



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: Tipple (C), Lindman, Oberbeck, Bohlken, Gisselman, Atwell
Location: Common Council Chambers, 407 Grant Street.
Date/Time: Tuesday, March 15, 2016 at 5:00 p.m.

1. Approve the minutes of the February 16, 2016 meeting.
2. Discussion and possible action on approving the Precise Implementation Plan for 1420 North River Drive to allow for a family entertainment center.
3. Discussion and possible action for annexation from the Town of Maine*: Neimeyer (petitioner) – Territory bounded by W. Cassidy Drive, N. 4th Avenue and Decator Drive.
4. Next meeting date and future agenda items for consideration.

Adjourn

COMMITTEE CHAIRPERSON: MAYOR JAMES E. TIPPLE

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 March 11, 2016 at 11:00 a.m.

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

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

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.

*We are advised by the Department of Administration that the incorporation of the Town occurred on December 11, 2015. The validity of that incorporation remains subject to challenge. For purposes of this document, reference to the Town of Maine is used.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, February 16, 2016, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Gisselman, Atwell, Oberbeck, Bohlken, Lindman

Others Present: Lenz, DeSantis, Hebert, Lawrence, Preibe, Mudrovich, Morrow, Neal

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

Approve the minutes of the January 19, 2016 meeting.

Atwell motioned to approve the minutes of the January 19, 2016 meeting. Gisselman seconded, and the motion carried unanimously 6-0.

Discussion and possible action on petition for annexation from the Town of Maine: Johnson (petitioner) – 4306 and 4702 County Road K and adjacent property to the west.

Lindman said that an overall map of annexations from the Town of Maine was distributed prior to the meeting. This went through CISM and was approved unanimously.

Atwell asked if additional names were added to the prior request. Lindman answered yes and said the map was created to show that an island was not being created.

Bohlken motioned to approve the petition for annexation from the Town of Maine: Johnson (petitioner) – 4306 and 4702 County Road K and adjacent property to the west. Oberbeck seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 23, 2016.

Discussion and possible action on petition for annexation from the Town of Maine: Waldvogel (petitioner) – Merrill Avenue.

Lindman said that this property is the large blue piece on the map. This had come to the commission previously. Some of the lines were incorrect, but the legal notice was correct. The lines have been corrected.

Oberbeck motioned to approve the petition for annexation from the Town of Maine: Waldvogel (petitioner) – Merrill Avenue. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 23, 2016.

Discussion and possible action regarding a Warranty Deed from 720 Grant Street for street purposes.

Lindman said that the small piece on the map has been maintained by city. This will be deeded to the city and is more of a housekeeping procedure.

Oberbeck motioned to approve the Warranty Deed from 720 Grant Street for street purposes. Atwell seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 23, 2016.

Discuss update to Wausau's Comprehensive Plan – Housing and Natural Resources chapters.

Lenz said staff has been working with Regional Planning to update the Comprehensive Plan. Drafts of two chapters are located in the packet. The item is to review the drafts, answer questions, and to offer feedback.

Dennis Lawrence said they are in the midst of updating the Comprehensive Plan, as it is a requirement every 10 years. The public participation plan, demographic component, and downtown and economic development components have been completed. Goals, objectives, and policies are included in every chapter. Any comments can be forwarded to Brad.

Lawrence went over the Natural Resources chapter. A look into the county's natural resources is at the start of the chapter and Lawrence went over page specifics of the plan with the commission. The inventoried lakes are included in the plan. This is one place to inventory the different natural resources. The biological resources are slightly touched on in this chapter. There are 6 identified issues in the chapter, which include: developmental constraints, wetlands, conservancy areas, Brownfields, water quality, and phosphorus. The chapter is ended with goals and action steps.

Mayor Tipple asked how long into the future the anticipated completion date is. Lawrence answered that it was started last summer. An initial draft is expected late summer or early fall is expected. It is hope to be adopted by the end of the year. Mayor Tipple said page 2 shows the Sewer Service Area Plan and it seems to be always getting updated since it was from 1992. Lawrence said it was last officially adopted in 1992, but there have been amendments. There is discussion of doing an update. Lenz said it has been discussed at the MPO to do a new plan.

Oberbeck said that there have been some issues with storm water management. There have been three and five inch rains that are supposed to be one hundred years apart, but are happening twice a year. Oberbeck asked if there is any accommodation or discussion on how this will be addressed in the future. Lawrence said this is one of the issues that has come up. It will probably warrant being an additional issue. The Comprehensive Plan is the big picture with a lot of recommendations. Lindman said that a grant was obtained from the Wisconsin DOT and is currently out for RFP to update the citywide Storm Management Plan.

Gisselman said if the Rivers Edge Master Plan update will be part of the Comprehensive Plan. Lawrence said that it would be a separate endeavor, but a recommendation could be included in the Comprehensive Plan. Gisselman said that it would be in the best interest to keep the Wisconsin River clean.

Mayor Tipple said there are many opportunities for feedback. Lawrence said it is much easier for comments now than at the end.

Priebe introduced the Housing chapter of the plan. The structure is similar to the Natural Resources chapter. The chapter looks at housing trends. The inventory in the chapter indicates the various types of housing in the city. Tables will be inserting into the plan, but are now at the end. Priebe went over the percentage of housing stock age and types of units. Housing costs looks at the value and rents and how housing costs are in the city and county. Household projections are included in the chapter and this data was provided by the state. Public housing, homelessness, and livability concepts are also included in the chapter. A list of housing programs is included in the chapter. The final section of the chapter is the goals and action steps.

Mayor Tipple said that there are concerns of affordable housing and that there is too much assisted. Mayor Tipple asked how far to drill down to provide guidance after the plan is adopted. Priebe said the plan provides a high-level view. It is best if the ideas are identified clearly. Further studies can be suggested in the plan. Lenz said that recommendations, especially zoning-related, should be based on the Comprehensive Plan and the policies in the plan should be clear to make decisions easier. This could be a real tool for decision-making.

Oberbeck said that a challenge is that there are different types of housing. The housing types have very little design. Some of the affordable housing has better design than what is available to the general public. The Common Council may need to be educated on the types of housing that is available and the design elements. Oberbeck said that he would hope for more choices. Priebe thanked Oberbeck for the feedback. Mayor Tipple said that 50% of the housing stock is old. It creates a different set of problems. Oberbeck said the design standards needs to be set. Priebe said that age can also be a benefit. Wausau has many city neighborhoods with denser housing.

Hebert said that vacancy rate is 10% and asked what is typical. Priebe said she would look into it and include it. Lawrence said that it is probably double from what is found in a rural community.

Presentation and discussion on preliminary development plans for East Riverfront District.

Lenz said that a team from Frantz Community Investors was present, and their proposal was selected from a RFP process. Their proposal contains a major residential component with some commercial development also. The plans are being fine-tuned and a development agreement is being drafted. The commission will eventually review the Precise Implementation Plan when it is ready.

Tom Mudrovich said that they were retained by Frantz to assist with this project. The area to the north of the stream is primarily intended to be commercial. The focus has been to the area south of the creek and will be an apartment and townhouse area. There will be 260 apartments. There will be 3-story buildings with parking partially below grade. Each apartment will have a designated parking space and the other ½ parking space will be located in a surface parking area. Fulton Street is designed as a boulevard with a median planting area. The prime areas are the views to the creek and Wisconsin River. It is a phased project. Mudrovich said they are trying to get input from everyone, but feel that that it is a good plan, with things to tweak. This will afford a different lifestyle in Wausau. People who work in the downtown area could walk to work. It will be a good product and there isn't anything known that is comparable. Mudrovich introduced Bruce Morrow, from Ayres Associates, and Mitch Hallgren, Frantz Community Investors.

Oberbeck said that he has a concern that this area has always been a mixed use area and he would like to maximize the waterfront. Oberbeck asked if there was any component that will energize the first level of the river to allow it to have an urban-type look. Oberbeck also asked if the amount of surface parking could be limited. Mudrovich asked if he would like a parking ramp. Oberbeck said that it could be built into structures and said he would like to see more energy for the Wausau area for recreation. Mudrovich said the north side of the creek has the commercial area. Oberbeck said he would like to see this on both sides and would like to give input. Residential should be located further down the river. Oberbeck said he has been making these statements all along and would not be in favor.

Lenz said that the RFP stated a desire for mixed-use, and this typically means ground floor commercial with residential above. He said this plan has horizontal mixed-uses where the residential is next to the commercial. Their original proposal has been altered to minimize large surface parking areas and to provide a more urban feel. The area shown is residential, but it is still public, like a downtown neighborhood street – people still enjoy walking there even though there are no cafes or other commercial. There is a balance of making it a desirable place for people to live, while making it accessible for those who don't live there.

Mudrovich said they met today with a leasing agent and talked about the components north of the creek. A boutique environment would be best. A critical mass can be created on the north side. An office building component was also discussed. On two building pads, there would be 31,000 square feet of commercial space, which is a lot of space. Mudrovich said the city will have to tell us how to proceed. This is a high density area, without setbacks, for a semi-urban feel.

Gisselman said that there's not much public experience from the Eye Clinic of Wisconsin to this area and it will not have much of an urban experience. Gisselman said they are looking at the public coming into the area and hoped for a water experience on this side of the creek also. Mudrovich said it is a balancing act. Some people say it is too close to the trail, but others say not to go further away. There is ability for interaction with the trail. There will be a boardwalk to the river. Morrow asked Gisselman if he would like commercial on the bottom. Gisselman said either commercial or residential with more green space. People don't want to walk in front of someone's kitchen. More open spaces for separation would be needed.

Oberbeck said there needs to be a reason for people living in other areas of Wausau to be down on the river. The riverfront should not be someone's front yard. It was presented as a very vibrant area going from one area to another. We need a place for the Wausau experience. This seems to be a separate development and is not inviting. It creates an awkward feeling and feels like a residential development. The commercial properties could be coffee shops or something residents use.

Atwell asked if the multiple phases are to absorb units. There is no shortage of space, just a shortage of

how it is presented. Mudrovich said there is a formula. Covered underground parking is a component that will set this apart from other places. The footprint will accommodate 60-below grade parking spaces. If you go to higher or smaller buildings, you have a whole different computation for the cost of the building. Atwell said the building is being designed for parking. There is additional space in the entire lot. There are opportunities for a ramp. The same exposure would be created by going upward. There is a lot of space to play with. Mudrovich said that the type of construction changes with a higher building and becomes more expensive. These will be wood framed buildings with stone on the exterior. If you go much higher, the codes change. The cost of the unit will need to be higher for an equivalent designed unit. Each phase is currently a multi-million dollar project. The area north of the creek is intensely designed with wharf seating.

Gisselman left the meeting at 6:10 p.m.

Atwell said the riverfront would only be an attraction for the units on the riverfront, not the other units. It has been done in other cities and there are successful ways to develop the area.

Hebert said the property is zoned UDD and 1 ½ stalls is a guideline, but it could be a trade-off. Mudrovich said that would help sell the units. There are 260 units with 260 covered spaces and 130 off-street spaces. Hebert said there is an argument to be made since 2/3 of the units are 1-bedroom apartments. Lenz said that the City has been flexible with parking ratios for other developments. Mudrovich said it would be nice to have a cushion and a little reduction could help.

Tom Neal said that would be a fly-over area. Small adjustments could be made. A small retail space, brew pub, or laundromat could make it a mixed-use experience. The plan could make it feel that people don't belong in the area. Lenz reminded the commission of the public amenities that will be built in this area such as the park at the north end, the adirondack area, the wharf, the bridge over the stream, the trails along the stream, Fulton Street extension, and a seating area at the bridge to the island. He said that's quite a bit in a small stretch. He said this area was always conceptualized with linear green spaces, and it will connect on both ends to existing river edge trail. He agrees that mixed-use vertically throughout the site is ideal, but he's not sure if it is feasible. He said it was not part of the proposal that was received and approved by the City. Morrow said this plan will encourage public use with a family of buildings, but is not a traditional complex.

Oberbeck asked why someone on the west side would want to come here. There are concerns about the trolley quarter vehicle appearance and he would like four-season type of design. Oberbeck said that he is looking for something more urban, especially in this area. Morrow asked Oberbeck if he is worried about the competition from the downtown. Oberbeck answered no. Lindman said the bridge connection is the link to the north area and there is a link to the downtown area. This will be a residential area that will have links to both areas. It may be good to reduce the surface parking and open some things up. Lindman said that some things can be changed with the street aspect. Morrow said that is the thought and housing need has led to this project. Restaurants and coffee shops would go well on the river. There are other developments with this project and that is a benefit of phasing.

Mayor Tipple said the feedback is appreciated. This is a balancing act and has been planned for two years. This was identified as a residential area. The intent of the item was to bring it to the commission and make sure it is a good plan before moving forward.

Next meeting date and future agenda items for consideration.

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

Adjournment

Oberbeck motioned to adjourn, seconded by Bohlken. Motion carried unanimously 5-0 and the motion adjourned at 6:25 p.m.

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



MEMO

TO: Members of City Plan Commission
FROM: Brad Lenz, City Planner
DATE: March 10, 2016
SUBJECT: Precise Implementation Plan for Wausau on the Water (WOW)

A General Development Plan of the Unified Development District (UDD) for the East Riverfront District was passed last year to allow for the proposed family entertainment center. The plan for the rest of the riverfront area includes a mix of commercial and residential uses. A Precise Implementation Plan needs to be approved for the WOW project in order to satisfy its zoning requirements and allow construction to begin. The project is slated to begin this Spring with the business opening later this year.

The City has been working with the developers of the WOW project for a number of months to bring the first project on this part of the riverfront to fruition. Agreements have been approved by the City to provide financial assistance to the project. The details of a land lease and maintenance agreement are being finalized. From the city's municipal code (Chapter 23.65.040), the approval of a development proposal, from a UDD zoning perspective, shall be based upon the following criteria:

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

- f) That adequate provision has been made to insure proper maintenance and preservation of any common areas provided for the recreation and esthetic enhancement of the development.*

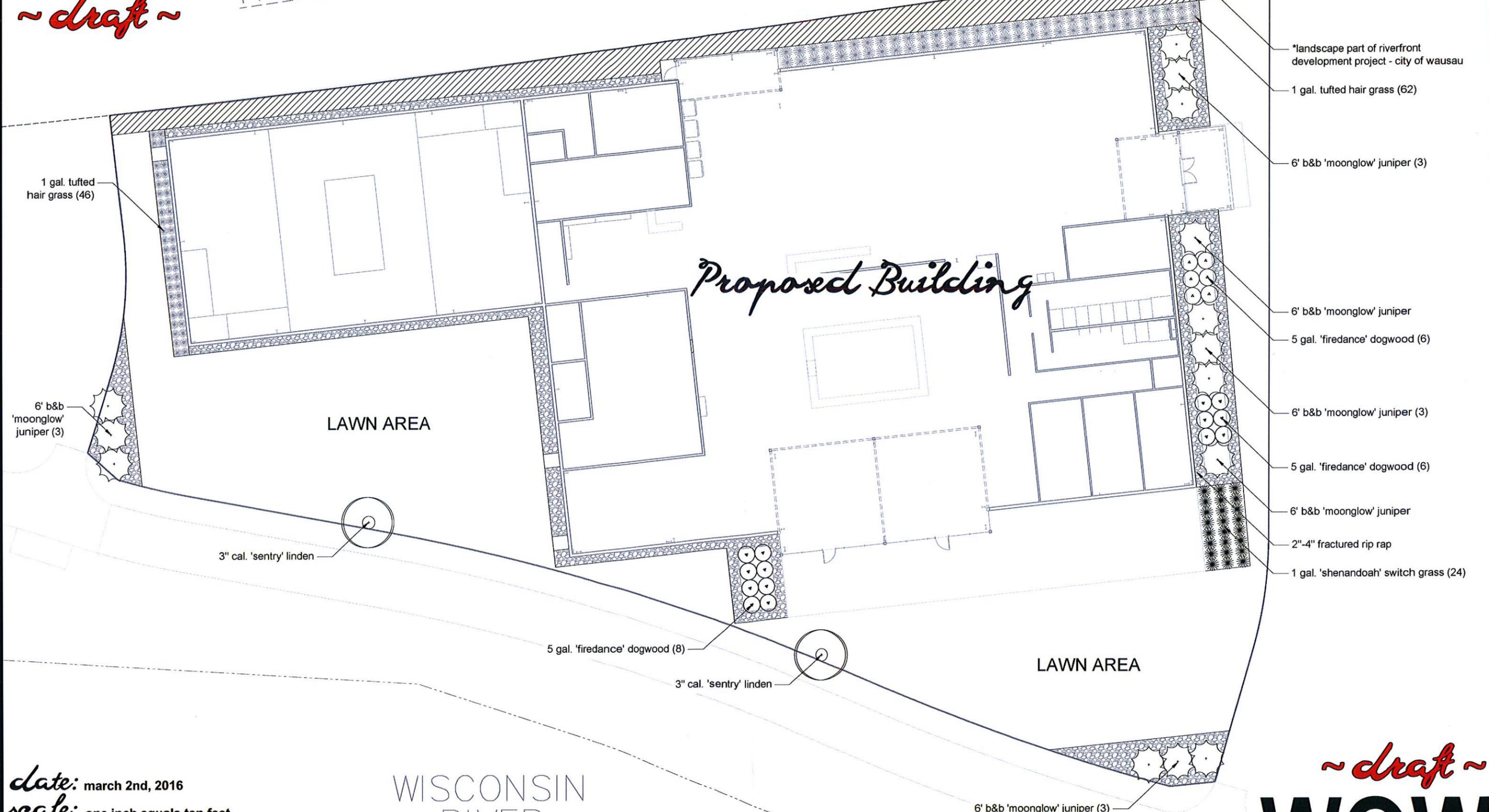
Staff feels that the proposed plan generally conforms to the above criteria. Stormwater management of the site is being addressed through the public infrastructure project (i.e., North River Drive and associated parking lots). A grading plan to show how the building site will tie into the public infrastructure will be available at the Plan Commission meeting.

The plans for the building and site have gone through a number of iterations over the months and years since the concept was first presented to the City. The original plan for the business was to utilize a former industrial building on the site. That building has since been torn down due to limitations of its use with a new building addition. The current version of the plan generally conforms to the most recent renditions presented to the City when the financial agreements were approved. Specific details of how the plans have evolved can be addressed at the Plan Commission meeting by staff and/or the petitioners.

Staff has recommended to the petitioners a change to the plans that would alleviate some concerns with the site plan. Currently, the laser tag arena on the north end is planned to be located less than seven (7) feet from the River Drive sidewalk. A concern is that the over 20-foot high wall would limit growth of street trees and/or other landscaping. Also, the blank façade of this part of the building could be intimidating to pedestrians and invite vandalism to the building by being so close to the sidewalk. Aesthetics of the overall building may also be improved by setting the laser tag arena back slightly from the rest of the building, thereby breaking up a long, largely blank wall. Staff has recommended that the arena be shifted at least a few feet to the west. The petitioners wish to keep the east wall of the arena flush with the rest of the building to maximize the outdoor lawn area on the west side of the arena and to minimize changes to the existing construction plans. Staff is seeking resolution to this particular issue and any others brought up at the Plan Commission meeting so that the Precise Implementation Plan of the UDD can be approved at the March 22nd Common Council meeting.

~ draft ~

NORTH RIVER DRIVE



1 gal. tufted hair grass (46)

6' b&b 'moonglow' juniper (3)

3" cal. 'sentry' linden

LAWN AREA

Proposed Building

5 gal. 'firedance' dogwood (8)

3" cal. 'sentry' linden

LAWN AREA

*landscape part of riverfront development project - city of wausau

1 gal. tufted hair grass (62)

6' b&b 'moonglow' juniper (3)

6' b&b 'moonglow' juniper

5 gal. 'firedance' dogwood (6)

6' b&b 'moonglow' juniper (3)

5 gal. 'firedance' dogwood (6)

6' b&b 'moonglow' juniper

2"-4" fractured rip rap

1 gal. 'shenandoah' switch grass (24)

6' b&b 'moonglow' juniper (3)

~ draft ~

date: march 2nd, 2016
scale: one inch equals ten feet
drawn by: DAVE SETHER

WISCONSIN RIVER



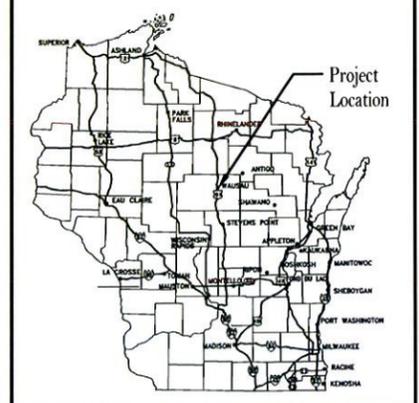
wausau on water

WOW

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PROPOSED BUILDING FOR -- WOW ~ BILL GREENWOOD WAUSAU, WI

LOCATION MAP



PROJECT INFORMATION

APPLICABLE BUILDING CODE
2012 WISCONSIN COMMERCIAL BUILDING CODE

BUILDING AREA
PROJECT AREA 150'-0" X 110'-0" (16,500 SF)
50'-0" X 85'-0" (4,250 SF)

OCCUPANCY
A2 - ASSEMBLY

CONSTRUCTION CLASSIFICATION
PROPOSED ALTERATIONS TYPE IIB - FULLY SPRINKLED
A2 EXIT DISTANCE 250'
1007.1

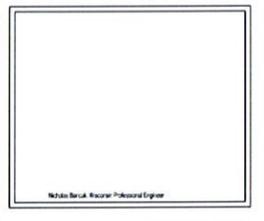
SITE ADDRESS
1420 North River Drive Wausau, WI 54403

EXIT DOORS
ALL DOORS TO BE 3070 DOORS WITH LEVER LOCKS
EXIT SIGN

Building Information					
LENGTH	SEE PLAN	WIDTH	SEE PLAN	EVE HT.	SEE PLAN
ROOF SLOPE	0.5" / 12"	MWFRS DATA & APPLIED LOADS:			
LIVE LOAD	20 P.S.F.	CAT. III IMP. FACTOR 1.0 EXPOSURE B SEISMIC A			
DEAD LOAD	3 P.S.F.	BASIC WINDSPEED 90 MPH			
BALANCED SNOW LOAD	38.5 P.S.F.	INTERNAL PRESSURE COEFFICIENT = +/- 0.18 GC pi			
UNBAL. SNOW LOAD	N/A	DESIGN WIND PRESSURE ON WALLS 10 P.S.F.			
DRIFT SNOW LOAD	77.1 P.S.F.	DESIGN WIND PRESSURE ON ROOF - 16 P.S.F.			
TOTAL LOAD	138.6 P.S.F.	WALL INSULATION		R13	
ROOF INSULATION	R19 & R28				

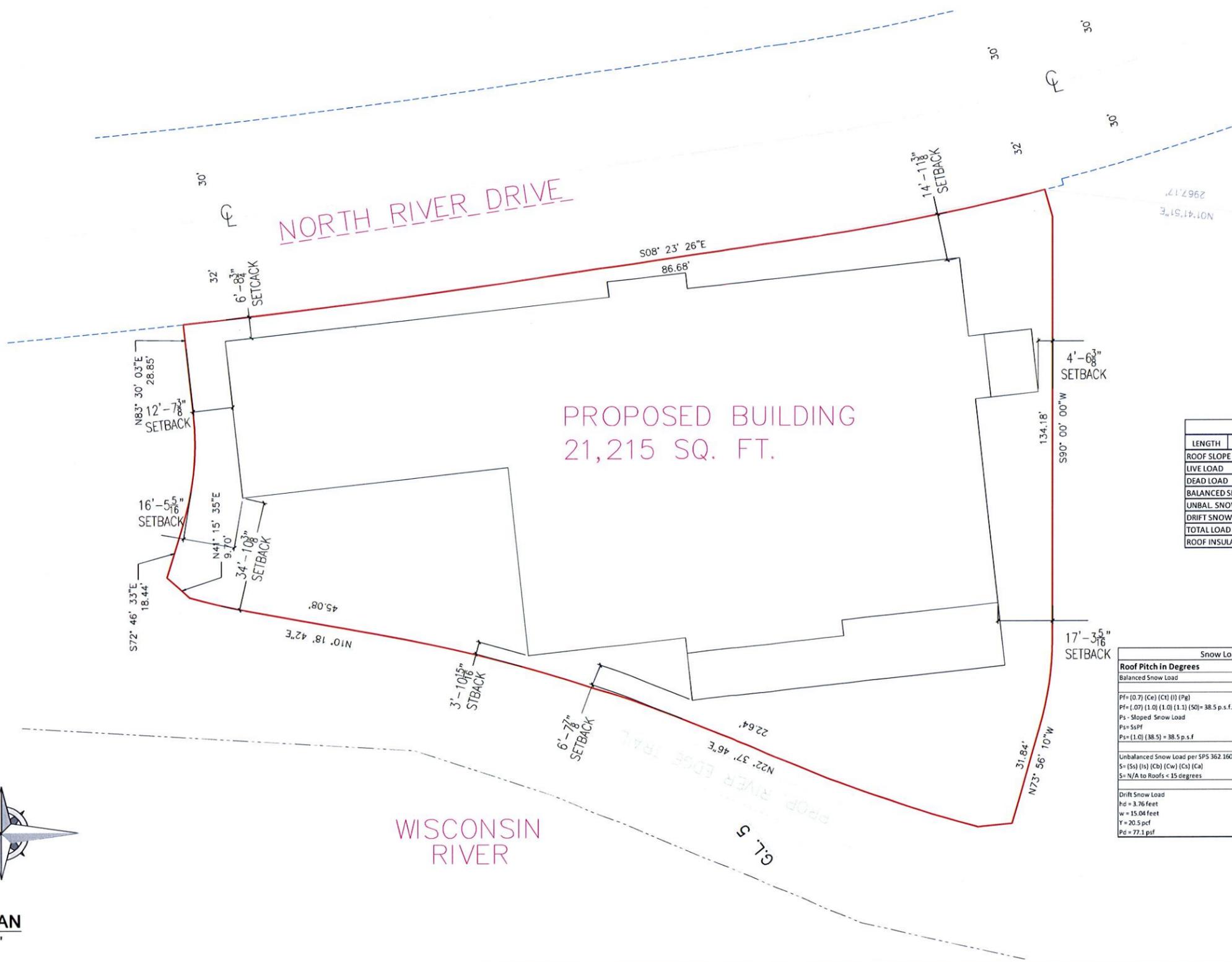
Occupancy
Total: 908

Snow Load Calculation	
Roof Pitch in Degrees	
Balanced Snow Load	
Pf = (0.7) (Ce) (Cl) (I) (Pg)	
Pf = (0.7) (1.0) (1.0) (1.1) (50) = 38.5 p.s.f.	
Ps - Sloped Snow Load	
Ps = SsPf	
Ps = (1.0) (38.5) = 38.5 p.s.f.	
Unbalanced Snow Load per SPS 362 1608 Wisconsin Alternate Standard Evaluation	
S = (Ss) (Is) (Cb) (Cw) (Cs) (Ca)	
S = N/A to Roofs < 15 degrees	
Drift Snow Load	
hd = 3.76 feet	
w = 15.04 feet	
Y = 20.5 pcf	
Pd = 77.1 psf	



SHEET INDEX	
NO.	DESCRIPTION
1	SITE PLAN
2	FLOOR PLAN
3	ELEVATIONS
4	FOUNDATION
5	FOUNDATION DETAILS
6	WALL SECTION
7	ANCHOR BOLT PLAN
8	ANCHOR BOLT DETAILS
9	FRAME SECTION 1
10	FRAME SECTION 2
11	FRAME SECTION 3
12	FRAME SECTION 4
13	FRAME SECTION 5
14	ENLARGED BATHROOM / ACC
15	BATHROOM DETAILS
16	3D BUILDING PERSPECTIVE

Bathroom Fixtures	
Mens	Count
Urinals	4
Toilets	2
Accessible Toilets	1
Womens	
Toilets	8
Accessible Toilets	1



PROPOSED BUILDING
21,215 SQ. FT.



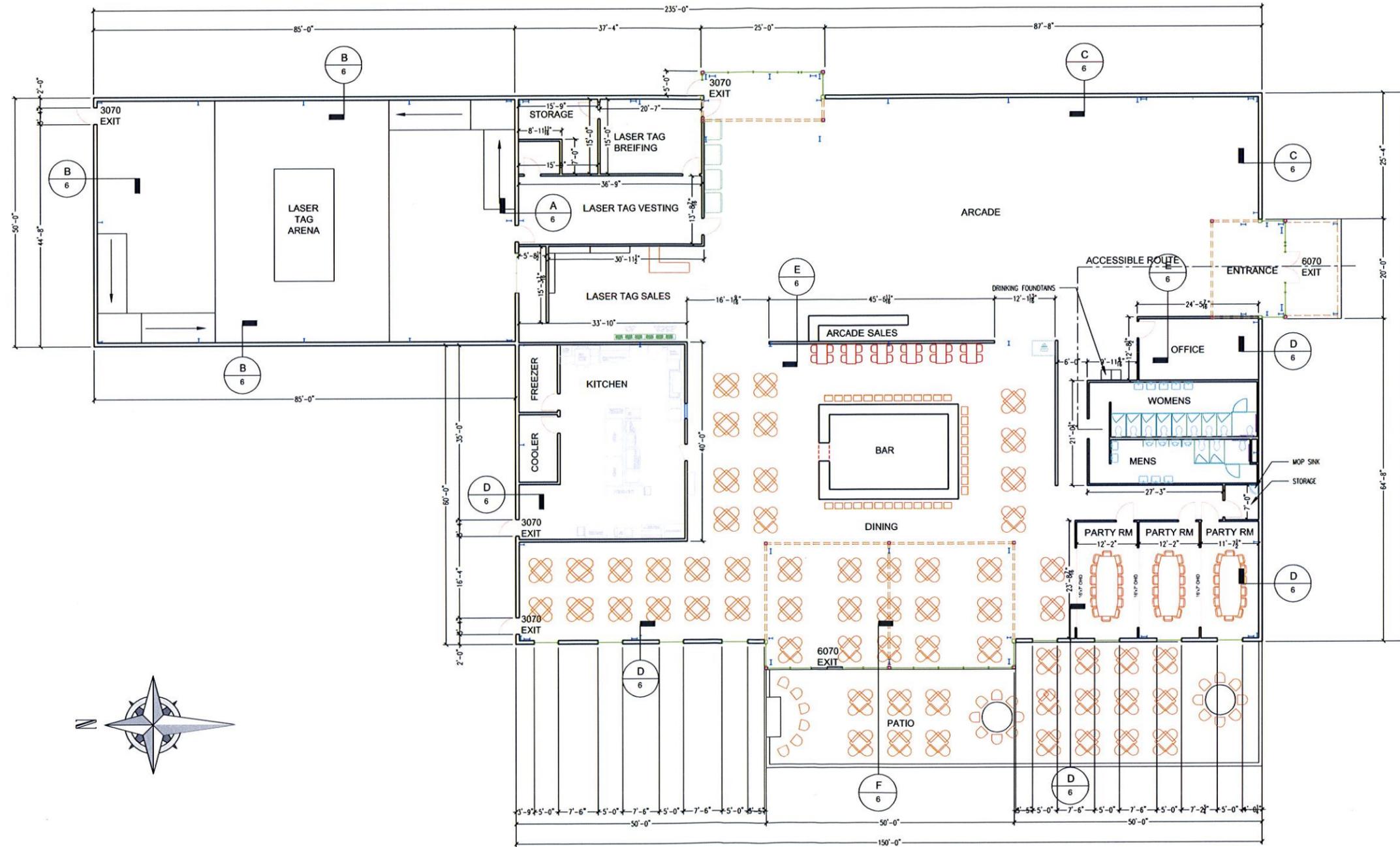
SITE PLAN
1/16" = 1'-0"

United Structures Inc.
P.O. Box 527 Schofield, WI 54476 715-355-1040 Fax 715-359-0541

REVISIONS	
NUMBER	DESCRIPTION
1	
2	
3	
4	

PROPOSED:
WOW ~ BILL GREENWOOD
WAUSAU, WI

SCALE: As Noted DATE: 1/22/2016
DRAWN BY: DA
DRAWING DESCRIPTION: SITE PLAN
PAGE: SHEET 1 OF 16



FLOOR PLAN
3/32" = 1'-0"



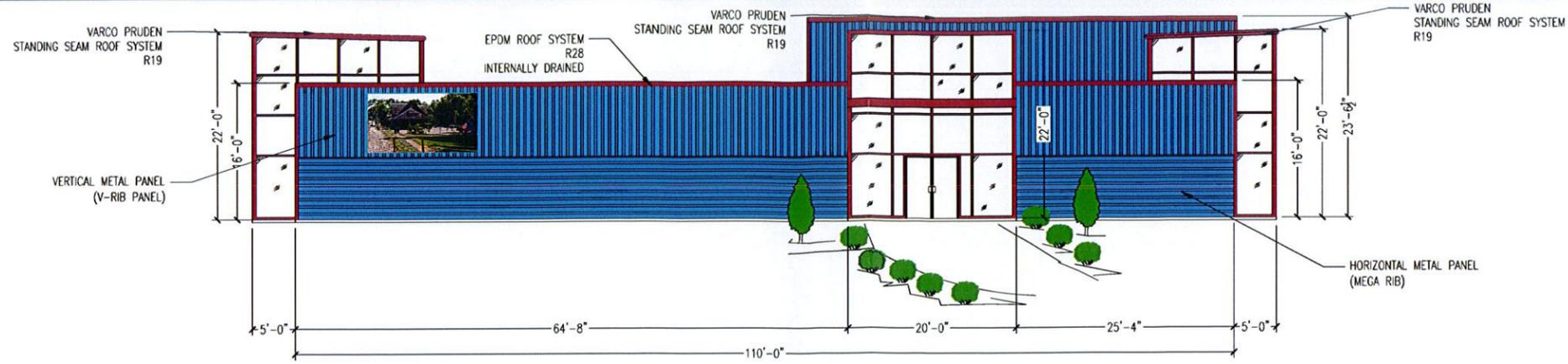
REVISIONS

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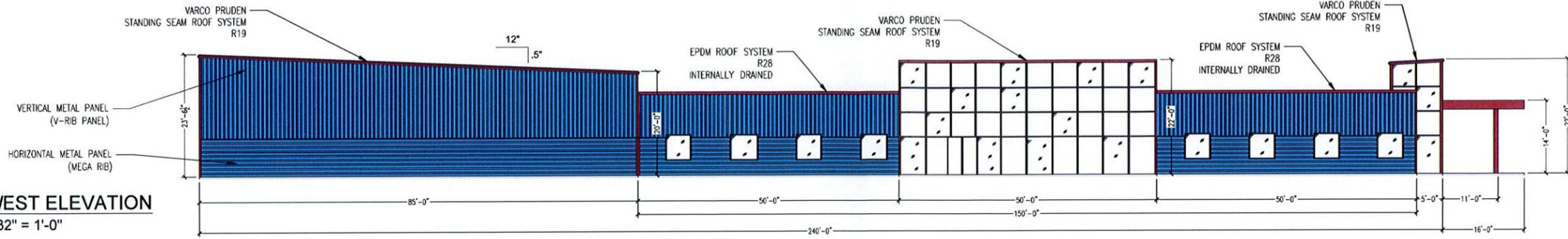
PROPOSED:
WOW - BILL GREENWOOD
WAUSAU, WI

SCALE As Noted	DATE 1/22/2016
DRAWN BY DA	
DRAWING DESCRIPTION FLOOR PLAN	
PAGE SHEET 2 OF 16	

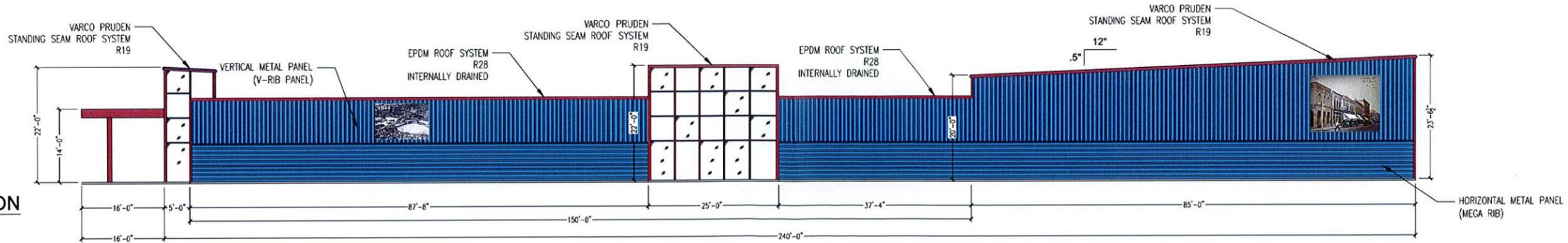
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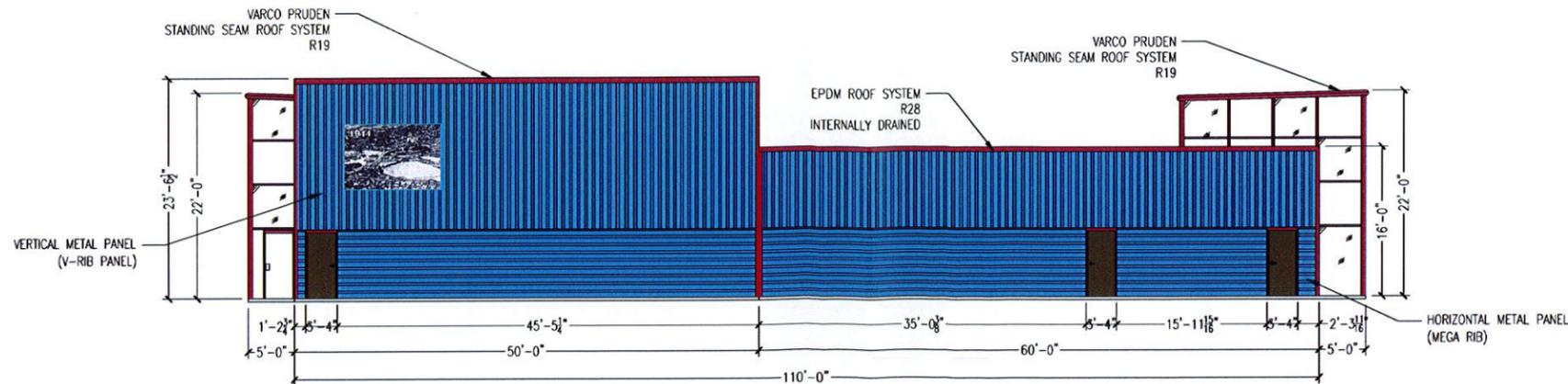
SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

United Structures Inc.
P.O. Box 527 Schofield, WI 54476 715-355-1040 Fax 715-359-0541



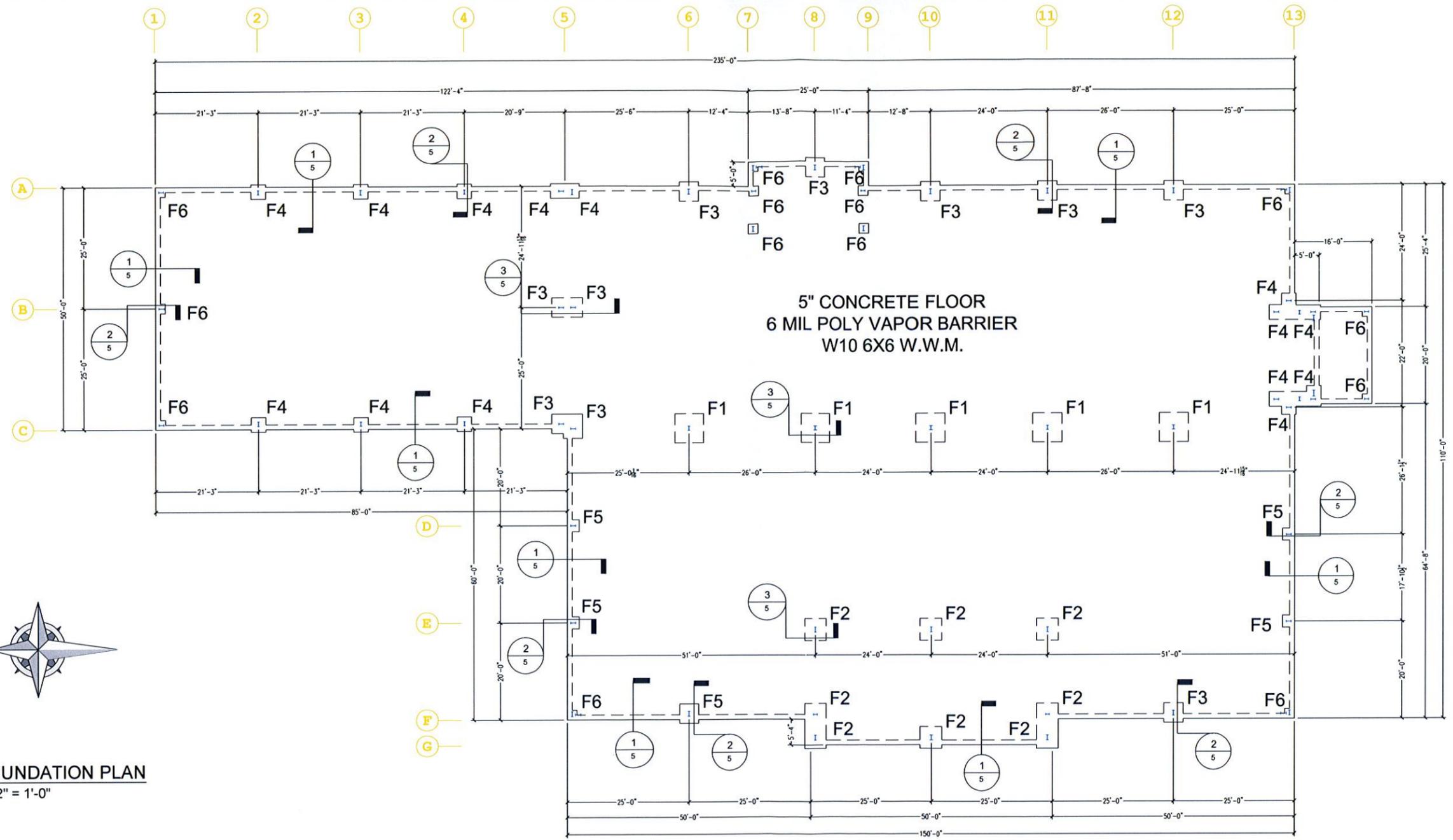
REVISIONS

NUMBER	DATE	DESCRIPTION
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PROPOSED:
WOW ~ BILL GREENWOOD
WAUSAU, WI

SCALE As Noted	DATE 1/22/2016
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DRAWING DESCRIPTION ELEVATIONS	
PAGE SHEET 3 OF 16	

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FOUNDATION PLAN
3/32" = 1'-0"

FOOTING	SIZE	THICKNESS	REINFORCING
F1	6'-0" SQ	24"	2 ROW - #6 REBAR @ 9" O.C. E.W.
F2	4'-6" SQ	24"	2 ROW - #6 REBAR @ 9" O.C. E.W.
F3	4'-0" SQ	18"	2 ROW - #6 REBAR @ 9" O.C. E.W.
F4	3'-0" SQ	18"	2 ROW - #6 REBAR @ 9" O.C. E.W.
F5	2'-6" SQ	18"	2 ROW - #6 REBAR @ 9" O.C. E.W.
F6	2'-0" SQ	18"	2 ROW - #6 REBAR @ 9" O.C. E.W.

NOTE - Pier to be at least 2" wider than base plate. (VERIFY)

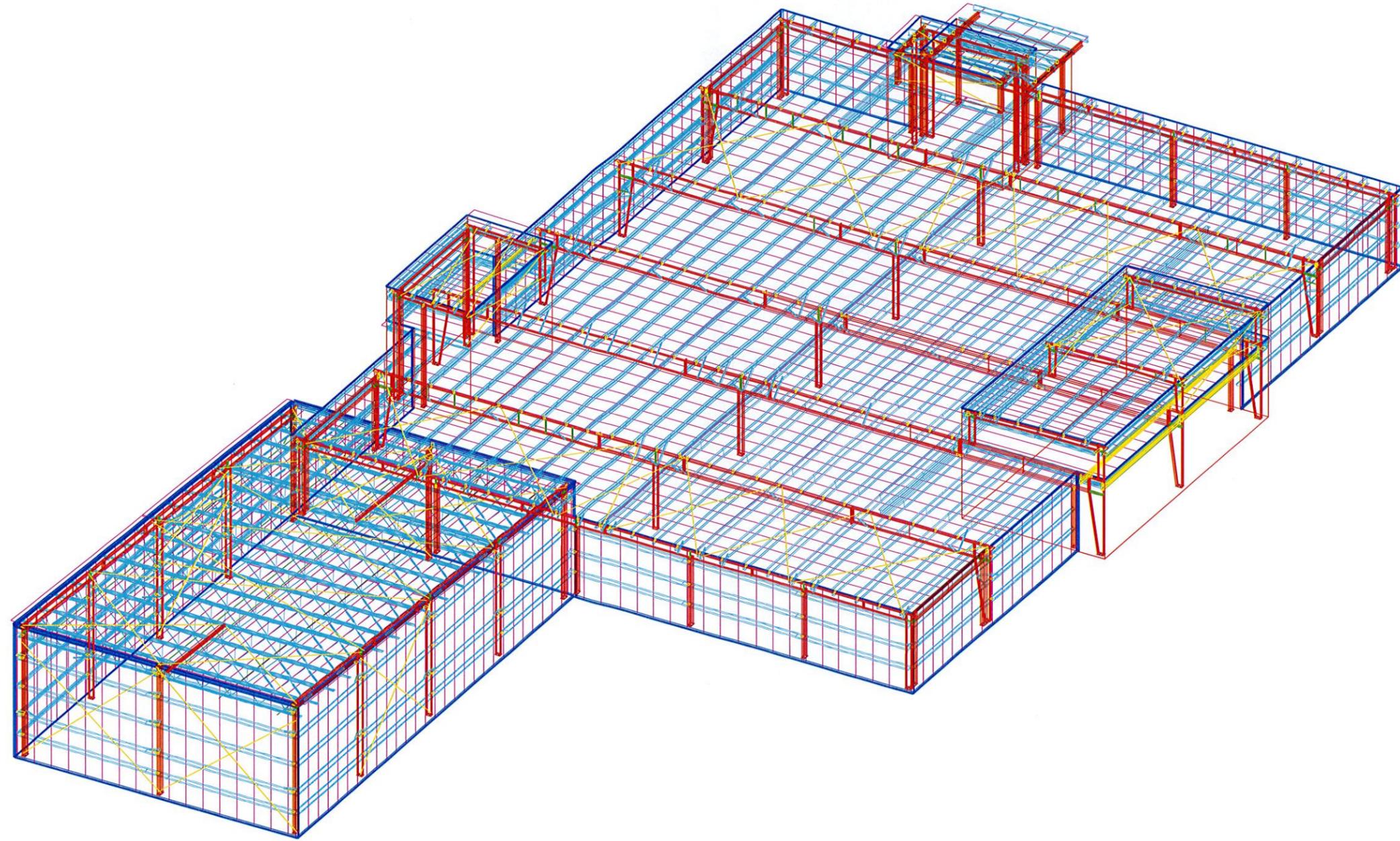
United Structures Inc.
P.O. Box 527 Schofield, WI 54476 715-355-1040 Fax 715-359-0541



REVISIONS	
NUMBER	DESCRIPTION
1	
2	
3	
4	

PROPOSED:
WOW ~ BILL GREENWOOD
WAUSAU, WI

SCALE As Noted	DATE
DRAWN BY DA	1/22/2016
DRAWING DESCRIPTION FOUNDATION PLAN	
PAGE SHEET 4 OF 16	



REVISIONS

NUMBER	DATE	DESCRIPTION
1		
2		
3		
4		

PROPOSED:
WOW - BILL GREENWOOD
 WAUSAU, WI

**BUILDING PERSPECTIVE
 NO SCALE**

THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS.

THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

REV	DATE	BY	DESCRIPTION
	12/10/2015		NTS
	8:13:10		

VP Buildings 3200 Players Club Circle Memphis TN 38125		PERSPECTIVE DRAWING	
BUILDER	United Structures Inc	JOB #	
CUSTOMER		DATE	10/7/2014
LOCATION	Wausau, Wisconsin	DRAWN/CHECK	
PROJECT	WOW	PAGE	
BUILDER'S PO#		VP VERSION	2015.2
FILENAME	WOW 11-12	a division of BlueScope Buildings North America, Inc.	

SCALE	As Noted	DATE	
DRAWN BY	DA	DATE	1/22/2016
DRAWING DESCRIPTION BUILDING PERSPECTIVE			
PAGE SHEET 16 OF 16			

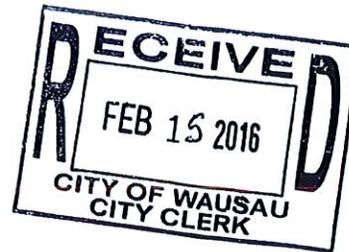
Agenda Item No. 6

STAFF REPORT TO CISM COMMITTEE - March 10, 2016

AGENDA ITEM
Discussion and possible action on petition for annexation from the Town of Maine*: Niemeyer (petitioner) – Territory bounded by W. Cassidy Drive, N. 4 th Avenue and Decator Drive
BACKGROUND
A petition has been received to annex the territory bounded by W. Cassidy Drive, N. 4 th Avenue and Decator Drive. The petition and annexation map are attached for your reference.
FISCAL IMPACT
The City will pay the Town of Maine* 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.
STAFF RECOMMENDATION
Staff recommends approval of the annexation
Staff contact: Eric Lindman 715-261-6745

*We are advised by the Department of Administration that the incorporation of the Town occurred on December 11, 2015. The validity of that incorporation remains subject to challenge. For purposes of this document, reference to the Town of Maine is used.

ASSESSOR
ATTORNEY
ENGINEERING
GIS
CITY PLANNER
INSPECTIONS
Water Works
CHERYL @ W.A. Police Dept



726 Greenfield Avenue
Wausau WI 54401

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

~~Toni Rayala, Clerk~~
City of Wausau
407 Grant Street
Wausau, WI 54403

Tina Meverden, Clerk
Town of Maine*
4200 N. 44th Avenue
Wausau, WI 54401

Yvonne Henning, Clerk
Wausau School District
415 Seymour Street
P.O. Box 359
Wausau, WI 54402-0359

Mr. Erich Schmidtke
Division of Intergovernmental Relations
Municipal Boundary Review
Wisconsin Department of Administration
101 East Wilson Street, 10th Floor
Madison, WI 53702-0001

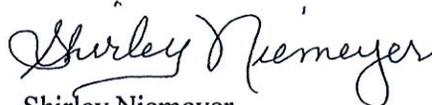
Re: Annexation- Territory bounded by W. Cassidy Drive, N. 4th Avenue and Decator Drive

Ladies/Gentlemen:

Enclosed to each of you please find copy of a petition for direct annexation of territory in the Town of Maine* to the City of Wausau, pursuant to Chapter 66, Wisconsin Statutes. Also enclosed is a scale map of the real estate which is located in the Town of Maine,* Marathon County, Wisconsin. The petition contains the signatures of the sole owners of the territory; there are no electors residing within the territory.

At this time I am also submitting to the Department of Administration a completed "Request for Annexation Review" form and check payable to the Department of Administration totaling \$1,350 for their review fee.

Sincerely,


Shirley Niemeyer

Enclosures

Ms. Rayala, To you I enclose the original, signed petition for filing.

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PETITION FOR ANNEXATION

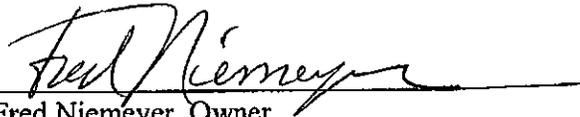
The undersigned, constituting 100 percent of the owners of the following-described property located in the Town of Maine*, Marathon County, Wisconsin, lying contiguous to the City of Wausau, there being no electors residing therein, petition the Honorable Mayor and Common Council of said city to annex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

SEE ATTACHED MAP AND LEGAL DESCRIPTION

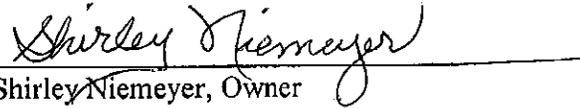
There are no persons residing in the territory

Dated this 15th day of February, 2016.

THE FRED AND SHIRLEY NIEMEYER
REVOCABLE TRUST DATED
DECEMBER 4, 2002 BY:



Fred Niemeyer, Owner
726 Greenfield Avenue
Wausau WI 54401



Shirley Niemeyer, Owner
726 Greenfield Avenue
Wausau WI 54401



Lorraine Grebe, Owner
3104 Hilltop Avenue
Wausau WI 54401

RONALD B. PETERS AND FAYE J. PETERS
JOINT REVOCABLE TRUST DATED
MARCH 19, 2008 BY:



Ronald B. Peters, Owner
2802 Emery Drive
Wausau WI 54401

Faye Peters

Faye J. Peters, Owner
2802 Emery Drive
Wausau WI 54401

Jacqueline L. Schnelle

Jacqueline L. Schnelle, Owner
1406 W. Wausau Avenue
Wausau WI 54401

JoAnn Otto

JoAnn Otto, Owner
5280 Falcon Drive
Wausau WI 54401

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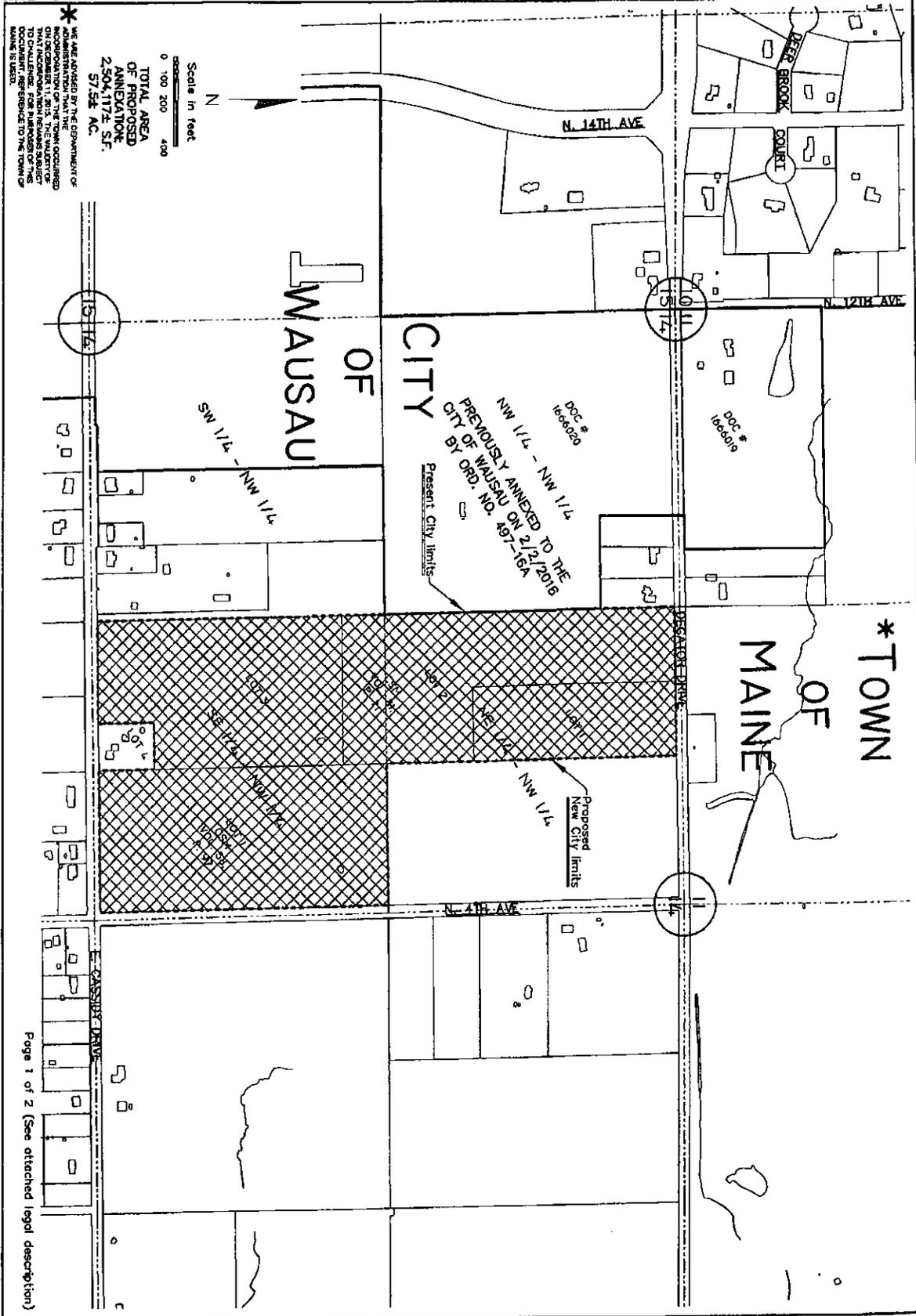
**Legal Description for Proposed Annexation
Niemeyer/Grebe/Peters/Schnelle/Otto**

Part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 14, Township 29 North, Range 7 East,
Town of Maine*, Marathon County, Wisconsin, described as follows:

Lots 1, 2, and 3 of Certified Survey Map No. 17139 recorded in Office of Register of Deeds for Marathon County in Volume 81 of Certified Survey Maps on Page 71, and Lot 1 of Certified Survey Map No. 13350 recorded in Office of Register of Deeds for Marathon County in Volume 58 of Certified Survey Maps on Page 97.

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O:\Engineering\Documents\Niemeyer-annex.docx
February 11, 2016



*WE ARE ADVISED BY THE GOVERNMENT OF INCORPORATION OF THE TOWN OCCURRED THAT INCORPORATION REMAINS SUBJECT TO CHALLENGE FOR PURPOSES OF THIS MAP. FOR REFERENCE TO THE TOWN OF WAUSAU IS MADE.

Scale in feet
 0 100 200 400

TOTAL AREA OF PROPOSED ANNEXATION: 2,504,172 S.F.
 57.52 AC.

Page 1 of 2 (See attached legal description)

PROPOSED ANNEXATION MAP AREA #15 (HOMER/GRUBB/PETERS/SCHNELLE/OTTO) ANNEXING TERRITORY FROM THE *TOWN OF MAINE TO THE CITY OF WAUSAU		ISSUED FOR: PRELIMINARY CHECK/APPROVAL: OFFICE USE OTHER: <input type="checkbox"/> FINAL RECORD: <input type="checkbox"/>	DATE: 02/10/2016	DESIGNED BY: AD.VANBORDEL	DRAWN BY: AD.VANBORDEL CHECKED BY: D.J. ANNEPPIER IN CHARGE: ADOPTED: ORDINANCE NUMBER: FILE NUMBER:	CITY OF WAUSAU Engineering Department 435 STATE STREET WAUSAU, WI 54983-4282 (715) 861-6910 FAX (715) 861-6768
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