

Wisconsin Department of Transportation
 Division of Transportation System Development
 North Central Region Rhinelander Office
 510 N. Hanson Lake Road
 Rhinelander, WI 54501

Governor Tony Evers
 Secretary Craig Thompson
wisconsindot.gov
 Phone: (715) 365-3490
 FAX: (715) 365-5780
 Email: ncr.dtsd@dot.wi.gov



27 August 2019

WILLIAM D. HEBERT MPA
 ZONING ADMINISTRATOR
 CITY OF WAUSAU
 WAUSAU CITY HALL
 407 GRANT STREET
 WAUSAU WI 54403-4783

RE: Administrative Code Trans 233 rescissions i.e., Lot 2, CSM # 12031 Stewart Avenue

Hello Zoning Administrator,

Since you haven't been exposed to these situations, a little history is in order.

- s. Chapter 236 Platting Lands and Recording and Vacating Plats was enacted in 1956, empowering DOT to review state subdivision plats along state trunk highways to be sure they would meet certain standards and safety regulations which were in the statutes or in Administrative Code Hwy. 33.
- In 1996 the code was redone as Trans 233 and in 1999 changed to require the standards & regulations to apply to all land divisions, certified survey maps & condos along the highway.
- In 2001 certain revisions were done to make the rules more flexible and less restrictive in rural areas.
- But in 2005 a lawsuit about the setbacks, determined that DOT had the police power to impose highway setbacks. And a lawsuit in 2006, determining that the Trans 233 regulations correctly applied only to State Subdivision Plats and not to land divisions, condos or certified survey maps, was finally ruled in 2009.
- Since these restrictions had been incorrectly applied to hundreds of land divisions other than State Plats, what was the DOT to do to remedy the situations?
- It was decided to, in equity to the land owner, that upon request of the owner, DOT would investigate each situation and usually rescind the highway setback- the most onerously applied restriction – with review of access, vision corners and other matters which might be still impacted by other highway regulations.
- Because a rescission is treated as a correction to the original document, DOT creates a document showing on the original document copy what is being rescinded - taken back. This way, the owner is not required to hire a surveyor, get the local municipalities agreements and record the correction.

I enclose the pertinent statutes, codes, court decision and an actual correction document for your review.

Sincerely,

/s/ Bob Winat

Robert Winat Planning Technician
 Wisconsin Department of Transportation
 North Central Region Rhinelander Office
 510 North Hanson Lake Road
 Rhinelander WI 54501-9434
 715-365-5796(O) 715-365-5780(F)
robert.winat@dot.wi.gov

encl: Chap. 236, Adm. Code 233, final judgement & order 2009 , Land O'Lakes Chamber CSM rescission copy
 cc: Josh Prentice PLS, Land Surveying Manager REI, Inc. 4080 N. 20th Avenue Wausau WI 54401



REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

June 13, 2019

Wisconsin Department of Transportation

Attn: Robert Winat
510 Hanson Lake Road
Rhineland, WI 51501



Subject:

Rescission of Highway Setback, Lot 2 of CSM#12031, Vol. 51, Pg. 119

Dear Mr. Winat:

A 50-foot highway setback dating back to Trans 233 exists on the subject parcel adjacent to State Highway 29 in the City of Wausau in Marathon County. Enclosed you will find the deeds for the subject parcels. WSC Properties LLC. has asked that, on their behalf, we request that the Department rescind the setback and proceed with obtaining a resolution from the City before recording the revised CSM.

Thank you for helping us understand and clear up this issue. Please contact me at (715) 675-9784 or jprentice@REIengineering.com if you need anything further from us.

Sincerely,
REI Engineering, Inc.

Joshua Prentice, P.L.S.
Land Surveying Department Manager

Enclosures



RESPONSIVE. EFFICIENT. INNOVATIVE.

4080 N. 20th Avenue Wausau, WI 54401

715-675-9784 REIengineering.com

p:\3300-3399\3387d wausau surgery center\letters\other\3387dal4.docx

CS 51-119

9-7-01

FORM NO 995A

ICM

1247269

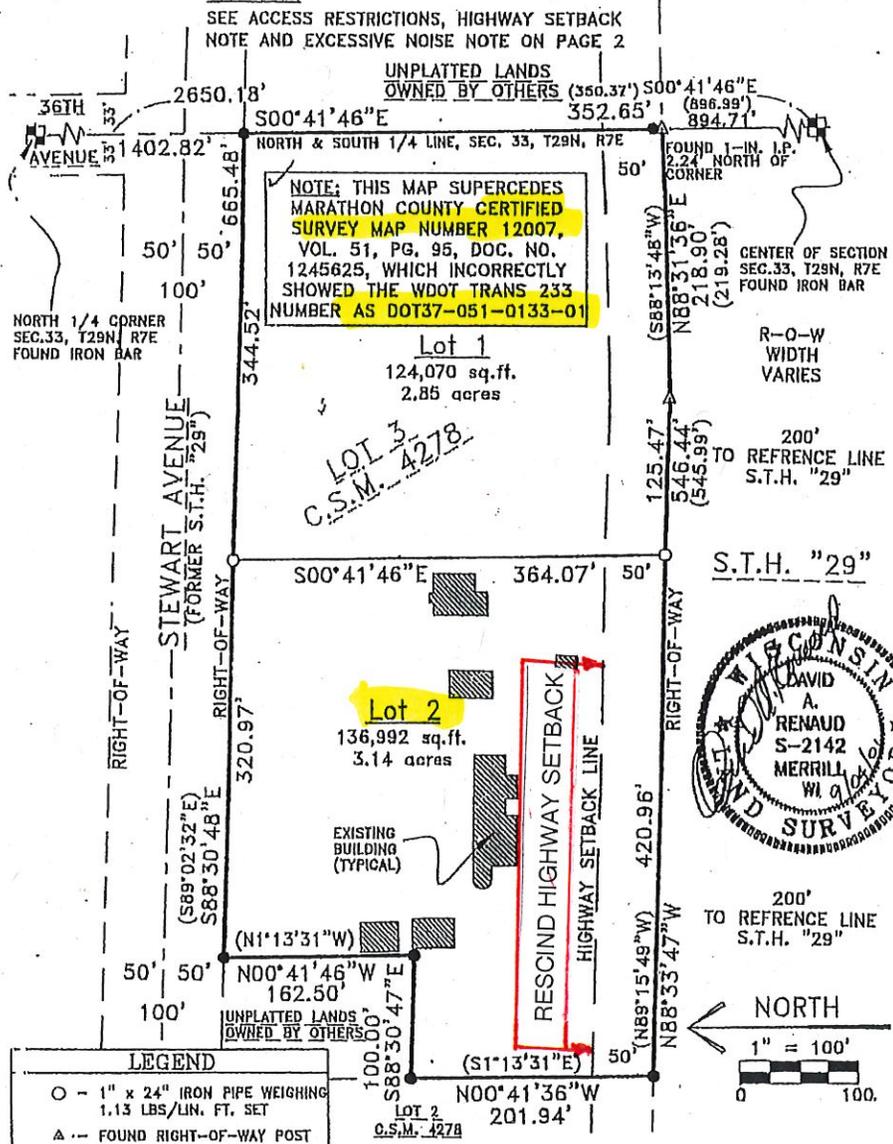
Lot 1: 291.4, 2907.332, 0969 12031 Stock No. 26273
" 2: 291.4, 2907.332, 0970

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP NO. 12031

OF LOT 3 OF MARATHON COUNTY CERTIFIED SURVEY MAP NUMBER 4278, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

WDOT TRANS 233 NUMBER: DOT37-029-0122-01

CAUTION
SEE ACCESS RESTRICTIONS, HIGHWAY SETBACK
NOTE AND EXCESSIVE NOISE NOTE ON PAGE 2



BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM AS DEVELOPED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND THE NORTH & SOUTH 1/4 LINE OF SECTION 33, T29N, R7E, MEASURED TO BEAR S0°41'46"E

EXHIBIT # 3

51-119



Stock No. 26273

R.E.L. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP NO. 12031

OF LOT 3 OF MARATHON COUNTY CERTIFIED SURVEY MAP NUMBER 4278, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I David A. Renaud, Wisconsin Registered Land Surveyor S-2142, do hereby certify to the best of my knowledge and belief:
 That I have surveyed, divided and mapped Lot 3 of Marathon County Certified Survey Map Number 4278, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 29 North, Range 7 East, in the City of Wausau, Marathon County, Wisconsin, described in particular as follows: Commencing at the North 1/4 corner of said Section 33; Thence South 0°41'46" East along the North and South 1/2 line of said Section 33, 1402.82 feet to the Southerly right-of-way line of Stewart Avenue and the point of beginning; Thence continuing South 0°41'46" East along said North and South 1/2 line of Section 33, 352.65 feet to the Northerly right-of-way line of State Trunk Highway "29"; Thence South 88°31'36" West along said Northerly right-of-way line of State Trunk Highway "29," 218.90 feet; Thence continuing along said Northerly right-of-way line of State Trunk Highway "29," North 88°33'47" West, 546.44 feet; Thence North 0°41'36" West, 201.94; Thence South 88°30'47" East, 100.00 feet; Thence North 0°41'46" West, 162.50 feet to said Southerly right-of-way line of Stewart Avenue; Thence South 88°30'48" East along said Southerly right-of-way line of Stewart Avenue, 665.48 feet to the point of beginning.

That the above described parcel of land contains 261,062 square feet, or 5.99 acres, more or less.

That said parcel is subject to any easements, restrictions and right-of-ways of record

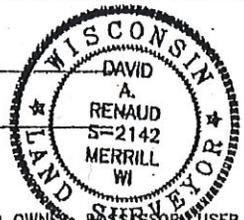
That I have this survey, division and map at the direction of C.A. Ghidorzi, AGENT of said parcel.

That I have fully complied with the provisions of Section 236.34 of the Statutes of Wisconsin and the subdivision regulations of the City of Wausau in surveying, dividing and mapping said parcel.

That said map accurately and correctly represents the exterior boundaries of the lands surveyed and the division thereof made.

Dated this 4th day of SEPTEMBER, 2001

David A. Renaud



REI
 David A. Renaud (agent)
 WI R.L.S. S-2142

NOTES:

- ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, LESSEE, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR ACCESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "29"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION, ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.
- NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.
- THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE THROUGH-LANE CAPACITY.

RESCIND HIGHWAY
 SETBACK

[Signature]
 ZONING ADMINISTRATOR
 BEING DULY APPOINTED BY THE COMMON COUNCIL,
 DO HEREBY CERTIFY THAT THE ATTACHED
 CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND
 THERE ARE NO OBJECTIONS TO RECORDING THIS
 CERTIFIED SURVEY IN THE REGISTER OF DEEDS
 OFFICE.

DATE SEPT 5, 2001

Lot 1: 291.4.2907.332.0969
" 2: 291.4.2907.332.0970
HCM Miller
Print Solutions
Stock No. 26273

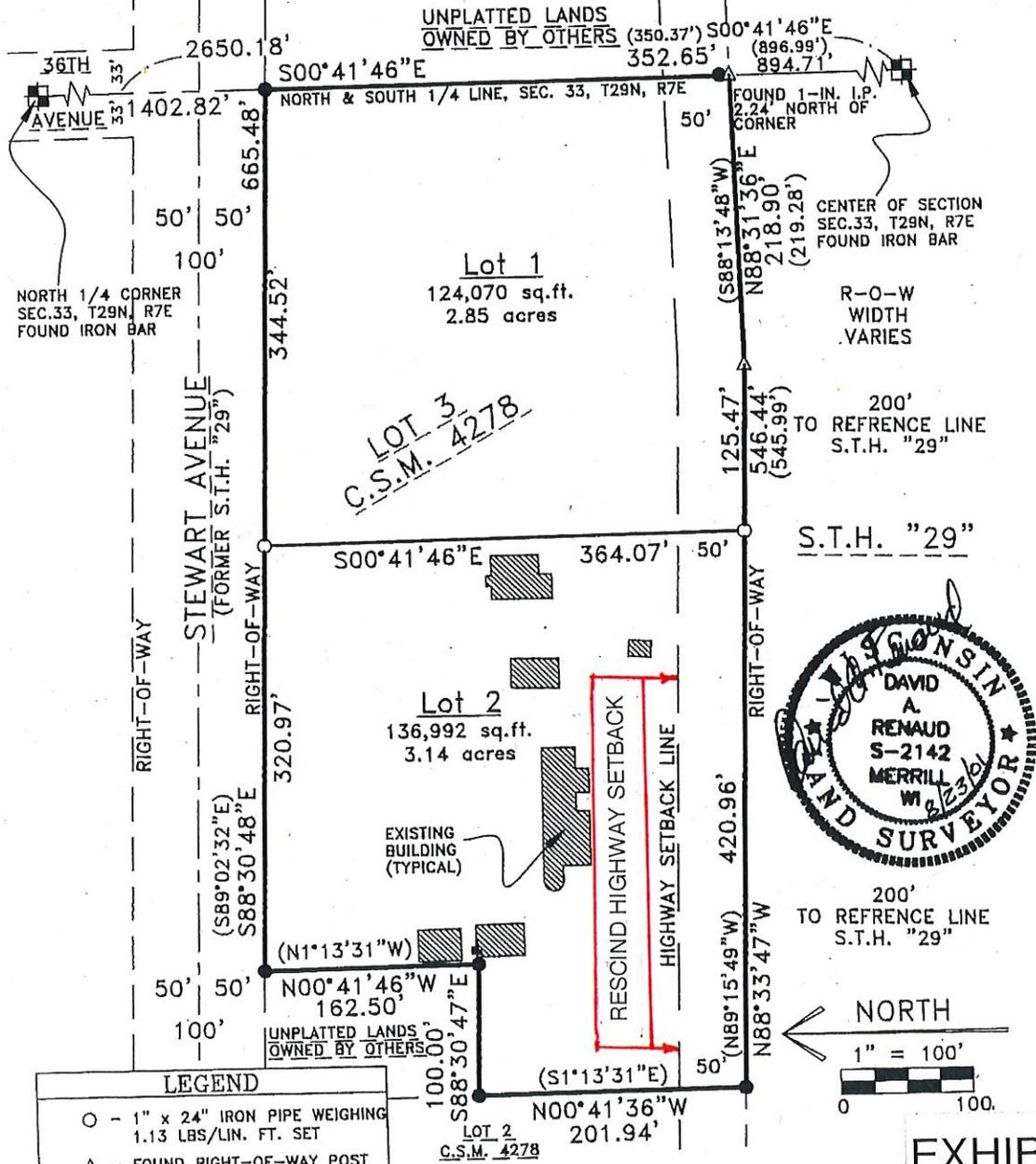
R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP NO. 12007

OF LOT 3 OF MARATHON COUNTY CERTIFIED SURVEY MAP NUMBER 4278, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

WDOT TRANS 233 NUMBER: DOT37-051-0133-01

CAUTION!

SEE ACCESS RESTRICTIONS, HIGHWAY SETBACK NOTE AND EXCESSIVE NOISE NOTE ON PAGE 2



LEGEND	
○	1" x 24" IRON PIPE WEIGHING 1.13 LBS/LIN. FT. SET
△	FOUND RIGHT-OF-WAY POST
●	FOUND 1" IRON PIPE
(126')	RECORDED DIMENSION
126.00'	MEASURED DIMENSION

BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE AS DEVELOPED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND THE NORTH & SOUTH 1/4 LINE OF SECTION 33, T29N, R7E, MEASURED TO BEAR S0°41'46"E

EXHIBIT # 4

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784
MARATHON CO. CERTIFIED SURVEY MAP NO. 12007

OF LOT 3 OF MARATHON COUNTY CERTIFIED SURVEY MAP NUMBER 4278, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 NORTH, RANGE 7 EAST, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

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That said map accurately and correctly represents the exterior boundaries of the lands surveyed and the division thereof made.

Dated this 23rd day of August, 2001

David A. Renaud

REI
David A. Renaud (agent)
WI R.L.S. S-2142



NOTES:

1. ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "29"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE. RESCIND HIGHWAY

2. NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT. SETBACK

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[Signature]
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL,
DO HEREBY CERTIFY THAT THE ATTACHED
CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND
THERE ARE NO OBJECTIONS TO RECORDING THIS
CERTIFIED SURVEY IN THE REGISTER OF DEEDS
OFFICE.

DATE AUG 23, 2001

Agenda Item No.

3

STAFF REPORT TO CISM COMMITTEE – September 12, 2019

AGENDA ITEM

Public Hearing: Discussion and possible action on vacating and discontinuing the public right-of-way between 1 Menard Plaza and 16 Menard Plaza

BACKGROUND

This segment of right-of-way is a short remnant right-of-way east of 28 th Avenue as shown on the attached map.
--

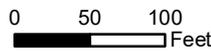
FISCAL IMPACT

Vacating and discontinuing this right-of-way would make the property one larger parcel which would help the development of the parcel and increase tax base.
--

STAFF RECOMMENDATION

Staff does not see a need for a roadway in this area and supports the action.

Staff contact: Allen Wesolowski 715-261-6762
--



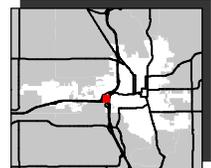
Map Date: June 17, 2019

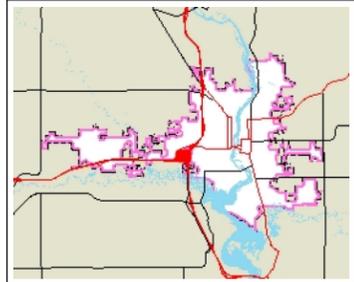
CITY OF WAUSAU

Marathon County, Wisconsin

Legend

-  Existing Building
-  Existing Right-of-Way
-  Vacation





- Legend
- Parcels
 - Section Lines/Numbers
 - Railroad
 - Municipality





Memorandum

From: Brad Lenz
To: Plan Commission
Date: September 12, 2019
Subject: Highway 52 Parkway Landscaping Plan

City staff has been working with Ayres Associates on designing a landscaping plan for Highway 52 Parkway west of the freeway (to Stewart Avenue). The parkway is a major gateway into the city and is becoming a more prominent corridor as new developments occur along it. The City issued an RFP for a design consultant earlier this year and selected Ayres as the preferred designer. They are preparing engineering plans so that construction of the improvements can be bid out this winter.

The preliminary plans are included for review. The plans were developed with assistance from city staff and have been shared with adjacent property owners. The plans were also available for the general public to view at an open house that took place at city hall earlier this month. The plans have been displayed in the city hall lobby since the open house.

The designs are meant to relate to the Parkway 52 improvements east of the freeway, but provide a different character, since the built environments on either side of the freeway are different and the freeway bridges provide a strong visual break. Some of the same natural elements would be used on the new segments. For example, red rock mulch, ornamental grasses, and a manicured lawn would be similar to the existing landscaping east of the freeway. Public art is not being proposed as part of the City's landscaping improvements, but is being shown on the plans as a possibility for someone to add in the future.

Currently, the engineering of the preliminary concepts is beginning so that the plans can be completed and bid out for construction in the spring.

REVIEW SET

HWY 52 MEDIAN LANDSCAPE

City of Wausau, Wisconsin

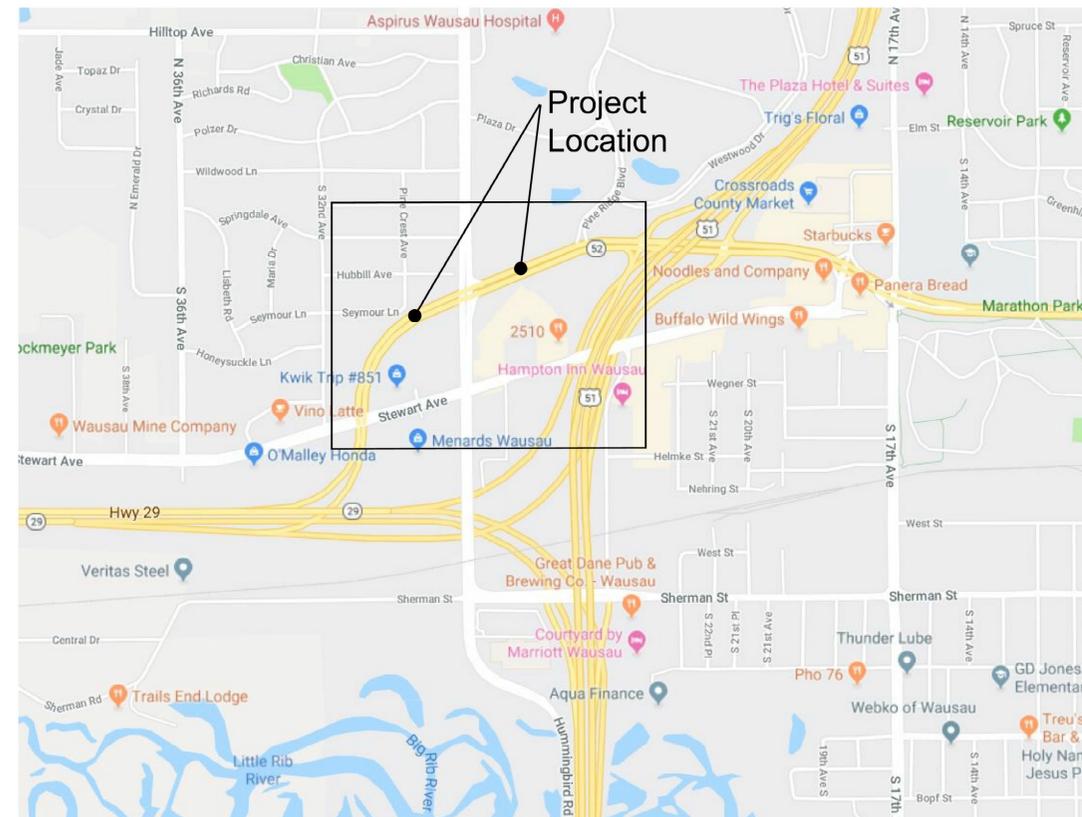
September 10, 2019

407 Grant Street
Wausau, WI 54403

Sheet Index

Sheet No.	Sheet Title
L000	COVER SHEET
L100	OVERALL PLAN AND GENERAL NOTES
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE PLAN
L200	DETAILS
L300	IRRIGATION PLAN

Location Map



AYRES
ASSOCIATES
5201 E. Terrace Drive
Suite 200
Madison, WI 53718
608.443.1200
www.AyresAssociates.com

Professional Seal

Revision Date

Project Name

HIGHWAY 52
MEDIAN
LANDSCAPE

City of Wausau
407 Grant St.
Wausau, WI 54403

Drawn By: RS
Checked By: BM
File:
Issued For: Review
Issue Date: 09.10.2019
Project No. 52-0664.00

Sheet Title

COVER SHEET



Sheet Number

L000

CALL DIGGERS HOTLINE
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND
UTILITIES BEFORE YOU DIG IN WISCONSIN.
DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired/TDD (800) 542-2289
www.DiggersHotline.com

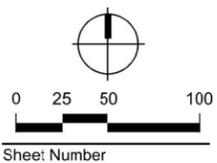
**HIGHWAY 52
 MEDIAN
 LANDSCAPE**

City of Wausau
 407 Grant St.
 Wausau, WI 54403

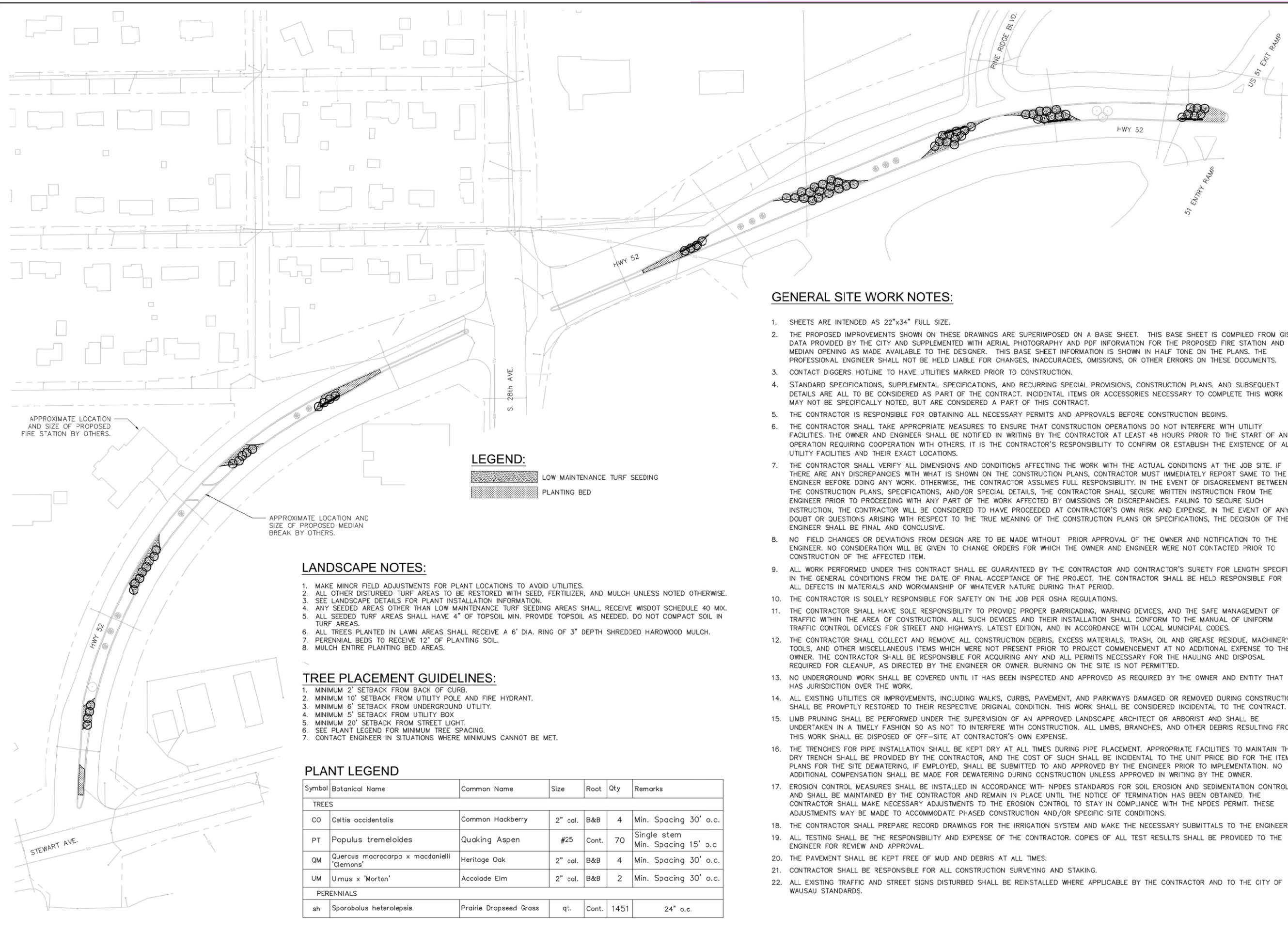
Drawn By: jw
 Checked By: bm
 File:
 Issued For: Review
 Issue Date: 09.10.2019
 Project No. 52-0664.00

Sheet Title

OVERVIEW



L100



GENERAL SITE WORK NOTES:

- SHEETS ARE INTENDED AS 22"x34" FULL SIZE.
- THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM GIS DATA PROVIDED BY THE CITY AND SUPPLEMENTED WITH AERIAL PHOTOGRAPHY AND PDF INFORMATION FOR THE PROPOSED FIRE STATION AND MEDIAN OPENING AS MADE AVAILABLE TO THE DESIGNER. THIS BASE SHEET INFORMATION IS SHOWN IN HALF TONE ON THE PLANS. THE PROFESSIONAL ENGINEER SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS.
- CONTACT DGGERS HOTLINE TO HAVE UTILITIES MARKED PRIOR TO CONSTRUCTION.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THIS CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES. THE OWNER AND ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, CONTRACTOR MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND CONTRACTOR'S SURETY FOR LENGTH SPECIFIED IN THE GENERAL CONDITIONS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB PER OSHA REGULATIONS.
- THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION, AND IN ACCORDANCE WITH LOCAL MUNICIPAL CODES.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED AS REQUIRED BY THE OWNER AND ENTITY THAT HAS JURISDICTION OVER THE WORK.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE AT CONTRACTOR'S OWN EXPENSE.
- THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NPDES STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION HAS BEEN OBTAINED. THE CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL TO STAY IN COMPLIANCE WITH THE NPDES PERMIT. THESE ADJUSTMENTS MAY BE MADE TO ACCOMMODATE PHASED CONSTRUCTION AND/OR SPECIFIC SITE CONDITIONS.
- THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS FOR THE IRRIGATION SYSTEM AND MAKE THE NECESSARY SUBMITTALS TO THE ENGINEER.
- ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING AND STAKING.
- ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR AND TO THE CITY OF WAUSAU STANDARDS.

LEGEND:

	LOW MAINTENANCE TURF SEEDING
	PLANTING BED

LANDSCAPE NOTES:

- MAKE MINOR FIELD ADJUSTMENTS FOR PLANT LOCATIONS TO AVOID UTILITIES.
- ALL OTHER DISTURBED "TURF" AREAS TO BE RESTORED WITH SEED, FERTILIZER, AND MULCH UNLESS NOTED OTHERWISE.
- SEE LANDSCAPE DETAILS FOR PLANT INSTALLATION INFORMATION.
- ANY SEEDED AREAS OTHER THAN LOW MAINTENANCE TURF SEEDING AREAS SHALL RECEIVE WISDOT SCHEDULE 40 MIX.
- ALL SEEDED TURF AREAS SHALL HAVE 4" OF TOPSOIL MIN. PROVIDE TOPSOIL AS NEEDED. DO NOT COMPACT SOIL IN TURF AREAS.
- ALL TREES PLANTED IN LAWN AREAS SHALL RECEIVE A 6' DIA. RING OF 3" DEPTH SHREDDED HARDWOOD MULCH.
- PERENNIAL BEDS TO RECEIVE 12" OF PLANTING SOIL.
- MULCH ENTIRE PLANTING BED AREAS.

TREE PLACEMENT GUIDELINES:

- MINIMUM 2' SETBACK FROM BACK OF CURB.
- MINIMUM 10' SETBACK FROM UTILITY POLE AND FIRE HYDRANT.
- MINIMUM 6' SETBACK FROM UNDERGROUND UTILITY.
- MINIMUM 5' SETBACK FROM UTILITY BOX.
- MINIMUM 20' SETBACK FROM STREET LIGHT.
- SEE PLANT LEGEND FOR MINIMUM TREE SPACING.
- CONTACT ENGINEER IN SITUATIONS WHERE MINIMUMS CANNOT BE MET.

PLANT LEGEND

Symbol	Botanical Name	Common Name	Size	Root	Qty	Remarks
TREES						
CO	<i>Celtis occidentalis</i>	Common Hackberry	2" cal.	B&B	4	Min. Spacing 30' o.c.
PT	<i>Populus tremuloides</i>	Quaking Aspen	#25	Cont.	70	Single stem Min. Spacing 15' o.c
QM	<i>Quercus macrocarpa</i> x <i>macdanielli</i> 'Clemens'	Heritage Oak	2" cal.	B&B	4	Min. Spacing 30' o.c.
UM	<i>Ulmus</i> x 'Morton'	Accolade Elm	2" cal.	B&B	2	Min. Spacing 30' o.c.
PERENNIALS						
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	qt.	Cont.	1451	24" o.c.

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APPROXIMATE LOCATION AND SIZE OF PROPOSED FIRE STATION BY OTHERS.

APPROXIMATE LOCATION AND SIZE OF PROPOSED MEDIAN BREAK BY OTHERS.



QUAKING ASPEN GROVE



DRY-STACKED, RED GRANITE WALL

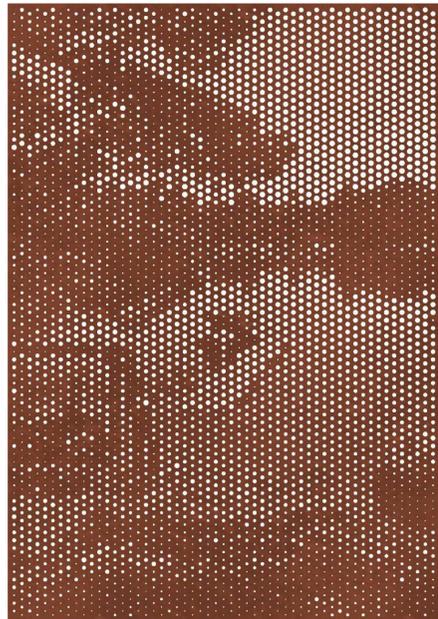
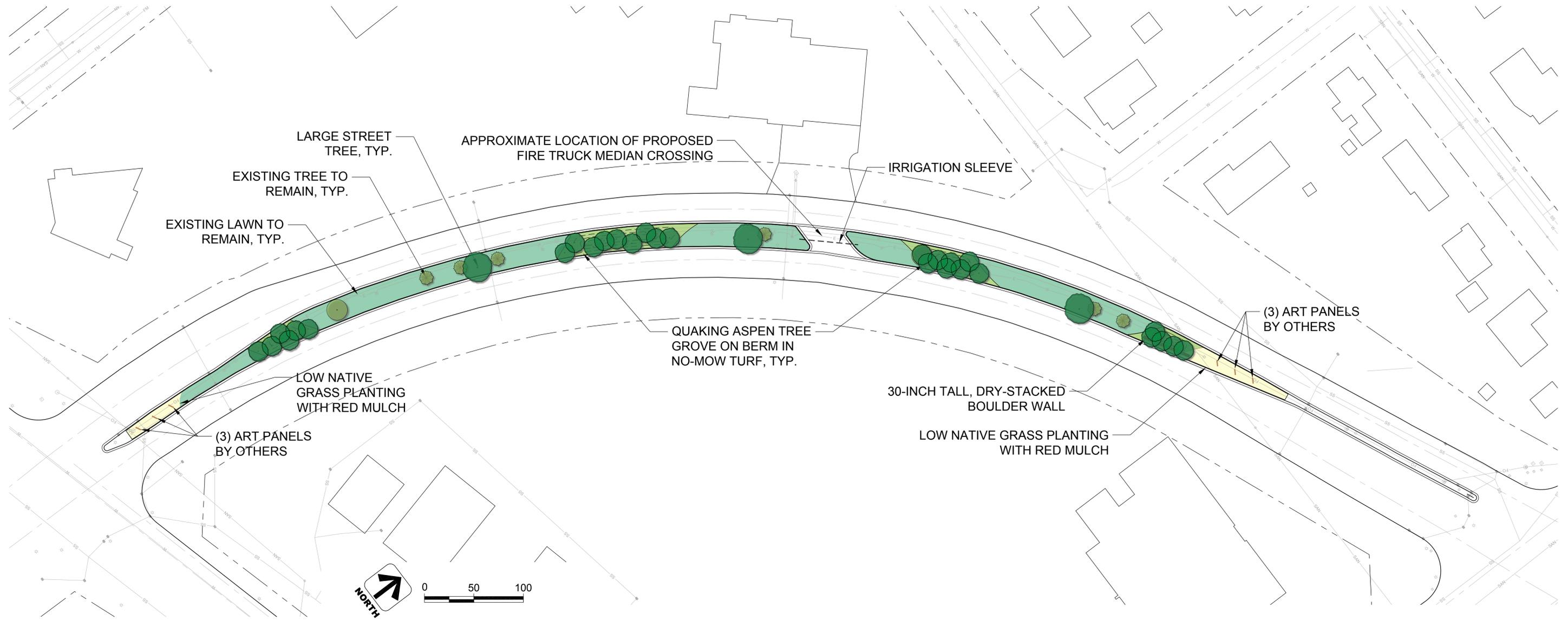


TREE GROVE ON BERM IN NO-MOW TURF



VIEW LOOKING WEST FROM HIGHWAY 52 AND 51 INTERSECTION

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ART PANEL: PERFORATED METAL, NORTHWOODS IMAGE



ART PANEL: OFFSET MOUNTED METAL CRANE



ART PANEL: CUTOUT CORTEN



ART PANEL: CUTOUT CORTEN



VIEW LOOKING WEST FROM HIGHWAY 52 AND 51 INTERSECTION

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