

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



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, September 18, 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 August 28, 2018 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on approving a conditional use at 3017 Seymour Lane to allow for a fire station, in a B2, Community Service District. (City of Wausau)
3. Discussion and possible action on vacating and discontinuing Franklin Street between North 2nd Street and North 3rd Street and North 2nd Street between Franklin Street and Fulton Street.
4. Discussion and possible action on the preliminary plat and the final plat for Wausau River East Phase I Subdivision.
5. Discussion on the Precise Implementation Plan at 1300 North River Drive.
6. Discussion on the River Edge Master Plan Update.
7. Discussion on the Zoning Code Update.
8. Next meeting date and future agenda items for consideration.
9. Adjournment

Mayor Robert B. Mielke - Committee Chairperson

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 9/12/2018 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

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, Polley, County Planning

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, August 28, 2018, at 5:00 p.m. in the Council Chambers of Wausau City Hall.

Members Present: Mayor Robert Mielke, Ron Zahrt, Andrew Brueggeman, Bruce Bohlken, Patrick Peckham, Gary Gisselman

Others Present: Brad Lenz, Brad Sippel, William Hebert, Melissa Engen, Dave DeSantis, Kelly Ballard, Cory Holzhauser, Jamie Polley, Daniel Southworth

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 June 19, 2018 meeting.

Zahrt motioned to approve the minutes of the June 19, 2018 meeting. Peckham seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 130 North 1st Street to allow for a brew pub, in a B4-2, Central Business District.

Mayor Mielke closed the public hearing.

Sippel said that the conditional use request is for a brew pub at the building known as the Masonic Temple – it is located near the old JC Penney. The staff report summarizes the request for the brew pub. A sketch of the interior plans is in the packet. Mayor Mielke added that this item has already gone to the Economic Development Committee.

Zahrt asked if the east entrance is the main entrance and said that it seems that people would be funneled along the street. The people may leave in a different condition than they came in. He said the project is a good idea, but there is just the safety concern. Kelly Ballard said that there will be a west lower entrance next to the parking lot as well as an east entrance to the street. There is an elevator in the building, and pedestrian traffic would be split between the two entrances.

Bohlken motioned to approve a conditional use at 130 North 1st Street to allow for a brew pub, in a B4-2, Central Business District. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on September 11, 2018.

PUBLIC HEARING: Discussion and possible action on rezoning 1012 Townline Road from R2, Single Family Residence District to B3, General Commercial District and approve a conditional use at 1006 & 1012 Townline Road to allow for an animal hospital, in a B3, General Commercial District.

Cory Holzhauser said that he is working with the owner to construct a new facility. Phase I will include the construction and occupancy and Phase II will be to demolish the existing building and parking lot improvements.

Mayor Mielke closed the public hearing.

Sippel said that there are two requests for this item. The first request is to rezone 1012 Townline Road and the second request is to approve a conditional use at 1006 & 1012 Townline Road to allow for an animal hospital. The staff report outlines the requests. 1012 Townline Road was originally a residence that is now a vacant lot. The adjacent properties are a mix of uses with residential and industrial. Staff feels that this use fits into the area and does not feel that there are any negatives to the use. An animal hospital can be noisy, but this is located in an industrial area. Two conditions could be placed on the use related to site plan, which include that the private entry should be extended to the public sidewalk and there should be 24 parking spots to meet the requirements.

Peckham said that the staff report indicates there will be an outdoor kennel and asked if there is currently

one there. Holzauer said that there is no intent for a kennel area. On the southwest corner of the property, there will be an outdoor area for on leash rehabilitation. There will not be any permanent kennels. Sippel said that the outdoor kennels is directly out of the ordinance. Peckham said that he would welcome this.

Peckham motioned to rezone 1012 Townline Road from R2, Single Family Residence District to B3, General Commercial District and approve a conditional use at 1006 & 1012 Townline Road to allow for an animal hospital, in a B3, General Commercial District, with the conditions that the private entry walkway be extended to the meeting the existing public sidewalk and that 24 parking spaces satisfies the parking requirements. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on September 11, 2018.

Discussion and possible action on accepting a public sculpture in Alexander Airport Park.

Lenz said that the proposal has gone through the Parks and Recreation Committee and the Arts Commission. Jamie Polley and the group working on the park is present if there are any questions. The Plan Commission will need to recommend this to Common Council to accept the sculpture. The sculpture will be approximately three feet tall without the base and will be placed on the glider hill where gliders can be launched. A draft of the maintenance agreement is located in the packet.

Jamie Polley said that this is fully funded by the group. The Parks Department will do the installation and maintain the sculpture. Zahrt said that it looks pretty cool. Peckham said that this is a really good proposal and should be approved.

Peckham motioned to accept the public sculpture in Alexander Airport Park. Zahrt seconded, and the motion carried unanimously 6-0. This item will go to Common Council on September 11, 2018.

Discussion and possible action on amending the General Development Plan and Precise Implementation Plan at 316 Sherman Street to allow for VFW Post 388 uses.

Lenz said that the VFW is looking for a new location. This property is zoned UDD with Wausau World Market and the separate use would need to be approved. There is an opportunity for shared parking between properties. The uses are complementary to each other.

Dan Southworth, commander of VFW Post 388, said that they would use this for bingo and some smaller fundraisers. There is a commercial kitchen that they don't plan on using. In the letter, it is indicated that there are 50 parking spaces, but are actually 36 parking spaces and they are in the process of working out a parking agreement that would be first come, first serve. Southworth said that they are looking forward to the new location. Bingo is the big thing, but there is also a cerebral palsy event planned for the last Sunday in September.

Mayor Mielke thanked the veterans for their service.

Brueggeman motioned to amend the General Development Plan and Precise Implementation Plan at 316 Sherman Street to allow for VFW Post 388 uses. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on September 11, 2018.

Discussion and possible action on the sale of a portion of 305 South 20th Street. (Bids were opened by the Board of Public Works on July 12, 2018.)

Lenz passed out a map of this area at the start of the meeting. This went to the Board of Public Works. Lot 1 is owned by the city. The adjacent owner to the east put a bid to purchase the property. The bid of \$500 was approved. The official process is for approval by Plan Commission before it goes to Common Council. This is excess land. Staff recommends approval of the sale.

Bohlken motioned to approve the sale of a portion of 305 South 20th Street. Peckham seconded.

Peckham asked if Lot 1 would remain as city property and if it is buildable. Lenz said that it is not

buildable, but it is a lot for a stormwater pond.

The motion carried unanimously 6-0. This item will go to Common Council on September 11, 2018.

Zoning Code Update – Presentation and discussion by Vandewalle and Associates.

Bohlken left the meeting at approximately 5:25 p.m.

Dan Johns, Benjamin Rohr and Michael Slavney, of Vandewalle and Associates, were available during the conference call.

Vandewalle and Associates summarized the positives and issues of the current zoning code. Some of the positives were that the current code is simple, it allows for mixed-use projects and that UDD districts are used extensively. Some of the issues were that the zoning code needs to be modernized, foster housing options and the lack of consistency. The new code will implement parts of the comprehensive plan, increase user-friendliness and improve flexibility and predictability.

Peckham asked how staff feels about getting rid of the nonconforming use status. Lenz said that he agrees with it in terms of helping redevelop properties. Peckham asked how building tear downs trigger review. Lenz said that other than historical properties, there is nothing to slow down a tear down. He said since parking lots are permitted in most districts, nothing needs to be put in their place. Zahrt cautioned that it may be an infringement of private property rights. Peckham asked if permission would need to be granted in order to tear down a building or if a zone change would be required. Hebert said that if a building is damaged from a fire, an accessory building could be left on the site. A scrap business or other business could potentially be run from the accessory building which would be nonconforming structure and create a nuisance in the neighborhood. Slavney said that property rights and health of the community needs to be in a balance. If it will be for parking, an improved parking lot needs to be in place or the property needs to be restored and lawn implemented. Staff will need to explore this with Plan Commission and Common Council.

Peckham said that it is outlined in the memo that single-family to multi-family creates issues with little to no investment taking place and asked if this was a fact or a sense that came out of a focus group. Lenz said that these are points the focus group came up with – that too much conversion from single to multi is an issue. Zahrt asked if that would be an illegal use going from a single-family to multi-family. Hebert added that it depends on the zoning. R3 district would allow for a duplex.

Peckham asked how reducing the parking requirements in commercial areas would be helpful. Lenz said that when there is surface parking, there is not a building adding value. In the current code, each building needs their own off-street parking and it makes it hard to develop lots in some cases. The code does not take into account daytime versus nighttime uses. Peckham asked it if just allows for more flexibility. Lenz said that the current requirements are high and some businesses would never use that much parking. He said some businesses go above and beyond the minimum and that can take up developable property.

Peckham asked if the city wants to create a district for mobile home parks. Lenz said that the district can be established, but City doesn't have to necessarily set aside land for that district. Hebert added it is better if there is a standalone district for potential rezoning. Peckham asked what the extraction district would entail. Lenz said that would refer to mining and other heavy industries. A separate district would be created and the standards for rezoning property are more stringent than for conditional uses.

Peckham said that the memo addresses building vacancy and that he loves the idea. Gisselman asked if this would also refer to empty houses and asked how it would be enforced. Hebert said that Milwaukee has an ordinance for vacant buildings and it is on a sliding scale. Gisselman said that he is very frustrated with vacant houses and the City can't do anything about them. Zahrt asked if the City can go through a condemnation process. Hebert said that there are procedures that need to be followed and a budget. Hebert also said that this is getting off topic from the zoning code. Gisselman said that this should be discussed at some point. Peckham said that there is a house a block away from his house that is now a raccoon haven. Brueggeman asked if inspections would be required and if this would impact all zoning districts. Slavney said that the intent was for any kind of vacant or neglected property. An ordinance can

be written for a several step process that the City would need to follow before getting to condemnation. The City could be provided with the necessary tools to protect neighbors and surrounding properties. Sheboygan has made great progress with what works and what doesn't work. Mayor Mielke asked how long it took Sheboygan to implement the programs. Slavney said that it took about a dozen years and was a learning curve. They seem to have a pretty refined system now and the size is comparable to Wausau. Mayor Mielke said that they don't have twelve years and asked for Slavney to send documents about Sheboygan to staff.

Vandewalle and Associates went over the various zoning districts.

Gisselman asked how many acres would be needed for the SR-7 district. Slavney said that it would be combined with a larger single-family, duplex and small scale multi-family development. There are typically clusters on the alley. It could be between three and six acres large. Gisselman asked if the example is in Madison or in the outskirts. Slavney answered that it is near Sun Prairie. Gisselman asked what the average acreage would be for the TRD-12. Slavney said that it would be 20,000 square foot lots. It is a good transition from single-family to multi-family units. Peckham asked what type of zoning district would be best for tiny houses. Slavney answered that it would probably fit best under SR-7 without the alleys, but UDD or planned developments could also be used.

Vandewalle and Associates went over the mixed-use districts, the industrial zoning districts, the other zoning districts, setback details and land use tables. There will be discussion placed on the next agenda and a draft of the zoning code should be available for the October meeting.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for September 18, 2018.

Adjournment.

Peckham motioned to adjourn, seconded by Zahrt. The motion carried unanimously 5-0 and the meeting adjourned at 6:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on September 18, 2018.



STAFF REPORT

TO: City of Wausau Plan Commission

FROM: Brad Lenz, City Planner

DATE: September 12, 2018

GENERAL INFORMATION

APPLICANT: City of Wausau (Fire Department)

LOCATION: 3017 Seymour Lane

EXISTING ZONING: B2, Community Service District

REQUESTED ZONING: Conditional Use

PURPOSE: To establish a new fire station.

EXISTING LAND USE: Vacant

SIZE OF PARCEL(S): 0.45 acres

SURROUNDING ZONING AND LAND USE:

North: **R1**, Single Family Residence District; Single family homes

South: **B2, and IB – Interchange Business District**; Mixed commercial (i.e., office and retail)

East: **IB**; Highway 52 Parkway and developing commercial

West: **B2**; Commercial offices (medical, religious, and general)

SUMMARY

Please see the attached description of the project from the Fire Department.

ANALYSIS

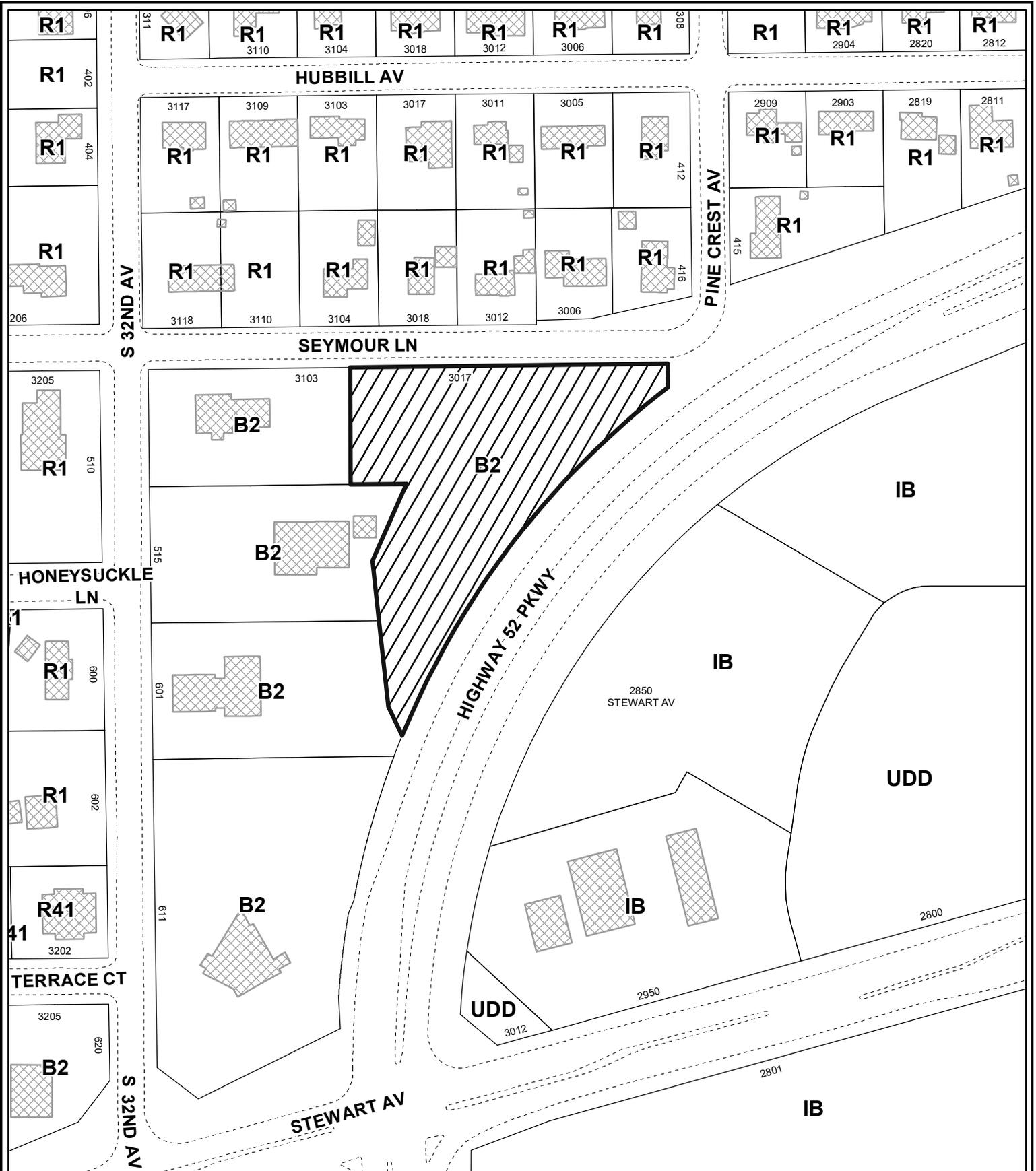
From Wausau Municipal Code 23.72.060, no conditional use shall be recommended by the city plan commission unless the commission finds:

- (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 Comments: Staff does not expect the granting of the conditional use permit to be a detriment to the surrounding properties or to the general public. The property was purchased a number of years ago specifically for the rebuilding of the west side fire station, which is currently located in a residential area one block to the west. The proposed location improves accessibility and visibility of the station over its current location. The designs of the station and the overall site appear compatible with surrounding properties.

RECOMMENDATION

Staff recommends the approval of a conditional use permit for a fire station at 3017 Seymour Lane.



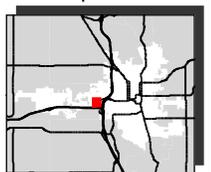
Map Date: August 31, 2018

City of Wausau
Marathon County Wisconsin



-  Area of Interest
-  Building

Map Location



Project Description:

In 2017, the City hired Five Bugles Design, a Division of Wendel, to perform a Feasibility and GIS/Response Time Study for the Wausau Fire Department. In regards to station locations, it was determined that the existing station locations were adequate. The City and Five Bugles Design then reviewed the feasibility of various building replacement options and locations. A final decision was made to replace the existing Fire Station No. 2 and to locate that station just to the north of Stewart Avenue on Highway 52 on property already owned by the City. The new station will be positioned on the site, parallel to highway 52, allowing emergency response access onto Highway 52 (with median re-design and construction) to the north or south. The main entrance to the facility along with parking will be located off of Seymour Avenue and all apparatus returning after an emergency will be required to use this access. The station will be initially staffed with four fulltime people on shift 24 hours per day.

The design of the facility includes a training/hose tower and training room for onsite training of staff. The living quarters for the staff are complete with dorm rooms, kitchen, day room, exercise area and gender neutral toilet facilities. The apparatus bay will include four (4) bays, complete with apparatus bay support areas and decontamination facilities for personnel. The exterior design of the facility took into consideration the mild commercial properties to the south, but added a residential feel with sloped roofs to blend into the residential areas to the north. Exterior materials will consist of brick, stone and be of commercial quality. The site storm water will be piped to the local storm water retainage area with no pond retainage on the site.

Agenda Item No.

3

STAFF REPORT TO CISM COMMITTEE - September 13, 2018

AGENDA ITEM

PUBLIC HEARING: Discussion and possible action on vacating and discontinuing Franklin Street between North 2nd Street and North 3rd Street and North 2nd Street between Franklin Street and Fulton Street

BACKGROUND

A preliminary resolution to set a public hearing for vacating the right of way was approved by City Council on July 10, 2018. A class 3 notice was published and abutting property owners were also notified.

The right of way considered to be vacated is in response to the proposed YMCA and Aspirus development in this area.

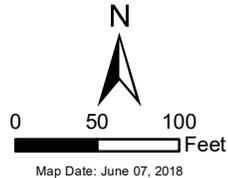
FISCAL IMPACT

If the street right of way is vacated it will help in the development of the parking lots for the YMCA expansion and the Aspirus Clinic. It is anticipated the development will increase the tax base for the area.

STAFF RECOMMENDATION

The proposed streets to be vacated are not major traffic carriers in the downtown. Staff does not see any significant impact to traffic in vacating these streets. Easements for all existing utilities will need to be granted to the appropriate utilities as part of the process.

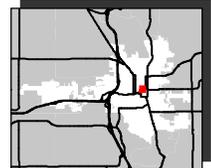
Staff contact: Allen Wesolowski 715-261-6762



CITY OF WAUSAU

Marathon County, Wisconsin

- Legend**
- Existing Building
 - Existing Right-of-Way
 - Proposed Street Vacation



Agenda Item No.

4

STAFF REPORT TO CISM COMMITTEE - September 13, 2018

AGENDA ITEM

Discussion and possible action on the preliminary plat and the final plat for Wausau River East Phase 1 Subdivision

BACKGROUND

This preliminary and final plat is being considered for approval. This plat is for what is commonly referred to as the 'Blenker Development'. This subdivision plat will serve as the lot lines for the town homes in this development.

FISCAL IMPACT

The approval of the proposed plat will enable the sale of the 10 town house units and increase the tax base for the area.

STAFF RECOMMENDATION

Staff recommends approving the preliminary and final plat.

Staff contact: Allen Wesolowski 715-261-6762

LOCATION SKETCH

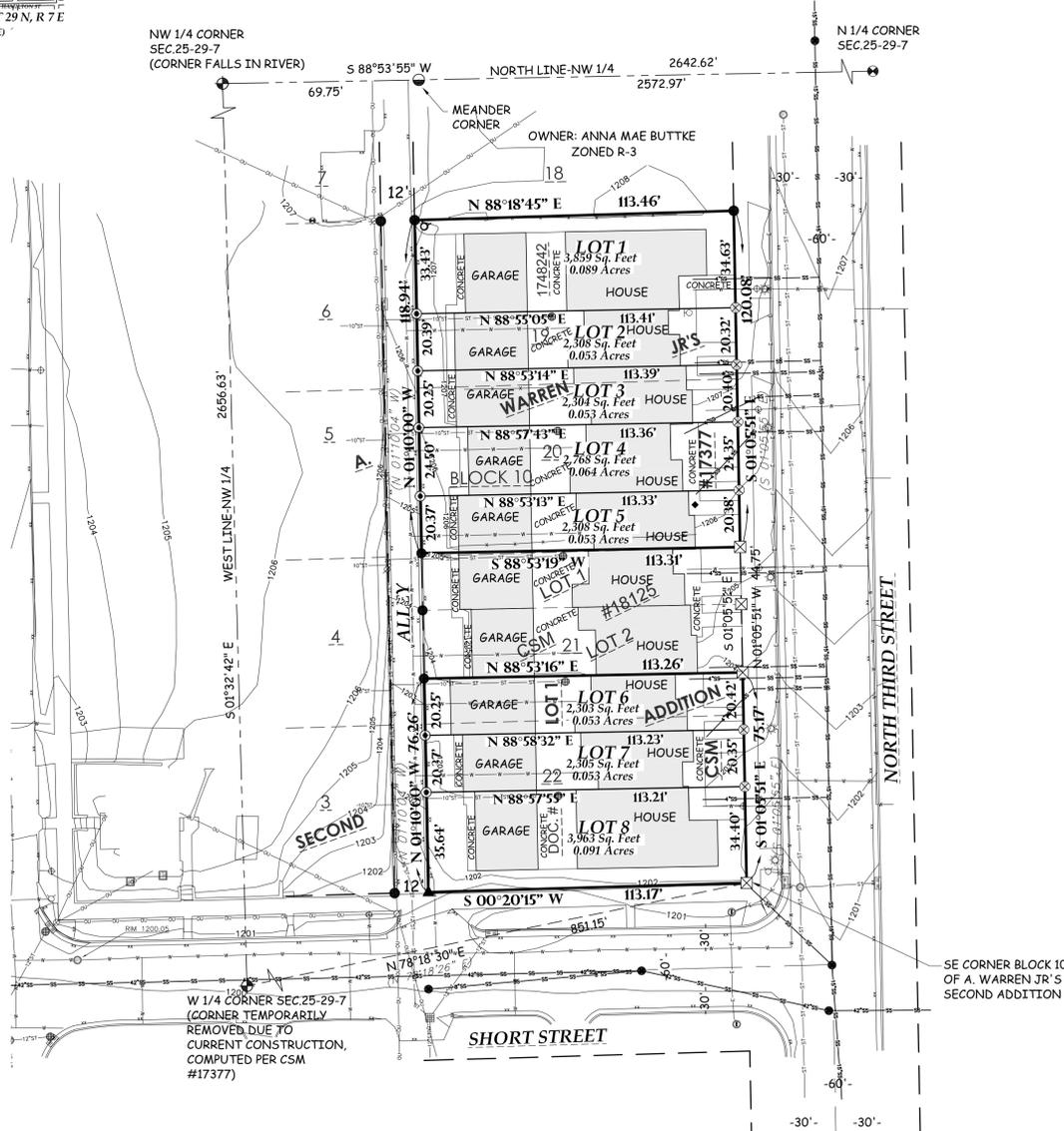


NW 1/4-SECTION 25, T 29 N, R 7 E
(NOT TO SCALE)

PRELIMINARY PLAT OF:

WAUSAU RIVER EAST PHASE I

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP #17377 AS RECORDED IN VOLUME 83, PAGE 34, AS DOCUMENT NO. 1712630, AND ALSO BEING LOTS 19 AND 22, AND PART OF LOTS 20 AND 21, ALL IN BLOCK 10 OF A. WARREN JR'S SECOND ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



Point of Beginning
Civil Engineering
Land Surveying
Landscape Architecture
Jordan G. Brost, PLS #3009
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(FX)

SUBDIVIDER/CLIENT/OWNER
BLENKER DEVELOPMENT, LLC
c/o JASON BLENKER
5709 WINDY DRIVE, SUITE D
AMHERST, WI 54406

SURVEYOR
POINT OF BEGINNING, INC
JORDAN G. BROST, PLS #3009
5709 WINDY DRIVE, SUITE D
STEVENS POINT, WI, 54482

BASIS OF BEARINGS
THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25, T.29N, R.7E, WHICH BEARS S 01°32'42" E AS REFERENCED TO THE MARATHON COUNTY COORDINATE SYSTEM, NAD83(2011).

SURVEYOR'S CERTIFICATE
THE PROPERTY SHOWN AND DESCRIBED HEREON WAS SURVEYED AND MAPPED UNDER MY DIRECTION ACCORDING TO CHAPTER A-47 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS. THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DONE UNDER MY DIRECTION ON AUGUST 14, 2018.
DATED THIS ___ DAY OF _____

JORDAN G. BROST
PROFESSIONAL LAND SURVEYOR NO. 3009

PROPERTY INFORMATION
1) THIS PLAT IS CONTAINED WHOLLY WITHIN THE FOLLOWING RECORDED INSTRUMENTS:
a) PARCEL NUMBERS 59-7535-010-019-00-00 AND 59-7535-010-020-02-00
b) DOCUMENT NUMBER 1748242.
c) PART OF LOT 1 OF CERTIFIED SURVEY MAP #17377, ALL OF LOTS 19 AND 22 OF BLOCK 10 OF A. WARREN JR'S SECOND ADDITION AND PART OF LOTS 20 AND 21 OF A. WARREN JR'S SECOND ADDITION.
2) THE PROPERTY ON THIS PLAT IS ZONED UDD-PLANNED DEVELOPMENT.

LEGAL DESCRIPTION
A PART OF LOT 1 OF CERTIFIED SURVEY MAP #17377 AS RECORDED IN VOLUME 83, PAGE 34, AS DOCUMENT NO. 1712630, AND ALSO LOTS 19 AND 22, AND PART OF LOTS 20 AND 21, ALL IN BLOCK 10 OF A. WARREN JR'S SECOND ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

BENCHMARK
ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
BENCHMARK #1
SOUTHWEST FLANGE BOLT ON HYDRANT AT NORTHWEST CORNER OF INTERSECTION OF 3RD STREET AND SHORT STREET.
ELEVATION = 1203.32
BENCHMARK #2
NORTH FLANGE BOLT ON HYDRANT AT NORTHEAST CORNER OF INTERSECTION OF 2ND STREET AND SHORT STREET.
ELEVATION = 1203.82
BENCHMARK #3
60D NAIL SET ON SOUTHEAST SIDE OF POWER POLE #65FF74, WEST SIDE OF ALLEY ON NORTH SIDE OF PROPERTY, APPROXIMATELY 270 FEET NORTH OF SHORT STREET.
ELEVATION = 1207.06

LEGEND

- These standard symbols will be found in the drawing.
- SANITARY SEWER
 - STORM SEWER
 - OVERHEAD UTILITIES
 - BURIED ELECTRIC
 - BURIED GAS
 - WATERMAIN
 - FENCE LINE
 - EDGE OF BITUMINOUS
 - CONTOUR LINE
 - RECTANGULAR CATCH BASIN
 - SQUARE CATCH BASIN
 - STORM MANHOLE
 - CIRCULAR CATCH BASIN
 - SANITARY MANHOLE
 - WATER MANHOLE
 - WATER SERVICE
 - WATER VALVE
 - HYDRANT
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - LIGHTPOLE
 - POWERPOLE
 - METAL POST
 - WOOD POST
 - AIR CONDITIONING UNIT
 - SIGN
 - ROOF DRAIN
 - 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
 - 3/4" O.D. IRON BAR FOUND
 - 1 1/4" O.D. IRON BAR FOUND
 - MAG NAIL FOUND
 - BERNTSEN NAIL FOUND
 - CHISELED "X" SET
 - CHISELED "X" FOUND
 - COMPUTED CORNER
 - RECORDED AS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



REVISIONS

WAUSAU RIVER EAST PHASE I

BEING A PART OF LOT 1 OF CERTIFIED SURVEY MAP #17377 AS RECORDED IN VOLUME 83, PAGE 34, AS DOCUMENT NO. 1712630, AND ALSO BEING LOTS 19 AND 22, AND PART OF LOTS 20 AND 21, ALL IN BLOCK 10 OF A. WARREN JR'S SECOND ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

LOCATION SKETCH



NW 1/4-SECTION 25, T 29 N, R 7 E
(NOT TO SCALE)

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 25, T.29N, R.7E, WHICH BEARS S 01°32'42" E AS REFERENCED TO THE MARATHON COUNTY COORDINATE SYSTEM, NAD83(2011).

LEGEND

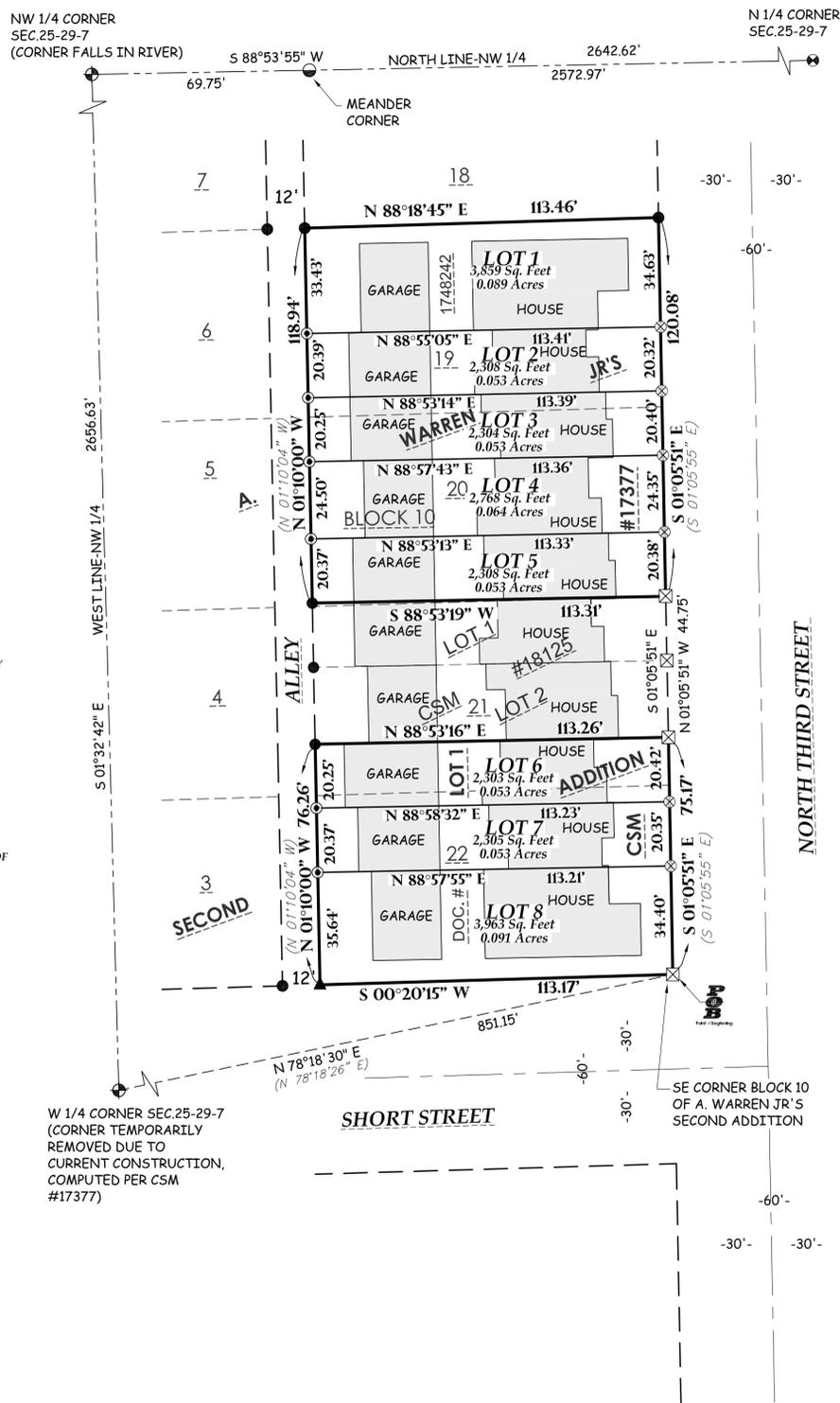
- 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 3/4" O.D. IRON BAR FOUND
- 1 1/4" O.D. IRON BAR FOUND
- ▲ MAG NAIL FOUND
- ⊕ BERTNSEN NAIL FOUND
- ⊗ CHISELED "X" SET
- ⊗ CHISELED "X" FOUND
- ⊕ COMPUTED CORNER - SEE DESCRIPTION
- () RECORDED AS

SURVEYORS NOTE

THE INTERNAL LOT LINES THROUGH THE BUILDINGS ARE DESIGNED TO SEPARATE THE TOWN HOMES AND GARAGES BY RUNNING DOWN THE CENTER OF THE COMMON WALLS.

PROPERTY INFORMATION

- 1) THIS PLAT IS CONTAINED WHOLLY WITHIN THE FOLLOWING RECORDED INSTRUMENTS:
 - a) PARCEL NUMBERS 59-7535-010-019-00-00 AND 59-7535-010-020-02-00
 - b) DOCUMENT NUMBER 1748242.
 - c) PART OF LOT 1 OF CERTIFIED SURVEY MAP #17377, ALL OF LOTS 19 AND 22 OF BLOCK 10 OF A. WARREN JR'S SECOND ADDITION AND PART OF LOTS 20 AND 21 OF A. WARREN JR'S SECOND ADDITION.



SURVEYOR'S CERTIFICATE

I, JORDAN G. BROST, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 1 OF CERTIFIED SURVEY MAP #17377 AS RECORDED IN VOLUME 83, PAGE 34, AS DOCUMENT NO. 1712630, AND ALSO LOTS 19 AND 22, AND PART OF LOTS 20 AND 21, ALL IN BLOCK 10 OF A. WARREN JR'S SECOND ADDITION, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST;

THENCE N 78°18'30" E, 851.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SHORT STREET AND THE WEST RIGHT-OF-WAY OF NORTH THIRD STREET, SAID POINT ALSO KNOWN AS THE SOUTHEAST CORNER OF BLOCK 10 OF A. WARREN JR'S SECOND ADDITION, AND BEING THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED;

THENCE S 00°20'15" W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SHORT STREET, 113.17 FEET TO THE EAST LINE OF 12 FOOT WIDE ALLEY;

THENCE N 01°10'00" W ALONG SAID EAST LINE OF 12 FOOT WIDE ALLEY, 76.26 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP #18125;

THENCE S 88°53'16" W ALONG SOUTH LINE OF SAID LOT 2, 113.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE WEST RIGHT-OF-WAY LINE OF NORTH THIRD STREET;

THENCE N 01°10'00" W ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH THIRD STREET, 44.75 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP #18125;

THENCE S 88°53'19" W ALONG THE NORTH LINE OF SAID LOT 1, 113.31 FEET TO THE EAST LINE OF 12 FOOT WIDE ALLEY;

THENCE N 01°10'00" W ALONG SAID EAST LINE OF 12 FOOT WIDE ALLEY, 118.94 FEET TO THE NORTHWEST CORNER OF LOT 19 OF BLOCK 10 OF A. WARREN JR'S SECOND ADDITION;

THENCE N 88°18'45" E ALONG THE NORTH LINE OF SAID LOT 19, 113.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH THIRD STREET;

THENCE S 01°05'51" E ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH THIRD STREET, 120.08 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP #18125;

THENCE S 01°05'51" E ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH THIRD STREET, 44.75 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP;

THENCE S 01°05'51" E ALONG SAID WEST RIGHT-OF-WAY LINE OF NORTH THIRD STREET, 75.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,121 SQUARE FEET - 0.508 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF BLENKER DEVELOPMENT, LLC.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF THE CITY OF WAUSAU IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2018.

JORDAN G. BROST, PLS #3009

COMMON COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF "WAUSAU RIVER EAST PHASE I", LOCATED IN THE CITY OF WAUSAU, BLENKER DEVELOPMENT, LLC, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

ROBERT MIELKE, CITY MAYOR DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

MARYANNE GROAT, FINANCE DIRECTOR DATE

COUNTY TREASURER CERTIFICATE

I, _____, COUNTY TREASURER, DO HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE _____ DAY OF _____, 2018, AFFECTING THE PLAT OF "WAUSAU RIVER EAST PHASE I".

COUNTY TREASURER DATE

CONSENT OF CORPORATE MORTGAGEE

ASSOCIATED BANK NATIONAL ASSOCIATION, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE UNITED STATES, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BLENKER DEVELOPMENTS, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID ASSOCIATED BANK NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHAD J. CURTIS, ITS COMMUNITY BANK PRESIDENT, AT MARSHFIELD, WISCONSIN THIS _____ DAY OF _____, 2018.

IN THE PRESENCE OF:

CHAD J. CURTIS, COMMUNITY BANK PRESIDENT DATE

STATE OF WISCONSIN
MARATHON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, CHAD J. CURTIS, COMMUNITY BANK PRESIDENT OF THE ABOVE NAMED ASSOCIATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH COMMUNITY BANK PRESIDENT OF SAID ASSOCIATION, AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID ASSOCIATION, BY ITS AUTHORITY.

NOTARY PUBLIC _____, WISCONSIN.

MY COMMISSION EXPIRES _____.

CORPORATE OWNERS CERTIFICATE

BLENKER DEVELOPMENTS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

BLENKER DEVELOPMENTS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 OF WISCONSIN STATUTES, TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

OBJECTING AUTHORITY APPROVING AUTHORITY
DEPARTMENT OF ADMINISTRATION CITY OF WAUSAU

IN WITNESS WHEREOF, THE SAID BLENKER DEVELOPMENTS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JASON BLENKER, OWNER, AT BLENKER DEVELOPMENTS, LLC, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____ DAY OF _____, 2018.

IN THE PRESENCE OF:

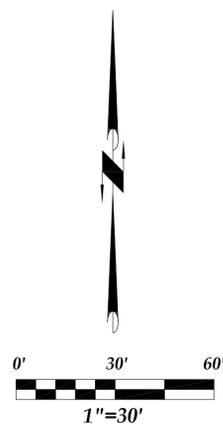
JASON BLENKER, OWNER DATE

STATE OF WISCONSIN
MARATHON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, JASON BLENKER, OWNER OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN AS SUCH OWNER OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC _____, WISCONSIN.

MY COMMISSION EXPIRES _____.



POB
Point of Beginning

Civil Engineering
Land Surveying
Landscape Architecture
Jordan G. Brost, PLS #3009
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(FX)

SUBDIVIDER/CLIENT/OWNER

BLENKER DEVELOPMENTS, LLC
c/o JASON BLENKER
500 LORRY STREET
AMHERST, WI 54406

SURVEYOR

POINT OF BEGINNING, INC
JORDAN G. BROST, PLS #3009
5709 WINDY DRIVE, SUITE D
STEVENS POINT, WI, 54482

REVISIONS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SHEET 1 OF 1 SHEETS