



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 19, 2021 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Rosenberg (C), Lindman, Peckham, Neal, Bohlken, Brueggeman, Ross

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Approve the minutes of the December 15, 2020 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on rezoning 2025 County Road U from SMU, Suburban Mixed-Use Zoning District to LI, Light Industrial Zoning District. (Interstate Partners LLC)
3. Discussion and possible action on approving the Preliminary Plat Review for Royal Vistas.
4. Discussion and possible action on vacating and discontinuing Hilltop Road north of Forest Valley road to termini.
5. Next meeting date and future agenda items for consideration.
6. Adjournment

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is 146 805 4897. Individuals appearing in person will either be seated in the Council Chambers or an overflow room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at <https://tinyurl.com/wausaucitycouncil>, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail melissa.engen@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 1/14/2021 @ 2:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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

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

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 15, 2020, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, Mic'Kayla Ross

Others Present: Brad Lenz, William Hebert, Bill Scholfield, Richard Holster, Bob Tess, Christine Martens, Gary Gisselman

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

Approve the minutes of the November 17, 2020 and December 1, 2020 meetings.

Bohlken motioned to approve the minutes of the November 17, 2020 and December 1, 2020 meetings. Peckham seconded, and the motion carried unanimously 6-0 by roll call vote.

PUBLIC HEARING: Discussion and possible action on rezoning 200 South 17th Avenue and 200 South 18th Avenue from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for indoor storage and future retail and office space.

Bill Scholfield said that he has had several meetings with city staff. He said that the property has been owned by the Lindell family for over 40 years. They are the owners of the building and were already marketing the building when the Shopko bankruptcy issues happened. They would like to utilize the existing building. It was built for a large retail user, but it is not desirable for some retailers, like Costco or Target. This is a very high exposure building. The building is too big or deep for most retailers. It has been determined that indoor storage is in high demand. Most of the plan can be done with the existing SMU zoning, except for the storage. It will be highly secured.

Ross joined the meeting at approximately 5:08 p.m.

Schofield said there are potential leads and retailers have said what they want and what they do not want. He said that he hopes to keep the project advancing with this zoning change.

Mayor Rosenberg closed the public hearing.

Lenz said that PUD zoning is requested and the site plan and other information is included in the packet. This is specifically for the Shopko building and its parking lot. Lenz said that staff has looked at the different uses and overall density for this area. The staff report goes over the criteria for the PUD zoning. The requested storage is not specifically addressed in the underlying district and would therefore need a zoning change.

Peckham motioned to rezone 200 South 17th Avenue and 200 South 18th Avenue from SMU, Suburban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the general development plan to allow for indoor storage and future retail and office space. Bohlken seconded.

Peckham said that he likes that there will be something other than the asphalt and appreciates that the storage facility will not dominate the property. Peckham asked Scholfield about how the users will access it and if it would be through the north side or the front. Scholfield said that the storage will not be for boats or that type of equipment. It will be highly secured and will be for professionals. The area is growing and there is a large increase in apartments. The primary access will be the front doors. There is another plan for larger trucks along the north wall. Peckham asked if the building is two stories.

Scholfield confirmed this and said that there are two stories, but the illustration does not show it very well.

The motion carried unanimously 7-0 by roll call vote.

Discussion and possible action on approving a conditional use at 620 McClellan Street to allow for an institutional residential use, in a TF-10, Two Flat Residential-10 Zoning District.

Lenz said that this is the second and final step of the approval of the conditional use. A public hearing was held at the last meeting. Staff recommends approval with some suggested conditions. The conditions are that it is not transferrable to other institutional residential uses, the maximum number of residents shall be eight or two per bedroom and that a buffer yard may be ordered by the commission, if necessary. The conditions should be agreeable as they were discussed previously.

Neal motioned to approve the conditional use at 620 McClellan Street to allow for an institutional residential use, in a TF-10, Two Flat Residential-10 Zoning District with the conditions from the staff report. Peckham seconded.

Peckham said that he has questions on the third condition for the buffer yard and asked if this is to reserve the right to revisit if privacy is an issue. Peckham asked if the Plan Commission or zoning administrator would enforce this. Lenz answered that it is up the commission and the zoning administrator can use the standards in the ordinance.

Bohlken asked if there is a need for the buffer condition and said that it should be left up to the manager of the property. Bohlken said that the condition should be removed.

Brueggeman said that normally a conditional use would transfer with the property and asked if it could carry on. Lenz said that the conditional use is not bound to the specific owner, but if the use changes, it would have to be re-looked at.

Peckham said that he can appreciate a buffer yard and that there would be eight people using the space and that could safeguard if there are a lot of people. Peckham said that he is comfortable either way.

Bohlken said that in the block there is a large parking area. Richard Holster said that he put in the concrete area and owns the buildings. Holster said that he will be first to be contacted and has a good relationship with the police department. Holster said that he will address any issues so it can be workable. There is a boarding house nearby that he doesn't own.

Neal said that this would be solving something before there is a problem and is comfortable with the condition. Bohlken said that he understands that there is a concern for the residents, but there are plenty of residents in the area. Neal said that he's comfortable with the idea of no barrier.

Peckham motioned to amend the motion to include the conditions of the conditional use not being transferrable to other institutional residential uses and the maximum number of residents shall be eight, or two per bedroom. Neal seconded the amendment. The motion to amend the motion carried unanimously 7-0 by roll call vote.

The motion to approve the conditional use as amended carried unanimously 7-0 by roll call vote.

Discussion and possible action on landmarking of 500 North 4th Avenue.

Lenz said that this is for landmarking Grant School. The process of landmarking starts with the Historic

Preservation Commission. A public hearing was held by that commission. The Plan Commission and Common Council also need to approve the landmarking. The Plan Commission looks at a different set of criteria than the Historic Preservation Commission does. Lenz went over the criteria that need to be met. Staff recommends approval. He noted that the public interest includes preservation of historic buildings.

Bob Tess, Wausau School District, said that he did participate in the public hearing and is interested in learning about the process and is not standing in the way. Tess said that the school district has learned a lot about the community with the referendum. Tess said at this time he is not seeing an appetite for razing the school from the school board members.

Christine Martens, 1228 Arthur Street, said that she is absolutely positive that this marks all of the boxes for landmarking.

Neal motioned to approve the landmarking of 500 North 4th Avenue. Ross seconded.

Bohlken said that he feels that landmarking is premature since there are no plans and this could cause restrictions to the school district. Bohlken said that he suggests waiting until something is in place.

Brueggeman stated that he agreed with Bohlken.

Neal asked what the process would be if it passes. Lenz said that a recommendation would be given to the Common Council. Neal asked if it could be tabled. Mayor Rosenberg said that it could be tabled if more information is needed.

Gary Gisselman, 319 Park Avenue, said that the school is historically significant and the historic consultant's report does list Grant School as such. When the Wausau School District took the referendum, the school came to the front of the public. Gisselman said he is not sure what tabling it will change, but the landmarking will safeguard the building. The school is 110 years and needs to be landmarked. Lenz said that the ordinance identifies a timeline and it does not address tabling or delaying the vote at this point – he recommended sending it to Council one way or another.

Ross said that she is in favor of moving forward. There have been lots of meetings already. There are potential tax breaks for the school if landmarked. Tess said that the tax benefits do not matter. Tess said that he feels that the school board members have enough data points to not raze the school.

The motion carried 5-2 by roll call vote. Bohlken and Brueggeman voted against the motion. This item will go to Common Council on January 12, 2021.

Discussion and possible action on dedication of right-of-way for Fulton Street extended.

Lindman said that with Fulton Street being extended to the river for RiverLife this item would be for the dedication of the right-of-way.

Bohlken motioned to approve the dedication of right-of-way for Fulton Street extended. Peckham seconded, and the motion carried unanimously 7-0 by roll call vote.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for January 19, 2021.

Planning news and education.

Lenz said that the article looks at the impact of projects on various people, and reminds us that not everyone drives vehicles – some are too old, too young, can't drive for various reasons, or just choose not to. Bohlken said that this was a very interesting article.

Adjournment.

Bohlken motioned to adjourn, seconded by Peckham. The motion carried unanimously 7-0 and the meeting adjourned at 5:55 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on January 19, 2021.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: Brad Sippel, AICP
DATE: January 11, 2021

GENERAL INFORMATION

APPLICANT: Interstate Partners, LLC
LOCATION: 2025 County Highway U
EXISTING ZONING: SMU, Suburban Mixed Use
REQUESTED ZONING: LI, Light Industrial
PURPOSE: To allow for the development of an industrial building including a distribution center, office, and showroom.
EXISTING LAND USE: Undeveloped/agriculture
SIZE OF PARCEL: Approximately 6.81 acres
SURROUNDING ZONING AND LAND USE:

North: **SR-2**, Single-Family Residence District; Residential
SMU, Suburban Mixed-Use; Professional Service/Office
South: **SMU**; Undeveloped
East: **HI, Heavy Industrial**; Manufacturing
West: **SMU**; Undeveloped/agriculture

See attached map

SUMMARY

The applicant is seeking a zoning map amendment from Suburban Mixed-Use (SMU) to Light Industrial (LI) zoning. The parcel is a large undeveloped parcel on County Highway U near the interchange of County Highway U and US Highway 51. The parcel is bordered on the north by residential uses and an office/professional services use. Immediately adjacent to the east is a

parcel zoned Heavy Industrial (HI) with a manufacturing use. To the west and south are undeveloped/agricultural parcels with SMU zoning.

The zoning map amendment would allow for the development of the proposed headquarters for Viking Electric with a distribution center, offices, and a showroom. The intensity of uses allowed by the LI district is generally higher than that allowed by the SMU. Uses that would be allowed that are not allowed by the current zoning are light industrial and indoor storage and wholesaling. There are some uses that are restricted from the LI district that are otherwise allowed in the SMU district, such as residential mixed with commercial/office, indoor sales and service, and restaurants, taverns and commercial entertainment. Light industrial uses are defined as:

Facilities where all operations, with the exception of loading, are conducted entirely within an enclosed building. Such land uses are not associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line, and do not pose a significant safety hazard (such as danger of explosion). Examples include, but are not limited to manufacturing of clothing, furniture, cabinetry, electronic components, and mass-produced arts and crafts. Industrial land uses may conduct indoor sales as an accessory use provided that the requirements of section 23.03.28(15) are complied with.

ANALYSIS

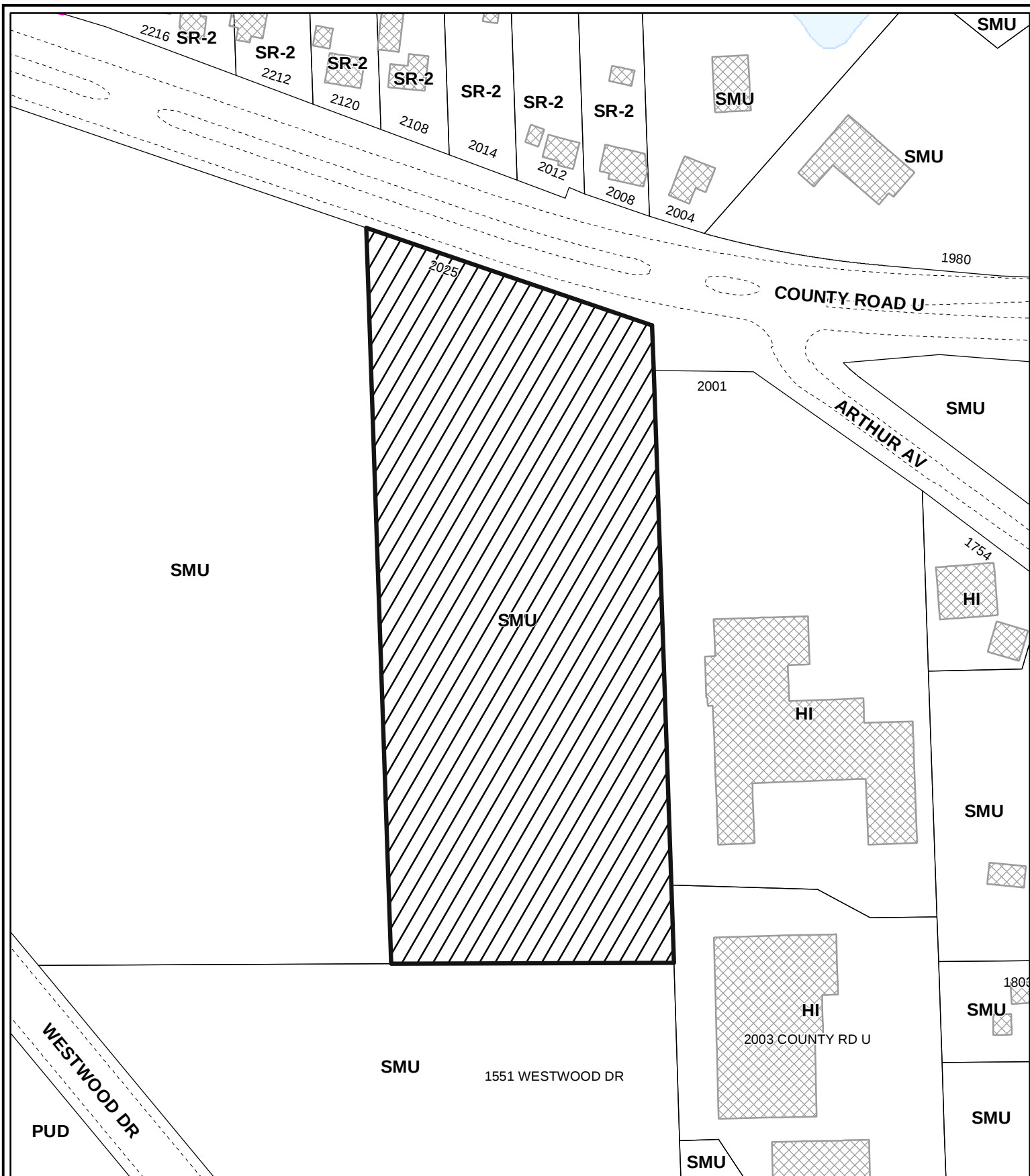
Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council. Under this section, a proposed amendment is to be evaluated as to whether it:

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.

Staff Comments: The proposed zoning of the property would increase the allowable intensity of uses compared to the current zoning SMU designation. Lot coverage requirements in the LI district are similar to the SMU, though minimum front setbacks are somewhat larger and thus may be inconsistent with future SMU development. The LI zoning can serve as a buffer between the HI use and zoning to the east and less intense future SMU uses to the west and south.

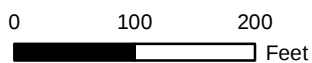
Building design standards apply to light industrial uses, though light industrial uses have fewer requirements than commercial buildings, such as those for architectural design and the materials used for exterior cladding. Light industrial uses also require fewer landscaping points around the building foundation, but the same number of landscaping points for all other areas of the site. Nuisances associated with LI use should not be substantially different than those associated with SMU uses for the residences on the north side of County Highway U.

The City of Wausau Comprehensive Plan Future Land Use Map identifies this area as suburban commercial and industrial, which is consistent with the intent of the LI district. The transportation infrastructure in the area is well suited to the proposed use of a distribution center, being near the interchange of US Highway 51. Other public infrastructure is expected to be adequate for the proposed use.



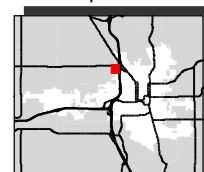
Map Date: January 4, 2021

City of Wausau Marathon County Wisconsin



- Area of Interest
- Building

Map Location





Interstate Partners LLC

N16 W23217 Stone Ridge Drive • Suite 120 • Waukesha, WI 53188 • Tel: 262.506.1000 • Fax: 262.506.1001 • interstatepartners.com

December 22, 2020

City of Wausau
407 Grant Street
Wausau, WI 54403

RE: Rezoning and New Building for Viking Electric – request to be added to the agenda for the January 19, 2021 meeting.

A joint venture between K&M Electric, a local electrical contractor, and Interstate Partners, a regional commercial developer, is requesting the rezoning of a 6.8-acre site located at 2025 County Road U in Wausau, along with the development of a new building for Viking Electric. The requested zoning change is from Mixed Use Commercial to Light Industrial. If the zoning change were approved, we would construct an approximately 40,000 square foot building that would serve as the regional headquarters for Viking Electric. Viking would have a showroom and an office area within the building, which would occupy about 10,000 square feet of the building, and a distribution component in the southern half of the building.

We believe a Light Industrial zoning and the proposed Viking Electric building would have a positive impact on the surrounding areas by providing a Class A office and industrial building of high-quality architecture and materials. The subject site is situated directly adjacent to a property to the east that has a zoning classification of Heavy Industrial. This requested use would provide a quality transition for the neighboring properties. The proposed rezoning and subsequent development, which would commence in early 2021 if approved, would create value for the City of Wausau much sooner than may otherwise occur given current market conditions.

We have included our site plan and building renderings for the proposed project. The building would consist of precast panels, glass and additional architectural features. Viking Electric was founded in 1964 and is a family-owned electrical distributor. Their customers include residential and commercial electrical contractors. This move would allow Viking to expand their business into a new state-of-the-art building, and also grow their staff by adding an anticipated six (6) new jobs to their current 34-person workforce.

Parking will be available for customers and employees in the front of the building, and a new stormwater pond will be constructed on the south side of the site. If approved, we will also be requesting a new median cut on Hwy U to allow better access to this site. This location is shown on the provided site plan.

Thank you for consideration of this matter. We look forward to a long partnership with the City of Wausau.

Please feel free to contact Caroline Brzezinski with any questions or comments.

Sincerely,

A handwritten signature in cursive script, reading "Caroline Brzezinski". The signature is written in dark ink and is positioned above the typed name and contact information.

Caroline Brzezinski
Vice President, Interstate Partners
262-506-6204
cb@interstatepartners.com



1

SITE ZONING PLAN

1" = 100'-0"



VIKING ELECTRIC



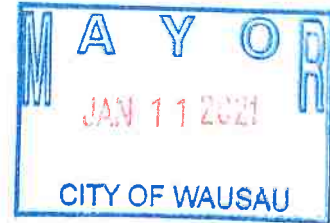
Gregory and Linda Grudznske

2120 County Road U
Wausau, WI
(715)212-6529
gregorvnlinda@gmail.com

9th January 2021

Mayor Katie Rosenberg

407 Grant Street
Wausau, WI 54403



Dear Mayor Rosenberg,

We are writing today in response to the notice that a change of zoning is being considered at 2025 County Road U.

We have seen the proposal that Viking Electric is hoping to build. This is across from our property so of course this proposal affects us directly. It concerns us as residential property owners. We are very much concerned about our property value and what will happen as such if this goes through. Our large living room window faces this property. We spend a great deal of time outdoors when we are home. We are raising our family here. Our quality of life as we know it will be altered.

Traffic will increase because of this proposal but not simply residential traffic. This will be more heavy equipment traffic as well. Even more concerning, this could start a trend towards more industrial and commercial growth in this area.

As residents of Wausau we definitely believe in progress. However, we want smart progress. Northwest Wausau is the last area of large open space in the city. At the same time there is a shortage of affordable housing in the city. Wouldn't it be great if this area would become an alternative to the town of Rib Mountain for people seeking a clean, quiet and affordable neighborhood to live in? Perhaps there could be a way to make this happen? Perhaps industrial businesses could be left in business and industrial parks?

Please read this letter at the next public meeting on this proposal. We have work and family obligations at the particular time of the meeting and won't be able to attend in person.

Sincerely,

Gregory and Linda Grudznske



MEMO

TO: Members of City Plan Commission

FROM: Brad Lenz, City Planner

DATE: January 13, 2021

SUBJECT: Extraterritorial Review of Royal Vistas

Included in the packet is a plat for a proposed subdivision located in the town of Rib Mountain. Title 21 of the Wausau Municipal Code gives the City the ability to review subdivisions in unincorporated areas of Marathon County within three miles of the city. The proposed subdivisions sits at the corner of South Mountain Road and Bittersweet Road, which is approximately 2.5 miles from the city limits and on the other side of Rib Mountain. There are no expected impacts to the city of Wausau in terms of stormwater management, streets, utilities, or other public facilities.

INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C030	DEMO PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C201	SPOT GRADING PLAN
SHEET C300	UTILITY PLAN
SHEET C800	SITE DETAILS
SHEET C810	EROSION CONTROL DETAILS
SHEET C820	UTILITY DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 12

LIST OF STANDARD ABBREVIATIONS

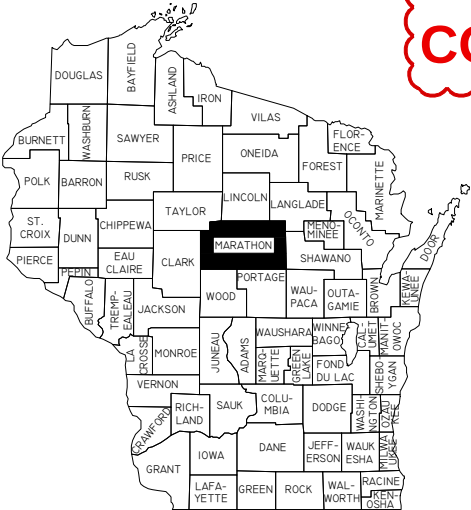
&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST

REVIEW PLANS FOR:
ROYAL VISTAS
TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN



TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE
WAS NOT PROVIDED TO REI FOR
REVIEW, THEREFORE REI WAS
UNABLE TO VERIFY THE EXISTENCE
OF EASEMENTS OR USE
ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.



NOT FOR
CONSTRUCTION

UTILITY CONTACTS:

**FRONTIER:
(TELEPHONE)**
521 FOURTH STREET
WAUSAU, WI 54403-4869
(231) 727-1327

**WISCONSIN PUBLIC SERVICE
CORPORATION:
(GAS & ELECTRIC)**
700 NORTH ADAMS STREET
PO BOX 19001
GREEN BAY, WI 54307-9001
(920) 433-1703

**CHARTER
COMMUNICATIONS:
(CABLE TV)**
853 MCINTOSH STREET
PO BOX 1818
WAUSAU, WI 54403-1818

DNR WAUSAU SERVICE CENTER
5301 RIB MOUNTAIN DRIVE
WAUSAU, WISCONSIN 54401
(715) 359-2872
ATTN: MELISSA YARRINGTON

**TOWN OF RIB MOUNTAIN STREET AND
PARKS DEPARTMENT**
3700 NORTH MOUNTAIN ROAD
WAUSAU, WISCONSIN 54401
(715) 842-0983
ATTN: MR. SCOTT TURNER P.E.

RIB MOUNTAIN SANITARY DISTRICT
5703 LILAC AVENUE
WAUSAU, WISCONSIN 54401
(715) 359-6177
ATTN: MR. MICHAEL HEYROTH

**OWNER:
BPW DEVELOPMENT, LLC**

**SURVEYOR:
REI ENGINEERING, INC.**
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

**ENGINEER:
REI ENGINEERING, INC.**
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT MANAGER
JIM J. BORYSENKO, P.E.

APPROVING AUTHORITIES:
TOWN OF RIB MOUNTAIN
WDNR
DSPS

LEGEND	
	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL -1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL -1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

NO SCALE



DATE	REVISION	BY	CHK'D	DESIGNED BY: GSW	CHECKED BY: JJB
				SURVEYED BY: REI	APPROVED BY: JJB
				DRAWN BY: NAP	DATE: 12/22/20

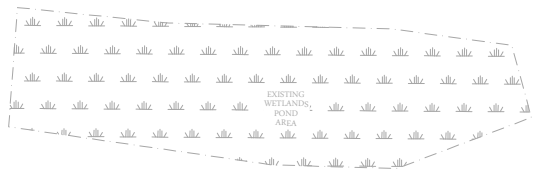
TITLE SHEET
ROYAL VISTAS
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN



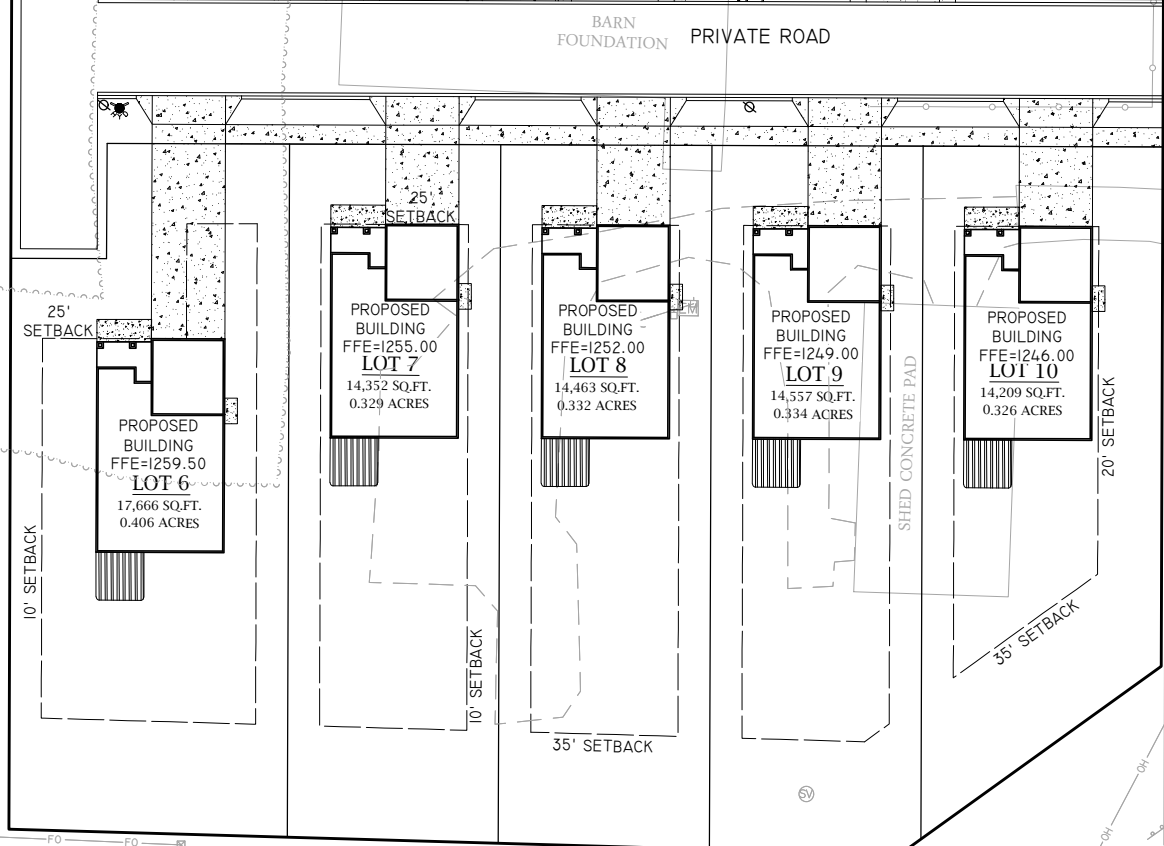
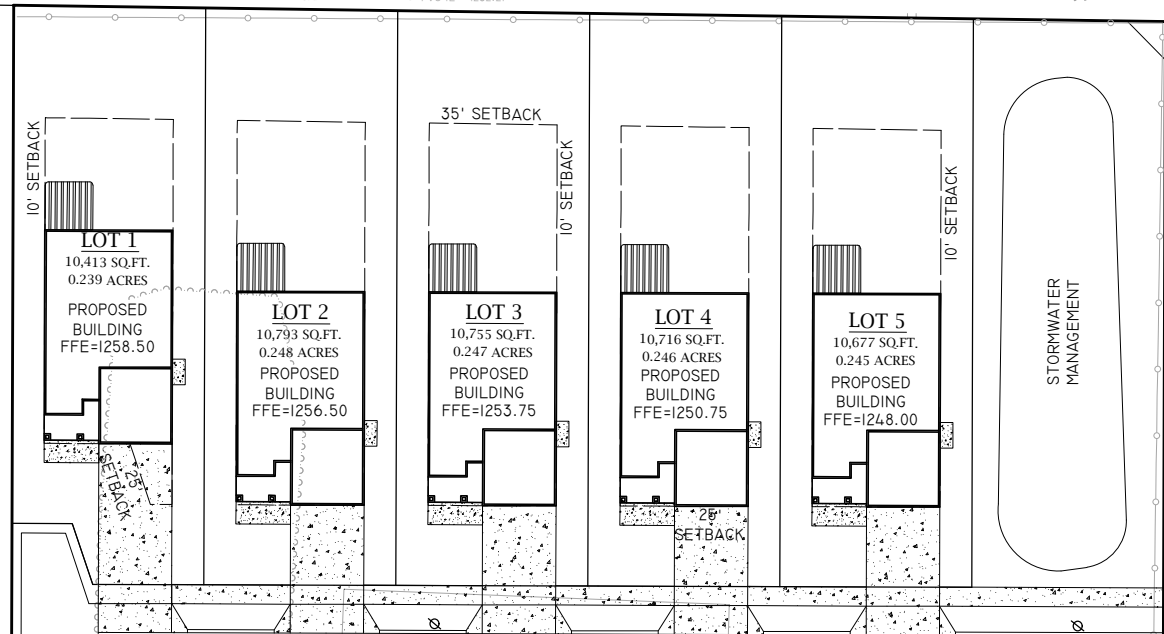
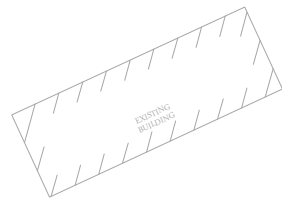
REI No. 7071A
SHEET C001

STRAWBERRY LANE
DEDICATED TO THE PUBLIC

STRAWBERRY LANE



LOT 32
572,275 SQ. FT.
13.138 ACRES



BITTERSWEET ROAD

LOT 15
HEIL'S SUBDIVISION
OWNED BY
OTHERS

SR-3 ZONED

EXISTING SAN MH
RIM ELEV=1242.54
12IN PVC(S)=1232.5
12IN PVC(N)=1232.5

LOT 16
HEIL'S SUBDIVISION
OWNED BY OTHERS

SR-3 ZONED

EXISTING SAN MH
RIM ELEV=1243.43
12IN PVC(S)=1234.5
12IN PVC(W)=1234.5
12IN PVC(N)=1234.5

EXISTING STM CULVERT
15IN RCP IE=1258.94

COUNTY ROAD "N"

REFERENCE LINE COUNTY ROAD "N"
FROM #6651-01-00

SCALE



DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: REI	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 12/22/20

OVERLAY SITE PLAN
ROYAL VISTAS
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN

REI
REI No. 7071A
SHEET C020

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DRAWING FILE: P:\7000-7099\7071A HALL PROPERTY\DWG\Plans\7071A-C020-OVERLAY-2020.DWG LAYOUT: C020
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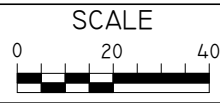
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PLOTTED: Dec 22, 2020 - 4:50PM PLOTTED BY: NATHANP

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**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: JJB
SURVEYED BY: REI	APPROVED BY: JJB
DRAWN BY: NAP	DATE: 12/22/20

SITE PLAN
ROYAL VISTAS
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN

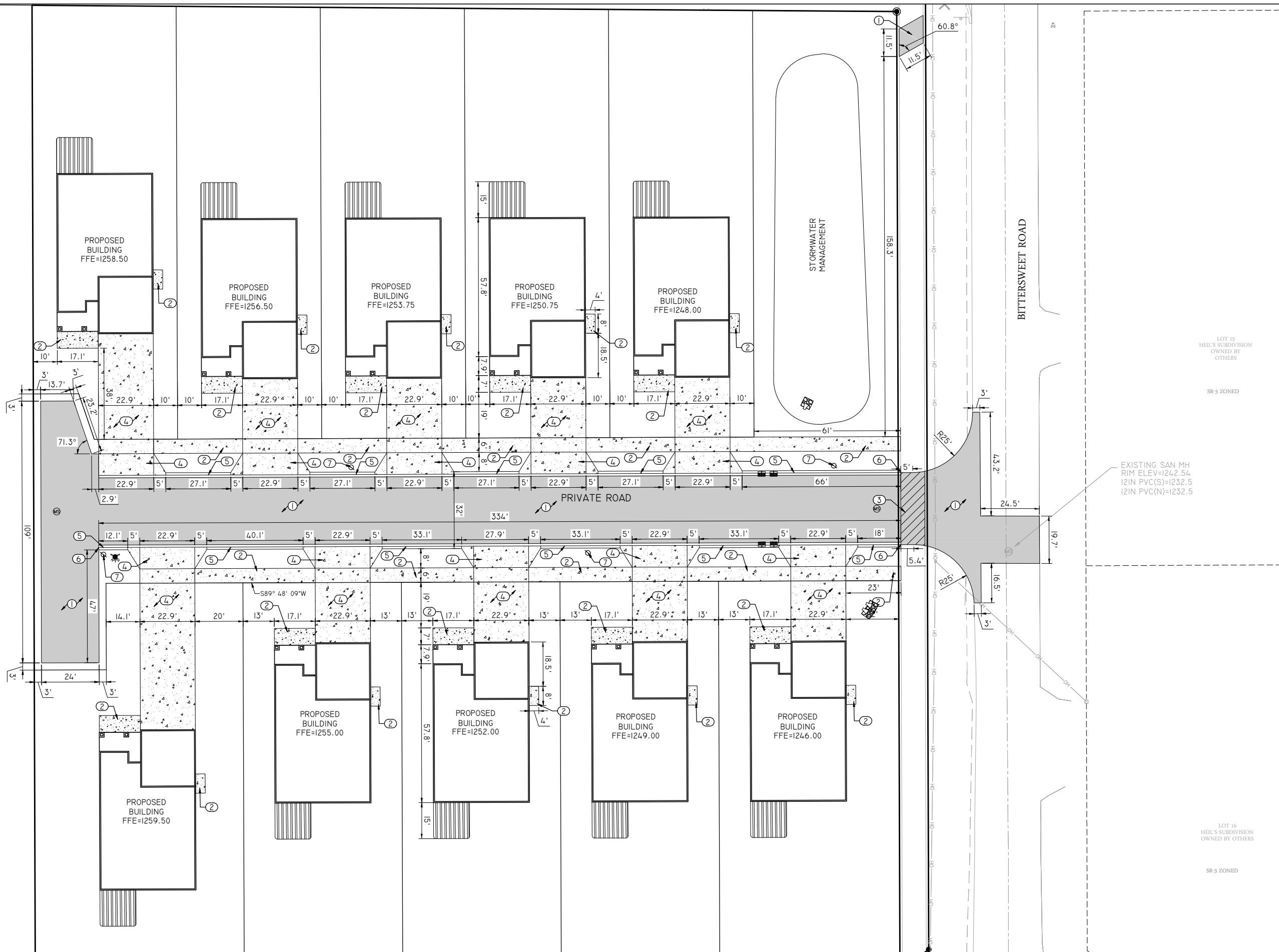
REI
REI No. 7071A
SHEET C100

KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C800.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/C800.
3. PAINTED STRIPING.
4. 6" CONCRETE PAVEMENT. SEE DETAIL C & F/C800.
5. 24" MOUNTABLE CURB AND GUTTER. SEE DETAIL D/C800.
6. CURB TERMINATION. SEE DETAIL E/C800.
7. PROPOSED LIGHTPOLE. SEE LIGHTING PLANS FOR DETAILS.

NOTES:

- (A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO PROPERTY LINE LABELED, S89°48'09"W, AS TAKEN FROM THE SURVEY.
- (B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
- (C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.



DRAWING FILE: P:\7000-7099\7071A HALL PROPERTY\DWG\Plans\7071A-C200-GRADING-EC-2020.DWG LAYOUT: C200
PLOTTED: Dec 22, 2020 - 4:51PM PLOTTED BY: NATHANP

SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS
- INSTALL SILT FENCE, INLET, AND CULVERT PROTECTION ON EXISTING STORM STRUCTURES
- ROUGH GRADING
- CONSTRUCT SEDIMENT TRAP
- INSTALL EROSION BALES IN SWALES
- BUILDING CONSTRUCTION
- SITE UTILITY INSTALLATION
- INSTALL INLET AND CULVERT PROTECTION ON NEW STORM STRUCTURES
- FINISH GRADING
- REMOVE SEDIMENT TRAP AND CONSTRUCT BIORETENTION POND
- PAVING
- FINAL STABILIZATION

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**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

SCALE



DATE

REVISION

BY

CHK'D

DESIGNED BY: GSW

CHECKED BY: JJB

SURVEYED BY: REI

APPROVED BY: JJB

DRAWN BY: NAP

DATE: 12/22/20

GRADING & EROSION CONTROL PLAN

ROYAL VISTAS
TOWN OF RIB MOUNTAIN
MARATHON COUNTY, WISCONSIN

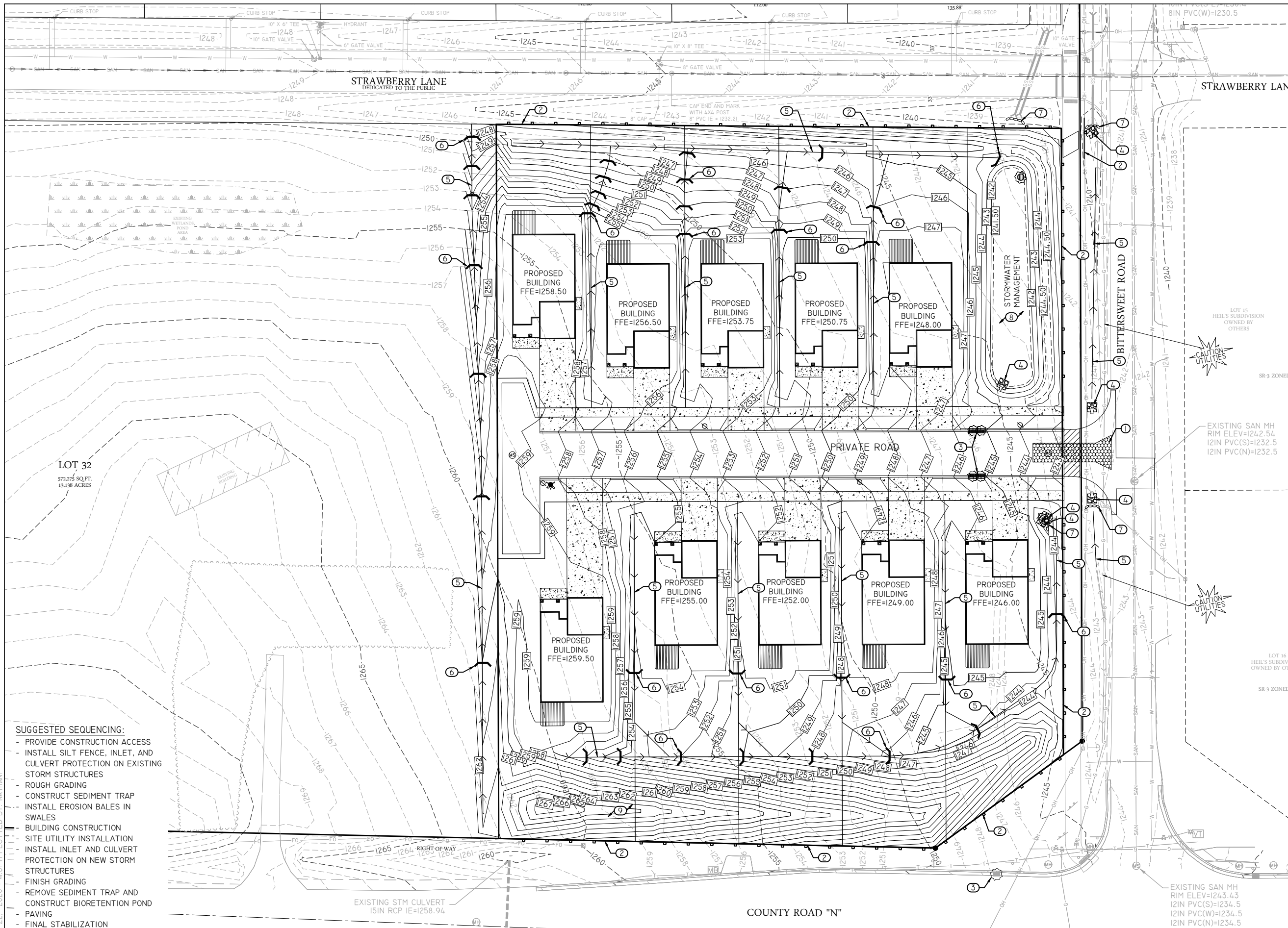
REI
REI No. 7071A
SHEET C200

KEYED NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/C810.
2. INSTALL SILT FENCE. SEE DETAIL B/C810.
3. PROVIDE INLET PROTECTION. SEE DETAIL C/C810.
4. INSTALL LIGHT RIPRAP ON TYPE R GEOTEXTILE FABRIC. SEE DETAIL D/C810.
5. CONSTRUCT VEGETATED DRAINAGE SWALE. SEE DETAIL F/C810.
6. INSTALL DITCH CHECKS @ MAX. OF 200-FT INTERVALS OR EVERY 2-FT OF DROP, TYPICAL. SEE DETAIL E/C810.
7. INSTALL CULVERT PROTECTION. SEE DETAIL G/C810.
8. BIORETENTION POND. USE AS SEDIMENT BASIN DURING CONSTRUCTION.
TOP = 1244.50
BOTTOM = 1241.50
10'-WIDE WEIR = 1243.50
SEE DETAIL H/C810.
9. 6'-HIGH DIVERSION SCREENING BERM.

NOTES:

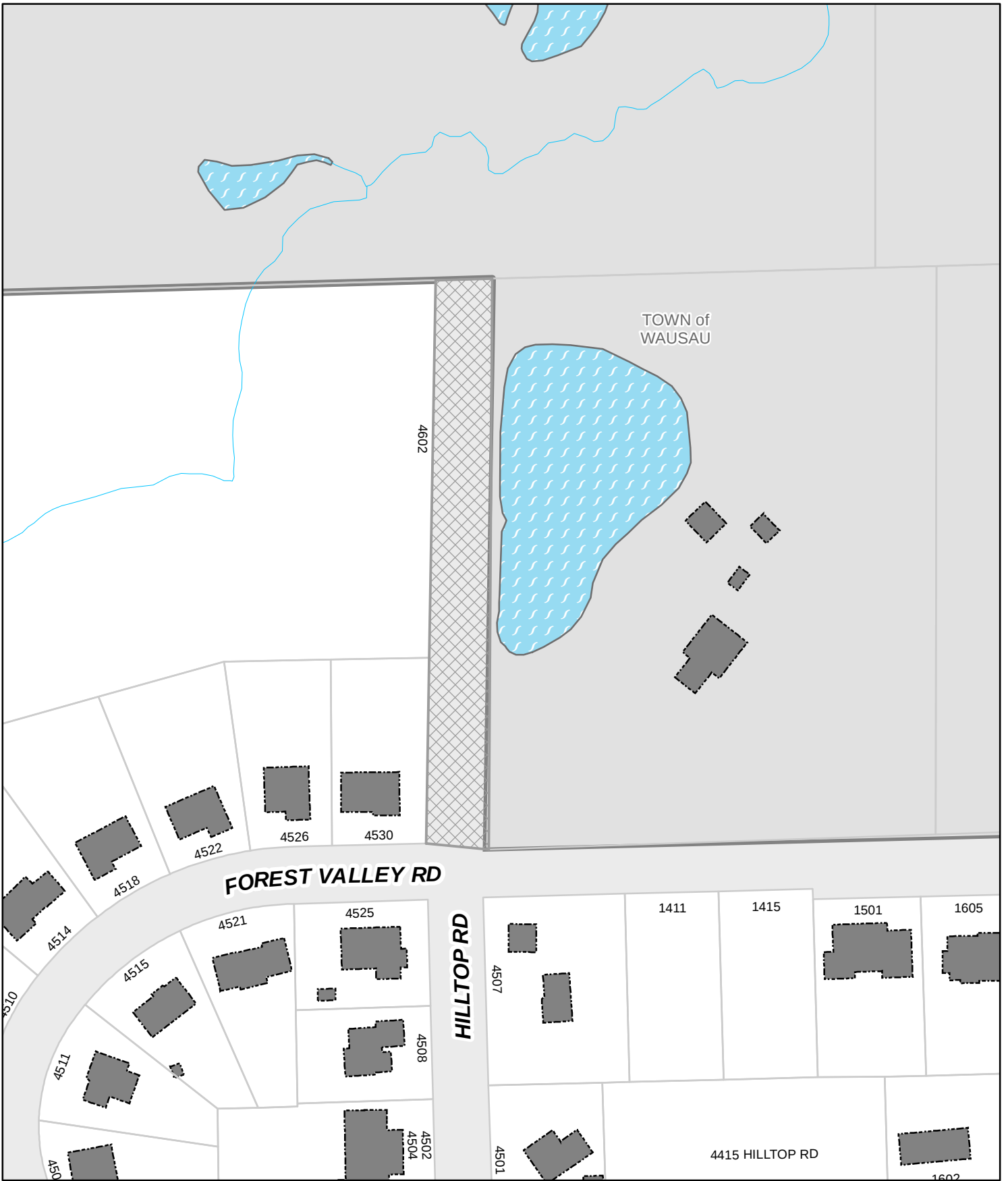
- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.
- (E) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN SWALE BOTTOMS.
- (F) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- (G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
- (H) IN AREAS WHERE THE PARKING LOT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN ASPHALT 1" ABOVE GRASS.
- (I) SPOT ELEVATIONS SHOWN ALONG CURBLINE DENOTE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.
- (J) WETLAND DELINEATION COMPLETED BY CWE IN OCTOBER 2014. NO WETLAND DISTURBANCE IS PERMITTED WITH THIS PROJECT.



Agenda Item No.
2

STAFF REPORT TO CISM COMMITTEE – January 14, 2021

AGENDA ITEM
Public Hearing: Discussion and possible action on vacating and discontinuing Hilltop Road north of Forest Valley Road to termini
BACKGROUND
Staff has received a request to vacate the portion of Hilltop Road north of Forest Valley Road as shown on the attached map. This public hearing will give anyone the opportunity to speak on this issue.
FISCAL IMPACT
Minimal, if the segment of right of way is vacated it would revert back to private property.
STAFF RECOMMENDATION
Staff has no objection to vacating this portion of Hilltop Road. CISM should consider all testimony on this issue before making any decisions.
Staff contact: Allen Wesolowski 715-261-6762



0 50 100 200
Feet

Map Date: October 30, 2020

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

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

