



*** 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.

Meeting: Economic Development Committee

Date/Time: Tuesday, August 23, 2022 at 6:30 p.m.

Location: City Hall, Council Chambers

Members: Sarah Watson (C), Chad Henke (VC), Lisa Rasmussen, Tom Kilian, and Carol Lukens

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

1. Approval of Minutes from 8/2/22
2. Discussion and possible action approving Request for Proposals for 700 Grand Avenue (Fifrick)
3. Discussion and possible action approving Third Amendment to Riverlife Condos Development Agreement (Brodek, Atty. Opperman, Viegut)
4. Update on T. Wall Enterprises/Foundry on Third Development Agreement (Brodek)
5. **CLOSED SESSION** pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: relating to Update and Review of T. Wall/Foundry on Third Development Agreement & Review and Possible Action on Third Amendment to Riverlife Condos Development Agreement
6. **RECONVENE** into Open Session to take action on Third Amendment to Riverlife Condos Development Agreement
7. Adjourn

It is likely that members of, and a quorum of the Council and/or members of other committees of the Common Council of the City of Wausau will be in attendance at the above-mentioned meeting to gather information. **No action will be taken by any such groups.**

This Notice was posted at City Hall and emailed to the Media on 8/18/22

Members of the public who do not wish to appear in person may view the meeting live on Channel 981 of Cable TV or the City of Wausau Meetings YouTube Channel at <https://tinyurl.com/WausauCityCouncil> (go to playlist and choose the meeting playlist desired). Any person wishing to offer public comment who does not appear in person to do so, may email liz.brodek@ci.wausau.wi.us with "EDC public comment" in the subject line by 4:30 p.m. on the meeting day. All public comments received, either by email or in person, if agendized, will be limited to items on the agenda only. Messages related to agenda items received by 4:30 p.m. on the meeting day will be provided to the Committee Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (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 ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event, the City of Wausau will make a good faith effort to accommodate your request.

Other Distribution: Media, Alderpersons, Mayor, City Departments

MINUTES

Economic Development Committee Meeting

Tuesday, August 2, 2022, at 5:15 P.M. | Henke at 5:15 P.M.

In Attendance

Members Present: Lisa Rasmussen, Chad Henke, Tom Kilian, Carol Lukens

Member Excused: Sarah Watson

Others Present: Liz Brodek, Randy Fifrick, Tammy Stratz, Alder Doug Diny, Alder Gary Gisselman, Shannon Graff, S.C. Swiderski Team – Jacqui McElroy, Kortni Wolf, Connor Langbehn, Alison Baxter, Madeline Check, Chuck Ghidorzi, Mayor Rosenberg, Atty. Anne Jacobson, Anthony Kazee (KG Development Group), Jamie Gray (KG Development Group), Brian Loftin (J Jeffers & Co.) Alder Gisselman, Hannah & Justin Steege (Sugar ‘n Spice Cheesecakes)

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner.

Agenda Item 1 – Approval of Minutes from 8/2/22

Kilian motioned to approve minutes from 8/2/22, seconded by Lukens.

Approved unanimously.

Agenda Item 2 – Discussion and possible action on Approving Commercial Rehabilitation Loan Funds for 108 N 2nd Avenue. (Stratz)

Stratz presented a commercial rehabilitation loan proposal for the building formerly occupied by Frostman’s Fish Market but advised the address was incorrect in meeting materials and should be 108 S. 2nd Avenue. Stratz explained Hannah and Justin Steege have been doing a lot of work themselves and noted they are only asking for \$47,000 of the \$450,000 total project cost.

Rasmussen and Henke spoke in support of the rehabilitation loan.

*Rasmussen motioned to approve the Commercial Rehab Loan Funds, seconded by Lukens. **Approved unanimously, 4-0.***

Kilian also spoke in support of the rehabilitation loan but asked for Atty. Jacobson’s to clarify any issues would arise from the address being incorrect in the meeting materials. Atty. Jacobson replied she did not see it as an issue because the packet had a picture of the building, so it was known what building was being renovated.

Agenda Item 3 – Discussion and possible action on approving assumption of TIF loan from Wausau World Market to Four Star Market (Stratz)

Stratz reminded the committee about the TIF loan provided to Wausau World Market in 2015 to purchase and remodel the building on 3rd Avenue. Stratz explained it was successful for awhile but when Covid hit, and payments stopped. Stratz said staff reached out to the owner and mail was returned with a forwarding address in another state. It was discovered the legal owner sold the building and business to Four Star Market on a land contract which included a large cash down payment. Stratz continued, the sale was not relayed to any entity involved in the initial purchase nor were any of the entities agreeable to the transaction. Abby Bank foreclosed but the new owners continued making payments on behalf of the legal owner to the Abby Bank, the City and MCDEVCO and has steadily increased business. Stratz said the city received notification of a Sheriff’s auction on occurring on 8/23/22 and the new buyer will either outbid Abby Bank to take over or Abby Bank will take over ownership and sell to Four Star Market. Stratz said however it occurs, Wausau and MCDEVCO would like to rewrite their respective mortgages with Four Star Market which is the only way the city would not lose out on the money.

Rasmussen motioned to grant the loan, seconded by Kilian.

Kilian spoke in support of the assumption of the TIF loan but asked if it was possible to identify protective measures in future agreements to protect the city from these situations in the future.

Stratz explained it's difficult when you provide Gap financing to be fully protected when in 2nd or 3rd place on a mortgage but did note the city's foreclosure rate is around 1-2%.

Lukens also spoke in support of the assumption of the TIF loan.

Approved unanimously, 4-0.

Agenda Item 4 – Removed from Agenda - Discussion and possible action approving Third Amendment to Riverlife Condos Development Agreement (Brodek, Atty. Opperman, Viegut)

Brodek explained staff did not receive the draft from the developer and an addition to the packet would not have provided enough time for committee members time to review. Brodek explained it's expected the committee to discuss moving all dates in the agreement back because the deadlines will not be met. Brodek also noted there would need to be an amendment to the Riverfront Declarations. Brodek stated she anticipates this will be brought to the next E.D. meeting.

Rasmussen asked if there have been any substantial changes to the project as it was initially agreed upon. Brodek responded she has been told they're going to go back to Plan Commission for a new GDP but she doesn't have a draft confirming that information. Rasmussen commented that before Plan Commission approves a revised plan that any changes to the original project need to be presented to the E.D. Committee first. Brodek agreed.

No Action Required

Agenda Item 5 – Presentation on Riverlife RFP Responses (Fifrick, Brodek, representatives from J. Jeffers and S.C. Swiderski)

Proposals by

Agenda Item 6 – CLOSED SESSION pursuant to 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: relating to review and recommendation of Riverlife RFP responses.

Rasmussen made a motion to move into closed session and read state statute. Roll call vote. Approved unanimously.

Agenda Item 7 – RECONVENE in Open Session to take action on Closed Session Items, if necessary.

Rasmussen made a motion based on discussion in closed session to accept the proposal from S.C. Swiderski, LLC. and direct staff to commence the appropriate negotiations for that plan. Motion Seconded by Lukens.

Passed 3-1 with Kilian being the dissenting vote.

Agenda Item 8 – Adjourn

Kilian motioned to adjourn, seconded by Lukens. Approved unanimously. 4-0.

Meeting adjourned at 6:43 P.M.

Office of the Mayor
Katie Rosenberg



TEL: (715) 261-6800
FAX: (715) 261-6808

August 23, 2022

Dear Interested Parties,

The City of Wausau is pleased to release this Request for Proposals (RFP) for redevelopment of the 700 Grand Ave Site south of the City's Downtown. The site is approximately 1.0 acre in size. The City of Wausau is proud of a long track record of successful public-private partnerships for development which has resulted in over \$100 million invested in Downtown in the past decade and another \$100 million planned or currently under construction.

The City is seeking developers to propose projects that would focus on bringing affordable housing to the property. Proposals must include: a draft site plan (vision plan) for the property; proposed purchase price offered; proposed use or uses of the area; estimated construction value, and any request for city participation.

Successful proposals should:

- Focus on bringing additional affordable housing units to the City.
- Account for unique site restrictions and be designed in a way to limit additional traffic conflicts.
- Proposes an architecturally unique building which meets the City's Urban Design Guidelines.

Event	Date
1. RFP Released	August 24, 2022
2. Proposals Due	September 29, 2022
3. Initial Review of Proposals	October 4, 2024

Questions and/or additional information on this RFP and private tours of the existing building are available upon request. Please contact:

Randy Fifrick, Economic Development Manager, 715-261-6684, randy.fifrick@ci.wausau.wi.us

Sincerely,

Katie Rosenberg
Mayor

407 Grant Street – Wausau, WI 54403

History & Background

The City of Wausau is pleased to release this Request for Proposals (RFP) for redevelopment of the 700 Grand Ave Site south of the City's Downtown. From 2005 to 2009, the City purchased four residential homes and a commercial building to be combined into this larger purchase that is being offered at the intersection of East Thomas Street and Grand Avenue. The City seeks creative proposals aimed at offering additional affordable housing to the area.

Proposal Format and Required Information

The submitted proposals should include each of the following sections:

1. Interested developer name, address, telephone, and email.
2. Executive Summary of the project.
3. A draft site plan for the property. Plan does not need to be engineered but should generally be to scale.
4. Proposed use of the area, including plans and elevations of the proposed project, or relevant examples.
5. Proposed purchase price offered.
6. Estimated construction value and approximate construction timeline.
7. Other successful urban redevelopment project examples.
8. Any request for city participation. If city participation or funding is requested, the proposer will need to complete an Application for City Assistance, which can be found online at: <https://cloud.bmisw.com/cityofwausau/Tif>

The City's development and incentive strategy particularly encourages the diversification of housing typology and rents, deployment of alternative energy technology, achievement of high energy efficiency standards, and/or the use of Property Assessed Clean Energy (PACE) tools; the priority hiring of local contractors and subcontractors; and workforce agreements with the local Building Trades Council.

City Participation

The property is currently not located in a Tax Increment District (TID). However, the City is able to provide TID assistance through a boundary amendment to a TID or through utilizing the ½ mile radius expenditure provision. As part of the proposal, the Developer must identify if they are requesting City participation in the project. If city participation or funding is requested, the proposer will need to complete an Application for City Assistance as part of the Development Agreement negotiations.

Zoning

The property is currently zoned Urban Mixed Use, but will likely require a change to Planned Unit Development. The property layout and traffic volume on the adjoining streets does provide design restrictions. Every effort should be made to mitigate the effects of this new development on the area. The City anticipates establishing easements along the frontage streets and the building design needs to be setback to properly allow for future pedestrian and traffic improvements.

Environmental

These properties were acquired by the City from 2005 to 2009. The City does not have any information on any environmental testing or Phase I/II's that may have been completed as part of those property purchases, but also is not aware of any current environmental liabilities associated with these properties. There was a gas station on the northern side of the project area at one time. Testing costs will be at the sole expense of the Developer.

Design Standards

City Urban Design Standard must be integrated into the proposed project. More details can be found on the RFP announcement page on the City's website. As part of the RFP process the City has identified a need for

additional right-of-way for roadway or pedestrian facilities expansion. This will include a 20-foot strip of additional right-of-way along Grand Avenue. The attached Exhibit Map shows the approximate parcel the City will be looking to transfer for development. The City will complete a new survey that will combine the existing lots prior to transfer.

Proposal Preparation

Any costs incurred in the development of the Response to this Request for Proposals are borne by the Developer. The City of Wausau is not responsible for any costs incurred by the Developer in formulating a response, environmental testing, or any other costs incurred such as mailing expenses. Information and attachments provided as part of the RFP are provided to help the developer in understanding the site. All information should be verified by the developer.

Evaluation Criteria

The Economic Development Committee and internal staff evaluation shall consider proposals based on the quality of response, proposed use, appropriateness for the neighborhood, and projected investment. To be selected, a proposer must be able to comply with general city land purchase requirements and any other applicable laws and requirements.

Weighting of criteria is used by the City as a tool in selecting the best proposal. The City may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right in or expectation of a contract award. Proposals will be evaluated on the accuracy and responsiveness of the developer. Background checks and references will also be considered.

The following elements will be the primary considerations in evaluating all submitted proposals and in the selection of a Developer (out of a total of 100):

- *Proposal is creative in its use and adds value to the neighborhood and surrounding businesses while addressing the City's need for more affordable housing. **(20 Points)***
- *Proposal maximizes the use of the site and provides significant taxable value to the City. **(15 Points)***
- *Accounts for unique site restrictions and is designed to limit additional traffic conflicts. **(15 Points)***
- *Developer possesses diverse resources, a successful track record, and strong financial backing for the project. **(15 points)***
- *Proposal offers a reasonable purchase price to the City and limits the public assistance ask. **(15 Points)***
- *Utilization of high-quality, local design personnel, consultants and contractors to complete the project. **(10 Points)***
- *Proposal incorporates green building, alternative energy technology and achieves high energy efficiency. **(10 Points)***

The response that is deemed to be the most advantageous for the City and region will be given the highest consideration. The City reserves the right to:

- Reject any or all offers and discontinue this RFP process without obligation or liability;
- Accept or sell land on the basis of initial offers received, without discussions or requests for best and final offers;
- Accept more than one right to develop;
- Negotiate the nature and scope of the project before final Committee and Council approval;
- Accept no proposal and re-RFP or bid properties again in the future.
- Accept no proposal and re-RFP or bid properties again in the future.

Event	Date
1. RFP Released	August 24, 2022
2. Proposals Due	September 29, 2022
3. <i>Initial Review of Proposals (Economic Development Committee)</i>	<i>October 4, 2022</i>
4. <i>City Council Review and Approval</i>	<i>October, 2022</i>

The timeline for Committee and Council Meetings is tentative.

Send proposals by 5:00 p.m. on Thursday, September 29, 2022, to the attention of:

Randy Fifrick, Economic Development Manager

randy.fifrick@ci.wausau.wi.us

407 Grant Street

Wausau, WI 54403-4783

Office: 715-261-6684



**Proposed
1.0 Acre
Parcel**

E THOMAS ST

GRAND AV

LEUBNER ST



Department of Public Works
GIS Division
407 Grant St Wausau WI 54403
(715) 261-6740 gis@mail.ci.wausau.wi.us

- NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 3. MAP FEATURES DEVELOPED FROM APRIL 2020 AERIAL PHOTOGRAPHY.

700 Block - Grand Av
City of Wausau
Marathon County, Wisconsin

0 50 100
Feet



Legend

 **Proposed Parcel**

To: Economic Development Committee
From: Liz Brodek, Development Director
Date: August 23, 2022
Re: Riverlife Condo Development Agreement and Project Scope



The Riverlife Condo development is on today's agenda for this Committee to discuss and possibly approve the Third Amendment to the Riverlife Condo Development Agreement. The Riverlife Condo Development Agreement was originally signed on or about October 30, 2020.

The Third Amendment to the Agreement amends the Closing, Commencement, and Completion Deadlines. The timeline of these dates is below:

- Original Development Agreement
 - o Closing Deadline: "30 days prior to Project Commencement Deadline" = May 1, 2021
 - o Commencement: May 31, 2021
 - o Completion: June 30, 2022
- First Amendment
 - o Closing Deadline: "no less than 10 days prior to Project Commencement Deadline" = April 5, 2022
 - o Commencement: April 15, 2022
 - o Completion: July 15, 2023
- Second Amendment
 - o Closing: August 5, 2022
 - o Commencement: August 15, 2022
 - o Completion: November 13, 2023
- Third Amendment
 - o Closing: November 1, 2022
 - o Commencement: April 1, 2023
 - o Completion: May 1, 2024

The East Riverfront Declarations will also need to be amended at the time of the Riverlife Condo closing to adjust lot lines in the area. City Staff has also requested to move the start of the assessments from January 1, 2023, to January 1, 2024, as construction will not begin on the condos until next year. The amendment to the Declarations will be brought to this Committee and Council closer to the Closing Date.

In conversation with the Developer, Staff has learned that the project will be updated. This is our first opportunity to inform this Committee and Council of the proposed revisions. No official proposal has been submitted as of this writing, but communication from the Developer indicates that the plan is similar to the approved plan, but one row of condos will be eliminated with the total count now coming to 26 units. (A draft rendering provided by the Developer for this memo is included in this packet.) The original plan, not commemorated in the Development Agreement (therefore not requiring amendment), contemplated 32 condo units. (SIP Plan and Staff Memo are included in this packet for reference.) The deletion of the row of condos does add to the available open green space in the area, and approximately a half-floor of additional development is contemplated for the south side of the building, making that section four stories. The additional floor on that portion of the building will include two condos, a workout room, and larger common community area. There are no changes to parking.

The Developer states that the changes maintain the \$5 million construction cost and \$14 million Minimum Combined Appraised Value required by the original Development Agreement. There is no change in the Tax Increment Grant request amount. The Developer notes that the cost has not changed in part because of “price increases and instability in the construction markets, which in turn cause [sic] instability in the banking area.” Developer also notes that window procurements have been especially difficult due to supply chain issues, but the requested extension should accommodate those delays.

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT

This THIRD AMENDMENT TO DEVELOPMENT AGREEMENT (this "Third Amendment") is entered into as of the ____ day of August, 2022 (the "Effective Date") by and between the CITY OF WAUSAU, a Wisconsin municipal corporation (the "City"), and RIVERLIFE CONDOS, LLC, a Wisconsin limited liability company ("Developer").

RECITALS

- A. The City and Developer entered into a certain DEVELOPMENT AGREEMENT (Riverlife – Phase II) dated as of October 30, 2020, ("Original Agreement") as amended by that certain FIRST AMENDMENT TO DEVELOPMENT AGREEMENT, dated January 12, 2022 (the "First Amendment") and further amended by that certain SECOND AMENDMENT TO DEVELOPMENT AGREEMENT, dated April 5, 2022 (the "Second Amendment") for the development of certain property as described in more particularity therein (the "Project"). The Original Agreement as amended by the First Amendment and the Second Amendment is referred to herein, collectively, as the "Development Agreement". Any capitalized term used herein but not defined shall have the meaning assigned to that term in the Development Agreement.
- B. Pursuant to the Development Agreement, the Closing Deadline for the transfer of the Property from the City to Developer is currently August 5, 2022.
- C. The City and Developer desire to amend the Development Agreement and proceed with a revised Project, as described herein.

Now, therefore, for good and valuable consideration the receipt and sufficiency which are hereby acknowledged, the City and Developer agree as follows.

1. Amendments to Deadlines and Other Dates.

- a. Section 1.h of the Development Agreement is hereby amended such that the Closing Deadline shall be November 1, 2022.
- b. Section 1.z. of the Development Agreement is hereby amended such that the Project Commencement Deadline shall be April 1, 2023.
- c. Section 1.aa. of the Development Agreement is hereby amended such that the Project Completion Deadline shall be May 1, 2024.
- d. With respect to the agreed-upon form of the Riverfront Declaration Amendment attached as Exhibit A to the Second Amendment, the effective date in the first paragraph is hereby changed from "January 1, 2022" to the Closing Date. Additionally, Developer consents to the Riverlife Declaration Amendment containing a provision which delays the commencement of assessments under the Riverfront Declaration to January 1, 2023, subject to approval by the City Council.
- e. With respect to the agreed-upon form of Temporary Construction Easement attached as Exhibit B-1 to the Second Amendment, in the third paragraph (regarding easement termination) the text "July 15, 2023" is changed to "December 15, 2023".

2. **Tax Increment Grant.** With respect to Section 3.b. of the Development Agreement, Developer understands that the first installment of the Tax Increment Grant will likely be derived from payments on a tax bill which was based on a property assessment completed prior to the completion of the Project, and, as such, the Tax Increment Grant payment from this "partial assessment" will likely be lower than later payments based on assessments completed after Project completion.
3. **Conditions Precedent.** The effectiveness of this Third Amendment is conditioned upon the satisfaction of each and every one of the following conditions:
 - a. The City, through its City Council, shall have approved or authorized this Third Amendment and the transactions contemplated herein, and all the conditions to such approval shall have been satisfied.
 - b. Except for defaults that will no longer exist when this Third Amendment takes effect, no uncured default of Developer, or event which with the giving of notice or lapse of time or both would be a default of Developer, shall exist under the Development Agreement. Developer shall not be in default (beyond any applicable period of grace) of any of its obligations under any other agreement or instrument with respect to the Project to which Developer is a party or an obligor.
4. **Reaffirmation of Development Agreement.** The Development Agreement, as modified by this Third Amendment, remains in full force and effect, and all terms of the Development Agreement, as modified hereby, are hereby ratified and reaffirmed. The provisions of the Development Agreement not affected by this Third Amendment remain in full force and effect.
5. **Representations and Warranties of Developer.** Developer hereby represents and warrants to the City that:
 - a. After giving effect to this Third Amendment, all of the representations and warranties made by Developer in the Development Agreement are true and accurate in all material respects on the Effective Date, and no event of default under the Development Agreement has occurred and is continuing as of the Effective Date.
 - b. The making, execution and delivery of this Third Amendment, and performance of and compliance with the terms of the Development Agreement, as amended, have been duly authorized by all necessary action of Developer. This Third Amendment is the valid and binding obligation of Developer, enforceable against Developer in accordance with its terms.
6. **Miscellaneous.** If any provision of this Third Amendment or the application thereof to any person or circumstance is or shall be deemed illegal, invalid or unenforceable, the remaining provisions of this Third Amendment shall remain in full force and effect and this Third Amendment shall be interpreted as if such illegal, invalid or unenforceable provision did not exist. This Third Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. The parties agree that

faxed and electronically scanned signatures shall be binding on all parties. This Third Amendment shall be governed in all respects by the laws of the State of Wisconsin.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the Effective Date first printed above.

DEVELOPER:

RIVERLIFE CONDOS, LLC

By: _____

Name: Mitch Viegut

Title: Managing Member

CITY:

CITY OF WAUSAU

By: _____

Name: Katie Rosenberg

Title: Mayor

Attest: _____

Name: Kaitlyn Bernarde

Title: Clerk

ABBREVIATIONS

A A/C air condition A/E Architect/Engineer ACT acoustical ceiling tile ADD additional ADD addendum AFC above finished counter AFF above finished floor AFG above finished grade AFS above finished slab ALT alternate ALUM aluminum APPD approved APT apartment AP acoustic panel ASC above suspended ceiling	C (continued) CL centerline CLG ceiling CLR clear CM construction management CMU concrete masonry unit CO cleanout COL column CONC concrete CORR corridor CONT continuous CPT carpet CSWS casework CT ceramic tile CTB ceramic tile base	E (continued) F filler FA fire alarm FA fluid applied FAB fabric FC file cabinet FD floor drain FE back mtd fire extinguisher FEC fire extinguisher cabinet FHC fire hose cabinet FLR floor FMR factory mutual FO finished opening FP fire protection FPL fireplace FT feet, foot FTG footing	L LAM laminate LAV lavatory LL live load LVT luxury vinyl tile	P (continued) PSI pounds per square inch PT paint, painted PTN partition Q QT quarry tile QTB quarry tile base R RB rubber base RCP reflected ceiling plan RC roof conductor RD roof drain REBAR reinforcing steel bars REC recess REF reference REF refrigerator RF resilient flooring REV revision RFS room finish RO rough opening S S south SAN sanitary SC sealed concrete SC solid core SF square foot SIM similar SP spandrel SS solid surface SST stainless steel ST stair STN stone STNB stone base structure T TBM time & materials TEMP temperature TER terrazzo TFF top of finish floor	T (continued) TKBD tackboard TD top of TOB top of beam TOC top of concrete TOJ top of joint TOPO topography TOS top of slab TOS top of steel TP toilet partition TV television TYP typical U UNO unless noted otherwise V VCT vinyl composition tile VERT vertical VFCI vendor furnished, contractor installed VFOI vendor furnished, owner installed VFVI vendor furnished, vendor installed VNR veneer VIF verify in field VMC vinyl wall covering W W west W with WID without WC water closet WC wall covering WD wood WDB wood base WDV wood veneer WH water heater WM walk-off mat WP wall protection WP workpoint WT window treatment X XPS extruded polystyrene board (insulated)
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PROGRESS REVISION SET for:
RIVERLIFE CONDOMINIUMS

LOT 2 (PHASE 2)
WAUSAU, WISCONSIN 54401

PROJECT DATA

PROJECT INFORMATION:

RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

PROJECT INFORMATION

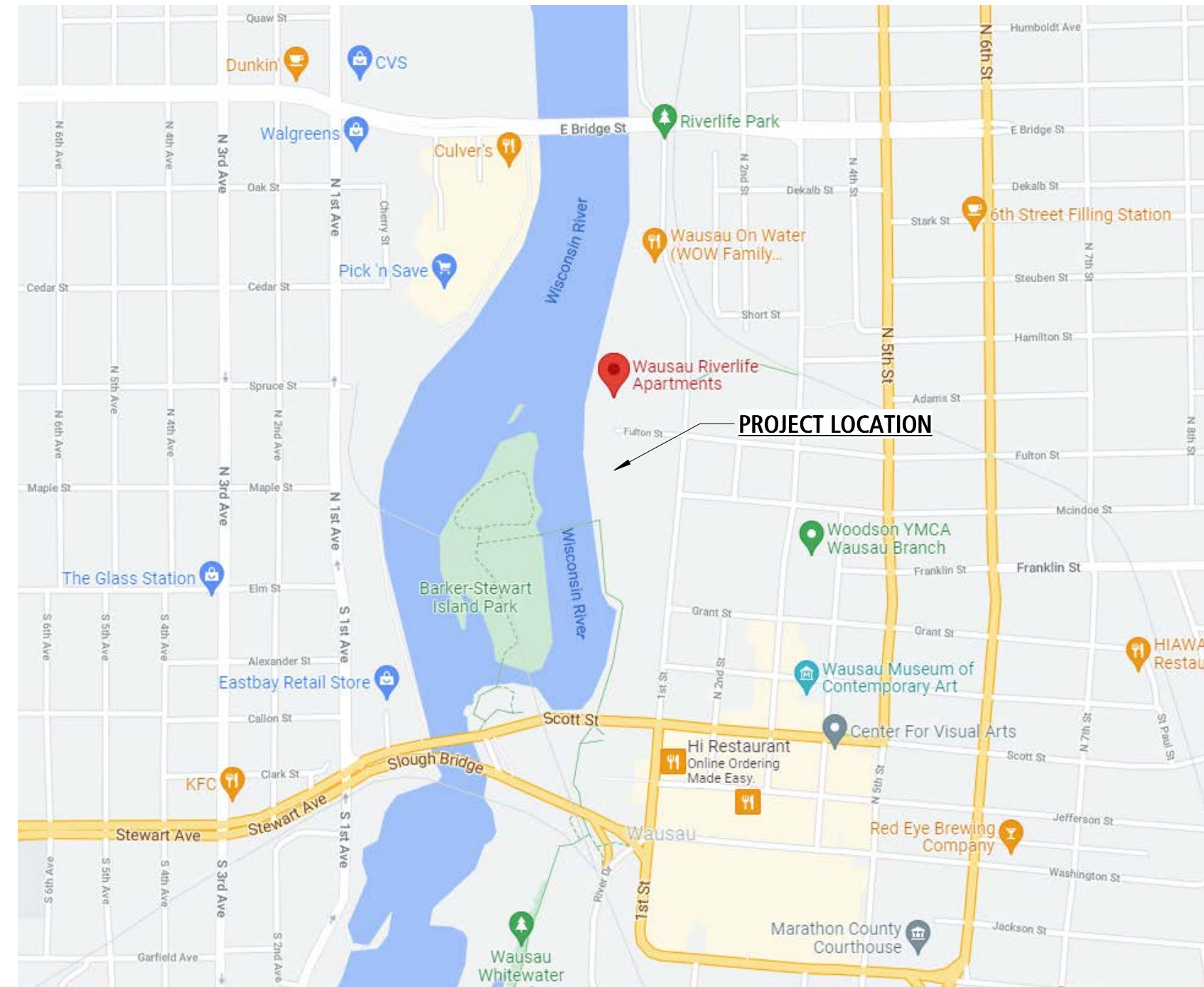
SHEET INDEX

SHEET INDEX	
GENERAL	
TS100	COVER
CIVIL	
C100	CIVIL PACKAGE
LANDSCAPE	
LS100	LANDSCAPE
ARCHITECTURAL	
A104	FOURTH LEVEL FLOOR PLAN
ARCHITECTURAL	
A100	LOWER LEVEL FLOOR PLAN
A101	GROUND LEVEL FLOOR PLAN
A102	SECOND LEVEL FLOOR PLAN
A103	THIRD LEVEL FLOOR PLAN
A109	ROOF PLAN
A200	BUILDING ELEVATIONS
A240	COLOR ELEVATIONS
A260	RENDERING
A261	RENDERING
A262	RENDERING
A263	RENDERING
A264	RENDERING
A265	RENDERING
A266	RENDERING

ISSUANCES:

SCHEMATIC DESIGN PACKAGE	16 MARCH 2021
SCHEMATIC DESIGN PACKAGE (REVISED)	19 MARCH 2021
DESIGN DEVELOPMENT PACKAGE	16 JULY 2021
PLAN COMMISSION SUBMITTAL	01 MARCH 2022
REDESIGN PROGRESS DRAWINGS	11 AUGUST 2022

VICINITY MAP



PROGRESS DOCUMENTS

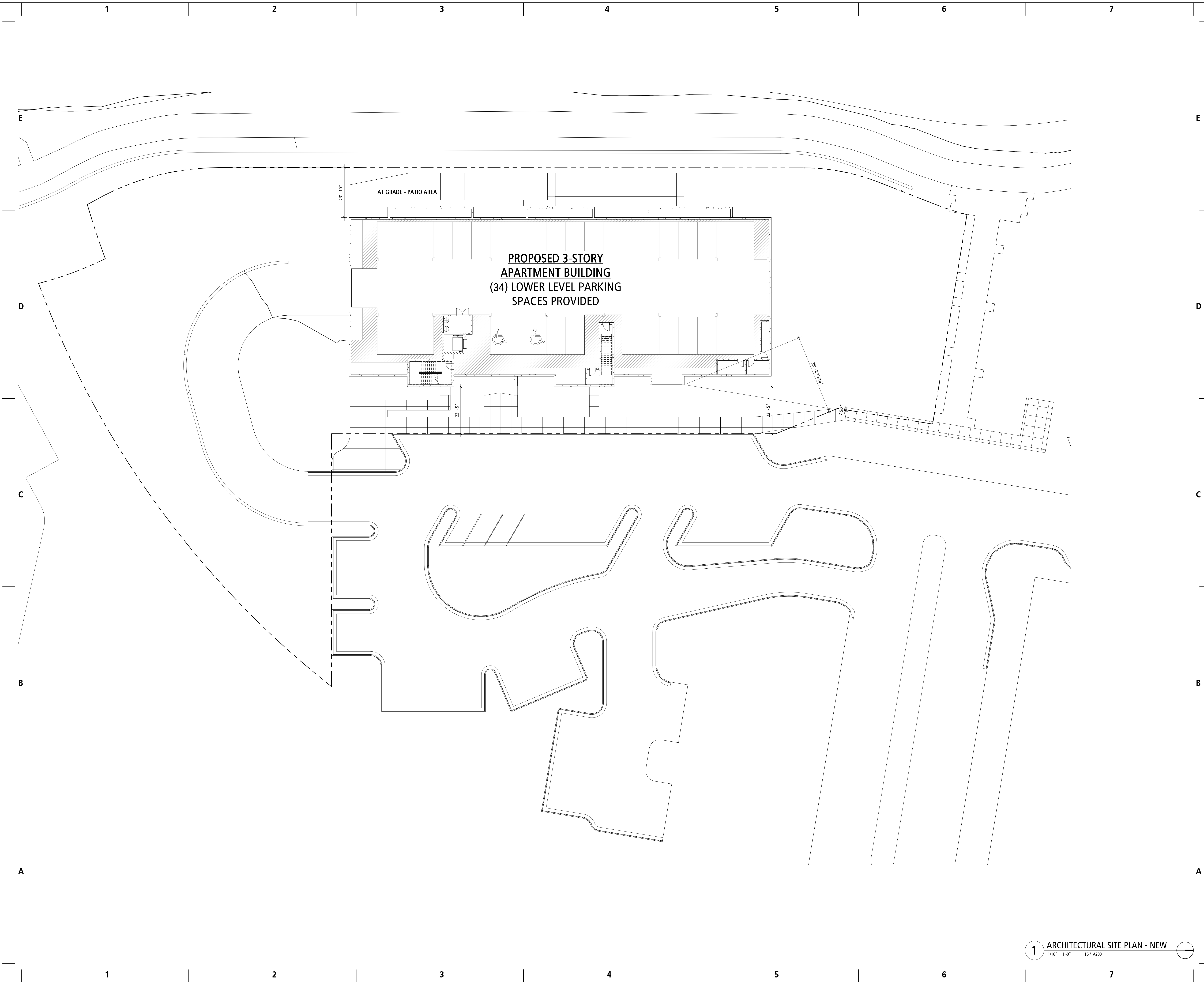
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

11 AUGUST 2022

PROJECT NUMBER	PROJECT MANAGER
19011-00	JK

COVER

TS100



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:
RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:
PLAN COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

PROGRESS DOCUMENTS
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11 AUGUST 2022

PROJECT NUMBER	PROJECT MANAGER
19011-00	JK

ARCHITECTURAL SITE
PLAN

AS100

© JAKnetter Architects

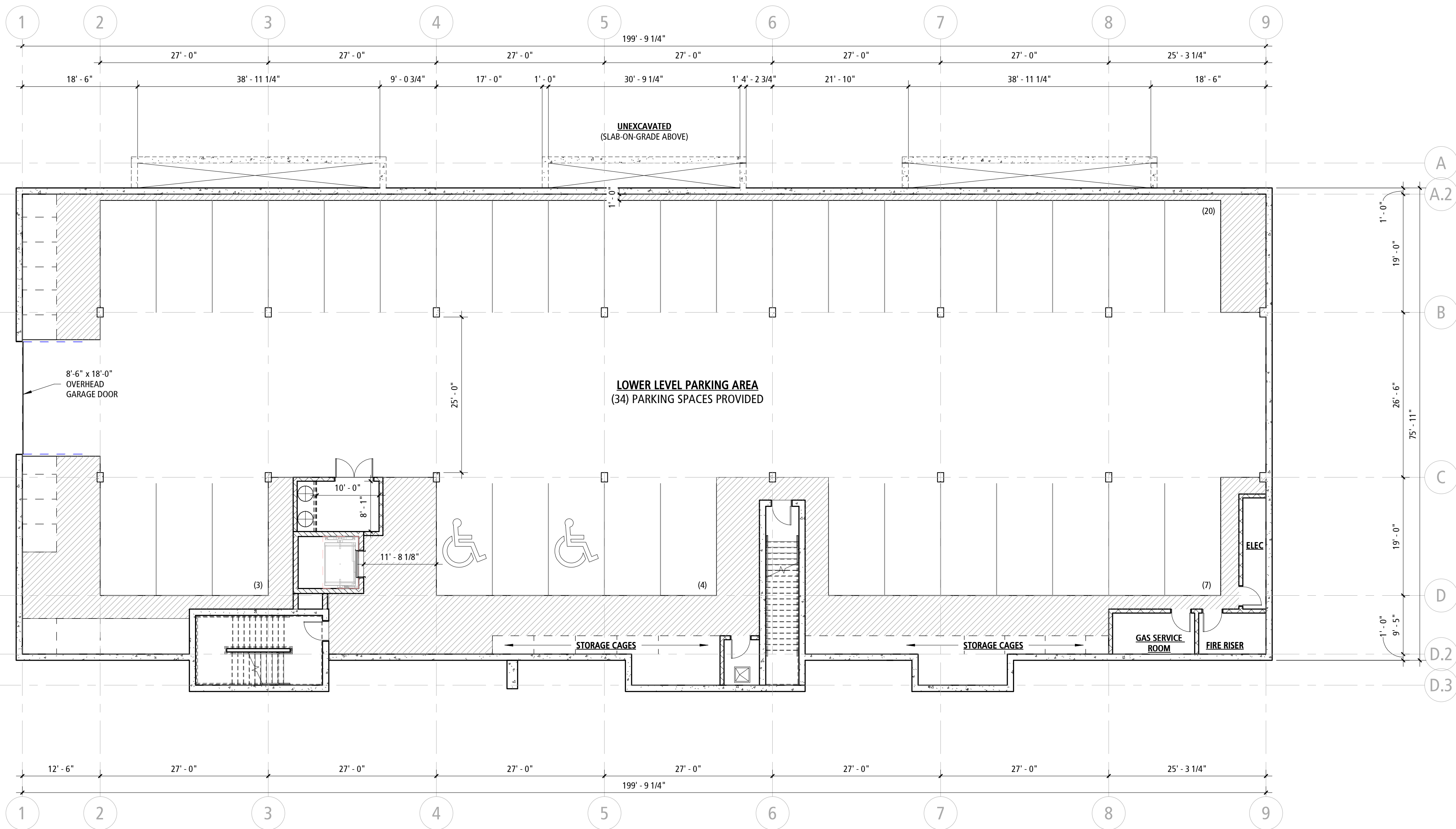
E

D

C

B

A



FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN
NEW WALL CONSTRUCTION
EXISTING DOOR TO REMAIN

DOOR - NEW CONSTRUCTION
DOOR NUMBER - REFER TO DOOR SCHEDULE

WALL TYPE - REFER TO SHEET A000

KEYNOTE - REFER TO KEYNOTE LEGEND

FIRE EXTINGUISHER (WALL / COLUMN / HOOK CONNECTION)

ACADEMY, CLEAR ALUMINUM, VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL

UNIT INFORMATION

GROUND FLOOR:

1-BEDROOM UNITS	1,150 SF - 1,250 SF	2 UNITS
2-BEDROOM UNITS	1,250 SF - 1,500 SF	4 UNITS
3-BEDROOM UNITS	1,700 SF - 1,900 SF	2 UNITS
TOTAL UNIT COUNT (GROUND FLOOR):		8 UNITS

SECOND FLOOR:

1-BEDROOM UNITS	1,150 SF - 1,250 SF	2 UNITS
2-BEDROOM UNITS	1,250 SF - 1,500 SF	4 UNITS
3-BEDROOM UNITS	1,700 SF - 1,900 SF	2 UNITS
TOTAL UNIT COUNTS (PER FLOOR):		8 UNITS

THIRD FLOOR:

1-BEDROOM UNITS	1,150 SF - 1,250 SF	2 UNITS
2-BEDROOM UNITS	1,250 SF - 1,500 SF	4 UNITS
3-BEDROOM UNITS	1,700 SF - 1,900 SF	2 UNITS
TOTAL UNIT COUNTS (PER FLOOR):		8 UNITS

FOURTH FLOOR:

1-BEDROOM UNITS	1,150 SF - 1,250 SF	0 UNITS
2-BEDROOM UNITS	1,250 SF - 1,500 SF	1 UNITS
3-BEDROOM UNITS	1,700 SF - 1,900 SF	1 UNITS
TOTAL UNIT COUNTS (PER FLOOR):		2 UNITS

OVERALL UNIT COUNT:

GROUND FLOOR:	8 UNITS	
SECOND FLOOR:	8 UNITS	
THIRD FLOOR:	8 UNITS	
FOURTH FLOOR:	2 UNITS	
TOTAL OVERALL UNIT COUNT:		26 UNITS

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WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:
RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:
**PLAN COMMISSION
SUBMITTAL**

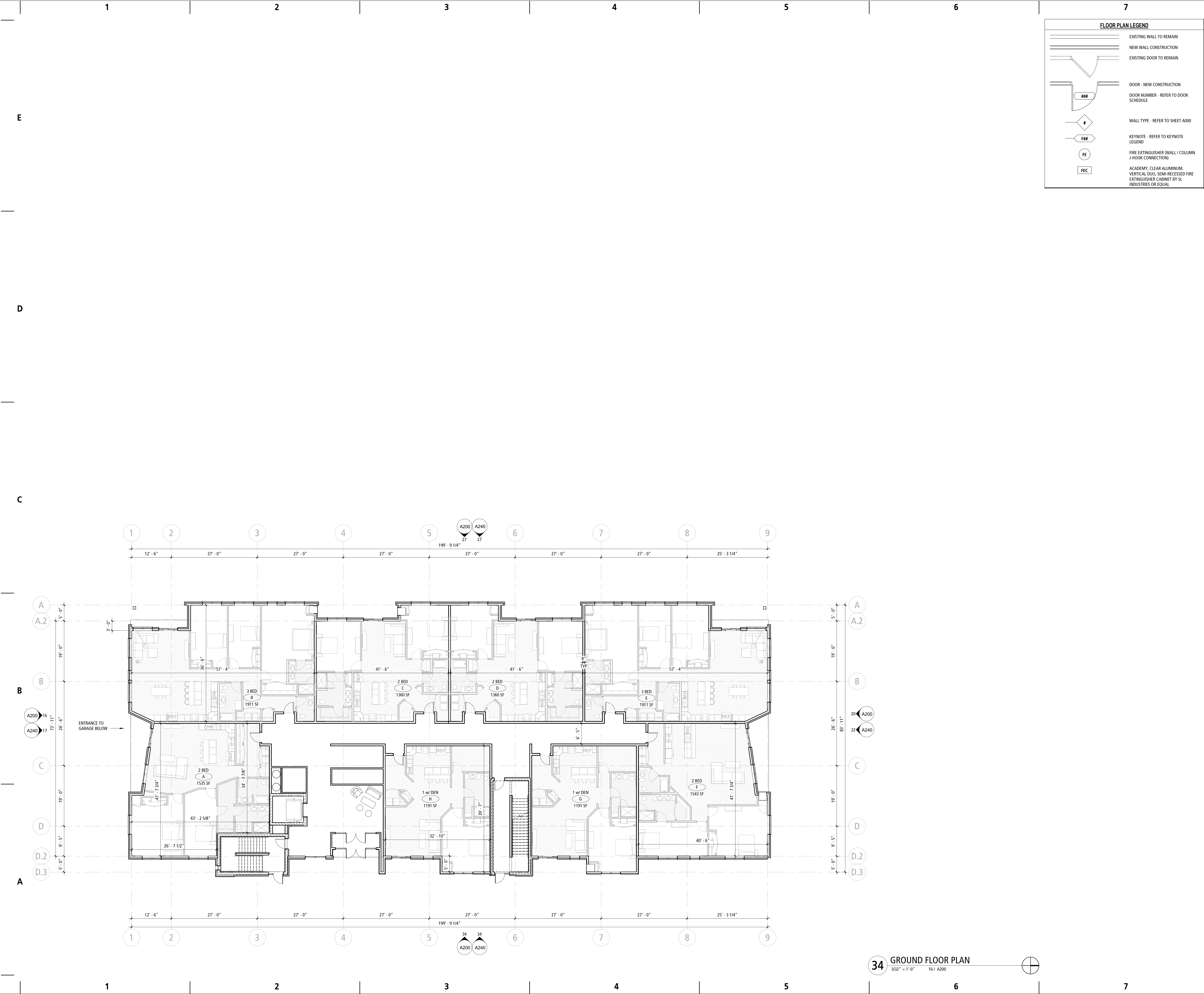
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PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

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PROJECT NUMBER	PROJECT MANAGER
19011-00	JK

**LOWER LEVEL FLOOR
PLAN**



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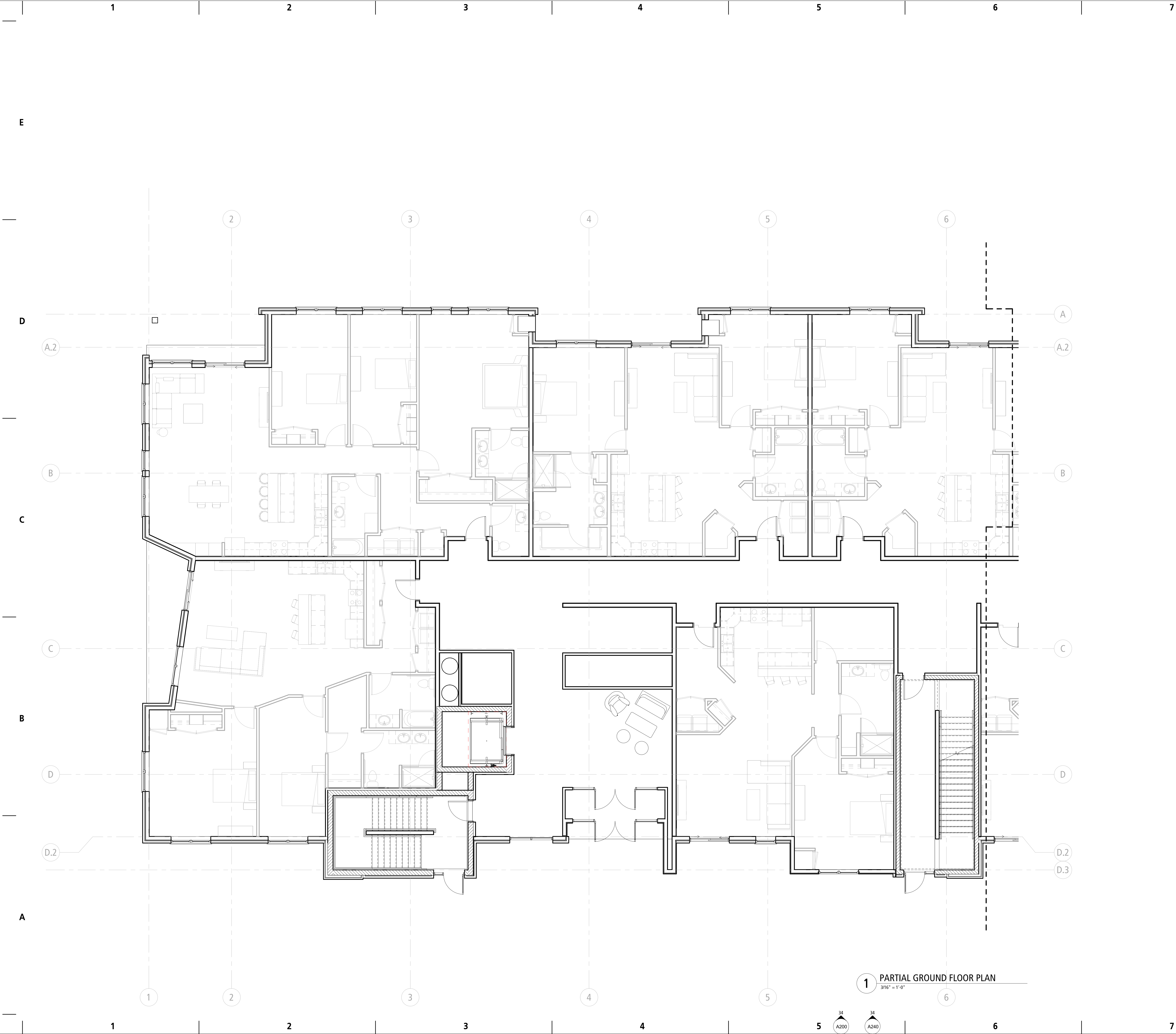
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**GROUND LEVEL FLOOR
PLAN**

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ENLARGED GROUND
LEVEL FLOOR PLAN

A101.A

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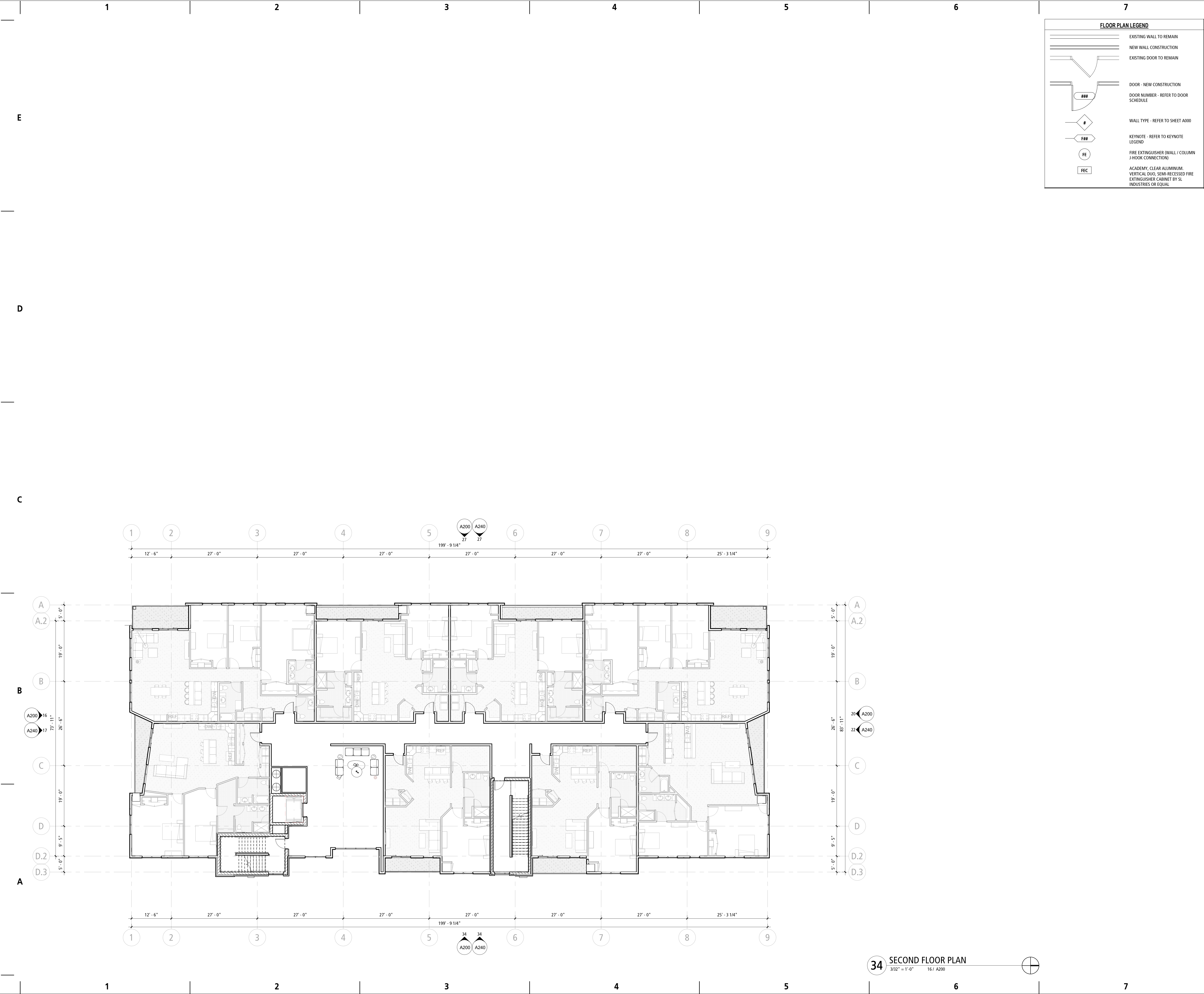
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ENLARGED GROUND
LEVEL FLOOR PLAN

A101.B



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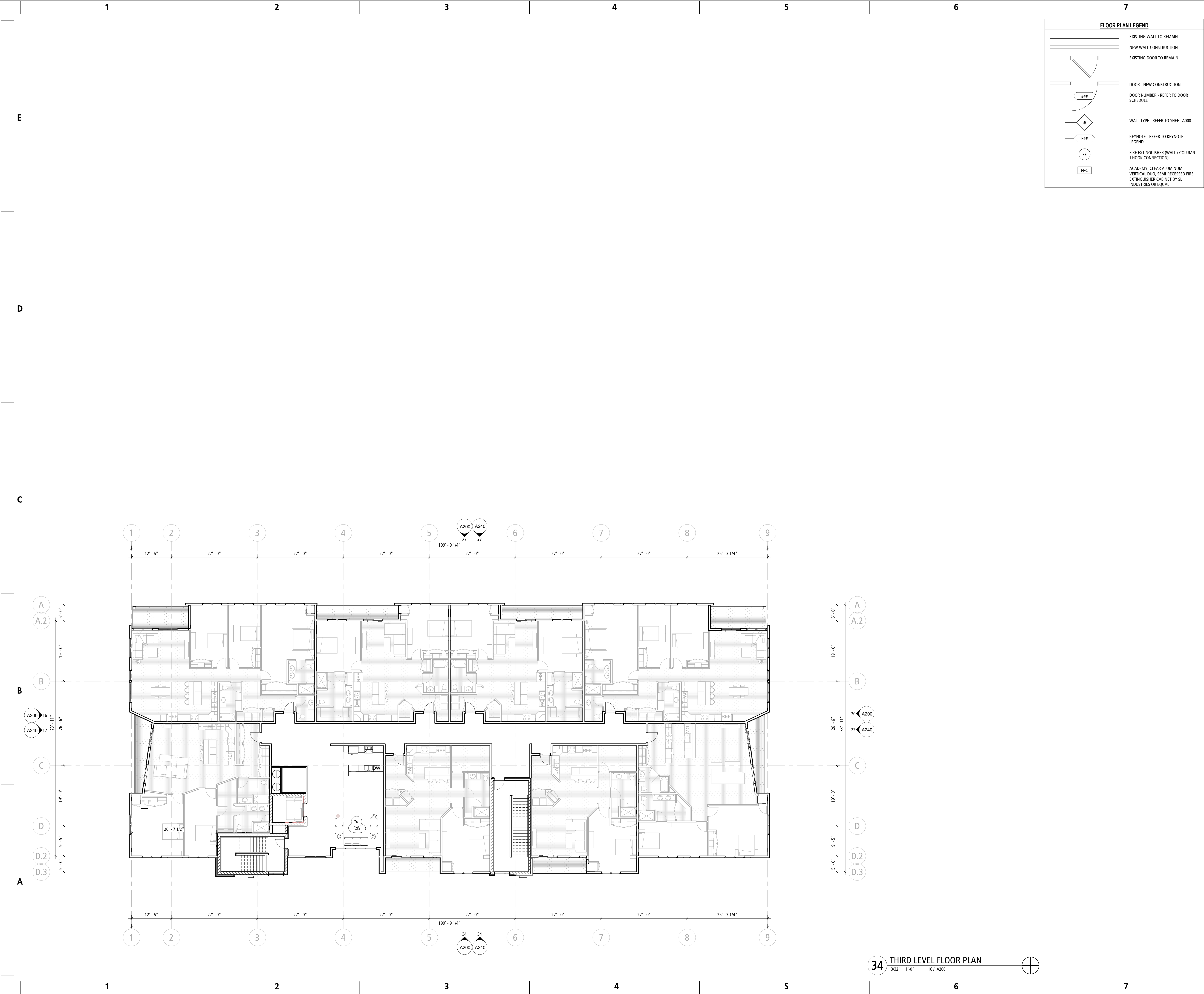
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**SECOND LEVEL FLOOR
PLAN**

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**THIRD LEVEL FLOOR
PLAN**

A103

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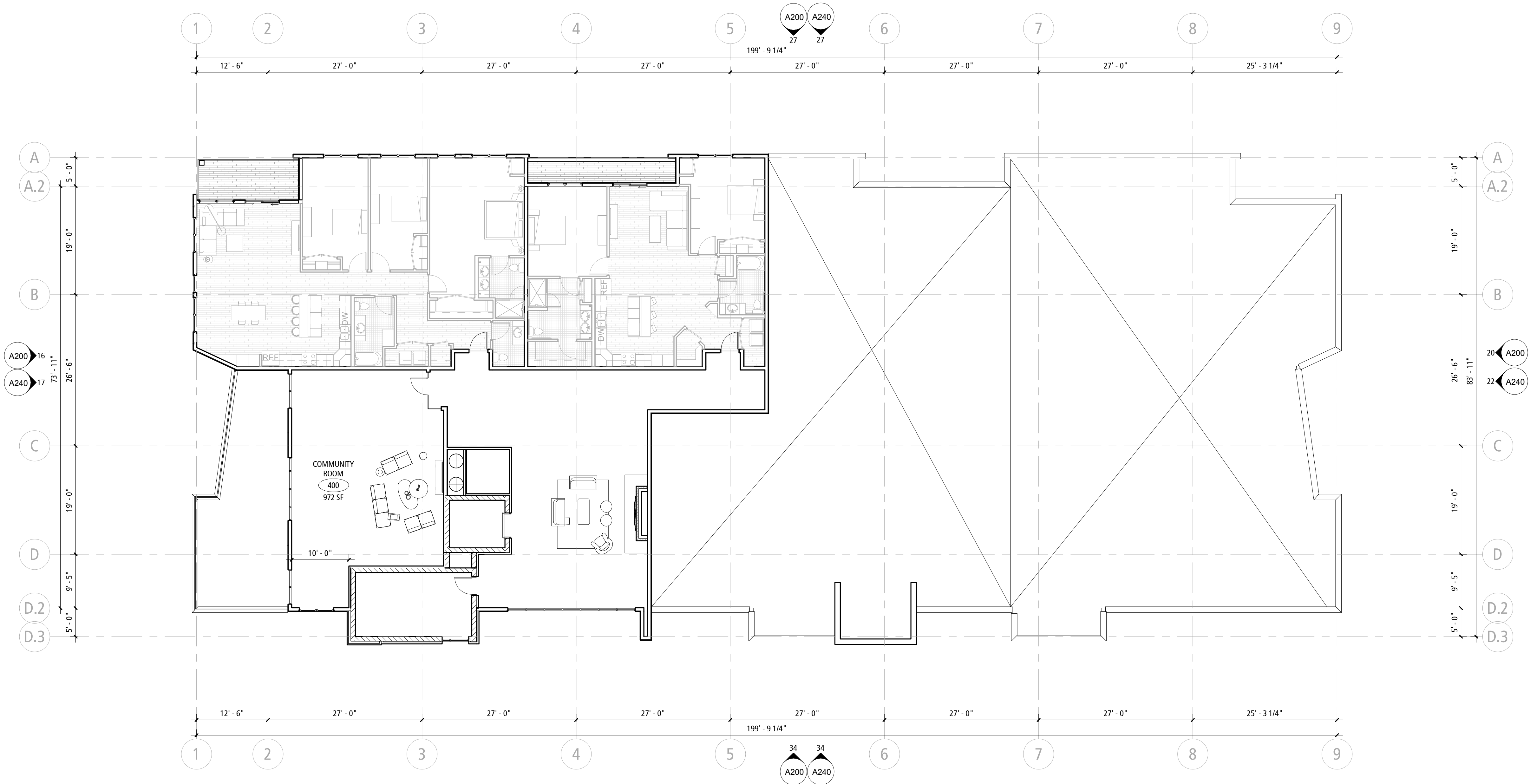
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FOURTH LEVEL FLOOR
PLAN

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E



16 SOUTH BUILDING ELEVATION
3/32" = 1'-0" 34 / A101



20 NORTH BUILDING ELEVATION
3/32" = 1'-0" 34 / A101



27 WEST BUILDING ELEVATION
3/32" = 1'-0" 34 / A101



34 EAST BUILDING ELEVATION
3/32" = 1'-0" 34 / A101

EXTERIOR MATERIAL FINISH SCHEDULE		
EXTERIOR ALUMINUM AND VINYL WINDOW / DOOR FINISH	BLACK ALUMINUM - THERMALLY BROKEN GLAZING SYSTEM W/ 1" INSULATED LOW-E CLEAR ANNEALED TINTED GLASS.	PAIN INFORMATION
		PANEL 1 (PNL-1): JAMES HARDIE PANEL REVEAL W/ REVEAL RECESS TRIM. COLORS: WHITE (TBD.)
GLASS	1" CLEAR LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION.	PANEL 2 (PNL-2): JAMES HARDIE PANEL REVEAL W/ REVEAL RECESS TRIM. COLOR: DARK GRAY (TBD.)
		PANEL 3 (PNL-2): JAMES HARDIE ARTISAN LAP SIDING. COLOR: LIGHT GRAY (TBD.)
PREFINISHED METAL FLASHING, COPING, ETC	PREFINISHED METAL COPING. PAC CLAD OR EQUAL, COLOR: BLACK.	PANEL 4 (PNL-4): VESTA BY QUALITY EDGE STEEL SIDING, 5" INTERLOCKING PROFILE, WOOD GRAIN PANEL. COLOR: GILDED GRAIN.
		PANEL 5 (PNL-5): HARDIE ARCHITECTURAL PANEL FINE SAND - GROOVE. COLOR: WHITE (TBD.)
METAL TRIM/ CANOPY	PREFINISHED METAL PANEL. COLOR: LIGHT GRAY REYNOLBOND OR ALUCOBOND ARCHITECTURAL PRODUCTS.	BRICK 1 (BRK-1): ENDICOTT CLAY PRODUCTS SUPPLIED BY COUNTY MATERIALS. COLOR: "RAVENSWOOD VELAIR" IN UTILITY BRICK SIZE.
NOTES:		
		1. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL
		2. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL.



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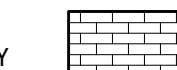
BUILDING ELEVATIONS

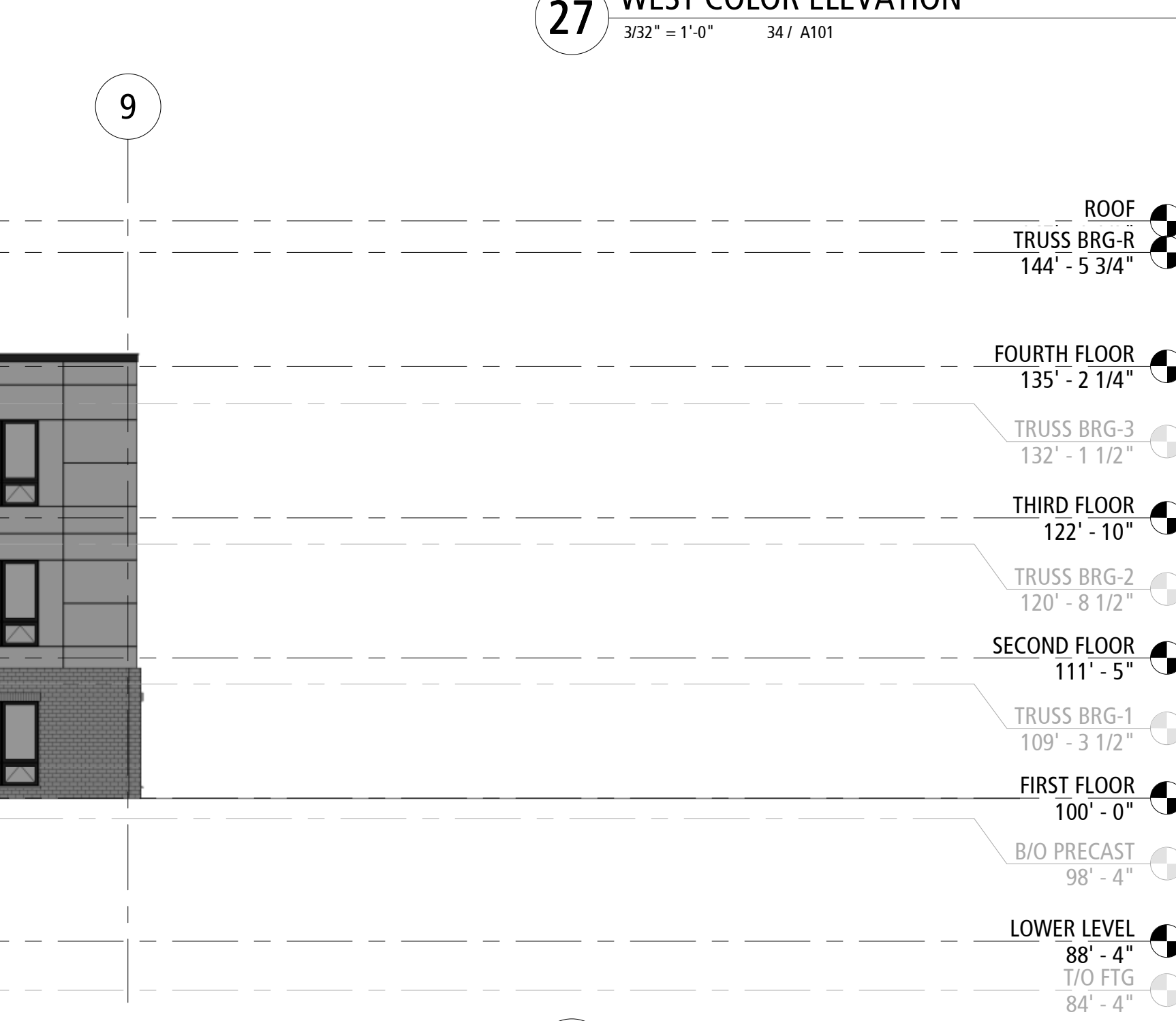
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E



EXTERIOR MATERIAL FINISH SCHEDULE		
EXTERIOR ALUMINUM AND VINYL WINDOW / DOOR FINISH	PAINT INFORMATION	
	PANEL 1 (PNL-1):	JAMES HARDIE PANEL REVEAL W/ REVEAL RECESS TRIM. COLORS: WHITE (TBD.) 
	PANEL 2 (PNL-2):	JAMES HARDIE PANEL REVEAL W/ REVEAL RECESS TRIM. COLOR: DARK GRAY (TBD.) 
	PANEL 3 (PNL-2):	JAMES HARDIE ARTISAN LAP SIDING. COLOR: LIGHT GRAY (TBD.) 
	PANEL 4 (PNL-4):	VESTA BY QUALITY EDGE STEEL SIDING, 5" INTERLOCKING PROFILE, WOOD GRAIN PANEL. COLOR: GILDED GRAIN. 
GLASS	1" CLEAR LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION.	
PREFINISHED METAL FLASHING, COPING, ETC.	PREFINISHED METAL COPING. PAC CLAD OR EQUAL. COLOR: BLACK.	
METAL TRIM/ CANOPY	PREFINISHED METAL PANEL. COLOR: LIGHT GRAY REYNOLDS OR ALUCOBOND ARCHITECTURAL PRODUCTS.	
NOTES:	1. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL. 2. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL.	
	BRICK 1 (BRK-1):	ENDICOTT CLAY PRODUCTS SUPPLIED BY COUNTY MATERIALS. COLOR: "RAVENSWOOD VELAIR" IN UTILITY BRICK SIZE. 



BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1
1'-0" x 2'-0" TYPICAL CONCRETE FOOTING WITH 12" FORMED CONCRETE FOUNDATION WALL WITH POURED IN-PLACE CONCRETE PIERS. SEE STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION. PROVIDE 2" RIGID INSULATION VERTICALLY ON THE BACKSIDE OF THE FOUNDATION WALL FROM UNDERSIDE OF SLAB TO TOP OF FOOTING 4'-0" HIGH (OCCURS AT ALL EXTERIOR WALL CONDITIONS AND INTERIOR COLUMNS).

FLOOR #1
4" CONCRETE SLAB W/ 6x6 W1.4KW1.4 WWF OVER 10-MIL POLYETHYLENE VAPOR BARRIER AND 6" FREELY DRAINING COMPACTED GRANULAR FILL SUB-BASE. PROVIDE PRE-MOLDED JOINT FILL AT COLUMNS AND PERIMETER SLAB JOINT CONDITIONS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION). PROVIDE 2" RIGID INSULATION HORIZONTALLY 4'-0" BELOW SLAB FROM BACKSIDE OF FOUNDATION WALL AROUND BUILDING PERIMETER.

FLOOR #2
4" NORMAL WEIGHT CONCRETE ON 2" COMPOSITE DECK WITH SHEAR STUDS OVER WIDE FLANGE BEAM AND COLUMN STRUCTURAL FLOOR SYSTEM.

EXTERIOR WALL SYSTEM #1
5/8" NICHHA ARCHITECTURAL WALL PANELS ATTACHED TO 12" NICHHA CLIP FASTENERS OVER 2" THERMAX XT RIGID EXTERIOR INSULATION BY DOW WITH AIR AND MOISTURE BARRIER AND WEATHERMATE STRAIGHT TAPE FLASHING OVER 12" METAL STUDS 16" O.C. W/ BATT INSULATION (R-19), AND 5/8" GYP BD INTERIOR FINISH SET ON FOUNDATION SYSTEM #1. PROVIDE CONTROL JOINTS AS REQUIRED. PROVIDE VENTS AT TOP OF WALL AND WEEP HOLES AT UNITS AND BOTTOM OF WALL @ 24" O.C. PER NICHHA SYSTEM REQUIREMENTS. NOTE THAT 12" METAL STUDS ARE SPECIFIED TO FLUSH OUT NICHHA PANEL SYSTEM WITH ADJACENT EXTERIOR WALL SYSTEM #2. PROVIDE CORNER TRIM PANELS AT OPENINGS AS REQUIRED. STYLE/COLOR TO BE VINTAGEWOOD CEDAR.

EXTERIOR WALL SYSTEM #2
MODULAR SIZE BRICK VENEER, 1 5/8" AIR SPACE MINIMUM WITH MORTAR NET, 1" RIGID INSULATION BY THERMAX W/ AIR AND MOISTURE BARRIER AND WEATHERMATE STRAIGHT TAPE FLASHING OVER 6" METAL STUDS 16" O.C. WITH BATT INSULATION (R-19), AND 5/8" GYP BD INTERIOR FINISH SET ON FOUNDATION SYSTEM #1. PROVIDE CONTROL JOINTS AS REQUIRED. PROVIDE VENTS AT TOP OF WALL AND WEEP HOLES/FLASHING AT UNITS AND BOTTOM OF WALL @ 24" O.C. ADJUSTABLE METAL WALL TIES @ 16" O.C. VERTICAL AND HORIZONTAL.

EXTERIOR WALL SYSTEM #3
THIN CUT CURED STONE VENEER SET IN MORTAR SETTING BED WITH LATH ON 5/8" CEMENT BOARD SHEATHING OVER 2" THERMAX XT RIGID EXTERIOR INSULATION BY DOW WITH AIR AND MOISTURE BARRIER AND WEATHERMATE STRAIGHT TAPE FLASHING OVER 6" METAL STUDS 16" O.C. W/ BATT INSULATION (R-19), AND 5/8" GYP BD INTERIOR FINISH SET ON FOUNDATION SYSTEM #1.

FLASHING SYSTEM #1
WITHIN EXTERIOR WALL SYSTEMS PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE AT UNITS/CL OF OPENINGS. ADHESIVE BACKED OVER STAINLESS STEEL METAL Drip PLATE. TURN UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND STAPLE TO SHEATHING.

FLASHING SYSTEM #2
AT CANOPY STRUCTURE #1 PROVIDE PRE-FINISHED 2 GA METAL COUNTER FLASHING WITH METAL REGLET SAUCUIT INTO MORTAR OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT AT METAL FLASHING AND FACE BRICK JOINT.

GLAZING SYSTEM #1
VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM - "THERABEST SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER SET STOREFRONT SYSTEM - 2" WIDE x 4 1/2" DEEP IN DARK BRONZE ANODIZED OR PAINTED DARK GRAY ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO STRUCTURAL STEEL FRAMING AND MASONRY FRAMED OPENINGS AS INDICATED. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STILE FRAMES.

GLAZING SYSTEM #2
MARVIN WINDOWS OR EQUAL HORIZONTAL SLIDING WINDOWS WITH SCREENS AND FIXED UNITS. MARVIN CLAD ULTIMATE GLIDER WINDOW SYSTEMS SET IN TREATED WOOD FRAMED ROUGH OPENING OF THREE SIDED TUBE STEEL STRUCTURE WITH INTERMEDIATE HORIZONTAL AND VERTICAL SUPPORT MEMBERS. CLAD WINDOW UNITS 6'-0" Ht. MARVIN # CUGL6060E, (6 UNITS REQUIRED), (14 FIXED UNITS REQUIRED ABOVE THE SLIDING WINDOWS - 1'-3" HIGH x 3'-0" WIDE) (1) STORM DOOR.

SUNSHADE DEVICE #1
VERTICLEL SUNSHADE BY KAWNEER. 30" SQUARE STANDARD OUTRIGGER WITH RECTANGULAR FASCIA AND STANDARD PLANAR BLADES. DARK BRONZE ANODIZED OR DARK GRAY PAINTED COLOR.

DECORATIVE METAL PIER #1
PROVIDE ALUMINUM BRAKE METAL ACCENT PIERS WITH 3 SIDED BENT METAL IN A GAUGE THICKNESS TO RESIST OIL-CANNING IN A PREFINISHED COLOR TO MATCH THE ALUMINUM WINDOW SYSTEM. DECORATIVE PIER TO ATTACH TO THE FACE OF THE WINDOW MULLION AND EXTEND VERTICALLY TO TOP OF MASONRY PIER BELOW. INSTALL WITH HIDDEN FASTENERS AND SEALANT AS REQUIRED. PROVIDE WEEPS AT THE BOTTOM.

CANOPY STRUCTURE #1
PRIME AND EXTERIOR PAINT EXPOSED HORIZONTAL STEEL CHANNEL AND TUBE STEEL STRUCTURAL SUPPORTS AND FRAMING. SKELETON FRAME ATTACHED TO THE BUILDING FACADE WITH EMBED PLATES AND CONNECTIONS TO THE STRUCTURAL STEEL FRAME OF THE BUILDING. FRAME UNDERSIDE OF CANOPY WITH METAL STUDS AND AZEK BEAD BOARD SOFFIT MATERIAL TO BE PAINTED. PROVIDE AND INSTALL ADHERED EPDM MEMBRANE WITH TAPERED RIGID INSULATION SLOPED TO SIDES OF CANOPY WITH SCUPPER OPENINGS. COLOR TBD. FRONT ENTRY COLUMNS TO BE FURRED OUT AND WRAPPED WITH NICHHA ARCHITECTURAL PANELS.

ROOF SYSTEM #1
60 MIL SINGLE PLY ROOF BALLASTED MEMBRANE ON ONE (1) LAYER OF 1-1/2" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD PER CODE AND ONE (1) LAYER OF 2-1/2" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R/25. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO ROOF DRAINS. METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS. SEE STRUCTURAL DRAWINGS.

ROOF SYSTEM #2
60 MIL EPDM MEMBRANE FULLY ADHERED TO ONE (1) LAYER OF 1-1/2" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD PER CODE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO DAYLIGHT OFF SIDES. METAL DECK OVER STRUCTURAL STEEL CHANNEL PURLINS AND WIDE-FLANGE SUPPORT BEAM. STRUCTURAL STEEL TO PITCH TO CENTER. SEE STRUCTURAL DRAWINGS.

WALL COPING/ GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2x WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PARAPET WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA. INSTALL SPILL OFF GRAVEL STOP COPING IN LOCATIONS IDENTIFIED.

EXIT MAIN DOOR #1
1 1/4 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH), PAINTED, COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ WEATHERSTRIPPING AND DRIP CAP HEAD.

ROOF HATCH #1
PROVIDE TYPE 'S' SIZE 2'-6" WIDE x 3'-6" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING. HATCH TO BE FINISH PAINTED.

ELEVATOR #1
SCHINDLER 330A HOLELESS HYDRAULIC ELEVATOR WITH 3,500LB CAPACITY OR EQUAL.

E

PROJECT INFORMATION:

RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:

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A

COLOR ELEVATIONS

A240



RIVERLIFE CONDOS

RENDERING



RIVERLIFE CONDOS

RENDERING



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ABBREVIATIONS

A A/C air condition A/E Architect/Engineer ACT acoustical ceiling tile ADD additional ADD addendum AFC above finished counter AFF above finished floor AFG above finished grade AFS above finished slab ALT alternate ALUM aluminum APPD approved APT apartment AP acoustic panel ASC above suspended ceiling	C (continued) CL centerline CLC ceiling CLR clear CM construction management CMU concrete masonry unit CO cleanout COL column CONC concrete CORR corridor CONT continuous CPT carpet CSWS casework CT ceramic tile CTB ceramic tile base	E F filler FA fire alarm FA fluid applied FAB fabric FC file cabinet FD floor drain FE back mtd fire extinguisher FEC fire extinguisher cabinet FHC fire hose cabinet FLR floor FLM floor mutual FO finished opening FP fire protection FPL fireplace FT feet, foot FTG footing	L LAM laminate LAV lavatory LL live load LVT luxury vinyl tile	P (continued) PSI pounds per square inch PT paint, painted PTN partition Q QT quarry tile QTB quarry tile base R RB rubber base RCP reflected ceiling plan RC roof conductor RD roof drain REBAR reinforcing steel bars REC recess REF reference REF refrigerator RF resilient flooring REV revision RFS room finish RO rough opening S S south SAN sanitary SC sealed concrete SC solid core SF square foot SIM similar SP spandrel SS solid surface SST stainless steel ST stair STN stone STNB stone base structure T TBM time & materials TEMP temperature TER terrazzo TFF top of finish floor	T (continued) TKBD tackboard TD top of TOB top of beam TOC top of concrete TOJ top of joint TOPO topography TOS top of slab TOS top of steel TP toilet partition TV television TYP typical U UNO unless noted otherwise V VCT vinyl composition tile VERT vertical VFCI vendor furnished, contractor installed VFOI vendor furnished, owner installed VFVI vendor furnished, vendor installed VNR veneer VIF verify in field VMC vinyl wall covering W W west W with WID without WC water closet WC wall covering WD wood WDB wood base WDV wood veneer WH water heater WM walk-off mat WP wall protection WP workpoint WT window treatment X XPS extruded polystyrene board (insulated)
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PROGRESS REVISION SET for:
RIVERLIFE CONDOMINIUMS

LOT 2 (PHASE 2)
WAUSAU, WISCONSIN 54401

PROJECT DATA

PROJECT INFORMATION:

RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:

PLAN COMMISSION
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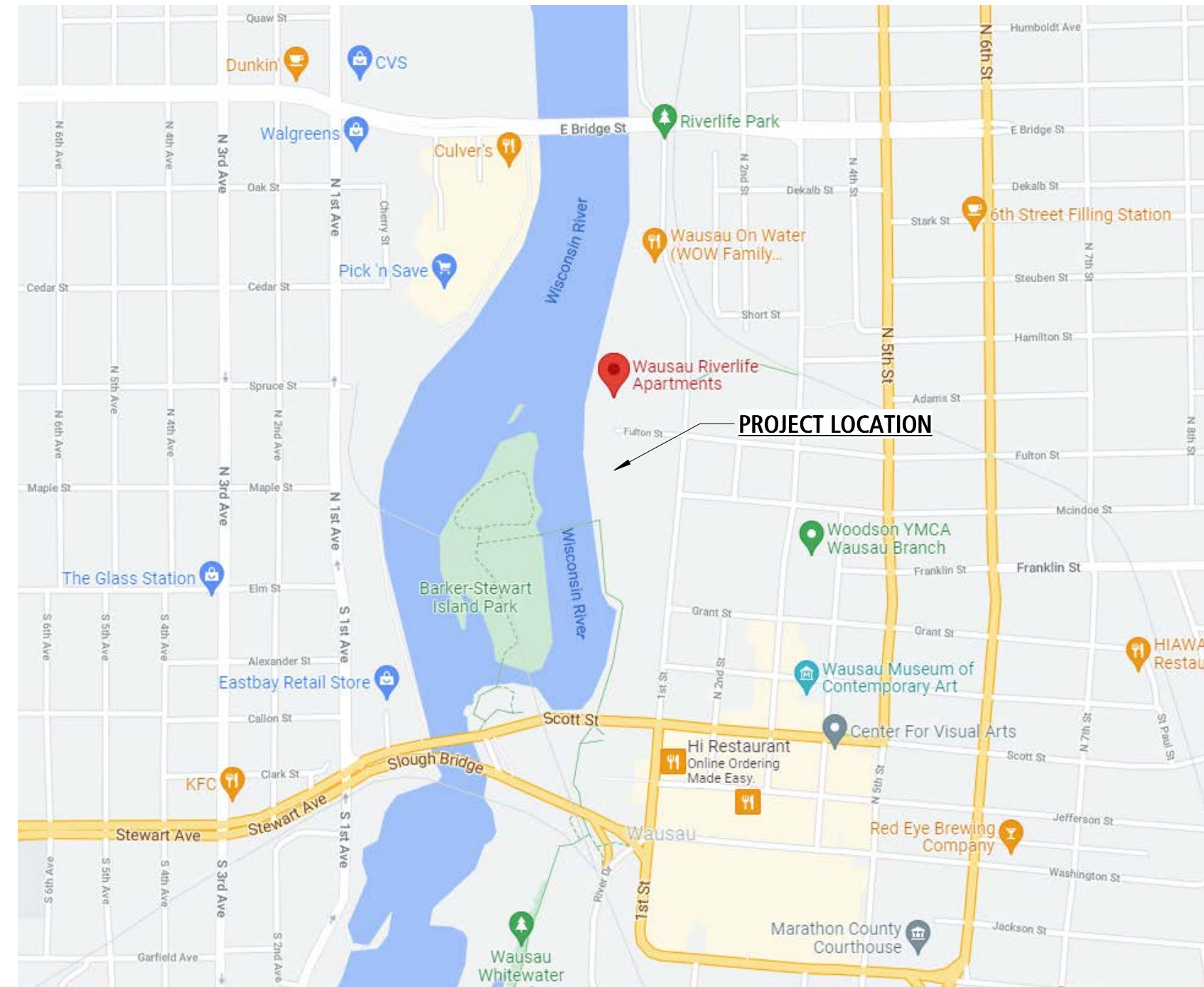
SHEET INDEX

SHEET INDEX	
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C100	CIVIL PACKAGE
LANDSCAPE	
LS100	LANDSCAPE
ARCHITECTURAL	
A104	FOURTH LEVEL FLOOR PLAN
ARCHITECTURAL	
A100	LOWER LEVEL FLOOR PLAN
A101	GROUND LEVEL FLOOR PLAN
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A109	ROOF PLAN
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A240	COLOR ELEVATIONS
A260	RENDERING
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A263	RENDERING
A264	RENDERING
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A266	RENDERING

ISSUANCES:

SCHEMATIC DESIGN PACKAGE	16 MARCH 2021
SCHEMATIC DESIGN PACKAGE (REVISED)	19 MARCH 2021
DESIGN DEVELOPMENT PACKAGE	16 JULY 2021
PLAN COMMISSION SUBMITTAL	01 MARCH 2022
REDESIGN PROGRESS DRAWINGS	11 AUGUST 2022

VICINITY MAP



PROGRESS DOCUMENTS

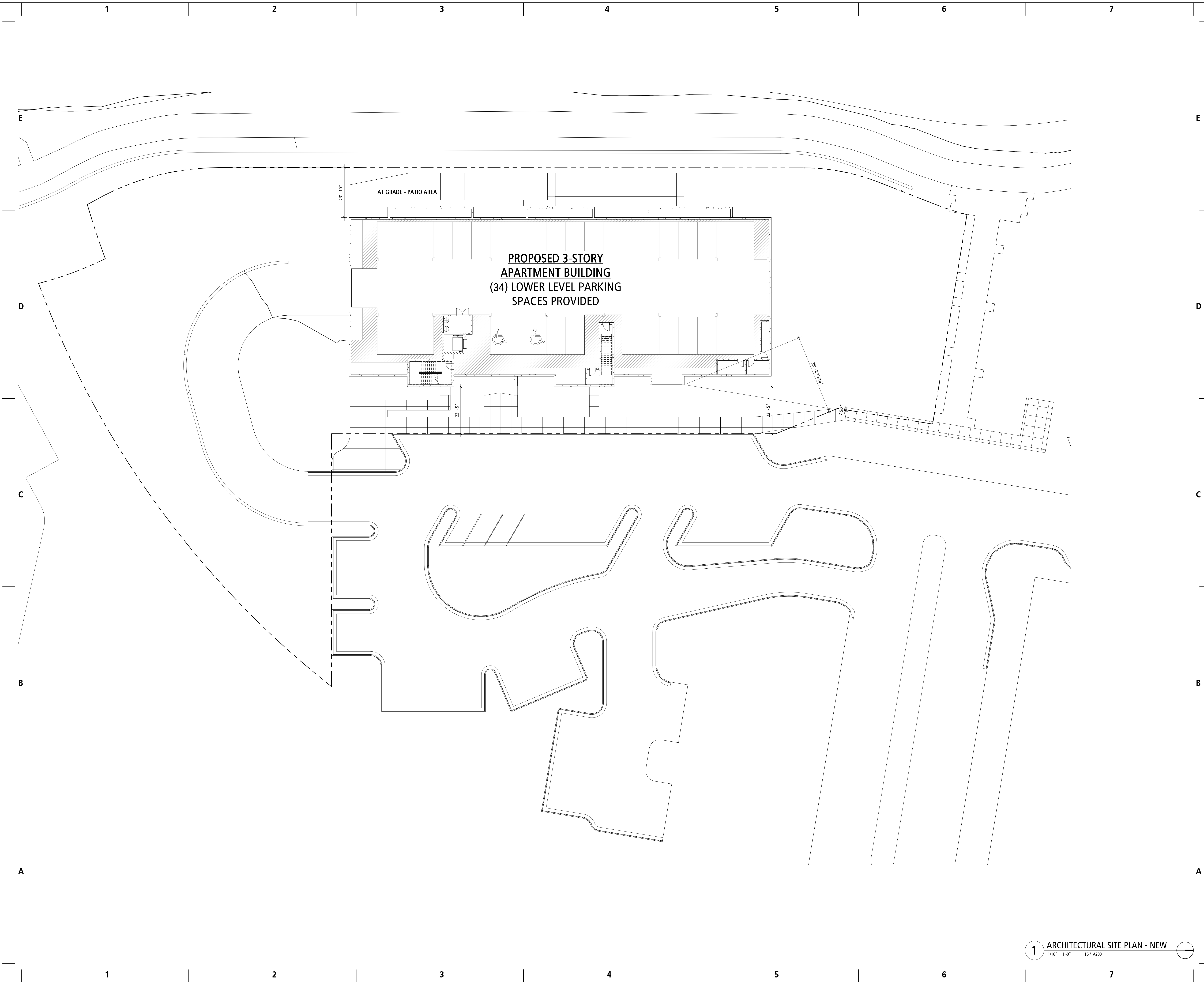
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11 AUGUST 2022

PROJECT NUMBER	PROJECT MANAGER
19011-00	JK

COVER

TS100



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:
RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:
**PLAN COMMISSION
SUBMITTAL**

REVISIONS		
#	DATE	DESCRIPTION

PROGRESS DOCUMENTS
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**ARCHITECTURAL SITE
PLAN**

AS100

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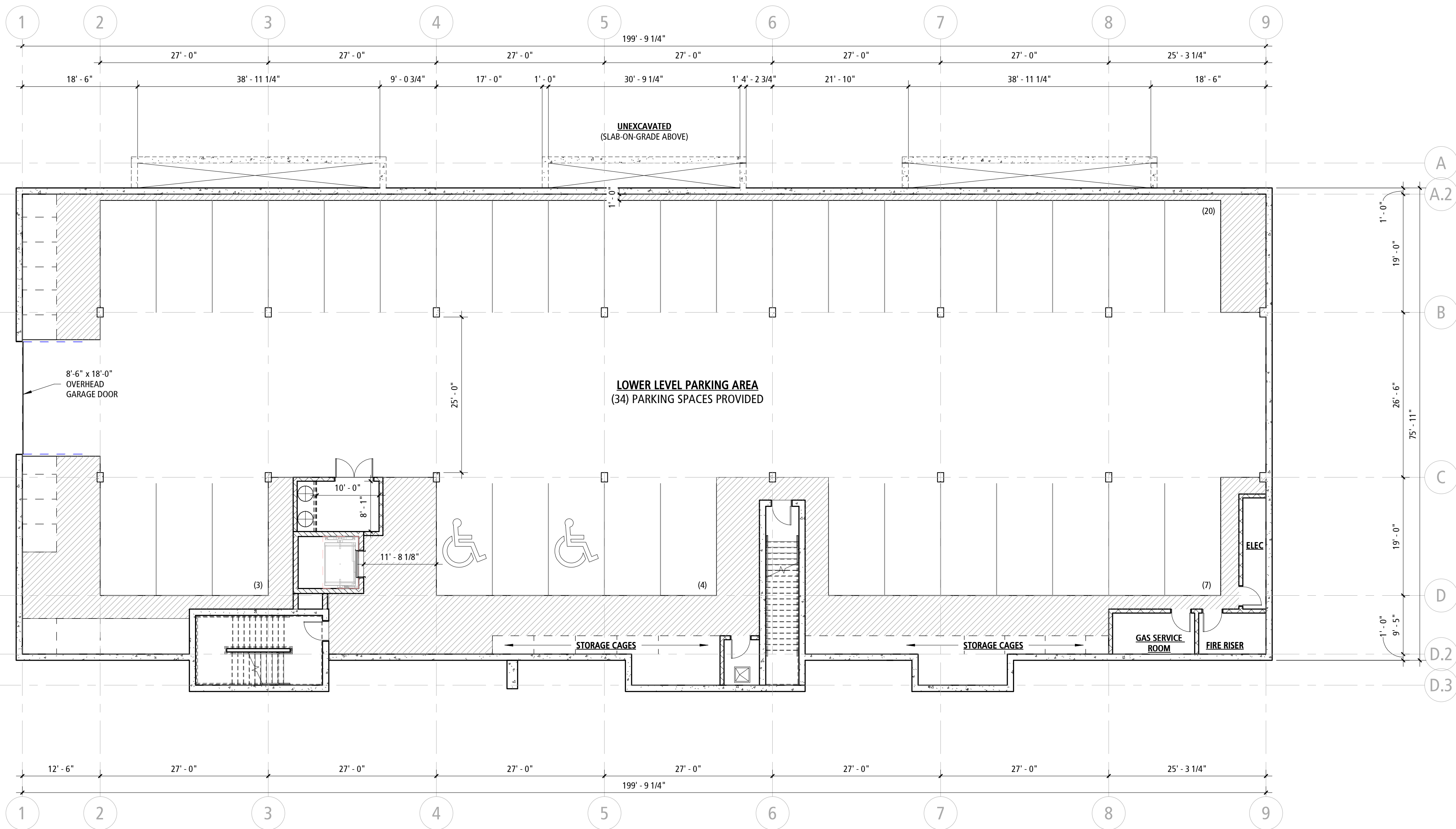
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FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN
NEW WALL CONSTRUCTION
EXISTING DOOR TO REMAIN

DOOR - NEW CONSTRUCTION
DOOR NUMBER - REFER TO DOOR SCHEDULE

WALL TYPE - REFER TO SHEET A000

KEYNOTE - REFER TO KEYNOTE LEGEND

FIRE EXTINGUISHER (WALL / COLUMN / HOOK CONNECTION)

ACADEMY, CLEAR ALUMINUM, VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL

UNIT INFORMATION

GROUND FLOOR:

1-BEDROOM UNITS	1,150 SF - 1,250 SF	2 UNITS
2-BEDROOM UNITS	1,250 SF - 1,500 SF	4 UNITS
3-BEDROOM UNITS	1,700 SF - 1,900 SF	2 UNITS
TOTAL UNIT COUNT (GROUND FLOOR):		8 UNITS

SECOND FLOOR:

1-BEDROOM UNITS	1,150 SF - 1,250 SF	2 UNITS
2-BEDROOM UNITS	1,250 SF - 1,500 SF	4 UNITS
3-BEDROOM UNITS	1,700 SF - 1,900 SF	2 UNITS
TOTAL UNIT COUNTS (PER FLOOR):		8 UNITS

THIRD FLOOR:

1-BEDROOM UNITS	1,150 SF - 1,250 SF	2 UNITS
2-BEDROOM UNITS	1,250 SF - 1,500 SF	4 UNITS
3-BEDROOM UNITS	1,700 SF - 1,900 SF	2 UNITS
TOTAL UNIT COUNTS (PER FLOOR):		8 UNITS

FOURTH FLOOR:

1-BEDROOM UNITS	1,150 SF - 1,250 SF	0 UNITS
2-BEDROOM UNITS	1,250 SF - 1,500 SF	1 UNITS
3-BEDROOM UNITS	1,700 SF - 1,900 SF	1 UNITS
TOTAL UNIT COUNTS (PER FLOOR):		2 UNITS

OVERALL UNIT COUNT:

GROUND FLOOR:	8 UNITS	
SECOND FLOOR:	8 UNITS	
THIRD FLOOR:	8 UNITS	
FOURTH FLOOR:	2 UNITS	
TOTAL OVERALL UNIT COUNT:		26 UNITS

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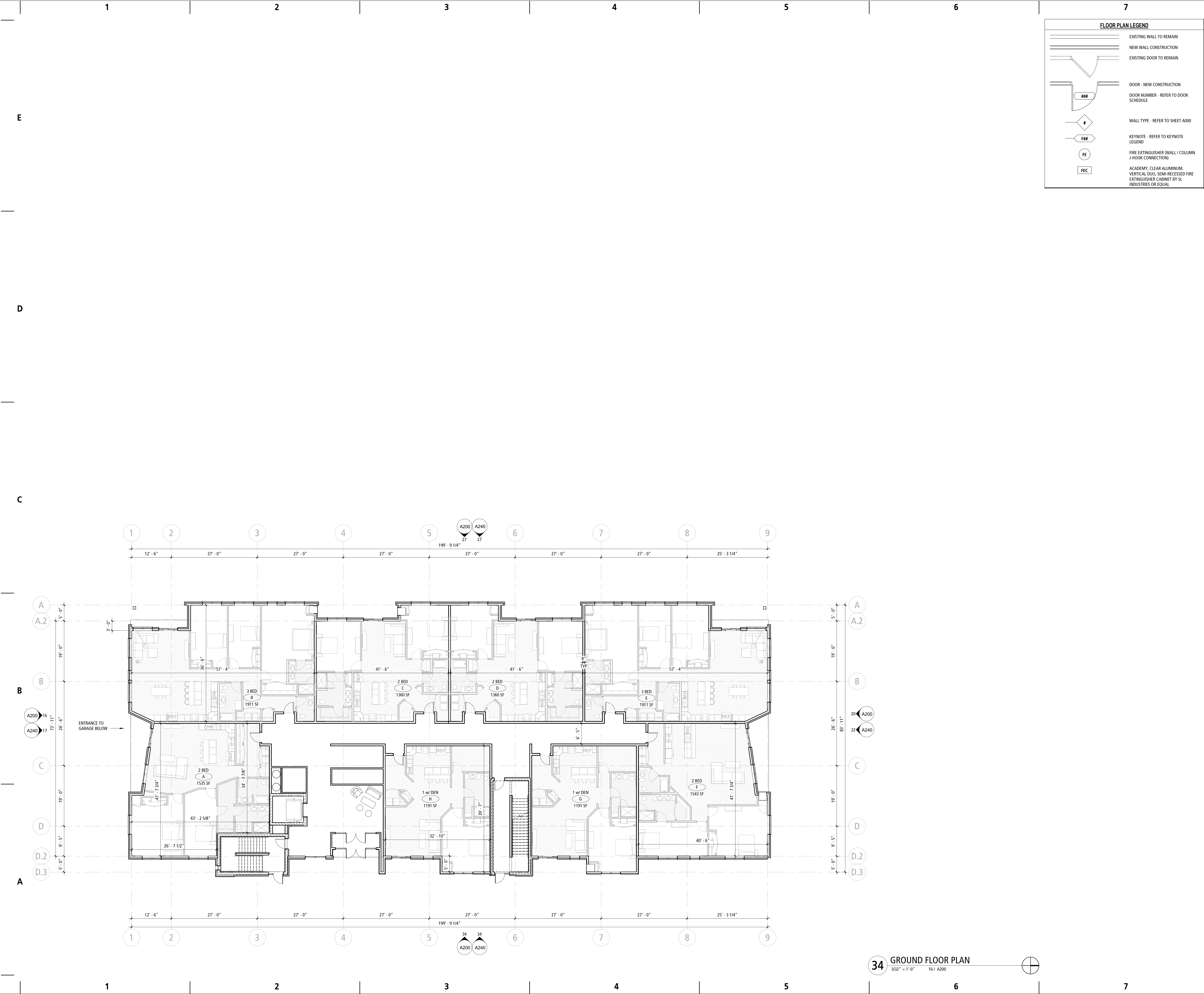
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**LOWER LEVEL FLOOR
PLAN**



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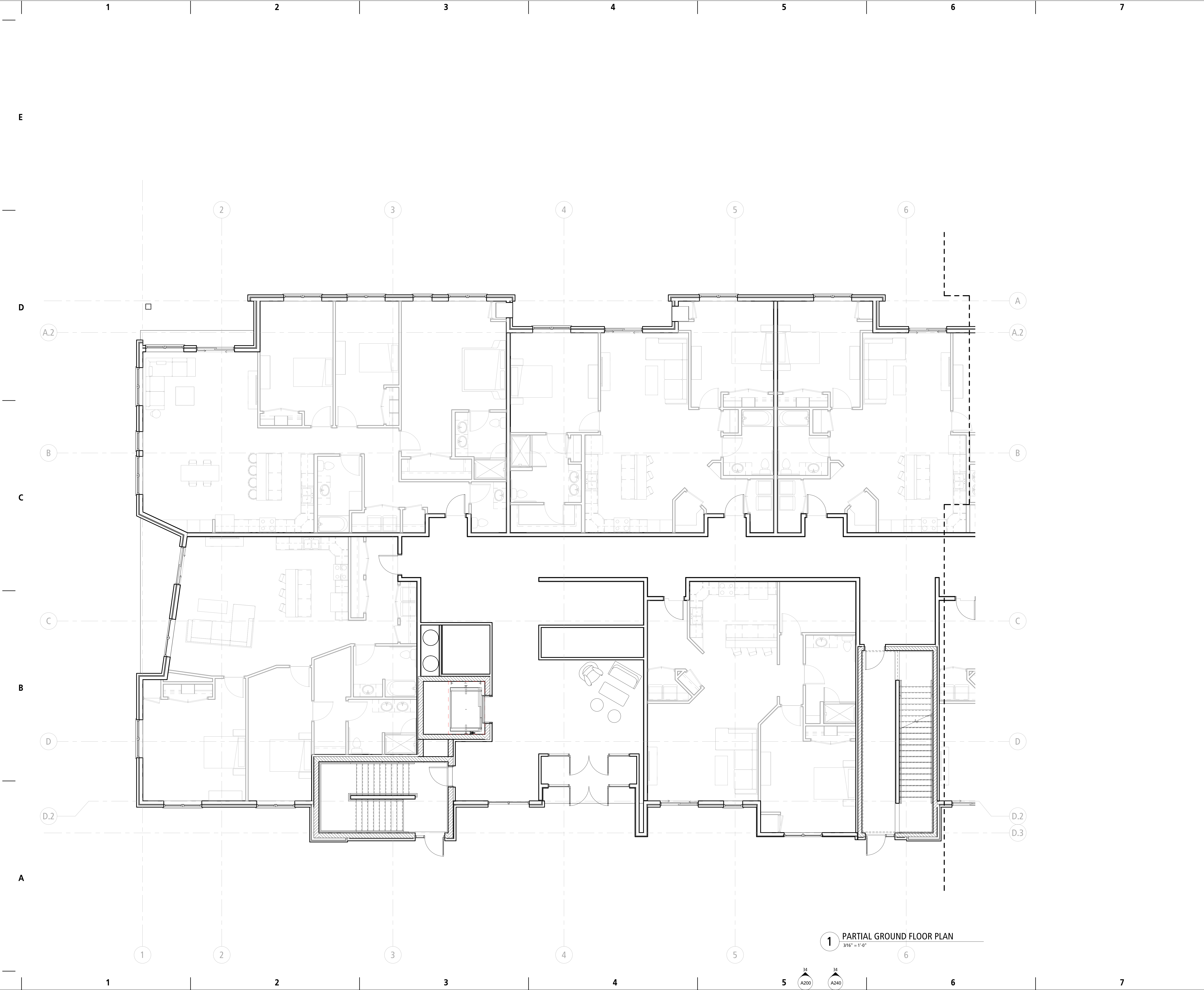
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**GROUND LEVEL FLOOR
PLAN**

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ENLARGED GROUND
LEVEL FLOOR PLAN

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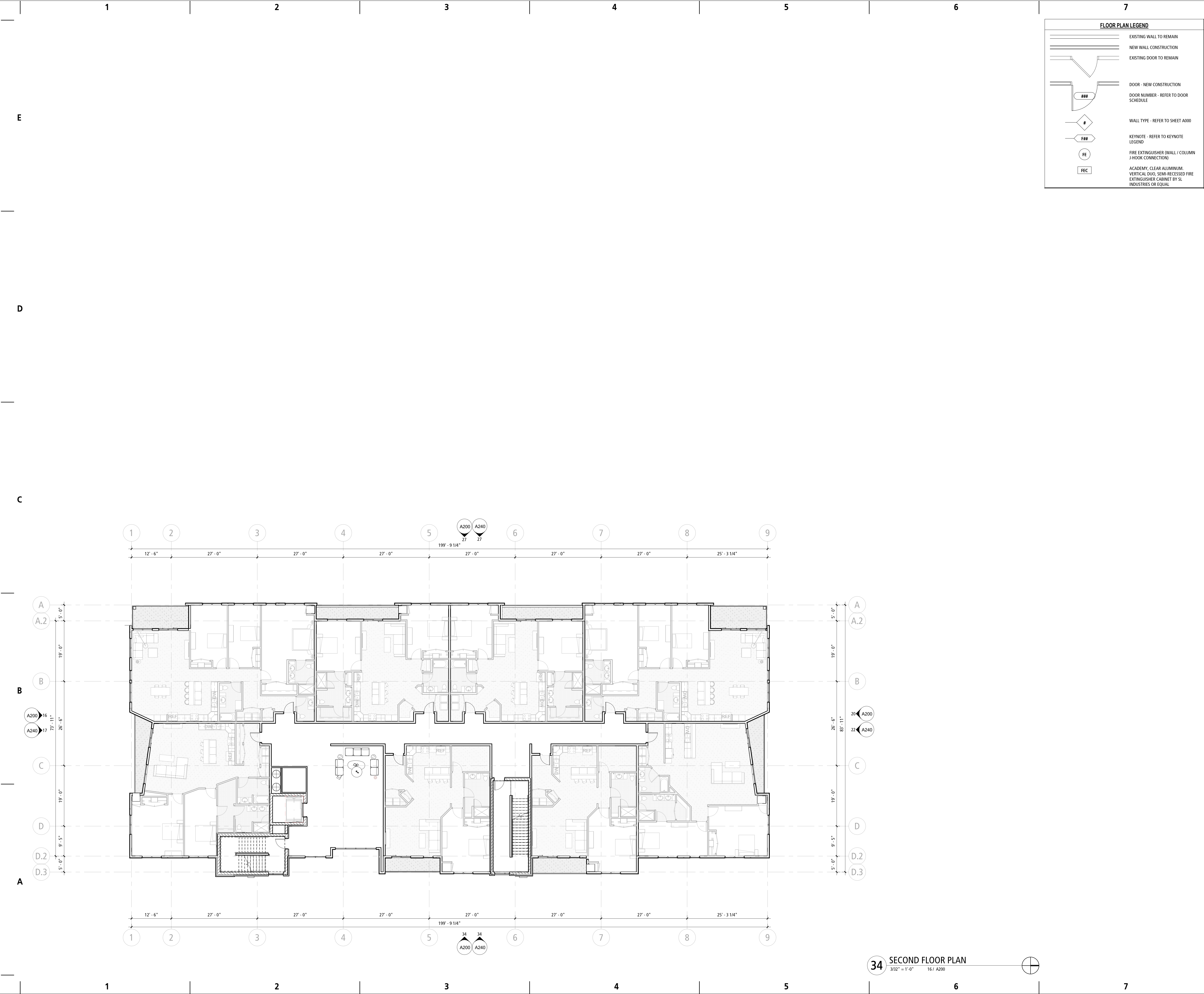
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ENLARGED GROUND
LEVEL FLOOR PLAN

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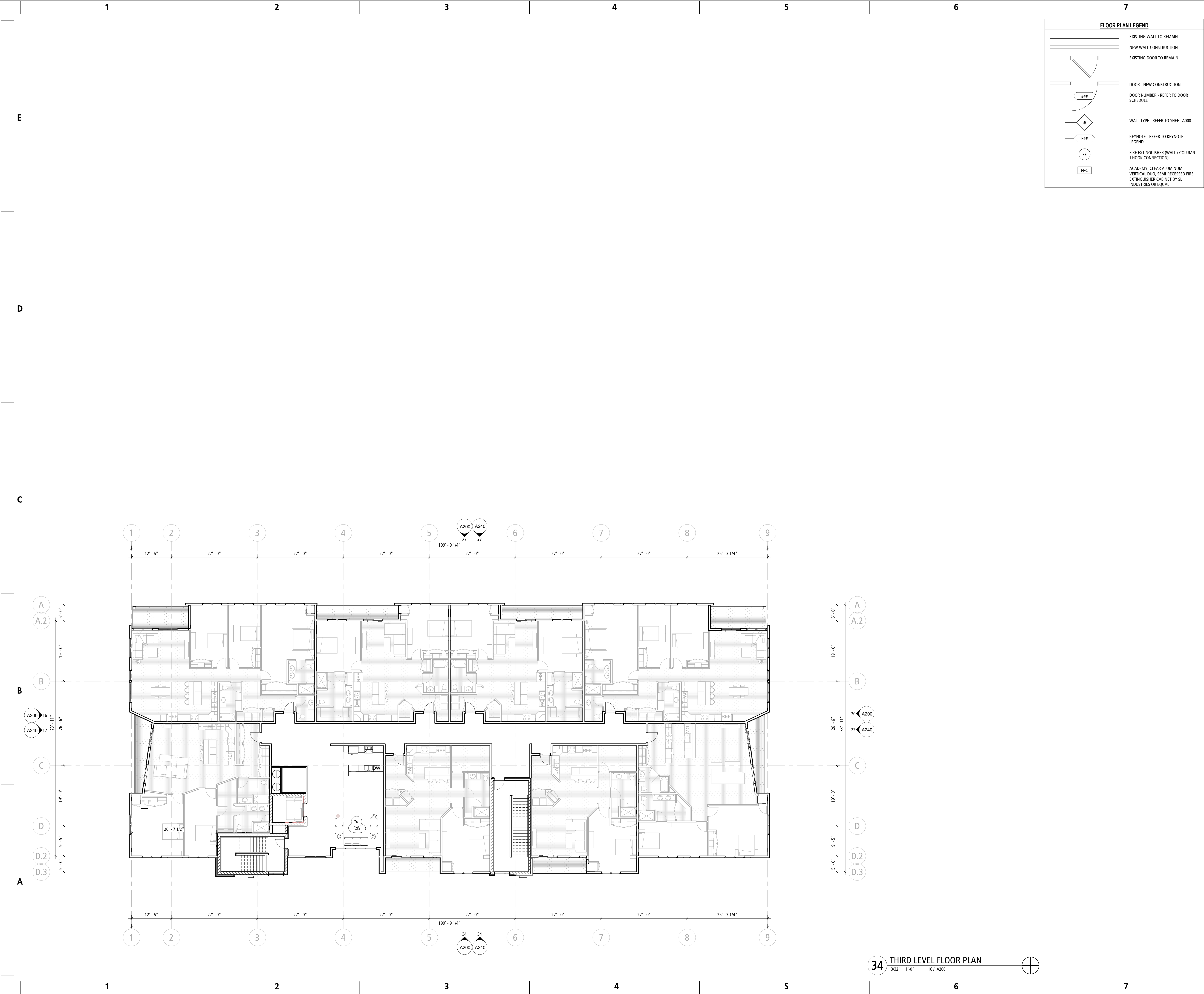
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**SECOND LEVEL FLOOR
PLAN**

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PROJECT NUMBER	PROJECT MANAGER
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THIRD LEVEL FLOOR
PLAN

A103

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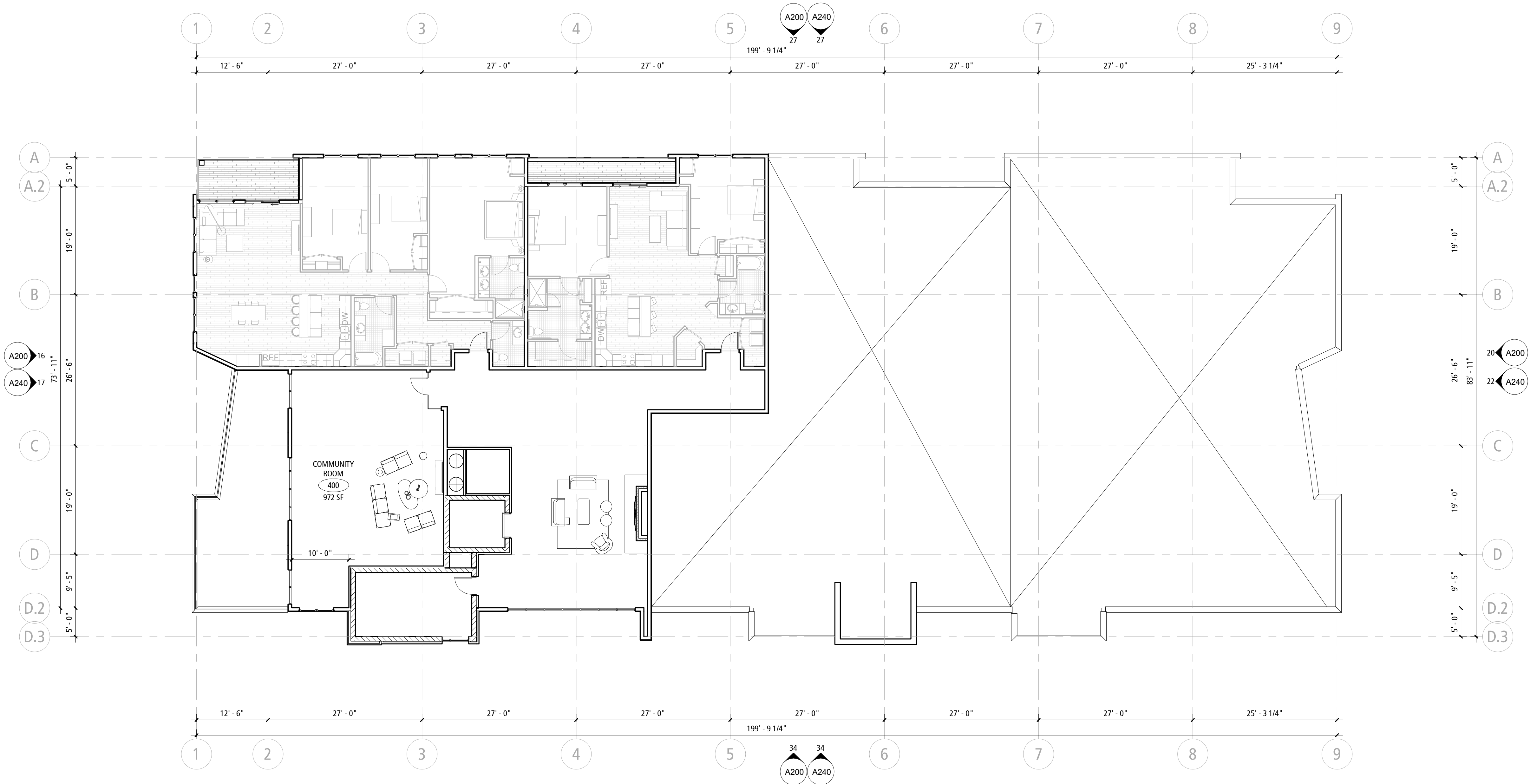
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FOURTH LEVEL FLOOR
PLAN

A104

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E



16 SOUTH BUILDING ELEVATION
3/32" = 1'-0" 34 / A101



20 NORTH BUILDING ELEVATION
3/32" = 1'-0" 34 / A101



27 WEST BUILDING ELEVATION
3/32" = 1'-0" 34 / A101



34 EAST BUILDING ELEVATION
3/32" = 1'-0" 34 / A101

EXTERIOR MATERIAL FINISH SCHEDULE		
EXTERIOR ALUMINUM AND VINYL WINDOW / DOOR FINISH	BLACK ALUMINUM - THERMALLY BROKEN GLAZING SYSTEM W/ 1" INSULATED LOW-E CLEAR ANNEALED TINTED GLASS.	PAIN INFORMATION
		PANEL 1 (PNL-1): JAMES HARDIE PANEL REVEAL W/ REVEAL RECESS TRIM. COLORS: WHITE (TBD.)
GLASS	1" CLEAR LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION.	PANEL 2 (PNL-2): JAMES HARDIE PANEL REVEAL W/ REVEAL RECESS TRIM. COLOR: DARK GRAY (TBD.)
		PANEL 3 (PNL-2): JAMES HARDIE ARTISAN LAP SIDING. COLOR: LIGHT GRAY (TBD.)
PREFINISHED METAL FLASHING, COPING, ETC	PREFINISHED METAL COPING. PAC CLAD OR EQUAL, COLOR: BLACK.	PANEL 4 (PNL-4): VESTA BY QUALITY EDGE STEEL SIDING, 5" INTERLOCKING PROFILE, WOOD GRAIN PANEL. COLOR: GILDED GRAIN.
		PANEL 5 (PNL-5): HARDIE ARCHITECTURAL PANEL FINE SAND - GROOVE. COLOR: WHITE (TBD.)
METAL TRIM/ CANOPY	PREFINISHED METAL PANEL. COLOR: LIGHT GRAY REYNOLBOND OR ALUCOBOND ARCHITECTURAL PRODUCTS.	BRICK 1 (BRK-1): ENDICOTT CLAY PRODUCTS SUPPLIED BY COUNTY MATERIALS. COLOR: "RAVENSWOOD VELAIR" IN UTILITY BRICK SIZE.
NOTES:		
		1. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL
		2. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL.



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PROJECT NUMBER	PROJECT MANAGER
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BUILDING ELEVATIONS

A200

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E



17 SOUTH COLOR ELEVATION
3/32" = 1'-0" 34' / A101



22 NORTH COLOR ELEVATION
3/32" = 1'-0" 34' / A101



27 WEST COLOR ELEVATION
3/32" = 1'-0" 34' / A101



34 EAST COLOR ELEVATION
3/32" = 1'-0" 34' / A101

EXTERIOR MATERIAL FINISH SCHEDULE		
EXTERIOR ALUMINUM AND VINYL WINDOW / DOOR FINISH	PAINT INFORMATION	
	PANEL 1 (PNL-1):	JAMES HARDIE PANEL REVEAL W/ REVEAL RECESS TRIM. COLORS: WHITE (TBD.)
	PANEL 2 (PNL-2):	JAMES HARDIE PANEL REVEAL W/ REVEAL RECESS TRIM. COLOR: DARK GRAY (TBD.)
	PANEL 3 (PNL-2):	JAMES HARDIE ARTISAN LAP SIDING. COLOR: LIGHT GRAY (TBD.)
	PANEL 4 (PNL-4):	VESTA BY QUALITY EDGE STEEL SIDING, 5" INTERLOCKING PROFILE, WOOD GRAIN PANEL. COLOR: GILDED GRAIN.
GLASS	1" CLEAR LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION.	
PREFINISHED METAL FLASHING, COPING, ETC.	PREFINISHED METAL COPING. PAC CLAD OR EQUAL. COLOR: BLACK.	
METAL TRIM/ CANOPY	PREFINISHED METAL PANEL. COLOR: LIGHT GRAY REYNOLDS OR ALUCOBOND ARCHITECTURAL PRODUCTS.	
NOTES:	1. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL. 2. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL.	
	PANEL 5 (PNL-5):	HARDIE ARCHITECTURAL PANEL FINE SAND - GROOVE. COLOR: WHITE (TBD.)
	BRICK 1 (BRK-1):	ENDICOTT CLAY PRODUCTS SUPPLIED BY COUNTY MATERIALS. COLOR: "RAVENSWOOD VELAIR" IN UTILITY BRICK SIZE.

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1
1'-0" x 2'-0" TYPICAL CONCRETE FOOTING WITH 12" FORMED CONCRETE FOUNDATION WALL WITH POURED IN-PLACE CONCRETE PIERS. SEE STRUCTURAL DRAWINGS FOR SPECIFIC INFORMATION. PROVIDE 2" RIGID INSULATION VERTICALLY ON THE BACKSIDE OF THE FOUNDATION WALL FROM UNDERSIDE OF SLAB TO TOP OF FOOTING 4'-0" HIGH (OCCURS AT ALL EXTERIOR WALL CONDITIONS AND INTERIOR COLUMNS).

FLOOR #1
4" CONCRETE SLAB W/ 6x6 W1.4KW1.4 WWF OVER 10-MIL POLYETHYLENE VAPOR BARRIER AND 6" FREELY DRAINING COMPACTED GRANULAR FILL SUB-BASE. PROVIDE PRE-MOLDED JOINT FILL AT COLUMNS AND PERIMETER SLAB JOINT CONDITIONS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION). PROVIDE 2" RIGID INSULATION HORIZONTALLY 4'-0" BELOW SLAB FROM BACKSIDE OF FOUNDATION WALL AROUND BUILDING PERIMETER.

FLOOR #2
4" NORMAL WEIGHT CONCRETE ON 2" COMPOSITE DECK WITH SHEAR STUDS OVER WIDE FLANGE BEAM AND COLUMN STRUCTURAL FLOOR SYSTEM.

EXTERIOR WALL SYSTEM #1
5/8" NICHHA ARCHITECTURAL WALL PANELS ATTACHED TO 12" NICHHA CLIP FASTENERS OVER 2" THERMAX XT RIGID EXTERIOR INSULATION BY DOW WITH AIR AND MOISTURE BARRIER AND WEATHERMATE STRAIGHT TAPE FLASHING OVER 12" METAL STUDS 16" O.C. W/ BATT INSULATION (R-19), AND 5/8" GYP BD INTERIOR FINISH SET ON FOUNDATION SYSTEM #1. PROVIDE CONTROL JOINTS AS REQUIRED. PROVIDE VENTS AT TOP OF WALL AND WEEP HOLES AT UNITS AND BOTTOM OF WALL @ 24" O.C. PER NICHHA SYSTEM REQUIREMENTS. NOTE THAT 12" METAL STUDS ARE SPECIFIED TO FLUSH OUT NICHHA PANEL SYSTEM WITH ADJACENT EXTERIOR WALL SYSTEM #2. PROVIDE CORNER TRIM PANELS AT OPENINGS AS REQUIRED. STYLE/COLOR TO BE VINTAGEWOOD CEDAR.

EXTERIOR WALL SYSTEM #2
MODULAR SIZE BRICK VENEER, 1 5/8" AIR SPACE MINIMUM WITH MORTAR NET, 1" RIGID INSULATION BY THERMAX W/ AIR AND MOISTURE BARRIER AND WEATHERMATE STRAIGHT TAPE FLASHING OVER 6" METAL STUDS 16" O.C. WITH BATT INSULATION (R-19), AND 5/8" GYP BD INTERIOR FINISH SET ON FOUNDATION SYSTEM #1. PROVIDE CONTROL JOINTS AS REQUIRED. PROVIDE VENTS AT TOP OF WALL AND WEEP HOLES/FLASHING AT UNITS AND BOTTOM OF WALL @ 24" O.C. ADJUSTABLE METAL WALL TIES @ 16" O.C. VERTICAL AND HORIZONTAL.

EXTERIOR WALL SYSTEM #3
THIN CUT CURED STONE VENEER SET IN MORTAR SETTING BED WITH LATH ON 5/8" CEMENT BOARD SHEATHING OVER 2" THERMAX XT RIGID EXTERIOR INSULATION BY DOW WITH AIR AND MOISTURE BARRIER AND WEATHERMATE STRAIGHT TAPE FLASHING OVER 6" METAL STUDS 16" O.C. W/ BATT INSULATION (R-19), AND 5/8" GYP BD INTERIOR FINISH SET ON FOUNDATION SYSTEM #1.

FLASHING SYSTEM #1
WITHIN EXTERIOR WALL SYSTEMS PROVIDE 40 MIL THICK RUBBERED ASPHALT FLASHING PER CODE AT UNITS OF OPENINGS. ADHESIVE BACKED OVER STAINLESS STEEL METAL Drip PLATE. TURN UP FLASHING VERTICALLY 8" MINIMUM LAP. AIR INFILTRATION BARRIER OVER FLASHING AND STAPLE TO SHEATHING.

FLASHING SYSTEM #2
AT CANOPY STRUCTURE #1 PROVIDE PRE-FINISHED 2 GA METAL COUNTER FLASHING WITH METAL REGLET SAUCUT INTO MORTAR OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT AT METAL FLASHING AND FACE BRICK JOINT.

GLAZING SYSTEM #1
VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM - "THERABEST SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER SET STOREFRONT SYSTEM - 2" WIDE x 4 1/2" DEEP IN DARK BRONZE ANODIZED OR PAINTED DARK GRAY ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO STRUCTURAL STEEL FRAMING AND MASONRY FRAMED OPENINGS AS INDICATED. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STYLE FRAMES.

GLAZING SYSTEM #2
MARVIN WINDOWS OR EQUAL HORIZONTAL SLIDING WINDOWS WITH SCREENS AND FIXED UNITS. MARVIN CLAD ULTIMATE GLIDER WINDOW SYSTEMS SET IN TREATED WOOD FRAMED ROUGH OPENING OF THREE SIDED TUBE STEEL STRUCTURE WITH INTERMEDIATE HORIZONTAL AND VERTICAL SUPPORT MEMBERS. CLAD WINDOW UNITS 6'-0" Ht. MARVIN # CUGL6060E, (6 UNITS REQUIRED), (14 FIXED UNITS REQUIRED ABOVE THE SLIDING WINDOWS - 1'-3" HIGH x 3'-0" WIDE) (1) STORM DOOR.

SUNSHADE DEVICE #1
VERTICLEL SUNSHADE BY KAWNEER. 30" SQUARE STANDARD OUTRIGGER WITH RECTANGULAR FASCIA AND STANDARD PLANAR BLADES. DARK BRONZE ANODIZED OR DARK GRAY PAINTED COLOR.

DECORATIVE METAL PIER #1
PROVIDE ALUMINUM BRAKE METAL ACCENT PIERS WITH 3 SIDED BENT METAL IN A GAUGE THICKNESS TO RESIST OIL-CANNING IN A PREFINISHED COLOR TO MATCH THE ALUMINUM WINDOW SYSTEM. DECORATIVE PIER TO ATTACH TO THE FACE OF THE WINDOW MULLION AND EXTEND VERTICALLY TO TOP OF MASONRY PIER BELOW. INSTALL WITH HIDDEN FASTENERS AND SEALANT AS REQUIRED. PROVIDE WEEPS AT THE BOTTOM.

CANOPY STRUCTURE #1
PRIME AND EXTERIOR PAINT EXPOSED HORIZONTAL STEEL CHANNEL AND TUBE STEEL STRUCTURAL SUPPORTS AND FRAMING. SKELETON FRAME ATTACHED TO THE BUILDING FACADE WITH EMBED PLATES AND CONNECTIONS TO THE STRUCTURAL STEEL FRAME OF THE BUILDING. FRAME UNDERSIDE OF CANOPY WITH METAL STUDS AND AZEK BEAD BOARD SOFFIT MATERIAL TO BE PAINTED. PROVIDE AND INSTALL ADHERED EPDM MEMBRANE WITH TAPERED RIGID INSULATION SLOPED TO SIDES OF CANOPY WITH SCUPPER OPENINGS. COLOR TBD. FRONT ENTRY COLUMNS TO BE FURRED OUT AND WRAPPED WITH NICHHA ARCHITECTURAL PANELS.

ROOF SYSTEM #1
60 MIL SINGLE PLY ROOF BALLASTED MEMBRANE ON ONE (1) LAYER OF 1-1/2" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD PER CODE AND ONE (1) LAYER OF 2-1/2" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R/25. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO ROOF DRAINS. METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS. SEE STRUCTURAL DRAWINGS.

ROOF SYSTEM #2
60 MIL EPDM MEMBRANE FULLY ADHERED TO ONE (1) LAYER OF 1-1/2" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD PER CODE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO DAYLIGHT OFF SIDES. METAL DECK OVER STRUCTURAL STEEL CHANNEL PURLINS AND WIDE-FLANGE SUPPORT BEAM. STRUCTURAL STEEL TO PITCH TO CENTER. SEE STRUCTURAL DRAWINGS.

WALL COPING/ GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2x WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PARAPET WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA. INSTALL SPILL OFF GRAVEL STOP COPING IN LOCATIONS IDENTIFIED.

EXIT MAIN DOOR #1
1 1/4 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH), PAINTED, COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ WEATHERSTRIPPING AND DRIP CAP HEAD.

ROOF HATCH #1
PROVIDE TYPE 'S' SIZE 2'-6" WIDE x 3'-6" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING. HATCH TO BE FINISH PAINTED.

ELEVATOR #1
SCHINDLER 330A HOLELESS HYDRAULIC ELEVATOR WITH 3,500LB CAPACITY OR EQUAL.



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COLOR ELEVATIONS

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RENDERING



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