OFFICIAL NOTICE AND AGENDA

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

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

**Meeting of the:** PLAN COMMISSION OF THE CITY OF WAUSAU
**Date/Time:** Tuesday, April 17, 2018 at 5:00 pm.
**Location:** City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS
**Members:** Mielke (C), Lindman, Peckham, Gisselman, Bohlken, Zahrt, Brueggeman

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. **Approve the minutes of the March 20, 2018 meeting.**

2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 1400 Stewart Avenue to allow for new signage with an electronic message center, in a R2, Single Family Residence District. (Graphic House)

3. **PUBLIC HEARING:** Discussion and possible action on rezoning 810, 814, 902 & 904 West Thomas Street from R2, Single Family Residence District to B2, Community Service District. (City of Wausau)

4. Discussion and possible action on approving the Certified Survey Map for 2800 Stewart Avenue.

5. Discussion and possible action on amending the Townline Road Transportation Project Plat.

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

7. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 4/13/2018 @ 10:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the Planning Department at 407 Grant Street, Wausau, WI 54403 or (715) 261-6760.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Sippel, DeSantis, Parks Department, County Planning, Graphic House
The Plan Commission met on Tuesday, March 20, 2018, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Mayor Robert Mielke, Ron Zahrt, Patrick Peckham, Eric Lindman, Gary Gisselman, Andrew Brueggeman, Bruce Bohlken

Brad Lenz, Brad Sippel, Melissa Engen, Dave DeSantis, Coy Sawyer, Steve Brickner, Tom Mudrovich

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 February 20, 2018 meeting.**

Bohlken motioned to approve the minutes of the February 20, 2018 meeting. Gisselman seconded, and the motion carried unanimously 7-0.

**PUBLIC HEARING: Discussion and possible action on approving a conditional use at 1611 North 6th Street to allow for repair and servicing of motor vehicles and motor vehicle sales, in a B2, Community Service District.**

Mayor Mielke closed the public hearing.

Sippel said that a conditional use is being requested to operate a motor vehicle repair and sales business. The use is allowed in the B2 district with a conditional use. Historically, the property has been used as requested. The applicant will be purchasing the property and plans to re-establish the use. The site plan is located in the packet. Staff recommends approval with the condition that exterior lighting not exceed one foot candle at the property line.

Brueggeman said that the requirement is to not exceed three feet candles and asked why the decrease to one foot candle. Sippel answered that this was discussed with the zoning administrator and since this is a mixed area one foot candle would be more appropriate. Three feet candles can be pretty bright. Lenz added that some new developments try to keep zero foot candles at the lot lines.

Zahrt motioned to approve a conditional use at 1611 North 6th Street to allow for repair and servicing of motor vehicles and motor vehicle sales, in a B2, Community Service District, with the condition that any exterior lighting not exceed one foot cancel at the property line. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on April 10, 2018.

**PUBLIC HEARING: Discussion and possible action on approving a conditional use at 3500 Stewart Avenue to allow for a recording studio/radio station, in a B2, Community Service District.**

Coy Sawyer, 4111 Schofield Avenue, said that they are planning on moving to Wausau. The engineer was planning on being at the meeting, but is ill and not able to attend. If there are any technical questions, the questions can easily be answered with a text or phone call. Coy said that he available to answer any questions.

Sippel said that the property is zoned B2 and the use is allowed with a conditional use. In the staff report, it is noted that radio and television studios are expressly allowed in other districts, but not listed in B2 districts, but similar uses are listed. Staff feels that it is an appropriate use. Staff recommends approval. Pictures are included in the packet.

Mayor Mielke closed the public hearing.

Bohlken said that he loves the station. Peckham welcomed the station to Wausau and asked for a description on the roof line and the antenna. Sawyer said that it will be close to the roof line and probably won’t be seen. The tower will be 36’ and the peak of the roof is 32’-36’. The goal is to have the antenna near the peak of the roof.
Brueggeman motioned to approve a conditional use at 3500 Stewart Avenue to allow for a recording studio/radio station, in a B2, Community Service District. Zahrt seconded, and the motion carried unanimously 7-0. This item will go to Common Council on April 10, 2018.

PUBLIC HEARING: Discussion and possible action on rezoning 2505 Grand Avenue from B2, Community Service District to B3, General Commercial District, and rezoning 307 & 318 East Lake View Drive, 2501 Grandview Drive and 317 East Kent Street from R3, Two Family Residence District to B3, General Commercial District.

Steve Brickner, representing 2525 Grand Avenue, said that he is available to answer any questions.

Mayor Mielke closed the public hearing.

Sippel said that the rezoning request is to rezone several properties from B2 and R3 to B3. The map of the properties is included in the packet. The request is part of the CSM process and they are cleaning up the zoning of the parcels. Most of the parcels are already zoned B3 and the existing use is allowed in the B3 zoning district.

Peckham said that he can see what is planned for the rest of the property and asked about the use for the property that abuts Kent Street that is approved for soil screening. Brickner said that it is already leveled and road base has been put down. This area will be used for parking with temporary lighting. The future plan is for an overflow lot or a storage building.

Gisselman motioned to rezone 2505 Grand Avenue from B2, Community Service District to B3, General Commercial District, and rezoning 307 & 318 East Lake View Drive, 2501 Grandview Drive and 317 East Kent Street from R3, Two Family Residence District to B3, General Commercial District. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on April 10, 2018.

Discussion and possible action on amending the Precise Implementation Plan at 1200 North River Drive to increase the amount of commercial square footage.

Lenz said that this amendment is to add two stories to the commercial building. The property is zoned UDD and requires an amendment to the precise plans. Mudrovich Architects is present to answer questions. The site plan and renderings are included in the packet. The plan was initially approved for a three story building; the plan is to add two more stories at this time. The parking standards are flexible and staff looked at the downtown zoning district which would require 47 stalls for a building this size. There are 26 underground parking stalls in the building and 55 surface stalls in the south parking lot.

Gisselman motioned that two full floors will be added. Parking for WOW fills up rather quickly and there is no other spot for parking in the campus area.

Tom Mudrovich, 300 North 3rd Street, said that the phasing plan shows an additional mixed use building to the north of this one. If this building would stay at three floors, it would double the need for parking. This has been communicated that it is under-served by the current parking. There is another lot to the east, but according to the master plan, that was going to be another commercial building. Mudrovich said that they will not know about parking for sure until the buildings are built. Lenz said that Lot 8 (as shown on the site plan) could be an expansion of surface parking, if needed in the future. It is not on the river and may be less desirable than other lots. Lenz said the uses are complementary – daytime versus nighttime – and some parking can be shared. He said WOW staff parking could shift to a different location. Options can be reviewed, but at this time, the exact demand is not known. He said Fulton Street will be extended and there will be parking on it as well. He said the site is 16-acres overall, and there is currently only one building on it, so there is space to work with.

Gisselman said that there is no place for WOW parking to go to. Gisselman said that he is concerned for the future and there is a need for parking and asked what the demand for parking will be. Mudrovich said that there are options. There are negatives to add two floors of development and there are also positives. This will create a higher density, it will be more visible from the bridge and provide the urban density that
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was a priority of this project. Mudrovich said that he is surprised with the objections for the additional floors. Gisselman said that he is looking at the parking issue and the demand the additional floors will bring. Mudrovich said that there is probably greater traffic generated for retail and restaurant uses than office. The development is not fueled by the parking demand. Gisselman said that he will vote for the project, but now is the time to look at the plan and the future. Mudrovich said that city staff, architects and engineers need to have further discussion, but there isn’t a solution right now. Mudrovich said there is a plan for the building to the north to also have five stories. Buildings that face the river are highly desirable. Lot 8 is less desirable. A short-term solution is for parking at Lot 8.

Peckham said that the parking would be a good problem to have because it would indicate that there is a lot of hustle and bustle. Peckham asked if the river views for the Savo-O Supply building tenants be affected by the additional floors of this building. Mudrovich said that the Sav-O Supply is further north so the part that faces the river will not be affected. Lenz showed the location of the Sav-O Supply, WOW and the proposed building on the map.

Peckham motioned to amend the Precise Implementation Plan at 1200 North River Drive to increase the amount of commercial square footage. Bohlken seconded.

Gisselman said that there are buildings and/or parking lots and there does not look like there will be much green space. If two-five story buildings are constructed, it is a pretty strong face. Gisselman said that if he votes for the project today, it would be hard for him to turn around and vote differently in the future. Gisselman said that he is having major issues and is leery about the future. A strong five-story building is half of the face of the Dudley building. Mudrovich said that the Dudley building is 240’ and this building will be 65’. There will be street trees. The idea for the development was for an urban development. It is a complete different way to look at it. The landscaping along the river and creek is pretty intense. Lenz said that the building is bordered on two sides by landscaping and the intent was to keep it narrow to allow more room for development and a more urban feel, but there is still green space around it.

Zahrt asked if anyone has thought about the need because there are office buildings that are currently empty. Zahrt said that it doesn’t make sense. Zahrt said that just because they will be rented is not a reason, it is being rented at the expense of leased buildings in the downtown. Those people are on the tax roll and pay taxes; this project won’t be for taxes. Zahrt cautioned the developer to be careful and it is an overuse. Lenz said that the need for it is determined by the developer and he is not aware of data that shows empty office buildings or whether tenants will be coming from other offices in the city. The developers feel there is demand here. Mudrovich said that this is being designed as a Class A office space and there is very little development like this offered. Pfefferle Management will do the leasing and managing; they are very big on this project and doing quite well in terms of leasing.

The motion carried 6-1. Zahrt voted against this item. This item will go to Common Council on April 10, 2018.

**Discussion and possible action to discontinue and vacate Becher Drive from Bugbee Avenue north to the City limits.**

Lindman said that Mathie Construction has requested that streets in the area be discontinued and vacated, as Mathie Construction may be selling the property. The area will not be developed and is all wooded.

Brueggeman asked if this will have impact on the taxes of the property. Lindman said that it would increase the tax base since there will not be public right-of-ways. Brueggeman asked if it would affect the 2018 values. This was confirmed. Peckham asked if there is a benefit to the developer to not have the dedicated streets. Lindman said that this would give a blank canvas to a potential owner. The properties are all zoned R1.

Brueggeman motioned to discontinue and vacate Becher Drive from Bugbee Avenue north to the City limits. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on March 27, 2018.

**Discussion and possible action to discontinue and vacate McCarthy Boulevard from Bugbee**
Avenue north to the City limits.

Lindman said that this item is the same as the previous item.

Brueggeman motioned to discontinue and vacate McCarthy Boulevard from Bugbee Avenue north to the City limits. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on March 27, 2018.

Discussion and possible action to discontinue and vacate Schofield Avenue between Becher Drive to Tierney Road.

Brueggeman motioned to discontinue and vacate Schofield Avenue between Becher Drive to Tierney Road. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on March 27, 2018.

Discussion and possible action to discontinue and vacate the alley bounded by Becher Drive, McCarthy Boulevard and Bugbee Avenue north to the City limits.

Brueggeman motioned to discontinue and vacate the alley bounded by Becher Drive, McCarthy Boulevard and Bugbee Avenue north to the City limits. Peckham seconded, and the motion carried unanimously 7-0. This item will go to Common Council on March 27, 2018.

Discussion and possible action to discontinue and vacate the alley bounded by McCarthy Boulevard, Tierney Road and Bugbee Avenue north to the City limits.

Bohlken motioned to discontinue and vacate the alley bounded by McCarthy Boulevard, Tierney Road and Bugbee Avenue north to the City limits. Brueggeman seconded, and the motion carried unanimously 7-0. This item will go to Common Council on March 27, 2018.

Discussion and possible action on the proposals received for the Zoning Code Update.

Lenz said that one proposal was passed out at the beginning of the meeting. Five proposals were received from the RFP from qualified firms. A review committee reviewed the proposals and Vandewalle & Associates ranked the highest.

Peckham asked what Vandewalle & Associates had that the other proposals did not. Lenz said that all of the consultants were qualified. Vandewalle & Associates had a history of similar projects. He said they tend to rewrite one zoning code per year for municipalities, many comparable to Wausau. Peckham asked if clients were contacted. Lenz said that staff reviewed samples and visited websites for the finished products, but have not contacted their references yet. Peckham said he doesn’t know how much of a rush this is and asked if the references should be contacted. Brueggeman said that it could be subject to the motion. Peckham said the end product was reviewed but he welcomed that twist.

Bohlken motioned to approve the selection for the Zoning Code update. Gisselman seconded. The motion carried unanimously.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for Tuesday, April 17, 2018.

Adjournment

Peckham motioned to adjourn, seconded by Gisselman. The motion carried unanimously 7-0 and the meeting adjourned at 5:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on April 17, 2018.
STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Lenz, City Planner
DATE: April 12, 2018

GENERAL INFORMATION

APPLICANT: Matt Capodice, Graphic House Inc., for John Muir Middle School
LOCATION: 1400 Stewart Avenue
EXISTING ZONING: R2, Single Family Residence District
REQUESTED ZONING: Conditional Use
PURPOSE: To allow for replacement of an existing sign for John Muir Middle School. The new sign would contain an electronic message center. In the R2 District, signs for public, municipal, educational, and cultural institutions may be allowed subject to issuance of a conditional use permit by the plan commission.
EXISTING LAND USE: Educational institution
SIZE OF PARCEL: 8.26 acres

SURROUNDING ZONING AND LAND USE:

North: R2; Single-family homes
South: R2; Park
East: R2; Single-family homes
West: R2; Educational institution

See attached map

SUMMARY

The Wausau School District is seeking to replace an existing illuminated sign at John Muir Middle School with a new lit sign containing an electronic message center. Please see the attached picture of the existing sign as well as a rendering of the proposed sign.
Signs are more strictly regulated in residential zoning districts (than in commercial or industrial districts), but may be allowed for certain uses, including educational institutions.

Illuminated signs may be allowed but they must be non-flashing. The zoning code defines a non-flashing sign as one that has a static message (or graphic) for at least six (6) seconds.

Previous lit signs and electronic message centers (with static messages) have been allowed by conditional use permit for other educational institutions in residential zoning districts in the city. Some have been required to extinguish at a certain time, particularly when facing residential properties.

**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.

Staff believes the proposed sign does not violate any of the above standards, especially considering a similar sign has existed at this location without any known incidents. The sign would face to the south, towards Marathon Park, away from any single-family homes.

**RECOMMENDATION**

Staff recommends approval, following the requirement in the zoning code that the electronic message center is non-flashing.

**Recommended Motion:** To approve a conditional use permit at 1400 Stewart Avenue for an illuminated sign with electronic message center, as presented.
John Muir Middle School

Chris,

Refer to floor - Envi is 76.118 wide - we need 76.118 wide or even side to match 76.118 wide cabinet. Final width 97" to match.

Point - black

P1 - Black
P2 - Match 8550-005 Middle Blue Vinyl
White Polar White V1 - 75-05-10 White Vinyl
V2 - Blue
V3 - 8550-005 Middle Blue Vinyl

DP3 - Black
DP4 - PMS 2965c Blue
DP5 - PMS 4505 Gold

Message Center is to be grounded with grounding rod installed with foundation

Please review specs & proof carefully - check for typographical errors & omissions. Layout accuracy, etc. Customer has sole responsibility to correct any errors. Disclaimer: the ink colors shown in this rendering propose conceptual colors & graphic locations since the colors may not match the actual automotive paint. Paint or any other colors to be used as shown in the drawing shown. All sizes, shapes, colors, etc. are conceptual & may vary from actual product.
STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Sippel, Assistant Planner

DATE: April 12, 2018

GENERAL INFORMATION

APPLICANT: City of Wausau

LOCATION: 810/814/902/904 W Thomas Street.

EXISTING ZONING: R2, Single Family Residence District

REQUESTED ZONING: B2, Community Service District

PURPOSE: To create a consistent business zoning district across several City-owned Thomas Street remnant properties to facilitate redevelopment for commercial office use.

EXISTING LAND USE: Undeveloped

SIZE OF PARCEL(S): Total: Approximately 16,132 square feet
810 Thomas St.: 6,055 square feet
814 Thomas St.: 5,944 square feet
902 Thomas St.: 2,106 square feet
904 Thomas St.: 2,027 square feet

SURROUNDING ZONING AND LAND USE:

North: R2, Single Family Residence District; Residences
South: R3, Two Family Residence District; Residences, Religious Institution
East: R2; Residence, Undeveloped
West: R2; Residence, B1; Stormwater Management

See attached map
SUMMARY

The City is seeking a zoning map amendment from R2, Single Family Residence District, to B2, Community Service District for four remnant parcels along phase I of Thomas Street to facilitate the redevelopment of the properties for a commercial office use. The Economic Development Committee and the City Council approved the sale of 810 and 814 Thomas Street to Kevin Andrasek/State Farm Insurance to develop a commercial office building. The City currently owns all four of the parcels included in the zoning map amendment.

ANALYSIS

From Wausau Municipal Code 23.78.060 the plan commission must consider several criteria when deciding to approve or deny a request to amend the zoning map.

The criteria for the plan commission to consider are as follows:

(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;

Staff comments: The existing uses of the properties in the immediate area are primarily residential. Prior to the reconstruction of Thomas Street, there were commercial uses one block to the west and one-two blocks to the east, as Thomas Street has mixed residential and commercial uses. The commercial uses to the east and most of the surrounding residential uses remain today after the reconstruction. The effect of the proposed rezoning would allow neighborhood and community scale commercial 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;

Staff comments: The land uses that would be permitted by the zoning change are of a higher intensity than currently allowed on the specified parcels. The land uses would be consistent with the character of an urban arterial that has a mix of commercial and residential properties.

(c) The zoning classification of property within the general area of the property in question;

Staff comments: The zoning classification of property in this area includes both commercial and residential zoning districts. There are commercial zoning districts within one to two blocks on either side of the proposed commercial district. Directly to the west is a B1, Neighborhood Shopping District, and there is a B2 district two blocks to the east.

(d) The suitability of the property in question to the uses permitted under the existing zoning classification;

Staff comments: There is a mix of business and residential uses in the area currently. The parcels along Thomas Street would be appropriate for either use. The existing zoning classification allows for single family residential uses, and two family residences with a conditional use permit. The smaller parcels are likely of limited desirability for residential uses, but could likely accommodate small commercial uses.
(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;

**Staff comments:** The acquisition of properties and the reconstruction and expansion of Phase I of Thomas Street has changed the land uses in the area. The area has a mix of land uses, and the trend of development has been to continue as a mix of land uses.

(f) Whether the proposed zone change is generally consistent with the goals, objectives and policies identified in the City of Wausau Comprehensive Plan;

**Staff comments:** This area is shown urban residential on the Wausau Comprehensive Plan Future Land Use Map, which includes a mix of housing types and neighborhood scale commercial uses. This land use is expected to have some infill development. Staff believes the rezoning is generally consistent with the goals of the comprehensive plan.

(g) The nature and extent of the input received at the public hearing regarding the proposed zone change;

**Staff comments:** No comments have been received by staff as of 4/12/18.

(h) The precedence, if any, that approval of the requested zoning could have on similar requests made elsewhere in the city; and

**Staff comments:** Staff does not anticipate the approval of this request setting a precedent. This area would be appropriate for residential or commercial development.

(i) If the property was recently annexed, the zoning classification of the property prior to annexation. (Ord. 61-5356 ’1, 2008, File No. 08-0207; Ord. 61-4585 ’1, 1986; Ord. 61-4054 ’6.9-6(part), 1967.)

**Staff comments:** Not applicable

Wausau Municipal Code 23.78.070 states that: The plan commission shall not recommend the adoption of a proposed amendment unless it finds that the adoption of the amendment is in the public interest and is not solely for the interest of the applicant.

Staff believes that the area is generally appropriate for B2 zoning, being located on a major arterial street that connects the west and east portions of the Wausau metro area.

**RECOMMENDATION**

Staff recommends approval.

**Recommended Motion:** To approve the proposed zoning map amendment of 810, 814, 902, and 904 W Thomas Street to B2, Community Service District, as presented.
MARATHON COUNTY CERTIFIED SURVEY MAP
MAP NO. ______________________________
VOLUME ______________________________
PREPARED FOR: 2600 STEWART AVE. LLC
LAND OWNER: 2600 STEWART AVE. LLC & CONVENIENCE STORE INVESTMENTS
OF ALL OF LOT 1, ALL OF LOT 2 AND ALL OF OUTLOT 2 OF CERTIFIED SURVEY MAP NUMBER 16412, RECORDED IN VOLUME 76, PAGE 61, AS DOCUMENT NUMBER 163004, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2952, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1, ALL OF LOT 2 AND ALL OF OUTLOT 2 OF CERTIFIED SURVEY MAP NUMBER 16412, RECORDED IN VOLUME 76, PAGE 61, AS DOCUMENT NUMBER 163004, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 486.024 SQUARE FEET, 0.0158 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF 2600 STEWART AVENUE, LLC, AGENT OF SAID LOTS.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-07 AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

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

DATED THIS 2ND DAY OF APRIL 2018.

______________________________
REI
JOSHUA W. PRENTICE
WI P.L.S. S-2952

LEGAL DESCRIPTION OF LANDS TO BE CONVEYED TO CONVENIENCE STORE INVESTMENTS
A PARCEL OF LAND BEING PART OF LOT 1 AND PART OF OUTLOT 2 OF CERTIFIED SURVEY MAP NUMBER 16412, RECORDED IN VOLUME 76, PAGE 61, AS DOCUMENT NUMBER 163004, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF STEWART AVENUE AND THE POINT OF BEGINNING, THENCE NORTH 15°31’43.0” WEST, IDENTIFIED WITH THE EAST LINE OF SAID LOT 1, 148.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, THENCE 158.62 FEET COINCIDENT WITH SAID EAST LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 225.00 FEET, A CENTRAL ANGLE OF 30°17’59.0”, AND A CHORD THAT BEARS NORTH 02°07’17” EAST FOR 136.44 FEET, THENCE NORTH 75°59’08” WEST, COINCIDENT WITH SAID EAST LINE, 30.29 FEET, THENCE NORTH 59°27’24” WEST, COINCIDENT WITH SAID EAST LINE, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 28°45’15” EAST, 30.65 FEET; THENCE SOUTH 80°35’16” WEST, 35.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 83.79 FEET, COINCIDENT WITH THE ARC OF SAID CURVE; SAID CURVE HAVING A RADIUS LENGTH OF 200.00 FEET, A CENTRAL ANGLE OF 20°00’22’”, AND A CHORD THAT BEARS SOUTH 03°31’34” EAST FOR 83.18 FEET; THENCE SOUTH 15°31’43.0” EAST, 46.90 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF STEWART AVENUE; THENCE SOUTH 74°28’17” WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 25.00 FEET TO SAID SOUTHEAST CORNER OF LOT 1 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.644 SQUARE FEET, OR 0.0013 ACRES, MORE OR LESS.
NOTES:
1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTH EIGHTH SECTION 33, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89° 24' 47" WEST.
2. FIELD WORK WAS COMPLETED ON 3-22-2018.
3. SUBJECT PROPERTIES SUBJECT TO ACCESS RESTRICTIONS AS DESIGNATED ON CERTIFIED SURVEY MAP NO. 16357 RECORDED IN SAID REGISTER'S OFFICE IN VOLUME 76 OF CERTIFIED SURVEY MAPS ON PAGE 6, AS DOCUMENT NO. 1625873.
4. RELEASE OF ACCESS RESTRICTION FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION, DATED NOVEMBER 20, 2016 ANDRecorded in said Register's Office on November 30, 2015, as document no. 1706572.
5. SUBJECT TO NOISE LEVEL NOTATION AS DESIGNATED ON CERTIFIED SURVEY MAP NO. 16357 RECORDED IN SAID REGISTER'S OFFICE IN VOLUME 76 OF CERTIFIED SURVEY MAPS ON PAGE 6, AS DOCUMENT NO. 1625873.
<table>
<thead>
<tr>
<th>AGENDA ITEM</th>
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<tbody>
<tr>
<td>Discussion and possible action on amending the Townline Road Transportation Project Plat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BACKGROUND</th>
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</table>
| For safety reasons, the City Council on the 27th of March voted to close the driveway at 936 Townline Road. As a result, the Townline Road TPP has been amended to include a driveway restriction.  

In addition, the public sidewalk along the north side of the Townline Road between the railroad tracks has been moved south to avoid the need for a Temporary Limited Easement (TLE) at 936 Townline Road. |

<table>
<thead>
<tr>
<th>FISCAL IMPACT</th>
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<tbody>
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<td>None</td>
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<tr>
<th>STAFF RECOMMENDATION</th>
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<tbody>
<tr>
<td>Staff recommends approval of the amendment.</td>
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</tbody>
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Staff contact:  Sean Gehin  715-261-6748