



## 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, January 16, 2024 at 5:00 pm.**  
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**  
Members: Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

### AGENDA ITEMS FOR CONSIDERATION

1. **PUBLIC HEARING:** Discussion on approving a conditional use at 2812 N 6th St to allow a mobile service support structure in a Institutional Zoning District. [Vertical Bridge]
2. Discussion on a conditional use at 2812 N 6th St to allow a mobile service support structure in a Institutional Zoning District. [Vertical Bridge]
3. **PUBLIC HEARING:** 2526 Osswald Rd and 2725 Reserve Dr, rezoning 2526 Osswald Rd and 2725 Reserve Dr from PUD, Planned Unit Development to a SR-3, Single Family Residential - 3 Zoning district. [Green Acres at Greenwood Hills]
4. Discussion and possible action on rezoning 2526 Osswald Rd and 2725 Reserve Dr from PUD, Planned Unit Development to a SR-3, Single Family Residential - 3 Zoning district. [Green Acres at Greenwood Hills]
5. Discussion and possible action on approving the Specific Implementation Plan of 16-unit apartment, 2716 Oswald Rd, at the Vistas at Greenwood Hills. [Green Acres at Greenwood Hills]
6. Next meeting date
7. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/ausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail [samantha.kulig@ci.wausau.wi.us](mailto:samantha.kulig@ci.wausau.wi.us) with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on **12/28/2023 @ 3:00 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 ADA Coordinator at (715) 261-6622 or [ADAServices@ci.wausau.wi.us](mailto: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 even the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Polley, County Planning

## PLAN COMMISSION

---

Time and Date: The Plan Commission met on Tuesday, December 19<sup>th</sup>, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann, Dawn Herbst.

Staff Present: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz, Andrew Lynch, Samantha Kulig

Others Present: Tom Radenz, Tom Killian

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

### **Approve the minutes from October 17, 2023, meeting.**

---

Brueggeman motioned to approve the minutes from the October 17, 2023, meeting. Bohlken seconded, and the motion was carried unanimously 7-0.

### **PUBLIC HEARING: 406 N 28<sup>th</sup> Ave (General Development Plan), rezoning 406 N 28<sup>th</sup> Ave from SR-2 (Single Family Residential-2 Zoning district) to PUD (Planned Unit Development) [Walkabout Orthotics]**

---

Lynch provided a staff update on this proposal. He stated that Walkabout Orthotics purchased the 406 N 28<sup>th</sup> Avenue and would like to add this property into their PUD to expand their parking lot. The proposed PUD has a combined total of 24 parking stalls, which is below the requirement of conditional use for going over the 150% parking maximum. Lynch stated that the proposal meets the requirements, and that staff recommends and supports the proposal to rezone.

Mayor Rosenberg opened the public hearing.

Tom Radenz, 234810 N 96<sup>th</sup> Ave, represented Walkabout Orthotics. Radenz stated that Walkabout Orthotics moved to a new location and has tried sell and/or lease the property where they were previously located since August 2021. However, Radenz explained that Walkabout Orthotics have had issues selling/leasing due to lack of parking spaces. Radenz stated that they'd hope to get this property, which is north of their former location, rezoned to provide additional parking.

Mayor Rosenberg closed the public hearing.

### **Discussion and possible action on approving the rezoning 406 N 28<sup>th</sup> Ave from SR-2 (Single Family Residential-2 Zoning district) to PUD (Planned Unit Development) [Walkabout Orthotics]**

---

Motion by Bruggeman and seconded by Herbst.

Lynch recommended removing the parking pad located on 2805 Hilltop Ave which is also owned by Walkabout Orthotics. Lynch stated that the parking pad is no longer needed since this proposed PUD will provide adequate parking.

Bruggeman changes his motion to include the recommendations stated by staff and seconded by Herbst.

Motion approved unanimously 7-0.

### **Discussion and possible action on approving the specific implementation plan of 514 South 21<sup>st</sup> Ave and 503 South 22<sup>nd</sup> Ave [Ghidorzi]**

---

Lenz provided a staff update on this specific implementation plan. Lenz explained that Ghidorzi submitted earlier in the year an amended General Development Plan that was approved by the Common Council. Properties were bought, streets

and alleys were vacated to begin on this plan. The vacations went through Capital Improvements and Street Maintenance Committee (CISM) and eventually approved by the Common Council.

Lenz explained about the Specific Implementation plan having 27 new perpendicular stalls, a solid fence with landscaping along the commercial side of the fence to block light and noise pollution to the neighboring properties, storm water inlet located on east side of the landscaping and on the west end of the new parking area for snow storage, and 3 light poles being removed to provide adequate lighting but reduce light pollution for neighboring property.

Lenz stated that staff recommends the snow store in the greenspace be limited to the snow from the new parking area, rather than other parts of this, or neighboring, sites.

Motion by Bornemann and seconded by Bruggeman.

Motion approved unanimously 7-0.

**PUBLIC HEARING: Discussion on amending Section 23.02.51, (NMU) Neighborhood Mixed Use Zoning District; 23.02.52, (SO) Suburban Office Zoning District; 23.02.53, (SMU) Suburban Mixed-Use Zoning District; 23.02.54, (UMU) Urban Mixed-Use Zoning District; 23.02.55, (DPMU) Downtown Periphery Mixed-Use Zoning District; 23.02.56, (DHMU) Downtown Historic Mixed-Use Zoning District; 23.02.57, (DRMU) Downtown High-Rise Mixed-Use Zoning District; 23.02.60, (LI) Light Industrial Zoning District; 23.02.61, (MI) Medium Industrial Zoning District; 23.02.62, (HI) Heavy Industrial Zoning District; 23.02.05, Table of land uses; 23.02.10, Commercial land uses; 23.03.28, Accessory land uses and structures; 23.06.20, Exterior lighting standards; 23.09.05, Definitions and rules related to sign groups, sign categories, and sign type; 23.09.11, Permitted sign rules; and 23.10.31, Zoning map amendment**

---

William Hebert provided a staff update on the amending of Zoning sections in the Wausau Municipal Code. Hebert explained that staff look for conflicts, redundancies, and clarification to the zoning code periodically. Staff propose the following changes: removal of honeybee language under WMC 8.08.011, change detached accessory buildings brought over from building code, change animal daycare and outdoor display to conditional use, review of dual post signs done by staff instead of Plan Commission, change zoning petition to require  $\frac{3}{4}$  majority, and removal of accessory conditional use in Downtown district.

Mayor Rosenberg opened the public hearing.

Tom Killian, 133 E Thomas St, stated he disagrees with the recent approved State bill, 2023 Wis. Act 16 created Wis. Stat. § 66.10015(3)(a), which would prohibit supermajority votes after 1/1/2025. Killian explained that he understands that the State bill is already approved and will go into effect on 1/1/2025 but Killian states that we should not implement the change of zoning petition to require  $\frac{3}{4}$  majority prior to the effect.

Mayor Rosenberg closed the public comment.

**Discussion and possible action on approving the Zoning Sections list above.**

---

Motion by Bohlken to approve all Zoning sections and seconded by Bornemann.

Watson stated that she feels we should also stay in line with the State statutes. Watson continued stating that waiting another year will also provide time for the public to be aware of this upcoming change from the State. Watson motions to amend changing the zoning section by removing the zoning petition to require  $\frac{3}{4}$  majority at this time. Herbst seconded the motion to amend.

Bruggemann asked staff if there was any adverse effect in waiting to discuss this zoning section closer to when the state bill goes into effect on 1/1/2025. Hebert stated that there was no particular reason other than Plan Commission receiving an annual review of Zoning sections by staff. Lenz concurred with Hebert and continued explaining that staff will have to

remember to bring it back prior to the 1/1/2025. Lenz clarified that the Wisconsin statute is a deadline for municipalities to enforce that statute – municipalities are able to do it before.

Mayor Rosenberg asked staff if it is appropriate to state the effective date of this zoning section onto this ordinance or if there is some other option to not have to bring this back onto a future meeting.

Tara Alfonso explained that we can prospectively approve something, but staff will either have to remove this particular zoning section in question out of the current ordinance and put it on its own ordinance or staff will have to have to amend this current ordinance by adding an alternate paragraph that “all these provisions are effective by Council the day after publication except for this provision which would be effective on this date.”

Mayor Rosenberg asked Watson if this option be appropriate to the amendment that she is seeking. Watson answered that this is possible. However, Watson questioned that if members review the zoning section annually around December, it’s possible there is a new Council, or even new representatives on Plan Commission, and different comments about this provision. Watson motions to remove this provision out of this current ordinance and bring it back to discussion the next time the members and staff review Zoning sections which will be prior to the effective date of Wisconsin Statute.

Motion to remove the change of zoning petition to require  $\frac{3}{4}$  majority out of this ordinance approved unanimously 7-0.

Motion to approve the amendment ordinance approved unanimously 7-0. This amended ordinance will go to Common Council on January 23<sup>rd</sup>, 2023.

#### **Next Meeting Date**

---

The next meeting is scheduled for January 16, 2024.

#### **Adjournment**

---

*Motion by Watson and seconded by Herbst. Motion approved unanimously 7-0, and the meeting adjourned at 5:26 p.m.*

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, January 16th, 2024.**





## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Andrew Lynch, AICP Asst City Planner  
**Date:** January 10, 2024

---

---

### REQUESTED ACTION:

#### Conditional Use Permit at 2812 N 6<sup>th</sup> Street

---

|                                   |                                                                                                                                                                                                                                    |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION:</b>                  | 2812 N 6 <sup>th</sup> Street                                                                                                                                                                                                      |
| <b>APPLICANT:</b>                 | Vertical Bridge                                                                                                                                                                                                                    |
| <b>EXISTING ZONING:</b>           | <b>Institutional - I</b><br>This district is intended to permit both large- and small-scale institutional development including those on single sites within larger areas of both residential and nonresidential zoning districts. |
| <b>EXISTING LAND USE:</b>         | St. Peter Evangelical Lutheran Church                                                                                                                                                                                              |
| <b>REQUESTED CONDITIONAL USE:</b> | <b>23.03.12(6) Large scale public services and utility</b>                                                                                                                                                                         |
| <b>COMPREHENSIVE PLAN:</b>        | This area is future mapped as Urban Residential.                                                                                                                                                                                   |
| <b>OTHER PLANS:</b>               | n/a                                                                                                                                                                                                                                |

---

#### **PURPOSE:**

Vertical Bridge is leasing space to install and operate a cell tower at the west edge of the St. Peter property. This will relocate existing antennas to the neighboring former County Materials building. The tower will be a 114 'monopine' design that imitates the look of a large pine tree to better blend into the area. The submitted design meets all required local and state regulations for this request. See attached materials.

#### **CONDITIONAL USE PROCEDURE:**

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use.

1<sup>st</sup> meeting: Public Hearing, no action.

2<sup>nd</sup> meeting: Staff report available, Final action taken.

#### **PUBLIC HEARING**

During the Public Hearing: Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission. 'Substantial evidence' means facts and information, other than merely personal preferences or speculation, directly pertaining to the

requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. (W.M.C. 23.10.32(6)(a)).

## **REVIEW AND ACTION**

### **STANDARDS**

|                                                                                                                                                                                                                                                                                                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| (8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))                                                                                                      |  |
| (a) Is in harmony with the Comprehensive Plan.                                                                                                                                                                                                                                                     |  |
| (b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare. |  |
| (c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.                                                                                                                                                 |  |
| (d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.                                           |  |
| (e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.                                                   |  |

### **SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING**

N/A

### **STAFF RECOMMENDATION**

N/A

### **ACTION**

The Commission may

1. approve the use as originally proposed,
2. approve the proposed conditional use with modifications and/or conditions,
3. or deny approval of the proposed conditional use.

Attachments: Application, Map, Site Plan, Other

# Letter of Application

---

November 30, 2023

William Hebert  
Chief Inspector – Zoning Administrator  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

RE: Proposed Vertical Bridge Mobile Service Support Structure – US-WI-5403 Winton Street  
2812 N. 6<sup>th</sup> Street  
Wausau, WI 54403  
Parcel No. 291-2907-243-0281

Dear Mr. Hebert:

LCC Telecom Services, on behalf of the applicant, VB BTS II, LLC (“Vertical Bridge”), has finalized an agreement with the property owners of the site referenced above to develop and construct a mobile service support structure for AT&T Mobility. The facility that will be available to be used by wireless carriers. The proposed shared use facility is designed to house the equipment necessary to provide clear and uninterrupted wireless telecommunications services to the residents and visitors of the City of Wausau and surrounding areas.

This mobile service support structure is being proposed pursuant to Section 66.0404 of the Wisconsin State Statutes and Section 23.03.20 Telecommunication land uses and 23.10.32(8) Conditional Use Permit Procedures of the City of Wausau Zoning Ordinance. A Conditional Use Permit is required for the siting and construction of any new mobile service support structure and facility. The proposed mobile service support structure will consist of a 110’-0” tall monopine tower with a 4’-0” lightning rod for a total height of 114’-0”, to be located within a triangular shaped 50’-0” x 55’-0” x 45’-0” ground area. The proposed mobile support structure will be erected, owned, and operated by Vertical Bridge. Vertical Bridge has a commitment with AT&T Mobility, a wireless services provider, for this site. Additionally, the facility will be open for collocation to other wireless providers.

The proposed monopine is being built on behalf of AT&T Mobility in order to relocate its existing antennas on the County Materials Corporation building located at 402 Winton Street in Wausau. AT&T Mobility has been given notice by the building owner that the facility will be razed in the near future, therefore all equipment must be removed and relocated in the area to maintain existing AT&T service.

On behalf of the applicant VB BTS II, LLC (“Vertical Bridge”), LCC Telecom Services has submitted all required documentation for the proposed tower, in accordance with Section 66.0404 of the Wisconsin State Statutes, and Section 23.03.20 Telecommunication land uses and 23.10.32(8) Conditional Use Permit Procedures of the City of Wausau Zoning Ordinance for this application to be deemed complete. Should you have any questions please feel free to contact me. I look forward to working with you during the review and approval process. Vertical Bridge looks forward to helping provide the City of Wausau with improved wireless coverage.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bieniek", written in a cursive style.

Michael Bieniek, AICP  
Zoning Director  
LCC Telecom Services  
10700 Higgins Road, Suite 240  
Rosemont, IL 60018  
[mbieniek@lcctelecom.com](mailto:mbieniek@lcctelecom.com)  
Cell – (847) 287-1156  
Fax – (847) 608-1299

# Narrative Overview

---

VB BTS II, LLC (“Vertical Bridge”) seeks approval of a Conditional Use Permit and any other permits or approvals necessary in order to install a new mobile service support structure and facility on property located at 2812 N. 6<sup>th</sup> Street, Wausau, WI 54403. Vertical Bridge proposes to erect this tower and will be offering it as a shared facility to AT&T Mobility (with whom Vertical Bridge already has a commitment) and any other communication carriers that have a need for a facility in this area. Vertical Bridge thus submits this Application (as that term is defined in Section 66.0404 of the Wisconsin State Statutes) seeking a permit for the siting and construction of a new mobile service support structure and facilities. The proposed site is located in an I, Institutional District. Communication towers are an allowable conditional use in Section 23.02.50 (3) the zoning code, which lists communications towers as a conditional use in the I, Institutional district. The property consists of a church along with open space located behind the existing parking lot.

The wireless mobile service facility that Vertical Bridge is proposing to install on the property for AT&T Mobility is necessary to provide uninterrupted wireless services to the residents and visitors of the City of Wausau and surrounding area, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless provider’s technology operates at various radio frequency bands allocated by the FCC as part of their license.

Wireless systems operate on a grid system where overlapping cells mesh together, forming a seamless network. No single site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. The proposed site at 2812 N. 6<sup>th</sup> Street, Wausau, WI 54403 is within the geographic area deemed necessary by engineers to maintain service after the loss of its current site. The proposed monopine is being built on behalf of AT&T Mobility in order to relocate existing antennas on the County Materials Corporation building located at 402 Winton Street, Wausau, WI 54403. AT&T Mobility has been given notice by the building owner that the facility will be razed in the near future, therefore all equipment must be removed and a new location developed.

In accordance with Section 23.03.20 Telecommunication land uses and 23.10.32(8) Conditional Use Permit Procedures of the City of Wausau Zoning Ordinance, Vertical Bridge has made application to install a new mobile service support facility. The proposed new mobile service support facility will consist of a 110’-0” tall monopine tower with a 4’-0” lightning rod for a total height of 114’-0” to be located within a triangular shaped 50’-0” x 55’-0” x 45’-0” ground area.

After the initial construction, the proposed facility will be unstaffed and will only require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement with the proposed access entry point being off of N. 5<sup>th</sup> Street which dead-ends into the church property. Utilities required to service the facility are power and fiber. The site is entirely self-monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on the City of Wausau's utilities such as water and sanitation, as they are not used at the site.

In accordance with FCC regulations, the mobile service facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. Wireless technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance goals of providing the most reliable wireless coverage possible in this area.

The proposed mobile service facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Vertical Bridge will comply with all FCC and FAA rules and regulations regarding construction requirements and technical standards. RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Vertical Bridge, looks forward to working with the City of Wausau to bring the benefits of the proposed improved wireless services to the area. The addition of the facility will ensure the best uninterrupted wireless services for the City of Wausau. This application addresses all standards of the Sections 23.03.20 Telecommunication land uses and 23.10.32(8) Conditional Use Permit Procedures of the City of Wausau Zoning Ordinance.



PARENT PARCEL DESCRIPTION PER TITLE REPORT (PARCEL NUMBER:  
291-2907-243-0281)

THAT PART OF GOVERNMENT LOT TWO (2) IN SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE SEVEN (7) EAST, BEING A PART OF BROWN, GILBERT AND WINTON'S MAPLE-HILL ADDITION TO THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH SIXTH STREET AND THE NORTH LINE OF PARCHER STREET; RUNNING THENCE WEST, ALONG THE NORTH LINE OF PARCHER STREET, 265.85 FEET, MORE OR LESS, TO THE EAST LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE SOUTHWESTERLY, ALONG SAID EAST LINE OF RAILROAD RIGHT-OF-WAY, 394.13 FEET, MORE OR LESS, TO THE NORTH LINE OF GILBERT STREET EXTENDED; THENCE EAST, ALONG THE NORTH LINE OF GILBERT STREET, 131.36 FEET, MORE OR LESS, TO THE EAST LINE OF NORTH FIFTH STREET; THENCE SOUTH, ALONG THE EAST LINE OF NORTH FIFTH STREET, 180.01 FEET, MORE OR LESS, TO THE NORTH LINE OF THE ALLEY RUNNING EAST AND WEST; THENCE EAST, ALONG THE NORTH LINE OF SAID ALLEY, 361.65 FEET, MORE OR LESS, TO THE WEST LINE OF NORTH SIXTH STREET; AND THENCE NORTH, ALONG THE WEST LINE OF SIXTH STREET, 491.69 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

#### SURVEYOR'S NOTES

- 1) ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- 2) AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- 3) NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- 4) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20221718516.
- 5) FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- 6) THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL & THEREFORE RESETTING MISSING PROPERTY IRONS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- 7) AT TIME OF SURVEY, THERE WERE NO ENCROACHMENTS AFFECTING THE VERTICAL BRIDGE 500, LLC LEASE AREA OR ASSOCIATED EASEMENTS.
- 8) THE VERTICAL BRIDGE 500, LLC LEASE AREA AND ASSOCIATED EASEMENTS LIE WITHIN THE PARENT PARCEL.
- 9) THE VERTICAL BRIDGE 500, LLC 20' WIDE ACCESS & UTILITY EASEMENT TERMINATES AT THE PUBLIC RIGHT-OF-WAY OF NORTH 6TH STREET.
- 10) PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- 11) THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY AURO SOLUTIONS DBA TOWER TITLE & CLOSING, COMMITMENT NUMBER: VTB-131068-C, COMMITMENT DATE: 04/27/2022.
- 12) BEARINGS ARE REFERENCED TO THE EAST LINE OF GOVERNMENT LOT 2, MEASURED TO BEAR S1° 01' 52"E BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY, U.S. FOOT.
- 13) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- 14) F.E.M.A. FLOOD PANEL MAP NUMBER 55073C0382F, ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).

| LEGEND |                                |
|--------|--------------------------------|
|        | 5/8" - 1" IRON ROD, FOUND      |
|        | 2 INCH IRON PIPE, FOUND        |
|        | RR SPIKE, FOUND                |
|        | PLAT OF SURVEY                 |
|        | POINT OF BEGINNING             |
|        | POINT OF COMMENCEMENT          |
|        | POINT OF TERMINATION           |
|        | INDICATES PLATTED AS DATA      |
|        | PARENT PARCEL BOUNDARY         |
|        | EXISTING RIGHT-OF-WAY          |
|        | EXISTING LOT LINE              |
|        | EXISTING CHAINLINK FENCE       |
|        | EXISTING EASEMENT SIDELINE     |
|        | EXISTING EASEMENT CENTERLINE   |
|        | EXISTING BURIED SANITARY SEWER |
|        | EXISTING ASPHALT               |
|        | LEASE AREA                     |
|        | EASEMENT SIDELINE              |
|        | EASEMENT CENTERLINE            |

CHICAGO MILWAUKEE & ST. PAUL R.R.  
(100' WIDE PUBLIC RIGHT-OF-WAY)

GILBERT STREET  
(60' WIDE PUBLIC RIGHT-OF-WAY)

NORTH 5TH STREET  
(60' WIDE PUBLIC RIGHT-OF-WAY)

NORTH 6TH STREET  
(60' WIDE PUBLIC RIGHT-OF-WAY)



PARENT PARCEL / EASEMENTS  
SCALE: AS NOTED



**RAMAKER**  
employee-owned  
(608) 643-4100 www.ramaker.com



#### Certification & Seal:

I hereby certify to Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their successors and assigns as their interests may appear; and Auro Solutions DBA Tower Title & Closing, that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.



Trent D. Nelson, PLS  
License Number: 3132-8

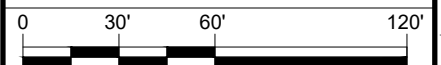
| REV   | DATE  | DESCRIPTION            |
|-------|-------|------------------------|
| ISSUE | FINAL | DATE ISSUED 10/26/2023 |

PROJECT TITLE:  
**WINTON STREET  
VERTICAL BRIDGE 500, LLC  
US-WI-5453**

PROJECT ADDRESS:  
2812 N. 6TH STREET  
WAUSAU, WI 54403  
MARATHON COUNTY

#### SHEET TITLE:

**LEASE SURVEY**



PROJECT NUMBER  
54699  
SHEET NUMBER  
1 OF 2





PARCEL #:  
OWNER NAME:  
OWNER ADDRESS:

291-2907-243-0953  
COUNTY MATERIALS CORP  
PO BOX 100  
MARATHON, WI 54448

PROPOSED 10' WIDE UTILITY  
EASEMENT

± 38'-0" TO PROPERTY  
BOUNDARY

± 153'-6" TO PROPERTY  
BOUNDARY

± 167'-3" TO PROPERTY  
BOUNDARY

TELECOMMUNICATIONS  
TOWER COMPOUND

PROPOSED AT&T 12' WIDE ACCESS DRIVE

± 327'-7" TO PROPERTY BOUNDARY

PROPOSED AT&T 20' WIDE ACCESS & UTILITY EASEMENT  
(PENDING FINAL APPROVAL BY LANDLORD & PENDING  
COORDINATION WITH LOCAL UTILITY PROVIDER)

ALLEY

N 41<sup>st</sup> ST

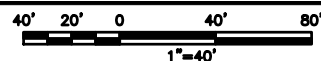
PARCEL #:  
OWNER NAME:  
OWNER ADDRESS:

291-2907-243-0043  
JAMES R LEX JR  
3002 N 6TH ST  
WAUSAU, WI 54403

PARCEL #:  
OWNER NAME:  
OWNER ADDRESS:

291-2907-243-0281  
ST PETER EVANGELICAL LUTHERAN  
CONGREGATION OF SCHOFIELD WI INC  
1351 GRAND AVE  
SCHOFIELD, WI 54476

PARCEL BOUNDARY PLAN



1355 WEST UNIVERSITY DRIVE  
MESA, AZ 85201-5419



**RAMAKER**  
employee-owned

(608) 643-4100 www.ramaker.com

855 COMMUNITY DRIVE,  
SAUK CITY, WISCONSIN 53583



1951 EAST 400TH ROAD  
LECOMPTON, KS 66050

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

|           |             |              |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| CKE       | AWS         | AWS          |

## CONSTRUCTION DOCUMENTS

| SUBMITTALS |          |                               |
|------------|----------|-------------------------------|
| REV        | DATE     | DESCRIPTION                   |
| A          | 10/12/22 | PRELIM CD <sub>s</sub> ISSUED |
| B          | 10/24/22 | PRELIM CD <sub>s</sub> ISSUED |
| C          | 10/31/23 | PRELIM CD <sub>s</sub> ISSUED |
|            |          |                               |
|            |          |                               |
|            |          |                               |
|            |          |                               |

A&E PROJECT NUMBER  
**54699**

PROJECT INFORMATION  
**WINTON STREET  
US-WI-5453  
2812 N. 6TH ST.  
WAUSAU, WI 54403**

SHEET TITLE  
**PROPOSED PARCEL  
BOUNDARY PLAN**

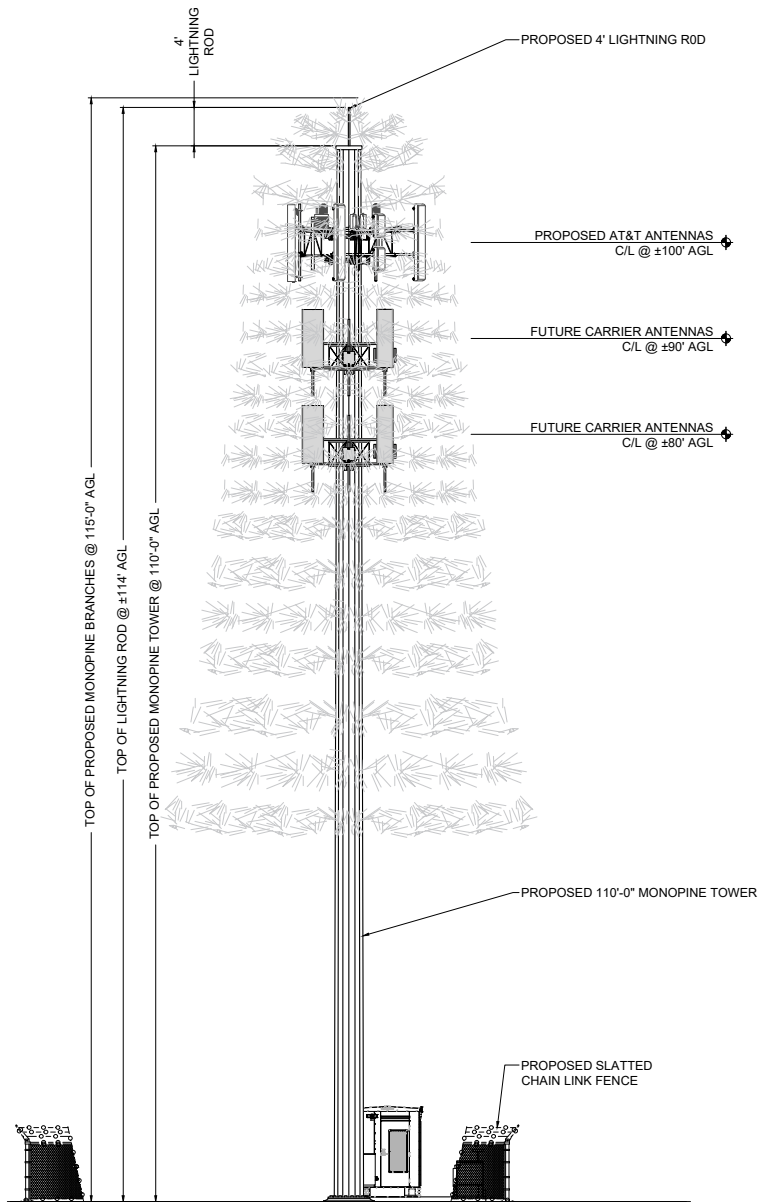
SHEET NUMBER

**A-1.1**

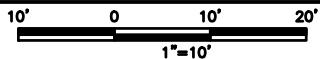


NOTES

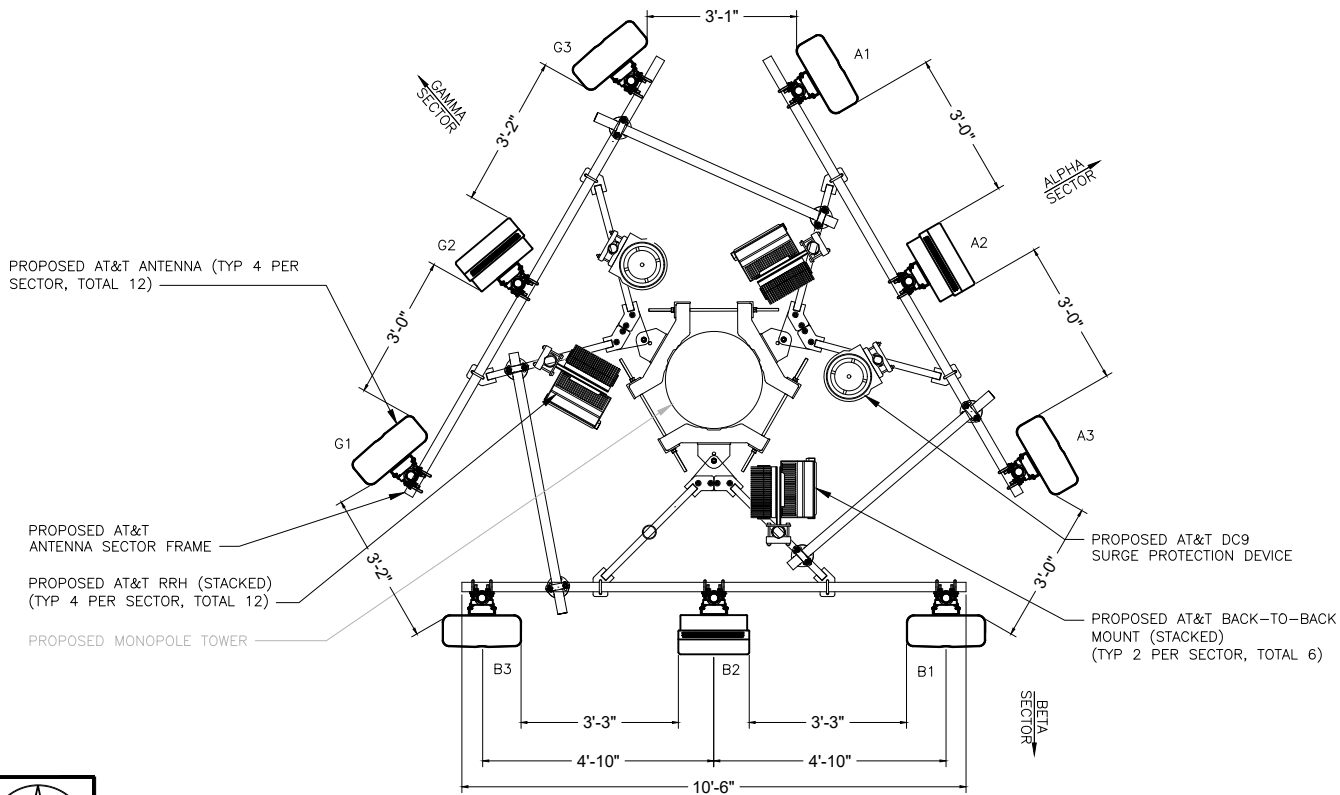
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS
3. EXISTING EQUIPMENT AND FENCE OMITTED FOR CLARITY.



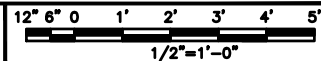
PROPOSED SOUTH ELEVATION



1



ANTENNA LAYOUT



2

| SECTOR | POSITION | EXISTING OR PROPOSED | ANTENNA                     |            |               |         | TRANSMISSION CABLE |                                               |
|--------|----------|----------------------|-----------------------------|------------|---------------|---------|--------------------|-----------------------------------------------|
|        |          |                      | MANUFACTURER – MODEL NUMBER | TECHNOLOGY | SIZE (HxW)    | AZIMUTH | RAD CENTER         | FEED LINE TYPE AND LENGTH                     |
| ALPHA  | A1       | PROPOSED             | COMMSCOPE/NNH4–65B–R6H4     | LTE        | 72.0" x 19.6" | 60°     | 100'–0"            | (3) 6AWG DC TRUNKS<br>(1) 24 PAIR FIBER TRUNK |
|        | A2       | PROPOSED             | NOKIA/AEQK+AEQU (STACKED)   | 5G         | 29.5" x 17.7" | 60°     | 100'–0"            |                                               |
|        | A3       | PROPOSED             | COMMSCOPE/NNH4–65B–R6H4     | LTE        | 72.0" x 19.6" | 60°     | 100'–0"            |                                               |
| BETA   | B1       | PROPOSED             | COMMSCOPE/NNH4–65B–R6H4     | LTE        | 72.0" x 19.6" | 180°    | 100'–0"            | (3) 6AWG DC TRUNKS<br>(1) 24 PAIR FIBER TRUNK |
|        | B2       | PROPOSED             | NOKIA/AEQK+AEQU (STACKED)   | 5G         | 29.5" x 17.7" | 180°    | 100'–0"            |                                               |
|        | B3       | PROPOSED             | COMMSCOPE/NNH4–65B–R6H4     | LTE        | 72.0" x 19.6" | 180°    | 100'–0"            |                                               |
| GAMMA  | G1       | PROPOSED             | COMMSCOPE/NNH4–65B–R6H4     | LTE        | 72.0" x 19.6" | 320°    | 100'–0"            | (1) 6AWG DC TRUNKS                            |
|        | G2       | PROPOSED             | NOKIA/AEQK+AEQU (STACKED)   | 5G         | 29.5" x 17.7" | 320°    | 100'–0"            |                                               |
|        | G3       | PROPOSED             | COMMSCOPE/NNH4–65B–R6H4     | LTE        | 72.0" x 19.6" | 320°    | 100'–0"            |                                               |

| SECTOR | POSITION | RRH                              |            | OVP                          |  |
|--------|----------|----------------------------------|------------|------------------------------|--|
|        |          | MANUFACTURER – MODEL NUMBER      | TECHNOLOGY | MANUFACTURER – MODEL NUMBER  |  |
| ALPHA  | A1       | AIRSCALE/AHLBBA – AIRSCALE/AHFII | --         | RAYCAP<br>DC9–48–60–24–8C–EV |  |
|        | A1       | INTEGRATED RRH x2                | --         |                              |  |
|        | A2       | AIRSCALE/AHCA – AIRSCALE/AHNA    | --         |                              |  |
| BETA   | B1       | AIRSCALE/AHLBBA – AIRSCALE/AHFII | --         |                              |  |
|        | B1       | INTEGRATED RRH x2                | --         |                              |  |
|        | B2       | AIRSCALE/AHCA – AIRSCALE/AHNA    | --         |                              |  |
| GAMMA  | G1       | AIRSCALE/AHLBBA – AIRSCALE/AHFII | --         |                              |  |
|        | G1       | INTEGRATED RRH x2                | --         |                              |  |
|        | G2       | AIRSCALE/AHCA – AIRSCALE/AHNA    | --         |                              |  |

NOTES

1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.
3. AZIMUTHS ARE TENTATIVE, CONTRACTOR NEEDS TO CONFIRM PRIOR TO THE START OF CONSTRUCTION.

ANTENNA SCHEDULE

NO SCALE

3



1355 WEST UNIVERSITY DRIVE  
MESA, AZ 85201-5419



**RAMAKER**  
employee-owned

(608) 643-4100 www.ramaker.com

855 COMMUNITY DRIVE,  
SAUK CITY, WISCONSIN 53583



1951 EAST 400TH ROAD  
LECOMPTON, KS 66050

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

|           |             |              |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| CKE       | AWS         | AWS          |

CONSTRUCTION  
DOCUMENTS

| SUBMITTALS |          |                   |
|------------|----------|-------------------|
| REV        | DATE     | DESCRIPTION       |
| A          | 10/12/22 | PRELIM CD# ISSUED |
| B          | 10/24/22 | PRELIM CD# ISSUED |
| C          | 10/31/23 | PRELIM CD# ISSUED |
|            |          |                   |
|            |          |                   |
|            |          |                   |
|            |          |                   |

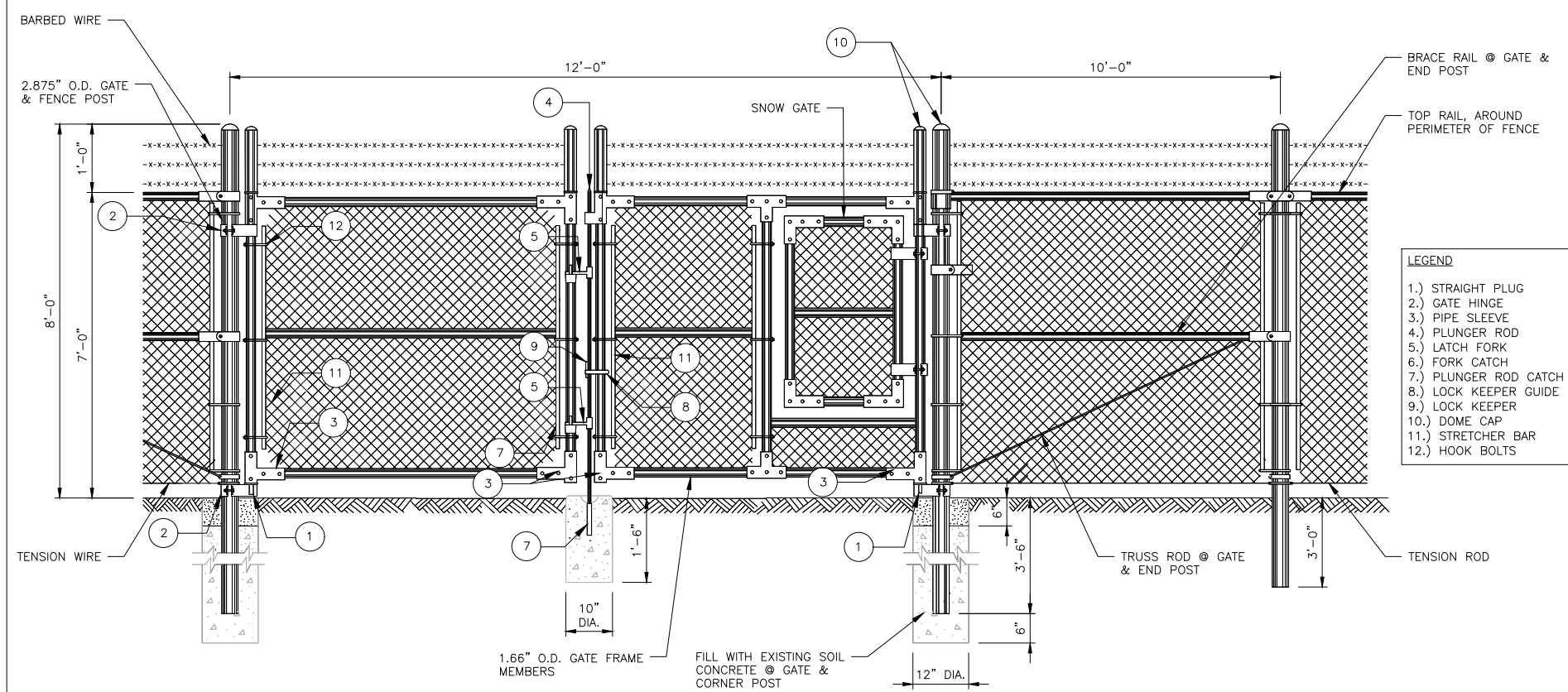
A&E PROJECT NUMBER  
**54699**

PROJECT INFORMATION  
**WINTON STREET  
US-WI-5453  
2812 N. 6TH ST.  
WAUSAU, WI 54403**

SHEET TITLE  
**ELEVATION, ANTENNA  
LAYOUT AND SCHEDULE**

SHEET NUMBER

**A-2**



- 1. SCOPE:**  
1.1 THIS SECTION COVERS THE REQUIREMENTS FOR THE MATERIALS AND THE CONSTRUCTION OF SITE FENCING, GUY AREA FENCING, ACCESS ROAD GATES AND CATTLE GUARDS. SEE SITE PLAN AND DRAWINGS FOR DETAILS.
- 2. SPECIAL REQUIREMENTS**  
2.1 ALL WIRE, FABRIC, FITTINGS, HARDWARE AND STEEL MEMBERS USED FOR SITE AREA FENCING, GUY ANCHOR FENCING AND ACCESS ROAD GATES SHALL BE HOT DIPPED GALVANIZED OR OTHER APPROVED NON-CORROSIVE MATERIAL.  
2.2 ALL NON-CORROSIVE MATERIAL SHALL BE APPROVED BY THE USCC PROJECT MANAGER.  
2.3 ANY DAMAGE TO GALVANIZING OR NON-CORROSIVE COATING DURING CONSTRUCTION SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S RECOMMENDED METHODS. USCC INSTALLATION PRACTICE:
- 3. FENCE POSTS**  
3.1 LOCATION OF CORNER POSTS SHALL BE DETERMINED FROM STAKES AND PROPERTY PINS INSTALLED BY THE REGISTERED LAND SURVEYOR UNDER CONTRACT TO USCC. IF THE STAKES ARE NOT PRESENT OR DO NOT CONFORM TO THE SITE PLAN, CONSULT WITH THE USCC PROJECT MANAGER.  
3.2 CORNERS AND GATE POST FOR SITE SHALL BE 2.875" O.D. GALVANIZED PIPE. UNLESS SPECIFIED OTHERWISE  
3.3 CORNER POSTS SHALL BE SET WITHIN ONE INCH (1") OF DIMENSIONS INDICATED ON THE SITE PLAN.  
3.4 FENCE POSTS SHALL BE VERTICALLY PLUMB IN ALL PLANES WITHIN 1/2 INCH (1/2").  
3.5 CORNER & GATE POST FOUNDATIONS SHALL BE A MINIMUM FOUR FEET (4') DEEP OR SIX INCHES (6") BELOW THE FROST LINE, WHICHEVER IS GREATER, WITH MINIMUM SIX INCH (6") CLEARANCE BETWEEN BOTTOM OF POST AND BOTTOM OF THE HOLE.  
3.6 CORNER POSTS AND GATE POSTS SPACING SHALL BE EQUAL WITH A TEN FOOT (10') MAXIMUM SPACING. GATE POST SPACING AND SPECIFIC LOCATIONS SHALL BE IN ACCORDANCE WITH SITE PLAN AND SHALL BE VERIFIED WITH USCC PROJECT MANAGER.  
3.7 ALL POSTS EXCEPT GATE POSTS SHALL BE CAPPED WITH A COMBINATION CAP AND BARB WIRE SUPPORTING ARM. GATE POSTS SHALL BE TWELVE INCHES (12") HIGHER THAN CORNER OR LINE POSTS TO PROVIDE FOR TERMINATION OF BARBED WIRE. GATE POSTS SHALL BE CAPPED WITH STANDARD CAP.  
3.8 ALL CORNER, GATE AND END PANELS SHALL HAVE MINIMUM 3/8" DIAMETER DIAGONAL TRUSS RODS WITH TUMBUCKLES. HORIZONTAL BRACE RODS, 1-1/2 " INSIDE DIMENSION PIPE, SHALL BE INSTALLED BETWEEN POSTS.  
3.9 A TOP RAIL (1-3/8" I.D.) GALVANIZED PIPE SHALL BE INSTALLED BETWEEN POSTS.  
3.10 ALL FOUR CORNERS POSTS AND BOTH GATE POSTS SHALL BE CONNECTED TO THE SITE GROUNDING SYSTEM (REFER TO GROUNDING SYSTEM STANDARD).
- 4. FABRIC**  
4.1 FENCE FABRIC SHALL BE SEVEN FOOT (7') HIGH, UNLESS OTHERWISE SPECIFIED, #9 GAUGE, GALVANIZED CHAIN LINK FABRIC WITH TWISTED TOP SELVAGE AND KNUCKLED BOTTOM SELVAGE. 4.2 FABRIC SHALL BE TENSIONED PER MANUFACTURER'S RECOMMENDATIONS TO PRESENT A NEAT APPEARANCE. A MAXIMUM THREE INCH (3") GAP SHALL BE PERMITTED BETWEEN FABRIC AND FINAL GRADE.  
4.3 FABRIC SHALL BE SECURED AT CORNER AND GATE POSTS USING STRETCHER BARS AND TENSION BAND CLIPS.  
4.4 FABRIC SHALL BE SECURED TO THE TOP RAIL AND BRACE RODS USING TIE CLIPS.  
4.5 THREE (3) RUNS OF 4-POINT GALVANIZED BARBED WIRE SHALL BE INSTALLED ALONG TOP OF FENCE. BARBED WIRE SHALL BE TENSIONED PER MANUFACTURER'S RECOMMENDATIONS TO PRESENT A NEAT APPEARANCE.
- 5. GATE**  
5.1 LOCATION OF GATE SHALL CONFORM TO THE SITE PLAN. GATE SIZE SHALL BE 12'-0" WIDE. UNLESS SPECIFIED OTHERWISE  
5.2 ALL JOINTS BETWEEN TUBULAR GATE MEMBERS SHALL BE WELDED OR HEAVY FITTINGS PROVIDING RIGID AND WATERTIGHT CONNECTIONS.  
5.3 GATE HINGES SHALL PROVIDE FOR 180 DEGREE RADIUS GATE SWING. ALL HINGE NUTS SHALL BE ON THE INSIDE AND DOUBLE-NUT TO DETER UNAUTHORIZED ENTRY.  
5.4 GATE STOPS SHALL BE INSTALLED AND SHALL HOLD GATE IN "OPEN" POSITION.  
5.5 BARBED WIRE GUARD SHALL BE INSTALLED ON TOP OF GATES. ADEQUATE CLEARANCE SHALL BE MAINTAINED TO ALLOW ATE OPERATION.  
5.6 GATE SHALL BE INSTALLED PLUMB AND SHALL OPEN AND CLOSE FREELY.  
5.7 GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.  
5.8 THE FOLLOWING GATE TYPE SHALL BE PROVIDED AND INSTALLED AS INDICATED ON THE SITE PLAN AND VERIFIED WITH THE PROJECT MANAGER.

FENCE DETAIL

NO SCALE



1355 WEST UNIVERSITY DRIVE  
MESA, AZ 85201-5419



**RAMAKER**  
employee-owned

(608) 643-4100 www.ramaker.com

855 COMMUNITY DRIVE,  
SAUK CITY, WISCONSIN 53583



1951 EAST 400TH ROAD  
LECOMPTON, KS 66050

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.

|           |             |              |
|-----------|-------------|--------------|
| DRAWN BY: | CHECKED BY: | APPROVED BY: |
| CKE       | AWS         | AWS          |

## CONSTRUCTION DOCUMENTS

| SUBMITTALS |          |                   |
|------------|----------|-------------------|
| REV        | DATE     | DESCRIPTION       |
| A          | 10/12/22 | PRELIM CD# ISSUED |
| B          | 10/24/22 | PRELIM CD# ISSUED |
| C          | 10/31/23 | PRELIM CD# ISSUED |
|            |          |                   |
|            |          |                   |
|            |          |                   |
|            |          |                   |

A&E PROJECT NUMBER  
**54699**

PROJECT INFORMATION  
**WINTON STREET  
US-WI-5453  
2812 N. 6TH ST.  
WAUSAU, WI 54403**

SHEET TITLE  
**SITE DETAILS**

SHEET NUMBER

**A-13**



## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** William Hebert, Chief Inspector/Zoning Administrator  
**Date:** January 8, 2024

---

---

### REQUESTED ACTION:

#### Zoning Map Amendment

Part of 2526 Osswald Rd. and 2725 Reserve Dr. from PUD to SR-3

---

|                            |                                                                      |
|----------------------------|----------------------------------------------------------------------|
| <b>LOCATION:</b>           | 2526 Osswald Rd. and 2725 Reserve Dr. (2530 Osswald Rd.)             |
| <b>APPLICANT:</b>          | James Wanserski, Green Acres at Greenwood Hills, LLC                 |
| <b>EXISTING ZONING:</b>    | <b>Planned Unit Development (PUD)</b>                                |
| <b>EXISTING LAND USE:</b>  | Vacant                                                               |
| <b>SIZE OF PARCEL:</b>     | 4.8 acres                                                            |
| <b>REQUESTED ZONING:</b>   | <b>SR-3, single-family residential</b>                               |
| <b>PURPOSE:</b>            | 6 lots will be developed and sold as single-family residential lots. |
| <b>COMPREHENSIVE PLAN:</b> | This area is mapped as Suburban Residential.                         |

---

#### **BACKGROUND INFORMATION:**

Green Acres at Greenwood Hills LLC is developing another plat at the southern end of the development; north of Osswald Road and east of Hawthorne Lane. Part of the plat includes a proposed public road off Osswald and connecting into the previously developed condominium area.

For the purposes of this staff report, the area for rezoning is limited to lot 3 of the CSM included in the packet. This area was previously planned for eight - 2-unit condominium structures. The proposed plat is showing 6 single family lots.

#### **AMENDMENTS TO ZONING MAP**

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that

staff and the Plan Commission are to review and make recommendation to the Common Council.

Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency
2. Is in harmony with the Comprehensive Plan
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
  - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
  - b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
  - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
  - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

#### **ADVANCES THE PURPOSES OF THIS CHAPTER (#1)**

This action advances the purpose and intent of the zoning ordinance and applicable rules of Wisconsin DOA and FEMA.

#### **COMPLIANCE WITH COMPREHENSIVE PLAN (#2)**

Yes, this allows for a mix of residential development.

#### **COMPATIBILITY WITH EXISTING NEIGHBORHOOD CHARACTER (#3)**

Yes. The already developed plat has a mix of 2-unit, single family and multi-family structures.

#### **ADDITIONAL FACTORS (#4 c & d)**

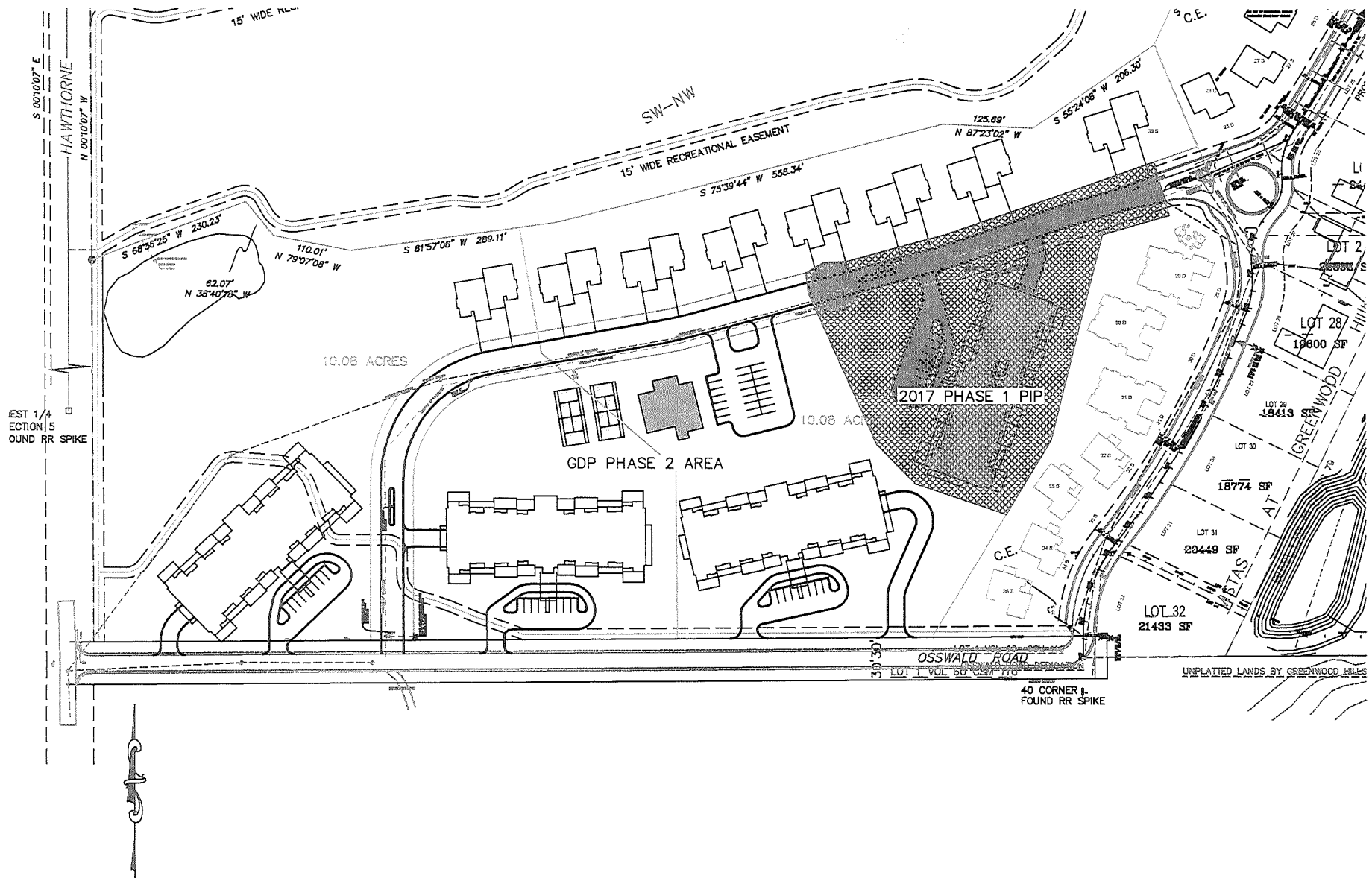
Some of the utility services are already in place. This area was planned for residential development and the slight change in density is not a concern.

#### **STAFF RECOMMENDATION**

Staff recommends APPROVAL of rezoning from PUD to SR-3.

#### **COMMITTEE ACTION**

Plan Commission may recommend approving or denying the zone change. The request will then proceed to City Council for final consideration.

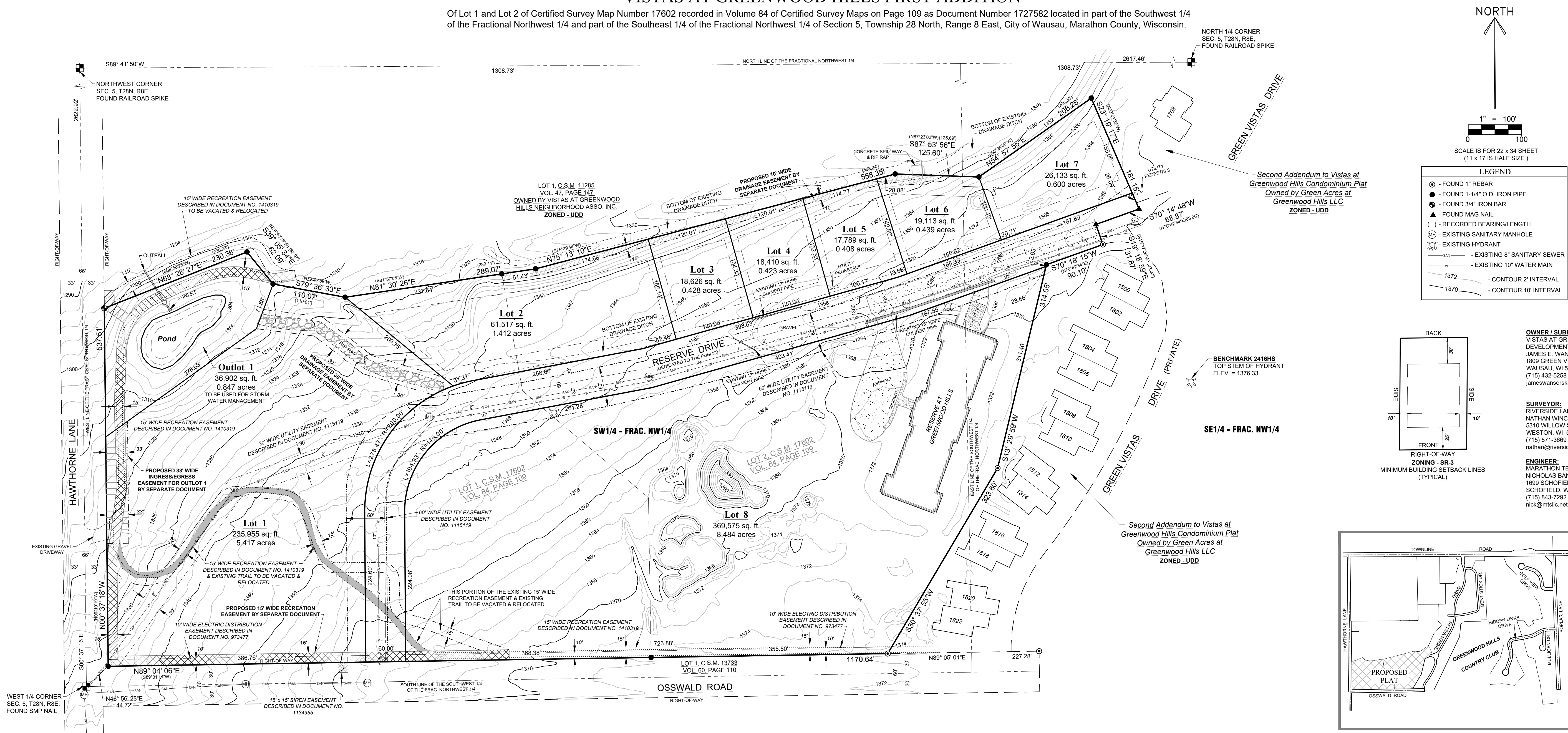


|                                                                                                        |  |                                                                                  |                      |                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>UDD CONCEPT LAYOUT</b></p> <p>VISTAS AT GREENWOOD HILLS DEVELOPMENT<br/>WAUSAU, MARATHON CO.</p> |  | <p>SURVEYED: RIVERSIDE<br/>DESIGNED: MTS<br/>DRAWN BY: NSB<br/>APPROVED: MWT</p> | <p>REVISION DATE</p> | <p>MARATHON TECHNICAL SERVICES LLC<br/>CONSULTING ENGINEERS<br/>404 FRANKLIN ST - WAUSAU, WI 54403<br/>PHONE &amp; FAX - (715) 843-7292<br/>WWW.MTSLLC.NET</p> |
| <p>SCALE</p> <p>1" = 200'</p>                                                                          |  | <p>SHEET NO.</p> <p>EX 1</p>                                                     |                      |                                                                                                                                                                |



PRELIMINARY PLAT OF  
VISTAS AT GREENWOOD HILLS FIRST ADDITION

Of Lot 1 and Lot 2 of Certified Survey Map Number 17602 recorded in Volume 84 of Certified Survey Maps on Page 109 as Document Number 1727582 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 00°37'16" EAST.
  - THE TOTAL AREA OF THE PLAT IS 854,339 SQUARE FEET OR 19.613 ACRES, MORE OR LESS.
  - THE CURRENT ZONING IS: **UDD**. LOTS 2 - 7 WILL BE REZONED TO **SR-3**, SINGLE FAMILY RESIDENTIAL. SETBACKS AS PER ZONING ORDINANCE FOR THE CITY OF WAUSAU ARE AS SHOWN HEREON.
  - ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO CITY OF WAUSAU BENCHMARK 2416HS, TOP STEM OF HYDRANT ON THE EAST SIDE OF GREEN VISTAS DRIVE - ELEVATION = 1376.33
  - CONTOURS AS SHOWN HEREON ARE SUPPLIED FROM MARATHON COUNTY GIS DATA AND ARE APPROXIMATE.
  - THE RIGHT-OF-WAY OF OSSWALD ROAD IS BASED ON LOT 1 OF C.S.M. 13733, VOL. 60, PAGE 110 AND THE RIGHT-OF-WAY OF HAWTHORNE LANE IS BASED ON DOCUMENT NO. 1468547, C.S.M. VOL. 60, PAGE 110 AND C.S.M. VOL. 34, PAGE 85.
  - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS. THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.
  - PROPOSED ROAD LENGTH OF RESERVE DRIVE IS 1429 FEET.

**SURVEYOR'S CERTIFICATE:**

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief, that at the direction of Vistas at Greenwoodhills Development, Inc., Owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said preliminary plat thereof is a correct and accurate representation of all existing land divisions and features and that the plat fully complies with the provisions of Chapter 236, Wisconsin Statutes and Chapter 74 and Subdivision Regulations of the City of Wausau.

Dated this 29th day of August 2023  
*Nathan J. Wincentsen*  
Riverside Land Surveying, LLC  
Nathan J. Wincentsen  
WI P.L.S. S-2539

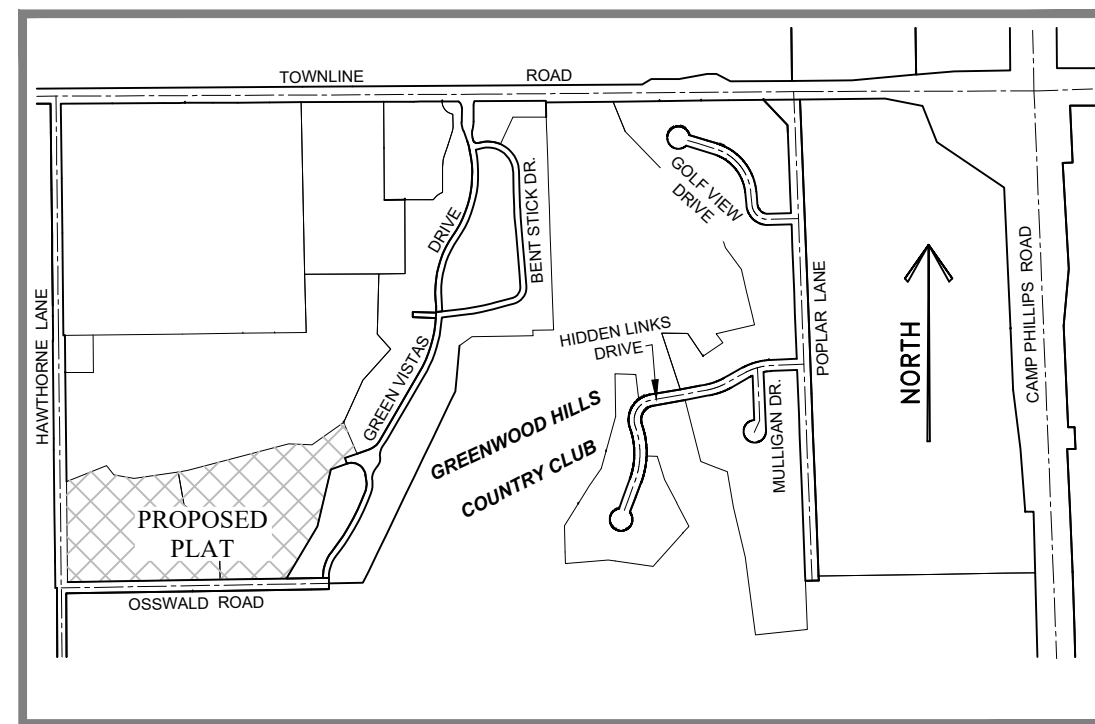


SHEET  
**1 OF 1**  
PRELIMINARY PLAT OF  
VISTAS AT GREENWOOD HILLS FIRST ADD.  
SECTION 5, T28N, R8E, CITY OF WAUSAU,  
MARATHON COUNTY, WISCONSIN

REVISIONS:  
SURVEYED BY: NJW / SMH  
DRAWN BY: MFL  
CHECKED BY: NJW  
APPROVED BY:  
DATE: AUGUST 29, 2023

**RIVERSIDE LAND SURVEYING LLC**  
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

PROJECT No.  
**2952**

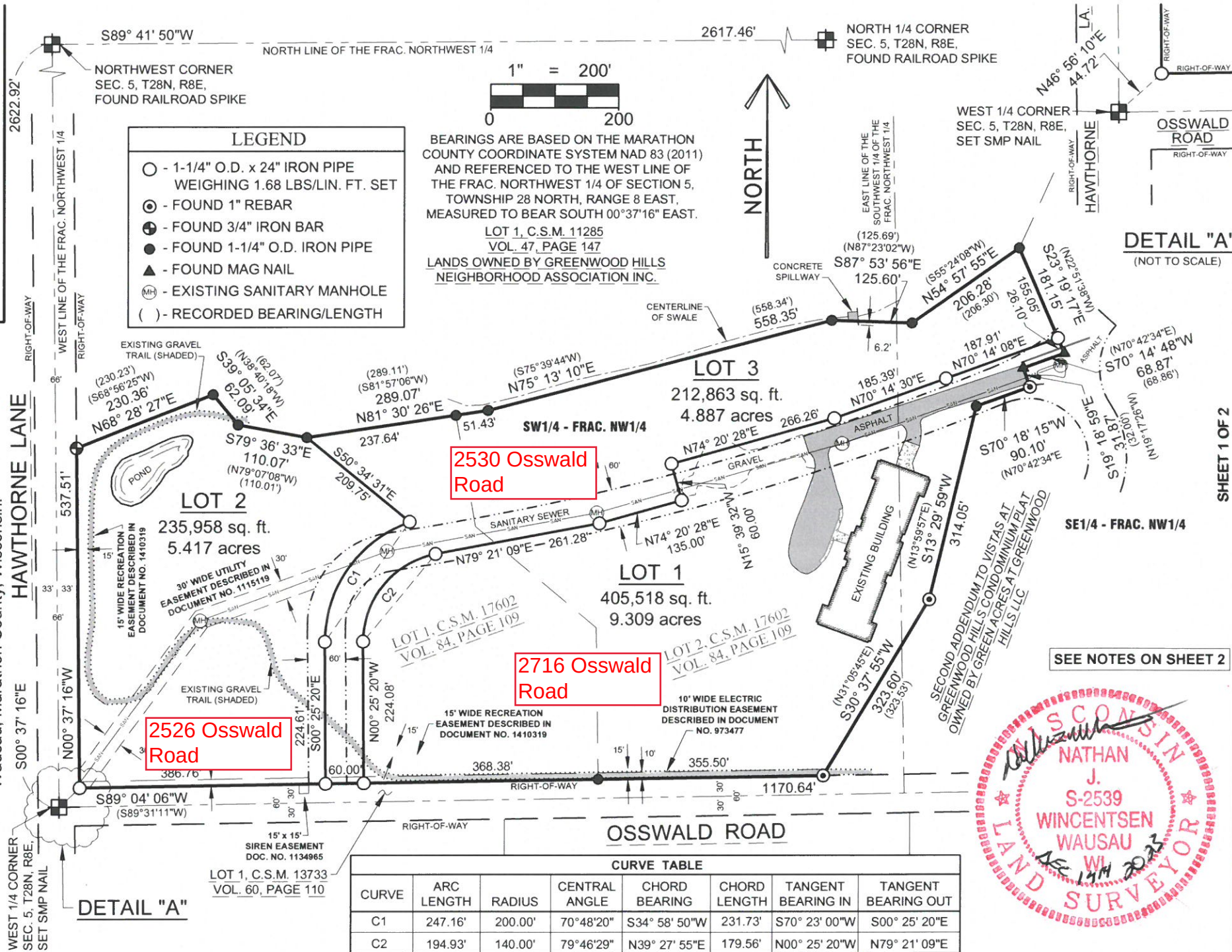


**Location Map**  
NORTH 1/2, SECTION 5, T28N, R8E,  
CITY OF WAUSAU, MARATHON COUNTY  
(NOT TO SCALE)



# MARATHON COUNTY CERTIFIED SURVEY MAP NO.

Of Lot 1 and Lot 2 of Certified Survey Map Number 17602 recorded in Volume 84 of Certified Survey Maps on Page 109 as Document Number 1727582 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



DATE  
DECEMBER 13, 2023

DRAWN BY  
M.F.L.

PROJECT NO.  
2952

CHECKED BY  
N.J.W.

PREPARED FOR:  
JAMES WANSERSKI

**RIVERSIDE LAND SURVEYING LLC**  
5310 WILLOW STREET, WESTON, WI 54476  
PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

SHEET 1 OF 2



MARATHON CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Of Lot 1 and Lot 2 of Certified Survey Map Number 17602 recorded in Volume 84 of Certified Survey Maps on Page 109 as Document Number 1727582 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, hereby certify to the best of my knowledge and belief: That I have surveyed, mapped and divided Lot 1 and Lot 2 of Certified Survey Map Number 17602 recorded in Volume 84 of Certified Survey Maps on Page 109 as Document Number 1727582 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, the exterior boundaries of which are described as follows:

Commencing at the West 1/4 corner of said Section 5; Thence North 46°56'10" East, 44.72 feet to the East right-of-way line of Hawthorne Lane and the point of beginning; Thence North 00°37'16" West along said East right-of-way line, 537.51 feet to the North line of said Certified Survey Map Number 17602; Thence North 68°28'27" East along said North line, 230.36 feet; Thence South 39°05'34" East along said North line, 62.09 feet; Thence South 79°36'33" East along said North line, 110.07 feet; Thence North 81°30'26" East along said North line, 289.07 feet; Thence North 75°13'10" East along said North line, 558.35 feet; Thence South 87°53'56" East along said North line, 125.60 feet; Thence North 54°57'55" East along said North line, 206.28 feet to the East line of said Certified Survey Map Number 17602; Thence South 23°19'17" East along said East line, 181.15 feet; Thence South 70°14'48" West along said East line, 68.87 feet; Thence South 19°18'59" East along said East line, 31.87 feet; Thence South 70°18'15" West along said East line, 90.10 feet; Thence South 13°29'59" West along said East line, 314.05 feet; Thence South 30°37'55" West along said East line, 323.60 feet to the North right-of-way line of Osswald Road; Thence South 89°04'06" West along said North right-of-way line, 1170.64 feet to the point of beginning.

That the above described parcel of land contains 854,339 square feet or 19.613 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 30' and 60' wide utility easement described in Document Number 1115119, a 15' wide recreation easement described in Document Number 1410319 and a 10' wide electric distribution easement described in document Number 973477;

That I have made this survey, division and map thereof at the direction of James Wanserski, Agent of said parcel.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of Marathon County and the City of Wausau in Surveying, Mapping and Dividing the same.

That said map is a correct and accurate representation of the exterior boundaries of said parcel and the division thereof.

Dated this 14TH day of DECEMBER 2023  
Nathan J. Wincentsen  
Riverside Land Surveying LLC  
Nathan J. Wincentsen  
P.L.S. No. 2539



NOTES:

- 1. THE RIGHT-OF-WAY OF OSSWALD ROAD IS BASED ON LOT 1 OF C.S.M. 13733, VOL. 60, PAGE 110.
- 2. THE RIGHT-OF-WAY OF HAWTHORNE LANE IS BASED ON DOCUMENT NO. 1468547, C.S.M. VOL. 60, PAGE 110 & C.S.M. VOL. 34, PAGE 85.
- 3. SEE RECORDED DOCUMENTS FOR ADDITIONAL DETAILS ON EASEMENTS.

CITY OF WAUSAU APPROVAL CERTIFICATE

I, William Hebert, Zoning Administrator, being duly appointed by the Common Council of the City of Wausau, do hereby certify that the attached Certified Survey Map has been reviewed and there are no objection to the recording this Certified Survey Map in the Office of the Register of Deeds.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

William Hebert

|                                                                                                                                                                                                                                               |                               |                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------|
|  <b>RIVERSIDE LAND SURVEYING LLC</b><br>6304 KELLY PLACE WESTON, WI 54476<br>PH 715-241-7500 - FAX 715-355-6894<br>email - mail@riversidelandsurveying.com | DRAWN BY<br>M.F.L.            | DATE<br>DECEMBER 13, 2023 |
|                                                                                                                                                                                                                                               | CHECKED BY<br>N.J.W.          | PROJECT NO.<br>2952       |
|                                                                                                                                                                                                                                               | PREPARED FOR: JAMES WANSERSKI |                           |





## STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Brad Lenz, City Planner  
**Date:** January 10, 2024

---

---

### Specific Implementation Plan for the Vistas at Greenwood Hills (2716 Osswald Road)

Included in the packet are the specific implementation plans for a new 16-unit apartment building in the Vistas at Greenwood Hills. The proposed building is part of the previously approved Planned Unit Development which includes a mix of single- and multi-family buildings adjacent to the golf course.

The proposed building is shown in the approximate location it was on the previous general development plan. The footprint is angled slightly from Osswald Road to accommodate a third apartment building (in a future phase). The proposed building is longer than previously shown because of the larger units within the building. The total number of units for the building remains the same at 16.

The building elevations show appropriate Class I, II, and III building materials. The facades are articulated through the use of recesses/projections, material changes and windows/entrances. All other exterior design standards, from Wausau Municipal Code 23.07.20, appear to be met.

Parking for the building is largely provided underground – 28 stalls for the 16 units. A surface lot of 12 spaces is also provided along Osswald Road for visitors and overflow parking. The amount of parking shown is more than adequate for the building.

Stormwater management facilities were previously designed to serve the entire development. Plans will be reviewed by City Engineering with regard to this building as well as the future subdivision to the north.

Pedestrian accommodations are shown on the site. An off-street path currently runs along Osswald Road. A pedestrian connection from the Osswald Road path should tie into the sidewalk/trails for the proposed building.



Marathon Technical Services LLC  
1699 Schofield Ave.  
Suite 115  
Schofield, WI 54476

Consulting Engineers  
Municipal Infrastructure, Site Design and Commercial Building Design

December 13, 2023

Mr. William Hebert  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

RE: Vistas At Greenwood Hills Development – GDP Phase 2 - 2023 SIP – Reserve Phase 2

Dear Mr. Hebert,

Please find attached materials in support of a Specific Implementation Plan (SIP) for the second phase apartment building of the 2017 Phase 2 General Development Plan (GDP), as amended. This submittal also includes an amendment to the dwelling densities as originally proposed in 2004 and as amended in 2017. The 2017 proposed duplex structures are being replaced by single family dwellings.

The attached SIP materials are principally for the second 16-unit apartment building. The 2017 proposed construction of Reserve Dr was not completed. The infrastructure plans for the street have been updated and included as part of the SIP.

We have attached the following.

- a) SIP narrative
- b) Building floor plans
- c) Building elevations
- d) Building No. 2 Site grading plans
- e) Reserve Dr. Infrastructure Plans
- f) Review fee - \$400 Plan Commission

Please contact us if you have any questions.

*Mark W. Thompson*

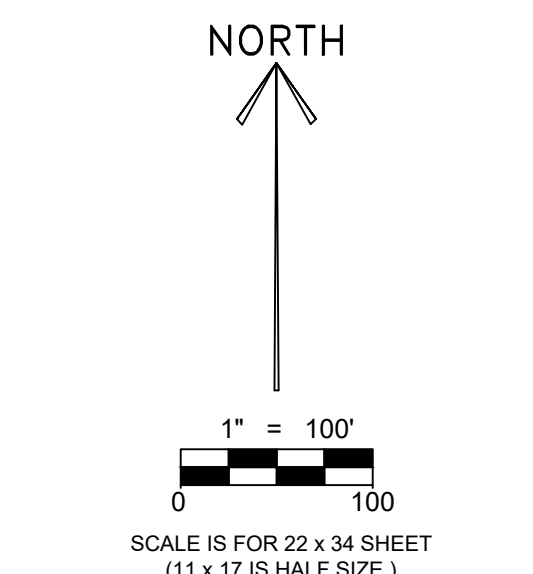
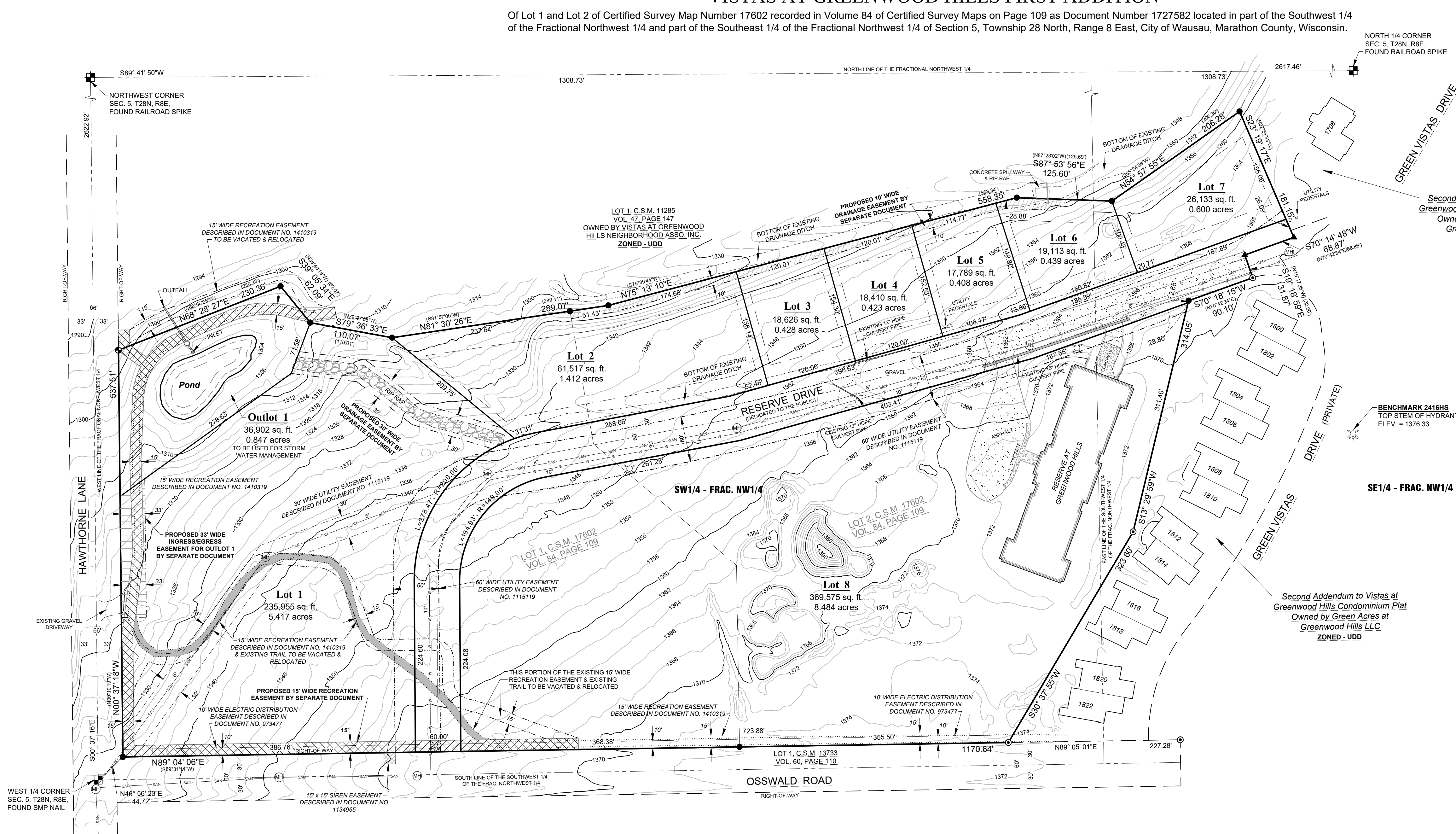
Mark W. Thompson

CC: Jim Wanserski

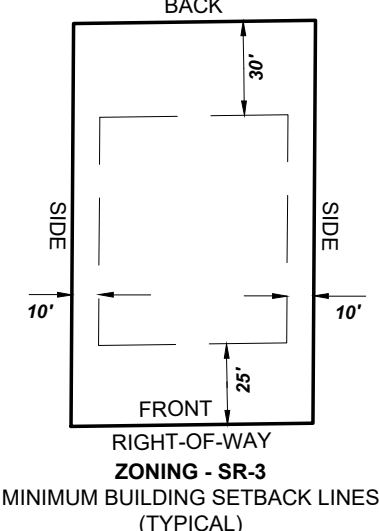


PRELIMINARY PLAT OF  
VISTAS AT GREENWOOD HILLS FIRST ADDITION

Of Lot 1 and Lot 2 of Certified Survey Map Number 17602 recorded in Volume 84 of Certified Survey Maps on Page 109 as Document Number 1727582 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



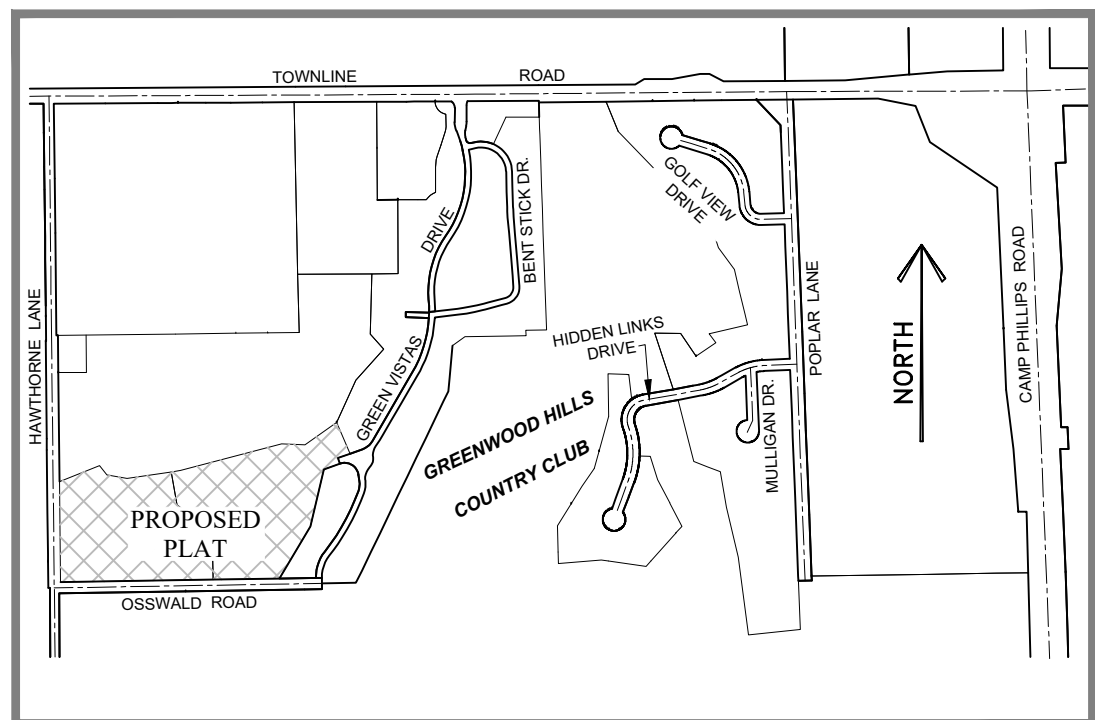
| LEGEND |                               |
|--------|-------------------------------|
| ○      | - FOUND 1" REBAR              |
| ●      | - FOUND 1-1/4" O.D. IRON PIPE |
| ●      | - FOUND 3/4" IRON BAR         |
| ▲      | - FOUND MAG NAIL              |
| ( )    | - RECORDED BEARING/LENGTH     |
| ⊕      | - EXISTING SANITARY MANHOLE   |
| ⊕      | - EXISTING HYDRANT            |
| ---    | - EXISTING 8" SANITARY SEWER  |
| ---    | - EXISTING 10" WATER MAIN     |
| ---    | - CONTOUR 2' INTERVAL         |
| ---    | - CONTOUR 10' INTERVAL        |



**OWNER / SUBDIVIDER:**  
VISTAS AT GREENWOODHILLS  
DEVELOPMENT, INC.  
JAMES E. WANSERSKI  
1809 GREEN VISTAS DRIVE  
WAUSAU, WI 54403  
(715) 432-5258  
jameswanserski@gmail.com

**SURVEYOR:**  
RIVERSIDE LAND SURVEYING LLC  
NATHAN WINCENTSEN  
5310 WILLOW STREET  
WESTON, WI 54476  
(715) 571-3669  
nathan@riversidelandsurveying.com

**ENGINEER:**  
MARATHON TECHNICAL SERVICES  
NICHOLAS BANCUK, PE  
1699 SCHOFIELD AVENUE, SUITE 115  
SCHOFIELD, WI 54476  
(715) 843-7292  
nick@mtsllc.net



**Location Map**  
NORTH 1/2, SECTION 5, T28N, R8E,  
CITY OF WAUSAU, MARATHON COUNTY  
(NOT TO SCALE)

**GENERAL NOTES:**

- BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, MARATHON COUNTY NAD 83 (2011) AND REFERENCED TO THE WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 EAST, MEASURED TO BEAR SOUTH 00°37'16" EAST.
- THE TOTAL AREA OF THE PLAT IS 854,339 SQUARE FEET OR 19.613 ACRES, MORE OR LESS.
- THE CURRENT ZONING IS: **UDD**. LOTS 2 - 7 WILL BE REZONED TO **SR-3**, SINGLE FAMILY RESIDENTIAL. SETBACKS AS PER ZONING ORDINANCE FOR THE CITY OF WAUSAU ARE AS SHOWN HEREON.
- ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO CITY OF WAUSAU BENCHMARK 2416HS, TOP STEM OF HYDRANT ON THE EAST SIDE OF GREEN VISTAS DRIVE - ELEVATION = 1376.33
- CONTOURS AS SHOWN HEREON ARE SUPPLIED FROM MARATHON COUNTY GIS DATA AND ARE APPROXIMATE.
- THE RIGHT-OF-WAY OF OSWALD ROAD IS BASED ON LOT 1 OF C.S.M. 13733, VOL. 60, PAGE 110 AND THE RIGHT-OF-WAY OF HAWTHORNE LANE IS BASED ON DOCUMENT NO. 1468547, C.S.M. VOL. 60, PAGE 110 AND C.S.M. VOL. 34, PAGE 85.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS. THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.
- PROPOSED ROAD LENGTH OF RESERVE DRIVE IS 1429 FEET.

**SURVEYOR'S CERTIFICATE:**

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, do hereby certify to the best of my knowledge and belief, that at the direction of Vistas at Greenwoodhills Development, Inc., Owner of said lands, I have surveyed and mapped the lands described hereon. I further certify that said preliminary plat thereof is a correct and accurate representation of all existing land divisions and features and that the plat fully complies with the provisions of Chapter 236, Wisconsin Statutes and Chapter 74 and Subdivision Regulations of the City of Wausau.

Dated this 29th day of August 2023  
*Nathan J. Wincentsen*  
Riverside Land Surveying, LLC  
Nathan J. Wincentsen  
WI P.L.S. S-2539

SHEET  
**1 OF 1**

PRELIMINARY PLAT OF  
VISTAS AT GREENWOOD HILLS FIRST ADD.  
SECTION 5, T28N, R8E, CITY OF WAUSAU,  
MARATHON COUNTY, WISCONSIN

REVISIONS:  
SURVEYED BY: NJW / SMH  
DRAWN BY: MFL  
CHECKED BY: NJW  
APPROVED BY:  
DATE: AUGUST 29, 2023



**RIVERSIDE LAND SURVEYING LLC**  
5310 WILLOW STREET, WESTON, WI 54476 PH 715-241-7500 - FAX 715-355-6894  
email - mail@riversidelandsurveying.com

PROJECT No.  
**2952**

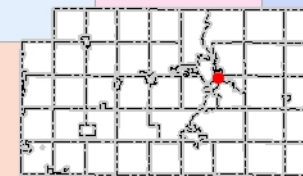




# Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE

## Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- Streams-Rivers
- 2020 Orthos Countywide
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



168.59 0 168.59 Feet

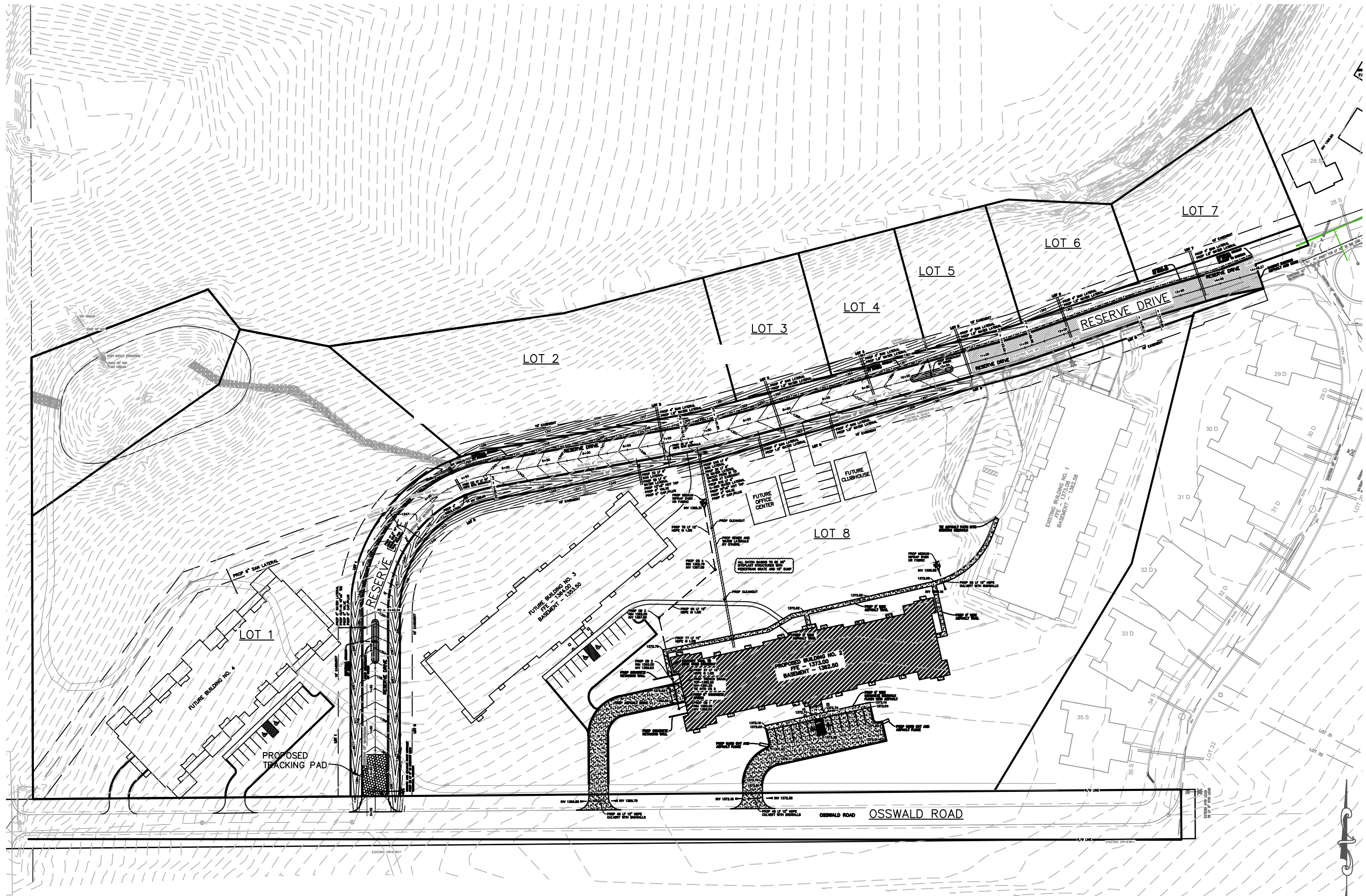


NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning. THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes



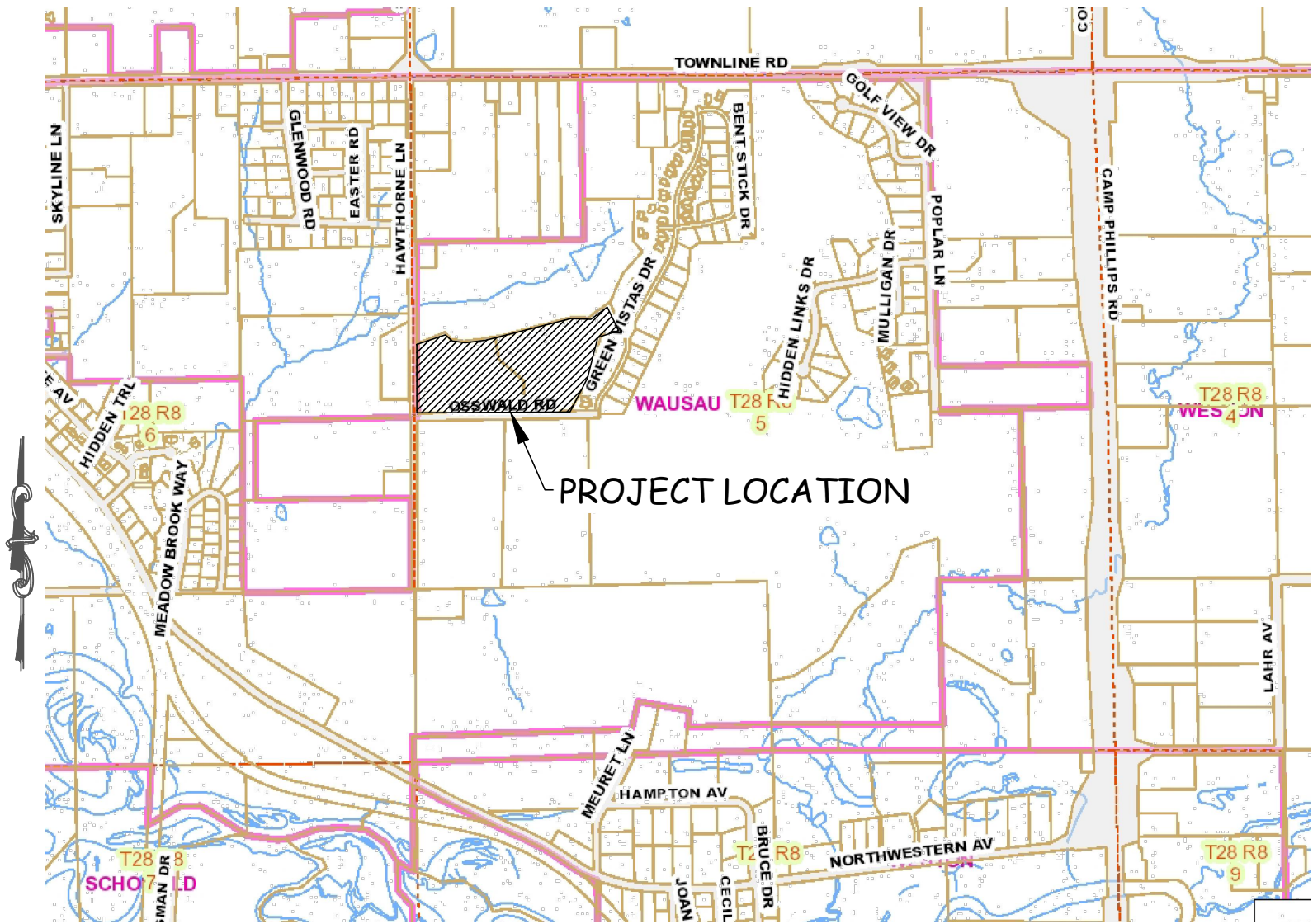


|                                                                                                                                                       |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>MARATHON TECHNICAL SERVICES LLC</b><br>CONSULTING ENGINEERS<br>1699 SCHOFIELD AVE - SCHOFIELD, WI 54476<br>PHONE - (715)843-7292<br>WWW.MTSLLC.NET |  |
| REVISION DATE                                                                                                                                         |  |
| SURVEYED: RIVERSIDE<br>DESIGNED: MTS<br>DRAWN BY: NSB<br>APPROVED: NSB                                                                                |  |
| <b>OVERALL PLAN</b>                                                                                                                                   |  |
| VISTAS AT GREENWOOD HILLS DEVELOPMENT<br>WAUSAU, MARATHON CO.                                                                                         |  |
| SCALE                                                                                                                                                 |  |
| 1" = 120'                                                                                                                                             |  |
| SHEET NO.                                                                                                                                             |  |
| EX C                                                                                                                                                  |  |



CIVIL PLANS FOR  
RESERVE AT GREENWOOD HILLS  
BUILDING #2

OF PART OF LOT 1 CSM 11258 (VOLUME 47, PAGE 147) LOCATED IN  
PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST  
1/4 AND PART OF THE SOUTHEAST 1/4 OF THE FRACTIONAL  
NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8  
EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



LOCATION MAP

- SHEET 2
  - SHEET 3
  - SHEET 4
  - SHEET 5
  - SHEET 6
  - SHEET 7
  - SHEET 8
  - SHEET 9
- EROSION CONTROL DETAILS  
TYPICAL DETAILS  
OVERALL PLAN  
SITE PLAN  
GRADING PLAN  
UTILITY PLAN  
EROSION CONTROL PLAN  
LATERAL PLAN & PROFILE



MARATHON TECHNICAL SERVICES LLC  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE  
DESIGNED: MTS  
DRAWN BY: NSB  
APPROVED: NSB

COVER SHEET

RESERVE AT GREENWOOD HILLS DEVELOPMENT  
WAUSAU, MARATHON CO.

SCALE

NO SCALE

SHEET NO.

1

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STARDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

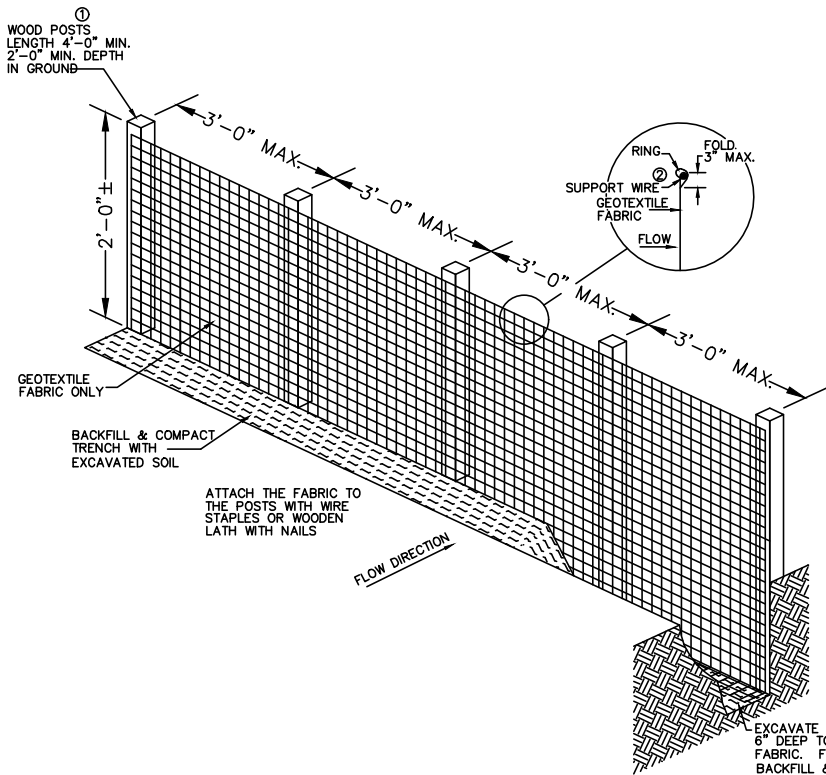
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

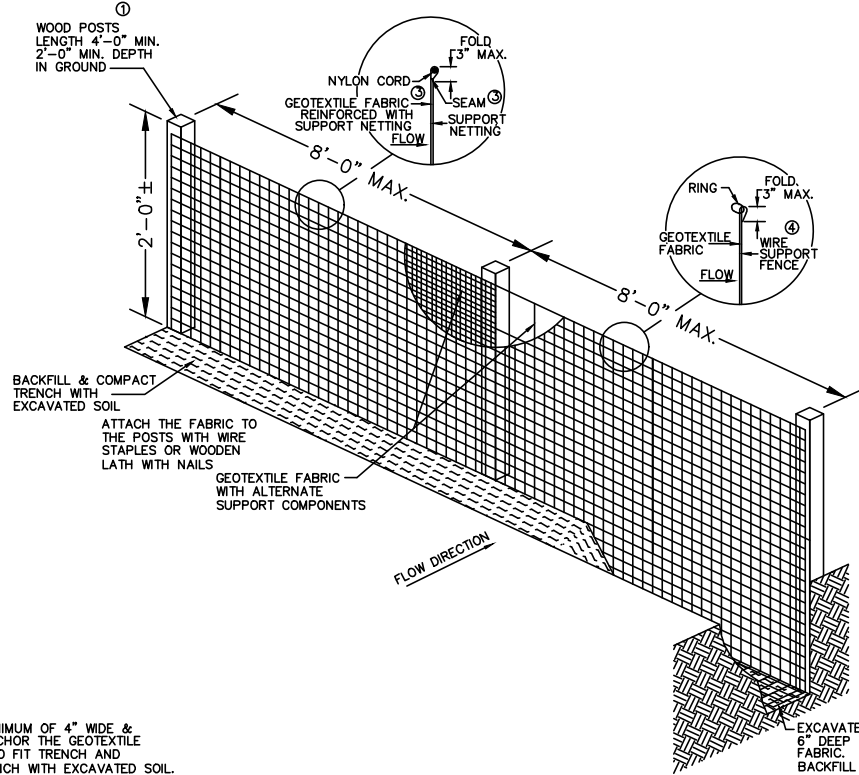
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

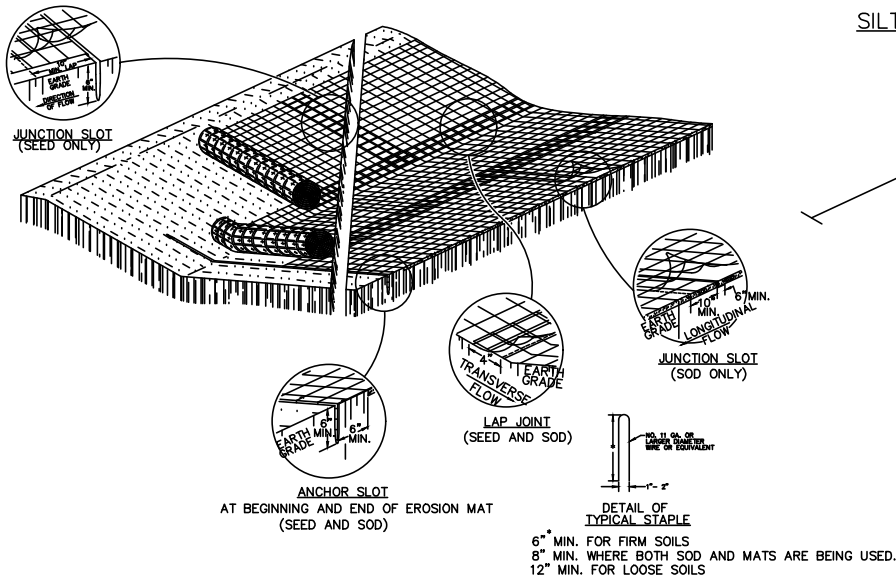
- STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
- MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



SILT FENCE ALTERNATE "A"



SILT FENCE ALTERNATE "B"



SOIL REINFORCEMENT MATTING

GENERAL NOTES

VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH AND IF PRIOR APPROVAL OF THE ENGINEER IS OBTAINED.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

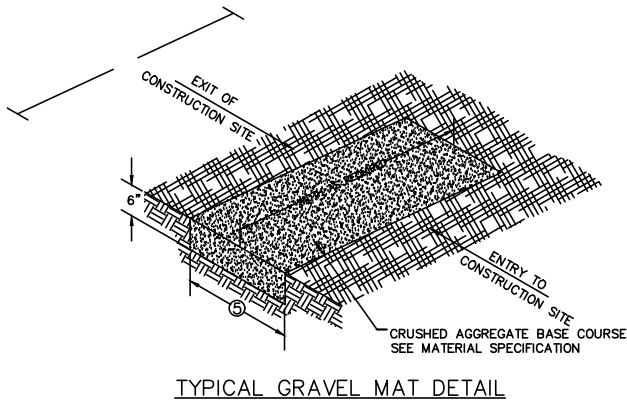
EROSION MAT SHALL BE MEASURED AND PAYED FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

EROSION MAT OVER SOD

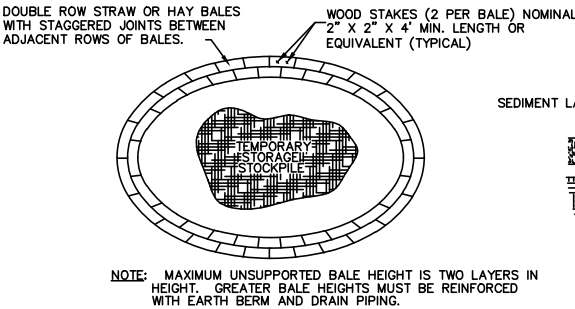
- ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.
- WOOD STAKES FOR SOD MAY BE OMITTED BY THE ENGINEER IF THE EXISTING SLOPE AND SOIL CONDITIONS SO WARRANT.
- THE WIDTH OF THE EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.
- SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.

EROSION MAT OVER SEEDING

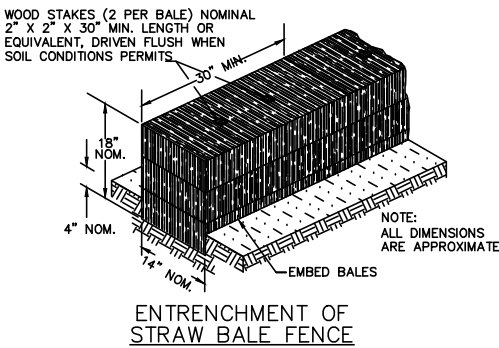
JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3%, AND 50 FEET ON GRADES EXCEEDING 3%.



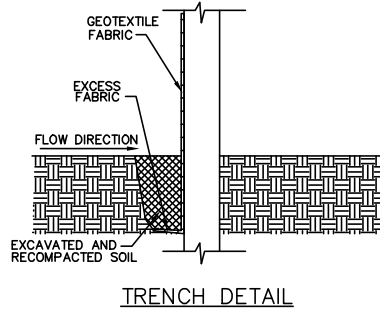
TYPICAL GRAVEL MAT DETAIL



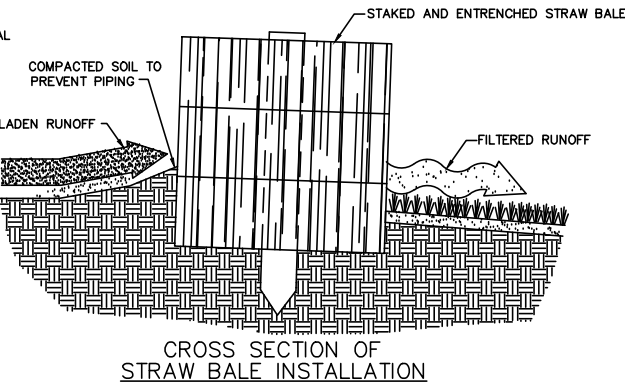
SEDIMENTATION BASIN DETAIL



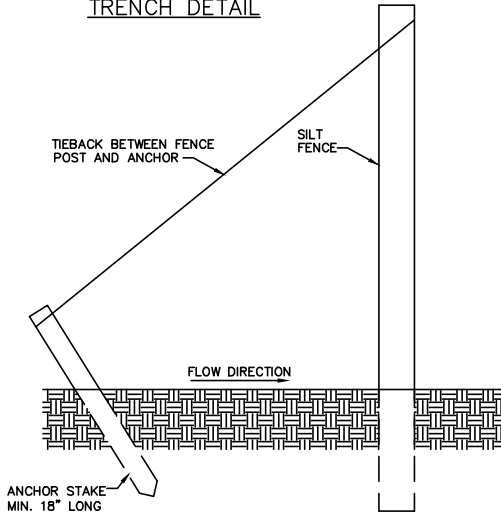
ENTRENCHMENT OF STRAW BALE FENCE



TRENCH DETAIL



CROSS SECTION OF STRAW BALE INSTALLATION



SILT FENCE TIE BACK  
(WHEN REQUIRED BY THE ENGINEER)

NOTE: NOT TO SCALE

MARATHON TECHNICAL SERVICES LLC  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE  
DESIGNED: MTS  
DRAWN BY: NSB  
APPROVED: NSB

EROSION CONTROL DETAILS

RESERVE AT GREENWOOD HILLS DEVELOPMENT  
WAUSAU, MARATHON CO.

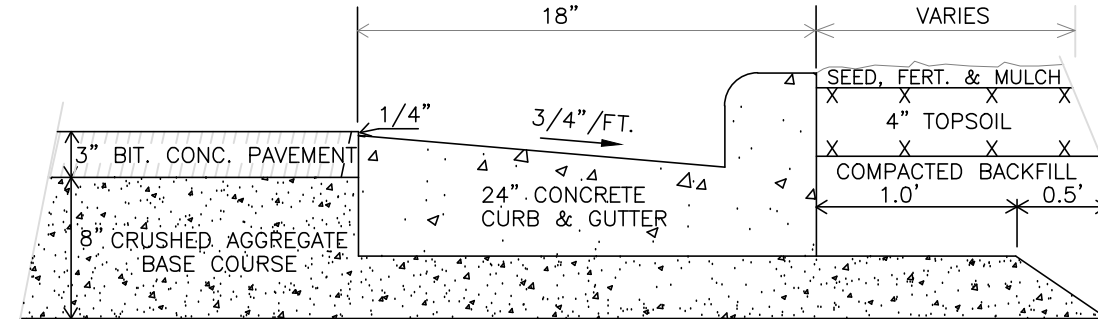
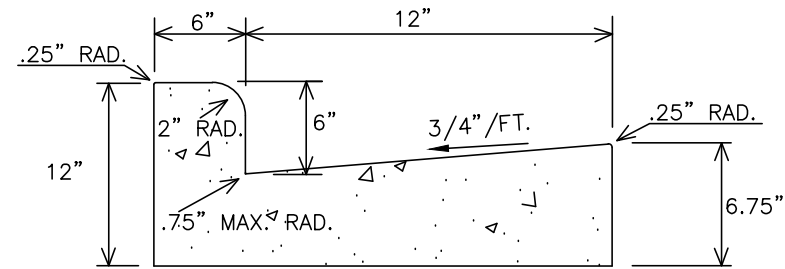
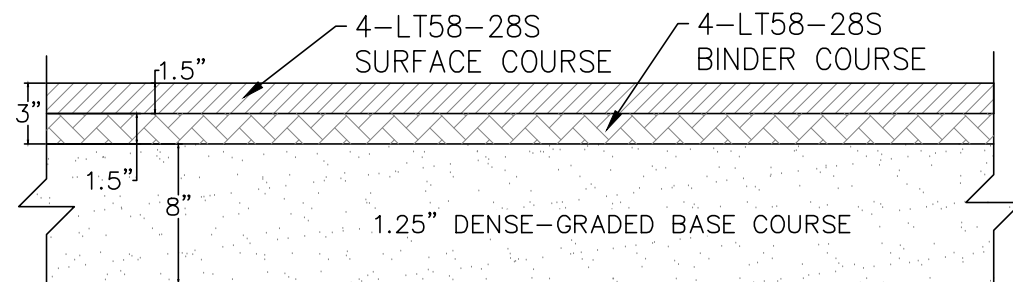
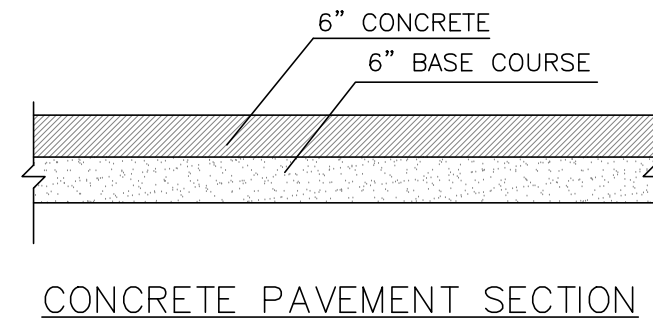
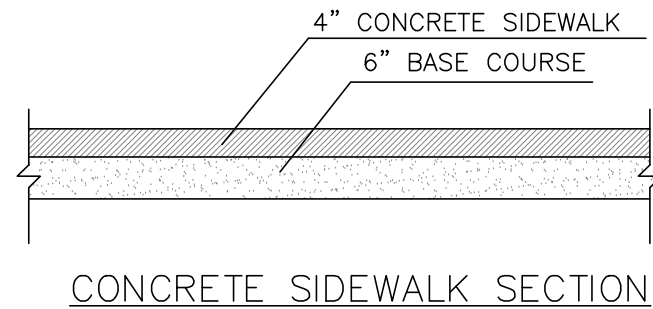
SCALE

NO SCALE

SHEET NO.

2





MARATHON TECHNICAL SERVICES LLC  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

REVISION DATE

SURVEYED: RIVERSIDE  
DESIGNED: MTS  
DRAWN BY: NSB  
APPROVED: NSB

TYPICAL DETAILS

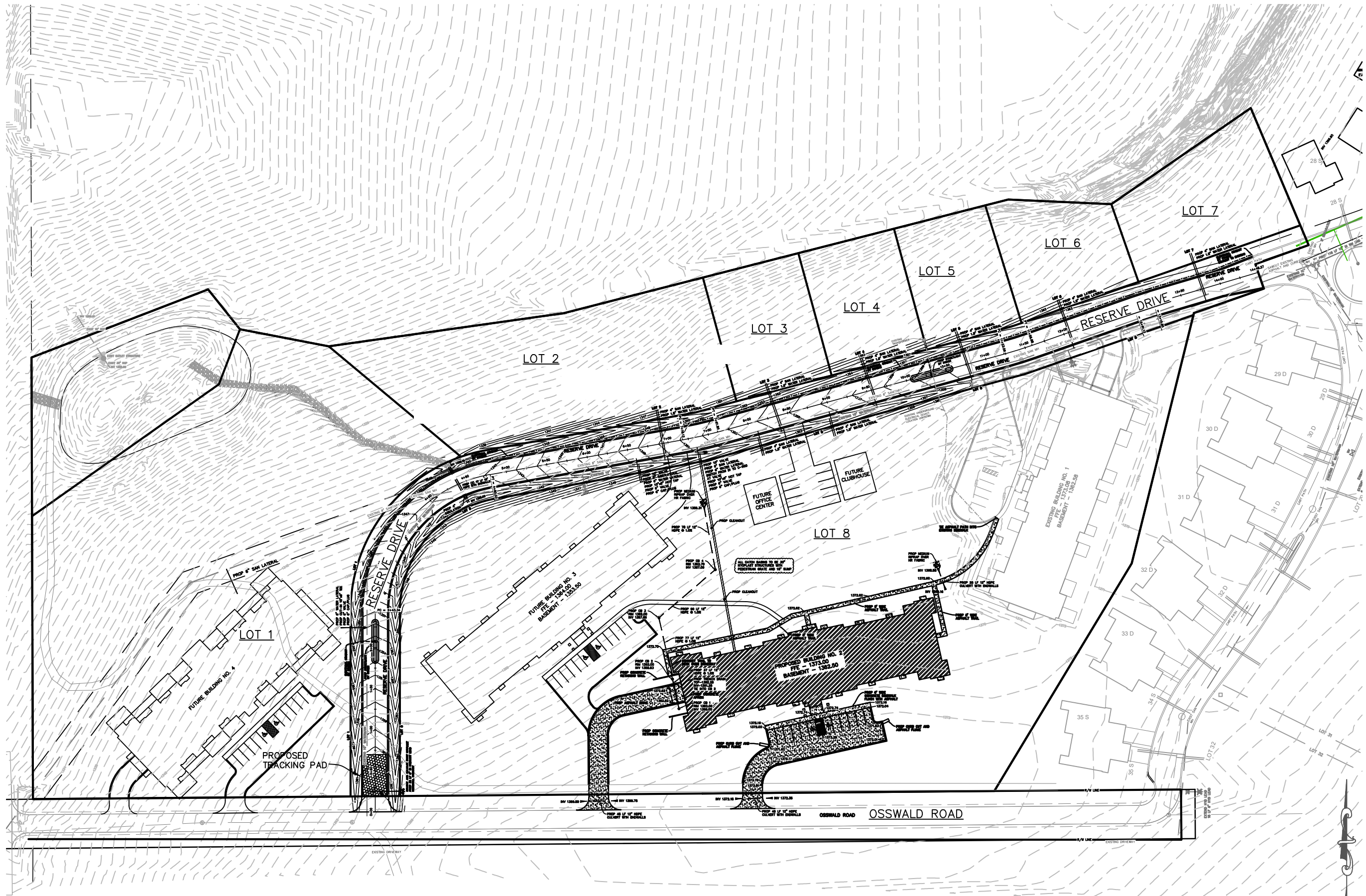
RESERVE AT GREENWOOD HILLS DEVELOPMENT  
WAUSAU, MARATHON CO.

SCALE

NO SCALE

SHEET NO.

3

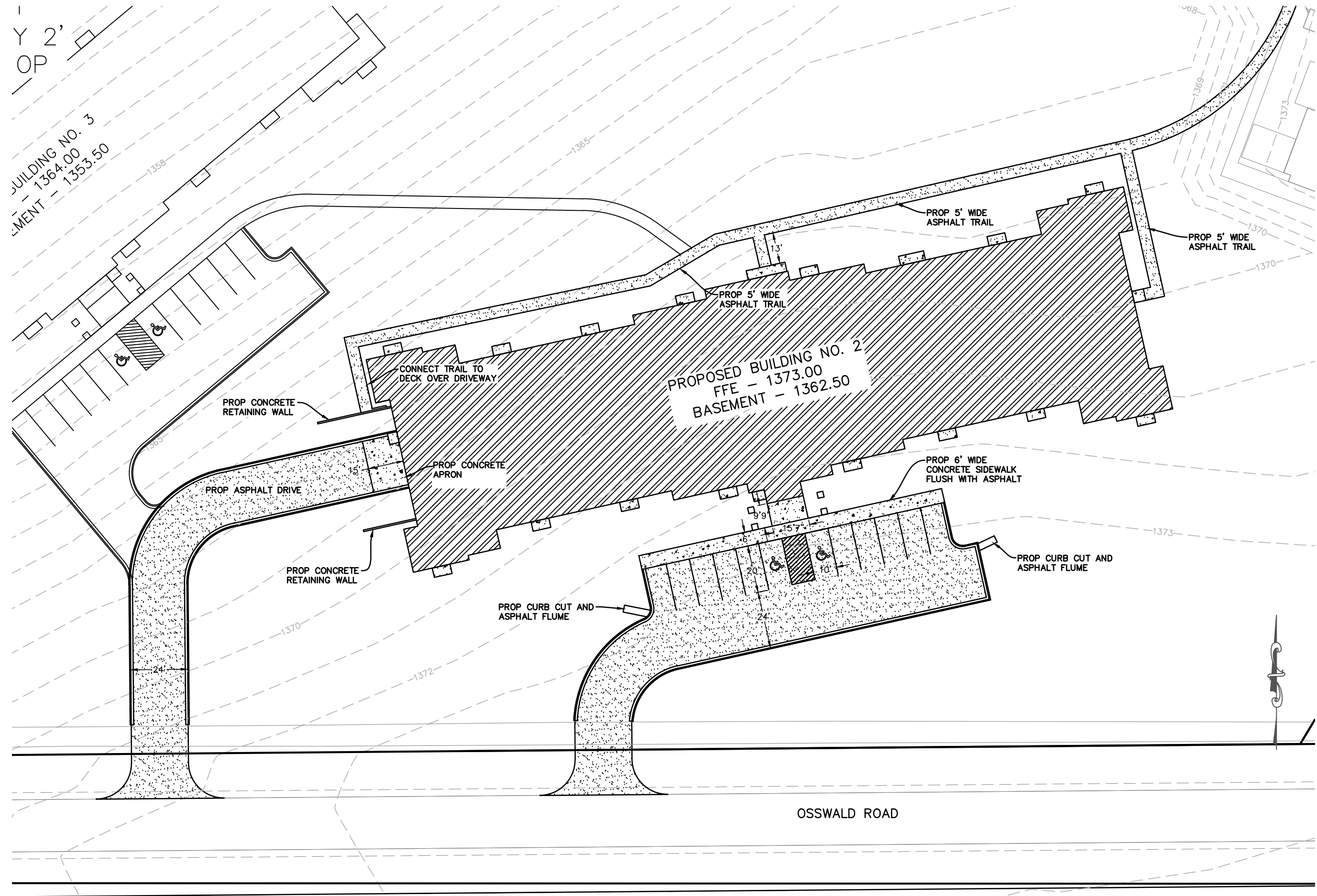


MARATHON TECHNICAL SERVICES LLC  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

| REVISION DATE                                                          |
|------------------------------------------------------------------------|
| DESIGNED: RIVERSIDE<br>DESIGNED: MTS<br>DRAWN BY: NSB<br>APPROVED: NSB |

OVERALL PLAN  
RESERVE AT GREENWOOD HILLS DEVELOPMENT  
WAUSAU, MARATHON CO.

| SCALE     |
|-----------|
| 1" = 120' |
| SHEET NO. |
| 4         |



**MARATHON TECHNICAL SERVICES LLC**  
**CONSULTING ENGINEERS**  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

|                     |               |
|---------------------|---------------|
| SURVEYED: RIVERSIDE | REVISION DATE |
| DESIGNED: MTS       |               |
| DRAWN BY: NSB       |               |
| APPROVED: NSB       |               |

# PROPOSED SITE PLAN

RESERVE AT GREENWOOD HILLS DEVELOPMENT  
WAUSAU, MARATHON CO.

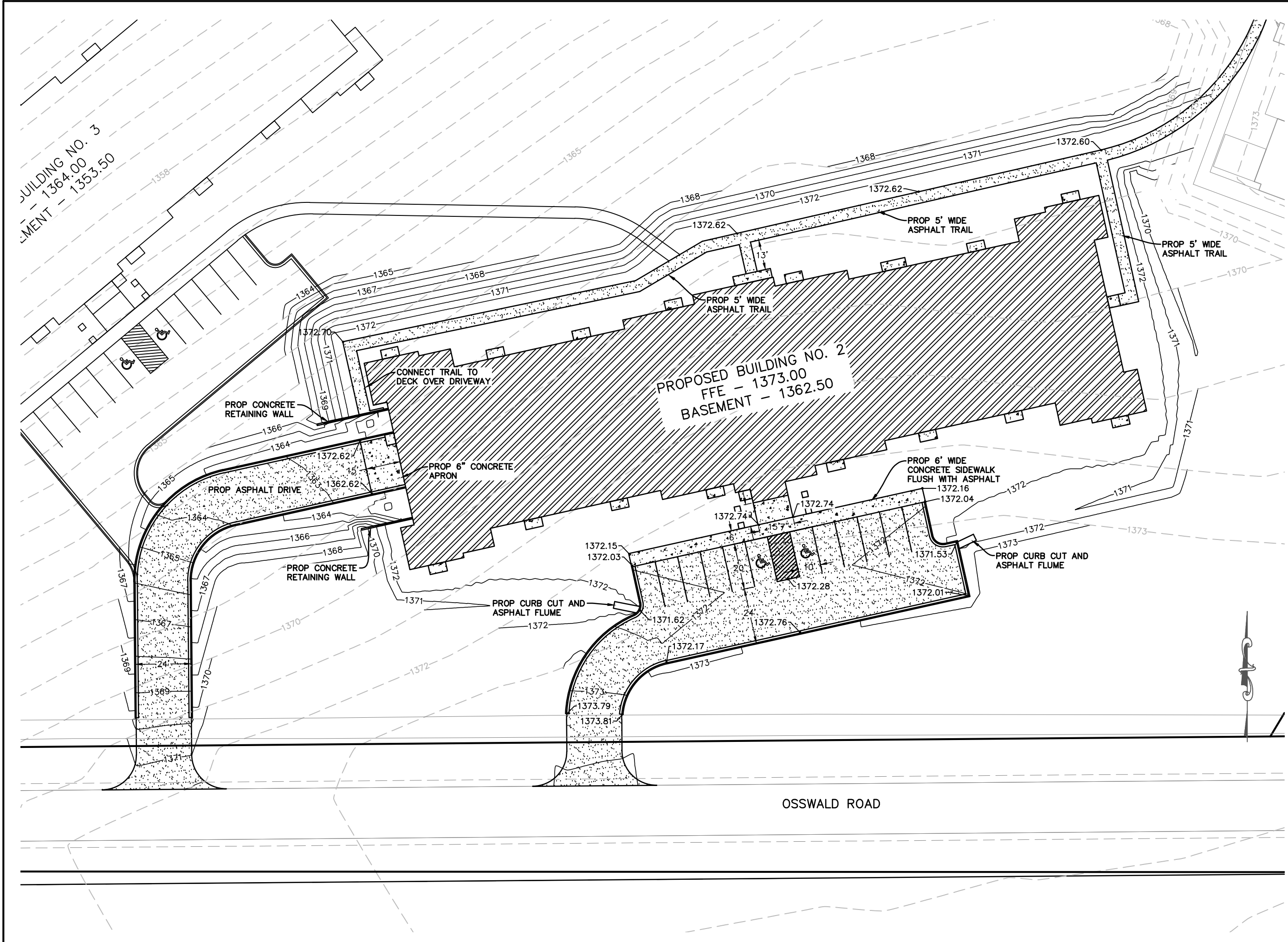
SCALE

$$1'' = 40'$$

SHEET NO.

5



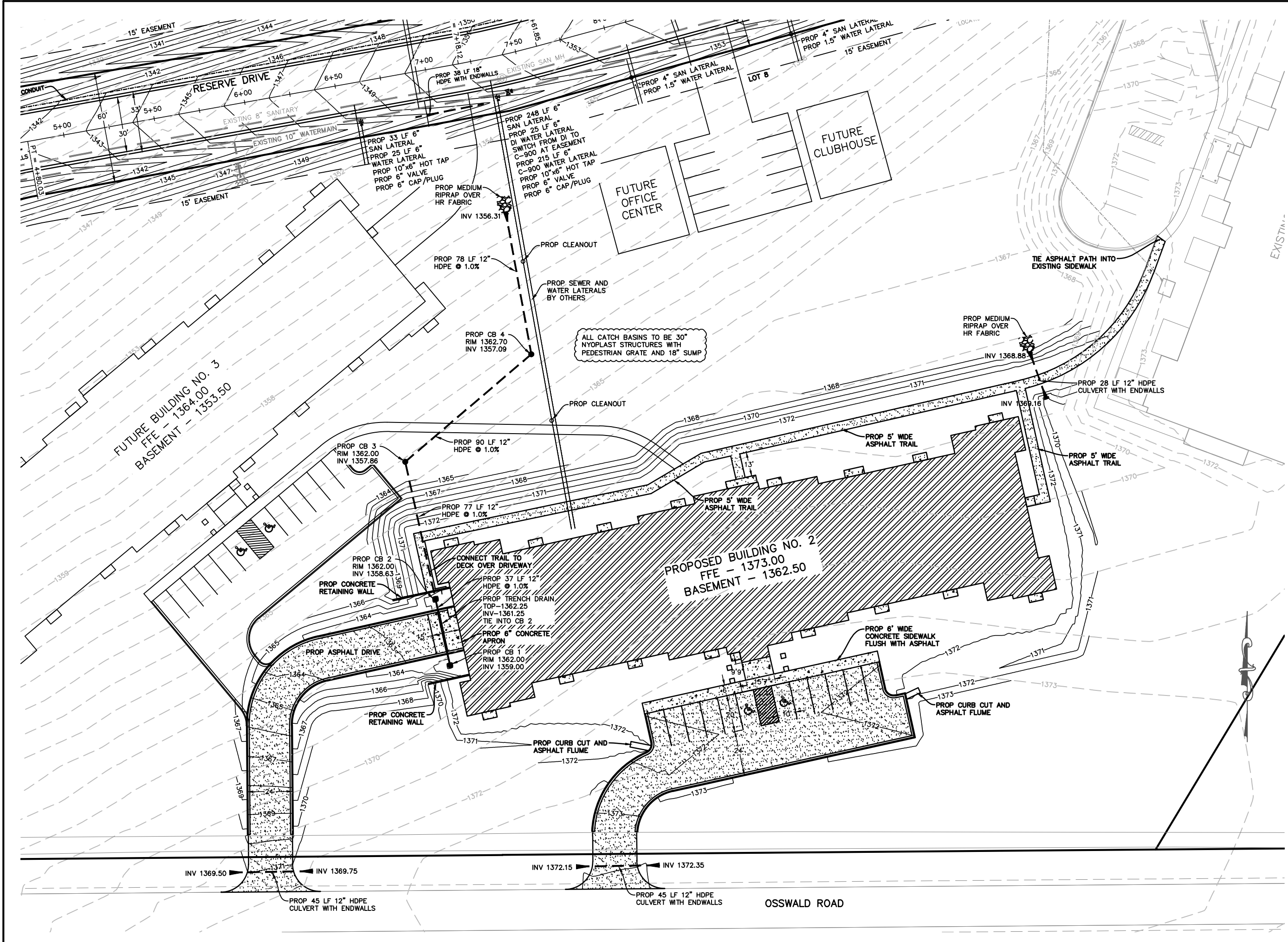


MARATHON TECHNICAL SERVICES LLC  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

REVISION DATE  
SURVEYED: RIVERSIDE  
DESIGNED: MTS  
DRAWN BY: NSB  
APPROVED: NSB

PROPOSED GRADING PLAN  
RESERVE AT GREENWOOD HILLS DEVELOPMENT  
WAUSAU, MARATHON CO.

SCALE  
1" = 40'  
SHEET NO.  
6



MARATHON TECHNICAL SERVICES LLC  
CONSULTING ENGINEERS  
1699 SCHOFIELD AVE - SCHOFIELD, WI 54476  
PHONE - (715)843-7292  
WWW.MTSLLC.NET

| REVISION DATE                                                          |
|------------------------------------------------------------------------|
|                                                                        |
| SURVEYED: RIVERSIDE<br>DESIGNED: MTS<br>DRAWN BY: NSB<br>APPROVED: NSB |

PROPOSED UTILITY PLAN  
RESERVE AT GREENWOOD HILLS DEVELOPMENT  
WAUSAU, MARATHON CO.

|           |
|-----------|
| SCALE     |
| 1" = 40'  |
| SHEET NO. |
| 7         |









**ELEVATION LEGEND & NOTES**

| MASONRY | COLOR             | MORTAR |
|---------|-------------------|--------|
| STN-2   | STONE THIN VENEER | COLOR  |
| CST     | CAST STONE        | COLOR  |

|     |               |  |
|-----|---------------|--|
| CNC | CONCRETE      |  |
| CJ  | CONTROL JOINT |  |

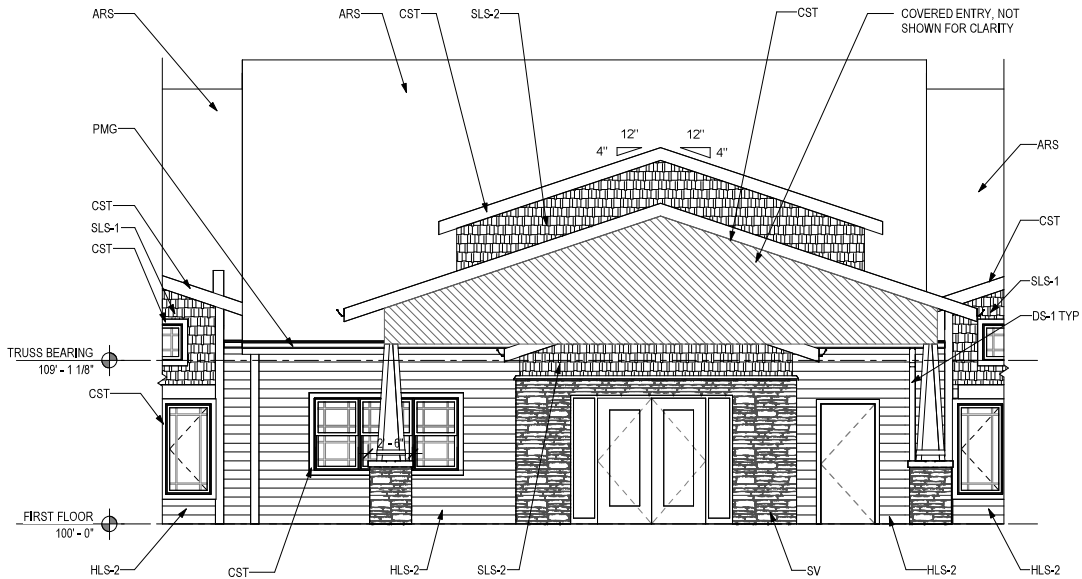
| SIDING & TRIM | COLOR                                 |
|---------------|---------------------------------------|
| FCS-1         | FIBER CEMENT SHAKE                    |
| FCS-2         | FIBER CEMENT SHAKE                    |
| FCLS-2        | FIBER CEMENT LAP SIDING - 6" EXPOSURE |
| FCLS-3        | FIBER CEMENT LAP SIDING - 6" EXPOSURE |
| FCLT-1        | FIBER CEMENT LAP TRIM - 6"            |
| FCLT-2        | FIBER CEMENT LAP TRIM - 8"            |

|     |                       |       |
|-----|-----------------------|-------|
| RS  | RAILING SYSTEM        | COLOR |
| ARS | ASHPALT ROOF SHINGLES | COLOR |

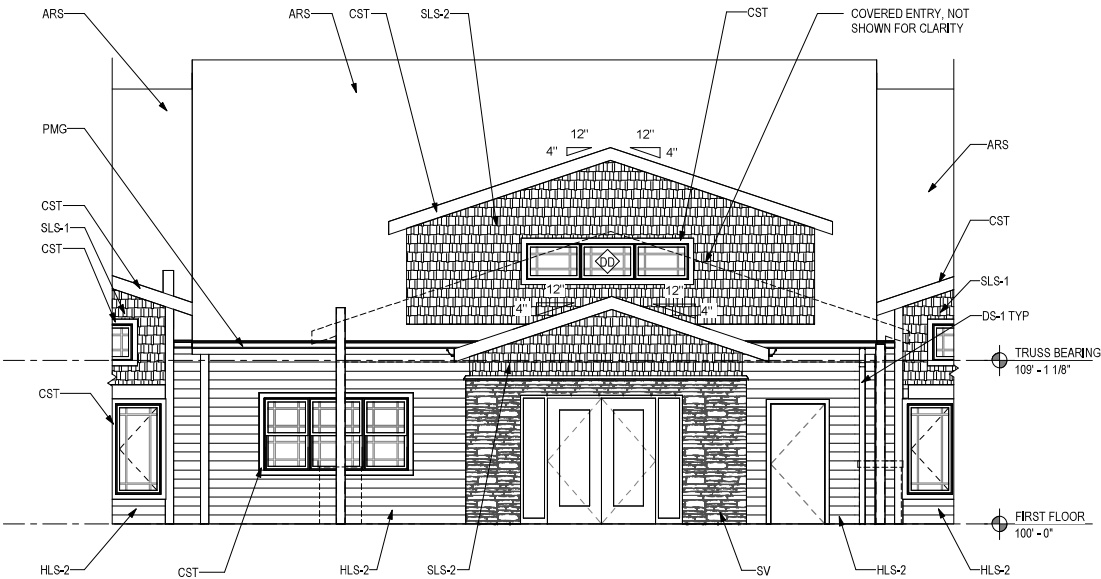
| PRE-FINISHED METAL | MANUFACTURER (COATED METALS GROUP) |
|--------------------|------------------------------------|
| DS                 | DOWNSPOUT                          |
| GTR                | GUTTER                             |
| FSA                | FASCIA                             |
| SFT                | SOFFIT                             |
| FPV                | FIREPLACE VENT                     |
| RVL                | ROOF VENT LOUVER                   |
| RRV                | RIDGE ROOF VENT                    |

| STOREFRONT        | COLOR       |
|-------------------|-------------|
| ANODIZED ALUMINUM | DARK BRONZE |

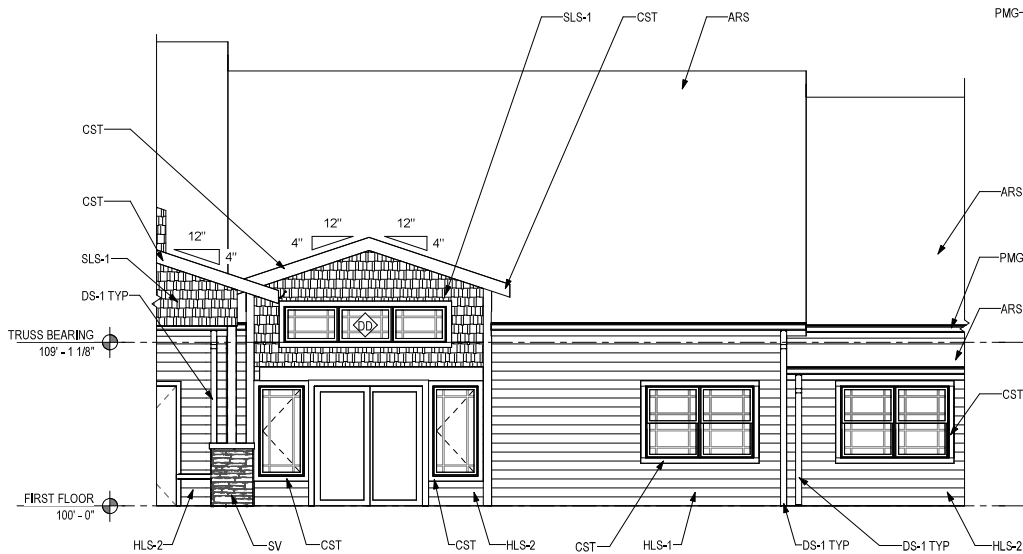
- GENERAL NOTES**
- A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- B. AT 135 DEGREE OUTSIDE CORNERS PROVIDE 135 DEGREE BRICK CORNER UNITS.
- C. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- D. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.



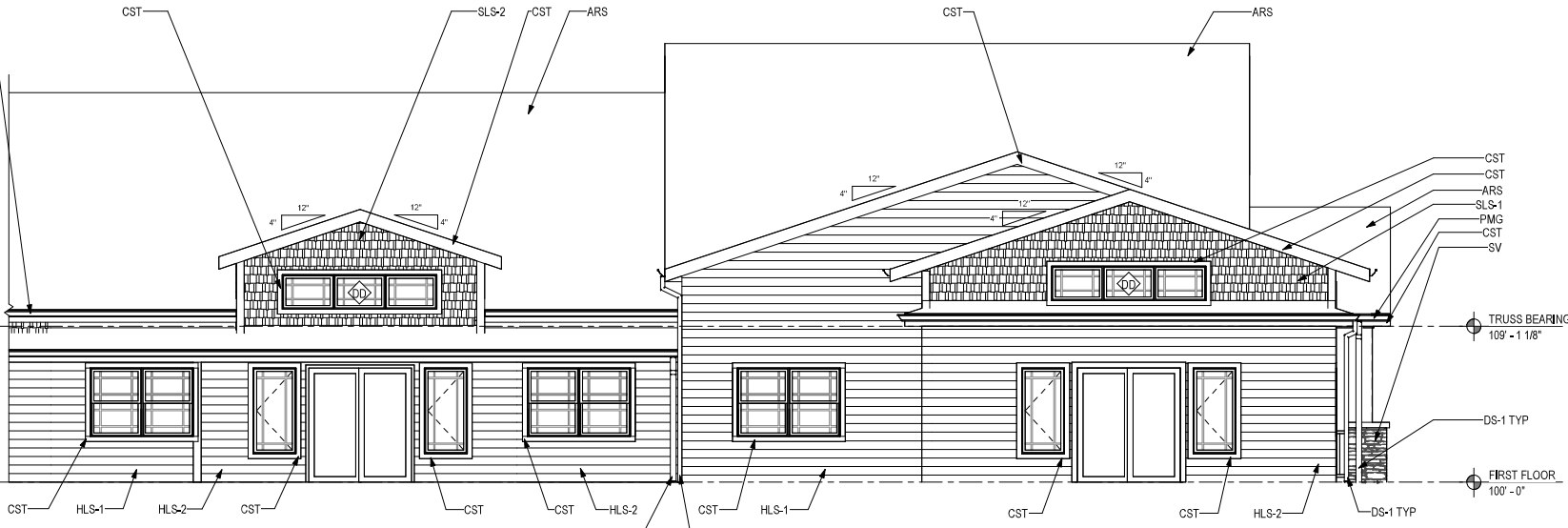
**5 South Elevation**  
3/16" = 1'-0"



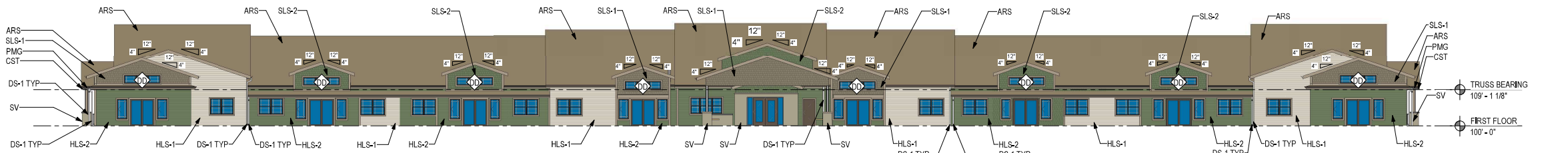
**4 South Elevation**  
3/16" = 1'-0"



**3 South Elevation**  
3/16" = 1'-0"



**2 South Elevation**  
3/16" = 1'-0"



**1 South Elevation**  
1/16" = 1'-0"

**PROGRESS SET**

HALF SCALE ON 11X17 SHEETS

DATE OF ISSUE: 08/25/2023

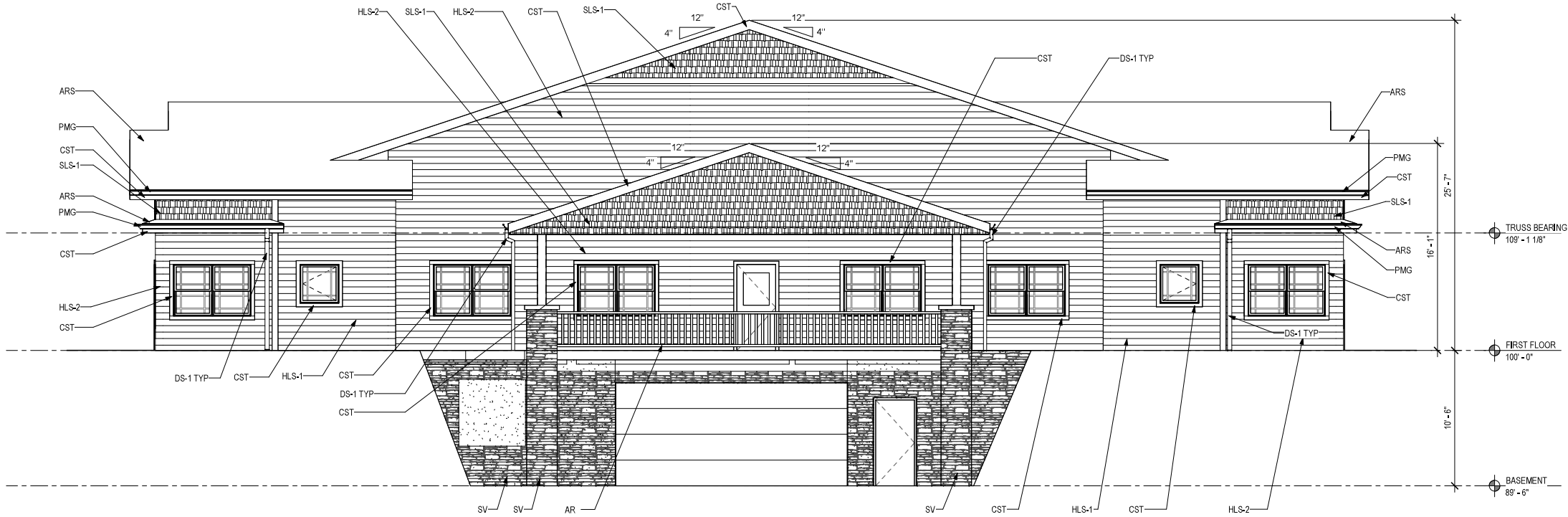
| REVISIONS: |
|------------|
|            |
|            |
|            |
|            |
|            |
|            |
|            |
|            |
|            |

PROJECT # 21172

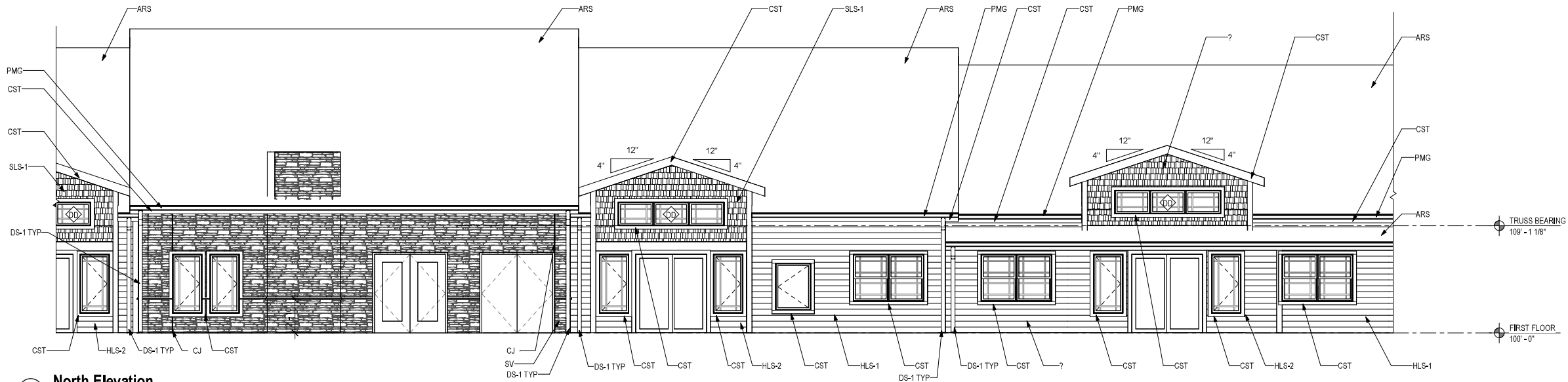
**EXTERIOR ELEVATIONS**

**A2.0**

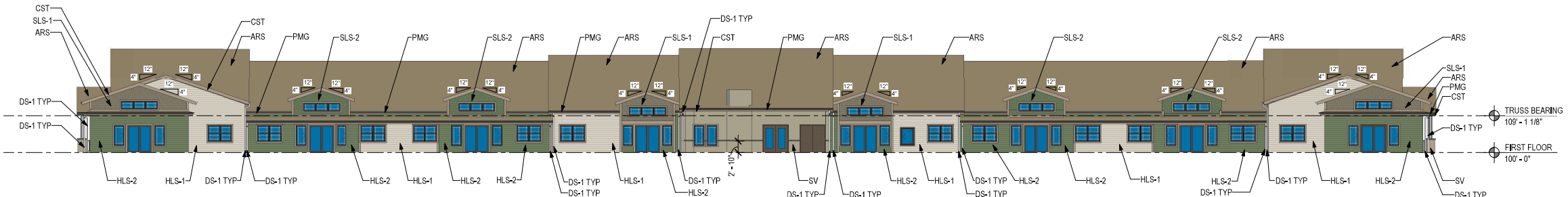




3 East Elevation  
3/16" = 1'-0"



2 North Elevation  
3/16" = 1'-0"



1 OVERALL NORTH ELEVATION  
1/16" = 1'-0"

### ELEVATION LEGEND & NOTES

| MASONRY | COLOR             | MORTAR |
|---------|-------------------|--------|
| STN-2   | STONE THIN VENEER | COLOR  |
| CST     | CAST STONE        | COLOR  |
| CNC     | CONCRETE          |        |
| CJ      | CONTROL JOINT     |        |

| SIDING & TRIM | COLOR                                 |
|---------------|---------------------------------------|
| FCS-1         | FIBER CEMENT SHAKE                    |
| FCS-2         | FIBER CEMENT SHAKE                    |
| FOLS-2        | FIBER CEMENT LAP SIDING - 6" EXPOSURE |
| FOLS-3        | FIBER CEMENT LAP SIDING - 6" EXPOSURE |
| FOLT-1        | FIBER CEMENT LAP TRIM - 6"            |
| FOLT-2        | FIBER CEMENT LAP TRIM - 8"            |

|     |                       |       |
|-----|-----------------------|-------|
| RS  | RAILING SYSTEM        | COLOR |
| ARS | ASPHALT ROOF SHINGLES | COLOR |

| PRE-FINISHED METAL | MANUFACTURER (COATED METALS GROUP) |
|--------------------|------------------------------------|
| DS                 | DOWNSPOUT                          |
| GTR                | GUTTER                             |
| FSA                | FASCIA                             |
| SFT                | SOFFIT                             |
| FPV                | FIREPLACE VENT                     |
| RVL                | ROOF VENT LOUVER                   |
| RRV                | RIDGE ROOF VENT                    |

| STOREFRONT        | COLOR       |
|-------------------|-------------|
| ANODIZED ALUMINUM | DARK BRONZE |

- GENERAL NOTES**
- NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
  - AT 135 DEGREE OUTSIDE CORNERS PROVIDE 135 DEGREE BRICK CORNER UNITS.
  - REFER TO WINDOW TYPE SHEET A&2 FOR ALL WINDOW INFORMATION.
  - CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

## VISTAS AT GREENWOOD HILLS - PHASE 2 BUILDING

2716 Osswald Road  
Wausau, WI 54403

## PROGRESS SET

HALF SCALE ON 11X17 SHEETS

DATE OF ISSUE: 08/25/2023

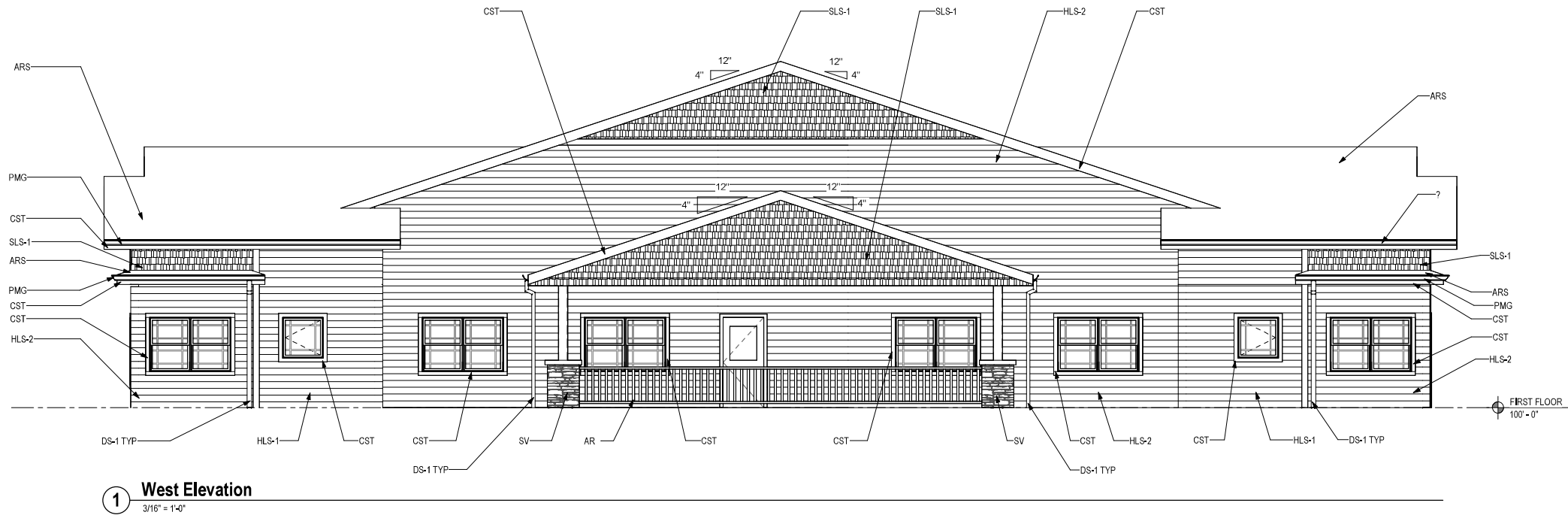
| REVISIONS: |
|------------|
|            |
|            |
|            |
|            |
|            |
|            |
|            |
|            |
|            |

PROJECT # 21172

## EXTERIOR ELEVATIONS

# A2.1

8/25/2023 10:05:30 AM Autodesk Docs\021172 - Vistas GH Building 2021172 - Vistas BLD 2 - CD R23.mxd



| ELEVATION LEGEND & NOTES |                                                                      |                                      |
|--------------------------|----------------------------------------------------------------------|--------------------------------------|
| MASONRY                  | COLOR                                                                | MORTAR COLOR                         |
| STN-2                    | STONE THIN VENEER                                                    |                                      |
| CST                      | CAST STONE                                                           |                                      |
| CNC                      | CONCRETE                                                             |                                      |
| CJ                       | CONTROL JOINT                                                        |                                      |
| SIDING & TRIM            |                                                                      | COLOR                                |
| FCS-1                    | FIBER CEMENT SHAKE                                                   | COLOR                                |
| FCS-2                    | FIBER CEMENT SHAKE                                                   | COLOR                                |
| FCLS-2                   | FIBER CEMENT LAP SIDING - 6" EXPOSURE                                | COLOR                                |
| FCLS-3                   | FIBER CEMENT LAP SIDING - 6" EXPOSURE                                | COLOR                                |
| FCLT-1                   | FIBER CEMENT LAP TRIM - 6"                                           | COLOR                                |
| FCLT-2                   | FIBER CEMENT LAP TRIM - 8"                                           | COLOR                                |
| RS                       | RAILING SYSTEM                                                       | COLOR                                |
| ARS                      | ASHPALT ROOF SHINGLES                                                | COLOR                                |
| PRE-FINISHED METAL       |                                                                      | MANUFACTURER (COATED METALS GROUP)   |
| DS                       | DOWNSPOUT                                                            | COLOR                                |
| GTR                      | GUTTER                                                               | COLOR                                |
| FSA                      | FASCIA                                                               | COLOR                                |
| SFT                      | SOFFIT                                                               | COLOR                                |
| FPV                      | FIREPLACE VENT                                                       | COLOR                                |
| RVL                      | ROOF VENT LOUVER                                                     | COLOR TO MATCH ADJACENT SIDING COLOR |
| RRV                      | RIDGE ROOF VENT                                                      | COLOR TO MATCH ROOF SHINGLES         |
| STOREFRONT               |                                                                      | COLOR                                |
| ANODIZED ALUMINUM        |                                                                      | DARK BRONZE                          |
| GENERAL NOTES            |                                                                      |                                      |
| A.                       | NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS. |                                      |
| B.                       | AT 135 DEGREE OUTSIDE CORNERS PROVIDE 135 DEGREE BRICK CORNER UNITS. |                                      |
| C.                       | REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.          |                                      |
| D.                       | CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.     |                                      |

VISTAS AT  
GREENWOOD  
HILLS - PHASE 2  
BUILDING

2716 Osswald Road  
Wausau, WI 54403

PROGRESS  
SET

HALF SCALE ON 11X17 SHEETS

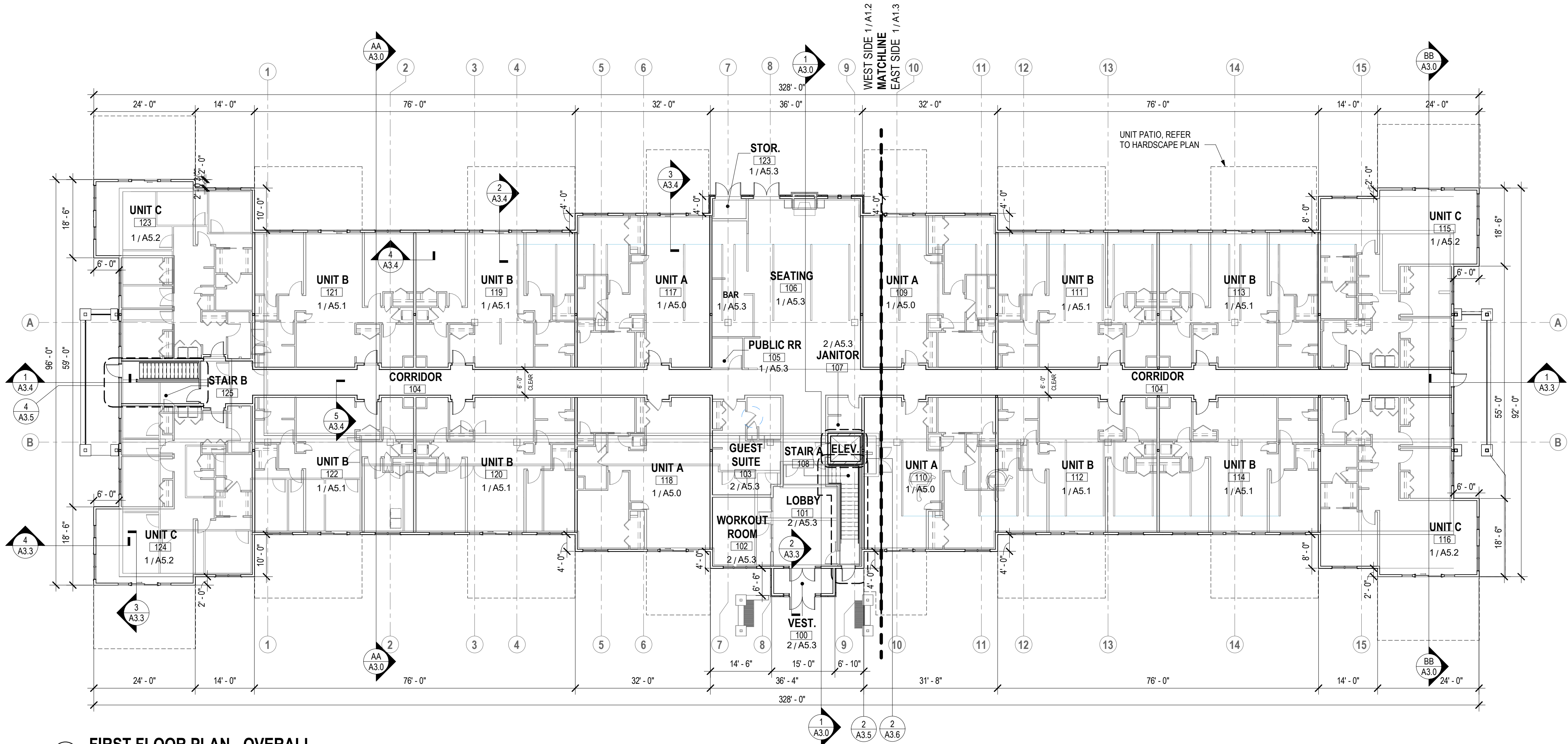
DATE OF ISSUE: 08/25/2023

| REVISIONS: |
|------------|
|            |
|            |
|            |
|            |
|            |
|            |
|            |
|            |
|            |

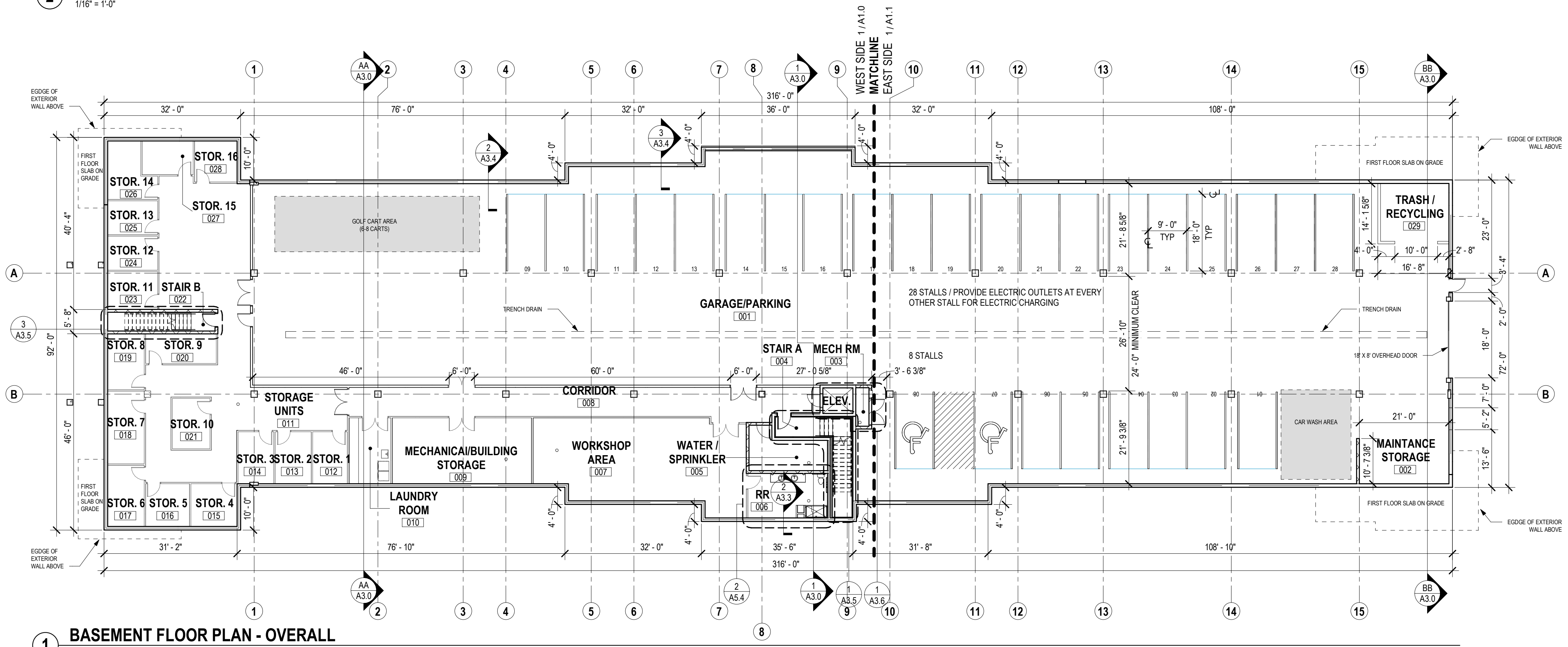
PROJECT # 21172

EXTERIOR  
ELEVATIONS

A2.2



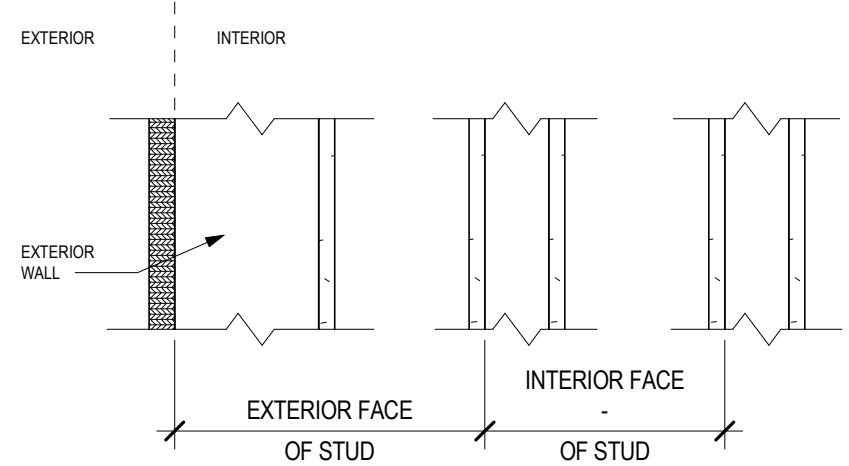
2 FIRST FLOOR PLAN - OVERALL  
1/16" = 1'-0"



1 BASEMENT FLOOR PLAN - OVERALL  
1/16" = 1'-0"

NOTE: OVERALL PLANS ONLY SHOW OVERALL DIMENSIONS, REFERENCED VIEWS, AND ENLARGED CALLOUT PLANS. THEY DO NOT SHOW, BUT ARE NOT LIMITED TO, PLUMBING, CASEWORK, ADA CLEARANCES, AND FURNITURE FOR CLARITY. REFER TO A1 SHEETS FOR PLAN INFORMATION.

| FLOOR PLAN GENERAL NOTES |                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A.                       | SEE SHEET A5 FOR LARGE SCALE PLANS.                                                                                                                                            |
| B.                       | SEE SHEET A7.00 FOR INTERIOR ELEVATIONS.                                                                                                                                       |
| C.                       | SEE SHEET A5.10 FOR EXTERIOR HARDSCAPE.                                                                                                                                        |
| D.                       | SEE ENLARGED DRAWINGS FOR, BUT NOT LIMITED TO, INTERIOR WALL TYPES, INTERIOR DIMENSIONS AND OTHER INTERIOR INFORMATION.                                                        |
| E.                       | PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.    |
| F.                       | VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.                                                          |
| G.                       | GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL. |
| H.                       | GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).                        |
| I.                       | GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.                                             |
| J.                       | VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.                                                                                                                       |
| K.                       | PROVIDE VINYL CARPET EDGE AT TRANSITIONS FROM CARPET TO DISSIMILAR FLOOR MATERIALS, UNLESS NOTED OTHERWISE (U.N.O.).                                                           |
| L.                       | ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.                                                                                               |
| M.                       | DIMENSIONS ARE FROM FACE OF EXTERIOR STUD TO INTERIOR FACE OF STUD UNLESS NOTED OTHERWISE. SEE DIMENSIONAL GRAPHIC 3/A0.0                                                      |
| N.                       | BASEMENT SLAB SLOPES TO HAVE A POSITIVE SLOPE TO TRENCH DRAINS OF 1/4":12" SLOPE, MINIMUM SLOPE 1/8":12" MAXIMUM SLOPE 1/2":12"                                                |
| O.                       | PROVIDE HANDRAIL AT ALL COORIDOR WALLS SEE DETAIL 3 / A7.1                                                                                                                     |
| P.                       | PROVIDE CORNER GUARDS (CG) AT CORNERS PRONE TO DAMAGE AT FIRST FLOOR COORDINATE WITH OWNER.                                                                                    |



3 DIMENSIONAL GRAPHIC  
1" = 1'-0"

## VISTAS AT GREENWOOD HILLS - PHASE 2 BUILDING

2716 Osswald Road  
Wausau, WI 54403

## PROGRESS SET

HALF SCALE ON 11X17 SHEETS

DATE OF ISSUE: 08/25/2023

| REVISIONS: |  |
|------------|--|
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |

PROJECT # 21172

## OVERALL FLOOR PLANS

# A0.0