineering Department, City Hall, 407 Grant Street, Wausau, Wisconsin. Questions regarding the public hearing may be directed to the Engineering Department at (715) 261-6740.

Notice is also given that the Common Council is anticipated to review and take final action on the proposed amendment to the Official Map at its meeting to be held February 14, 2017 at 7:00 p.m. in the Council Chambers of Wausau City Hall. (Please call the Customer Service Office at (715) 261-6620 to confirm the date, time, and location of the Common Council meeting.)



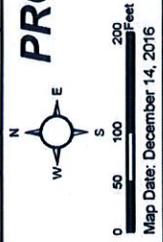
Proposed 50' Right-of-Way

# PROPOSED CURLING WAY REALIGNMENT

CITY OF WAUSAU

MARATHON COUNTY, WISCONSIN

- Legend**
- Proposed Right-of-Way
  - Existing Right-of-Way
  - Existing Parcel



**NOTES:**  
 1. DEVELOPMENT OF THIS MAP IS PROVIDED WITHOUT WARRANTY BY THE CITY OF WAUSAU ENGINEERING DEPT.  
 2. THIS MAP WAS COMPILED AND CHECKED BY THE CITY OF WAUSAU ENGINEERING DEPT. FOR MARATHON COUNTY. USE AT YOUR OWN RISK. THE CITY OF WAUSAU ENGINEERING DEPT. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.  
 3. MAP FEATURES DEVELOPED FROM APRIL 2016 AERIAL PHOTOGRAPHY.



Dimensions are approximate as determined by current parcel data © 2016. This is not a legal survey document. All rights reserved. City of Wausau, Wisconsin.

Map Date: December 14, 2016