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

# OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

| | |
|---|---|
| Meeting of the: | **PLAN COMMISSION OF THE CITY OF WAUSAU** |
| Date/Time: | **Tuesday, March 15, 2022 at 5:00 pm.** |
| Location: | **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS** |
| Members: | Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann |

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes from the February 16, 2022 meeting.
2. **PUBLIC HEARING:** Request to approve a conditional use at 110 South 1st Avenue & 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accomodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District. (The Salvation Army)
3. Discussion on approving a conditional use at 110 South 1st Avenue & 110 Alexander Street to allow for offices, chapel, community center with a kitchen and separate living accomodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District. (The Salvation Army)
4. Discussion and possible action approving a conditional use at 1730 North Business Highway 51 to allow for an additon of an order board sign for a second drive thru lane, in a SMU, Suburban Mixed-Use Zoning District. (Taco Bell)
5. Discussion and possible action on approving the Specific Implementation Plan for Riverlife Condos located at 15 Fulton Street, in a PUD, Planned Unit Development Zoning District.
6. Discussion and possible action on approving a dual post sign at 350 Grand Avenue.
7. Discussion and possible action on vacating and discontinuing an alley lying north of 410 North 6th Avenue between Oak Street, Cedar Street, North 6th Avenue and North 7th Avenue.
8. Next meeting date.
9. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

The meeting is being held in person and via teleconference (all public participants' phones will be muted during the meeting) **by calling 1-408-418-9388. The Access Code is 2498 897 4810. Password Hg32i7kXPac**

Members of the public who do not wish to appear in person may view the meeting live over the internet on the City of Wausau's YouTube Channel http://tinurl.com/WAAMedia, 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 3/11/2022 @ 10:00 a.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) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the 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, Stahl, Polley, County Planning, Taco Bell, The Salvation Army

| | |
|---|---|
| Time and Date: | The Plan Commission met on Wednesday, February 16, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall. |
| Members Present: | Mayor Katie Rosenberg, Eric Lindman, Tom Neal, George Bornemann, Bruce Bohlken, Andrew Brueggeman; *By WebEx:* Pat Peckham |
| Others Present: | Brad Lenz, Sam Wessel, William Hebert, Brian Stahl, Melissa Engen, Thomas Brown, Gary Gisselman, Jonathan Creisher, Christine Martens, Larry Nigbur, Brian Davies |

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 from January 18, 2022 meeting.**

Bohlken motioned to approve the minutes from the January 18, 2022 meeting. Neal seconded, and the motioned carried unanimously 7-0 by roll-call vote.

**Discussion and possible action on designating John Marshall School (1918 Lamont Street) as an historic landmark.**

Mayor Rosenberg stated that public comments would be allowed on this item.

Lenz stated that this item comes from the Historic Preservation Commission to designate John Marshall School as a local landmark. The Historic Preservation Commission felt the school should be landmarked. A public hearing was held. The Wausau School District is not in favor of the designating the school as an historic landmark.

Thomas Brown, 715 North 5th Avenue, said that it is too early to designate the school as an historic landmark. Brown urged the committee to vote against this item and work with the Wausau School Board.

Gary Gisselman, 319 Park Avenue, said he is present to urge the commission to landmark the school and the criteria has been met. The school has been a key part to the neighborhood for the last 100 years. This has been a community center. When the school was built in 1922, the area was full of vacant lots. Gisselman said that Grant School is now landmarked and was also a key part of that neighborhood.

Jonathan Creisher, 151008 Juniper Lane, said that he is on the Wausau School Board and stated that this designation will handcuff the school district to what can be done with this building. There are higher costs to renovate a building than to tear down and build a new one. The demographics in the area are shifting. There is a lot of change ahead and this will limit the school district's options.

Christine Martens, 1228 Arthur Street and member of the Historic Preservation Commission, said that this year will be the 100th anniversary for the school. Martens said that the commission wanted to get in front of this instead of behind, which is what happened with Grant School. The time to landmark it is now.

Neal motioned to designated John Marshall School as an historic landmark. The motion died due to a lack of a second.

Peckham moved to table the designation six months so that Wausau School Board has time to evaluate the buildings. Bornemann seconded.

Neal said that there has been a lot of loss of historic structures in this small town. When building is gone, it is gone and there needs to be a proactive stance. Now is the time, otherwise we are going down the road and going loose the heritage.

Mayor Rosenberg thanked Alderperson Peckham for the motion and is it is always best to work collaboratively with the school. Mayor Rosenberg said that she grew up in this neighborhood and the school is a big part of it. There is a lot of passion but working with the school district is the right thing to do.

Bornemann said that he is reluctant to force this onto another elected body. Bornemann said that he supports the motion to table the item for six months.

Brueggeman said that looks back fondly at the school but it is difficult to force the landmarking on the school district. The City needs to be more collaborative with the school district. It is preemptive and not neighborly.

Peckham stated that this is a sound idea and this would give the school district a fair shot.

The motion carried 4-3 by roll-call vote. Brueggeman, Neal and Lindman voted against the motion.

**PUBLIC HEARING: Request to approve a conditional use at 1730 North Business Highway 51 to allow for an addition of an order board sign for a second drive thru lane, in a SMU, Suburban Mixed-Use Zoning District.**

Wessel said that the conditional use would be for the signage since the drive-thru is a permitted use. A neighboring property owner did have a concern about the shared access easement, which is a separate issue than the order board sign.

Mayor Rosenburg opened the public hearing.

Larry Nigbur, 1740 North Business Highway 51, said that there is an easement of 60' that cannot be used due to the traffic of this facility. With the current drive thru, 6-10 vehicles will be lined up and cars are going through the easement. This this addition, additional vehicles will be going through the easement. This is the time to get it resolved. The property was surveyed last week, and the parking lot is encroaching the easement.

Mayor Rosenburg closed the public hearing.

**Discussion and possible action on approving a conditional use at 1730 North Business Highway 51 to allow for an addition of an addition of an order board sign for a second drive thru, in a SMU, Suburban Mixed-Use Zoning District.**

Neal said that he goes through the drive thru lanes and the lines should be shorter with this request. The parking spaces are a different issue. Neal said that this will relieve congestion and supports the request.

Lenz said that staff can do some investigating on this before the next meeting.

Nigbur said that he doesn't have a vendetta against Taco Bell and does not have a concern about the sign. The striping on the easement cannot remain.

Brian Davies, Taco Bell, said that it is their intent to reduce the line and is willing to work with Nigburs. Davies said that he is happy to discuss this and reach an understanding.

The action on the CUP will take place next month. Neal left the meeting at approximately 5:30 p.m.

**Discussion and possible action approving Alexander Davis Preliminary Plat (formerly Wausau Center Mall site).**

Tom Radenz, REI Engineering, presented the plan for the area. The plat primarily covers blocks 2, 3, 4 & 5. There is an interested buyer in Lot 4 and possibly Lot 5. This is the preliminary plat, and some things may change before the final plat.

Lenz said that his comments in the review letter were about easements that are not shown on the plat, but they were mentioned in the presentation. He said there were previous plans showing a connection from the Sears ramp to Washington Street at 4th Street. He asked when the final plat may come back. Radenz added that the hope is to have the final plat ready in late summer. Radenz said that some changes will need to be made depending on what the street design is. Lenz said that the curved right-of-way will impact the design of the street. The downtown area needs to be pedestrian friendly.

Brueggeman motioned to approve the Alexander Davis Preliminary Plat. Bohlken seconded, and the motion carried unanimously 6-0 by roll-call vote.

**Next meeting date and future agenda items for consideration.**

The next meeting is scheduled for March 15, 2022.

**Adjournment.**

Bohlken motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 6-0 and the meeting adjourned at 5:45 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on March 15, 2022.**

# Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 10, 2022
Subject: 110 S. 1st Ave. and 110 Alexander St. – Conditional Use Application

**Introduction**

The Salvation Army is looking to build a new facility for their offices, chapel, community center with a kitchen and separate living accommodations for up to 36 individuals and six families. The property is zoned Urban Mixed Use, and the residential component of the operation would require a conditional use permit. The packet contains conceptual plans for the site, along with information on how the residential shelter would be operated.

**Conditional Use Procedure**

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use. This meeting will serve as the first of two meetings, where a public hearing will be held. The second meeting where a final decision will be sought, is expected at next month's regularly scheduled meeting.

**Substantial Evidence**

"Substantial evidence" means facts and information, other than 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)). Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission.

**Recommended Findings**

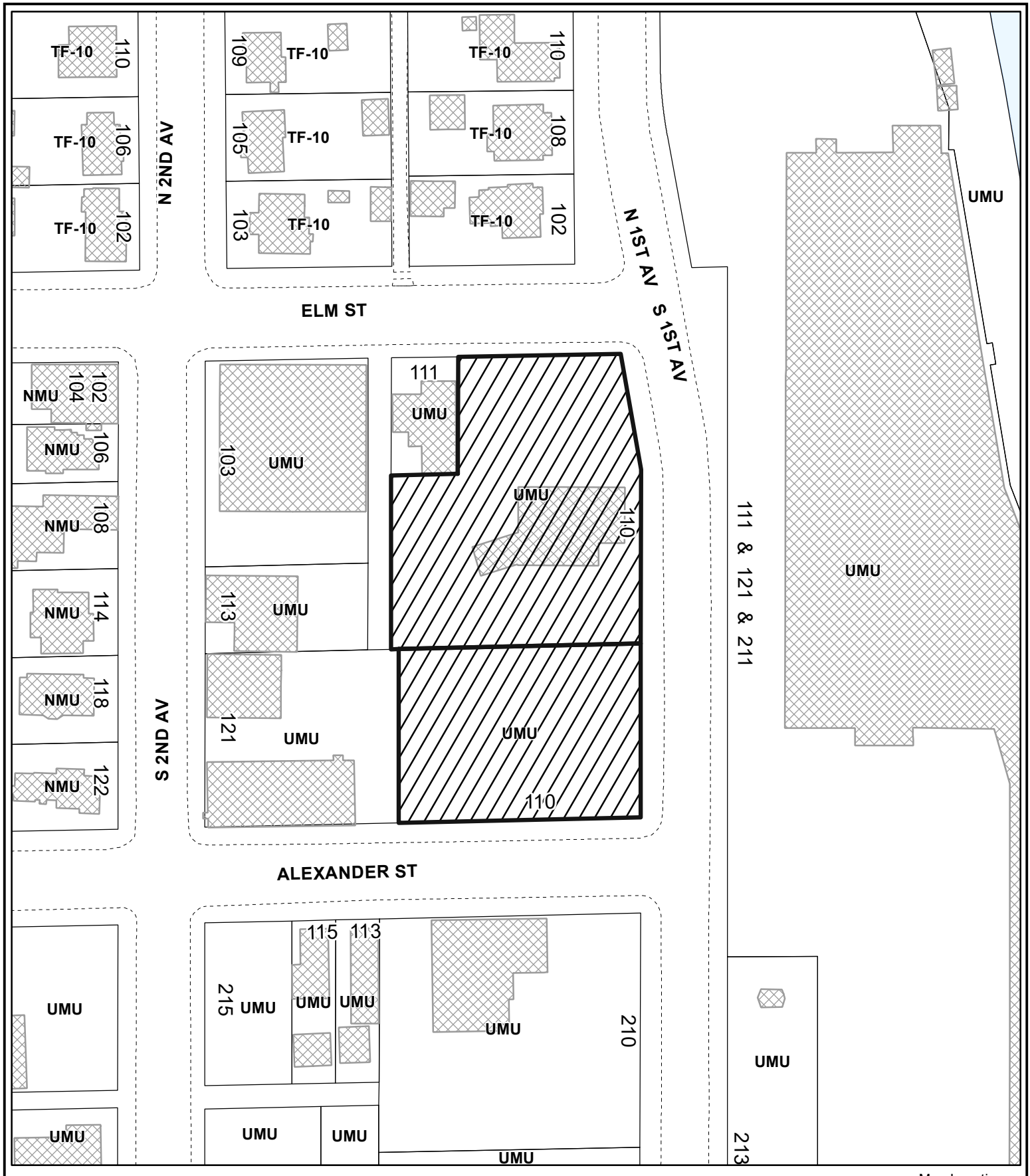
When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- 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.

- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- 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.
- 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.

**Recommended Motion**

No motion is required at this meeting. Staff will compile facts and evidence related to tonight's discussion in a report for the next Plan Commission meeting. Plan Commission will move to approve, approve with conditions, or deny the Conditional Use Permit request at the next meeting.




City of Wausau

Marathon County Wisconsin

Area of Interest

Building

0 75 150 Feet

Map Date: February 24, 2022

Map Location

/citybase/projects/planning/mxds/rezone.mxd

# CITY OF WAUSAU
## APPLICATION FOR A CONDITIONAL USE

For background on the conditional use process and other important information, please read the "*Information and Instructions for City of Wausau Conditional Use Process*" carefully before completing this application.

**Please provide all of the information requested below, including a site plan, a written description of the conditional use including type of activities, buildings, structures and off-street parking, as well as the number of employees, written justification for conditional use including evidence that the application is consistent with the City of Wausau Comprehensive Plan and a Traffic Impact Analysis for group and large development projects. If you have questions during the course of preparing the application, contact either the Zoning Administrator at 715-261-6783 or the City Planner at 715-261-6753. (PLEASE PRINT OR TYPE)**

1. Address of the property where the conditional use is requested:

   110 S. 1st Ave & 110 Alexander Street, Wausau, WI

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

   A Stewarts add lots 3 & 4 ptof lot 5 blk 4 also pt of lot 1 & all of lot 2 A Stewarts 2nd add com aat NE Cor or Lot 2 Blk 4 A Stewarts 2nd addition
   com at NE Cor or Lot 2 Blk 4 A Stewarts 2nd addition .69 acres And:
   Pt of A Stewarts add blk 4 pt of a stewarts 2nd addition blk 4 desd as lot 2 of CSM Vol 61-2
   .46 acres

3. Name(s) of Applicant Business: The Salvation Army

   Name of Contact Person (PLEASE PRINT): Barbara Logan

   Mailing Address: 202 Callon Street, Wausau, WI 54401
   Email Address: Barbara.Logan@USC.salvationarmy.org

   Daytime Phone No. of Contact Person: 715-845-4272
   Evening Phone No. of Contact Person:

   What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)
   I am the Corps Officer in charge of the Wausau Salvation Army. Perspective buyer of these parcels.

4. Property Owner Name(s) if Different from Applicant: Co-Vantage Credit Union

   Mailing Address: 723 6th Ave., Antigo,WI 54409-1803
   Email Address: Bryan L Ermeling" <bermelin@Covantagecu.org>

   Owner's Daytime Phone Number: (715) 845-4351 x 4650
   Owner's Evening Phone Number:

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 1.15 Acres

6. What is the present zoning of the subject property? Urban Mixed Use

7. What is (are) the present use(s) of the subject property? former bank & parking lot

8. Proposed use(s) of property: Salvation Army offices, Chapel, Community Center with Kitchen with seperate living accomodations for up to 36 men/women and up to 6 famlies.

Primary Use (reason for conditional use request): housing for homeless - depending on our needs assessment this could possibly be a seperate building next to our main offices & chapel.

Secondary use (if any) of property in addition to the conditional use: Possible 1200 sq. tt. garage for the Salvation Army Canteen truck and supplies.

Other use(s):

9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

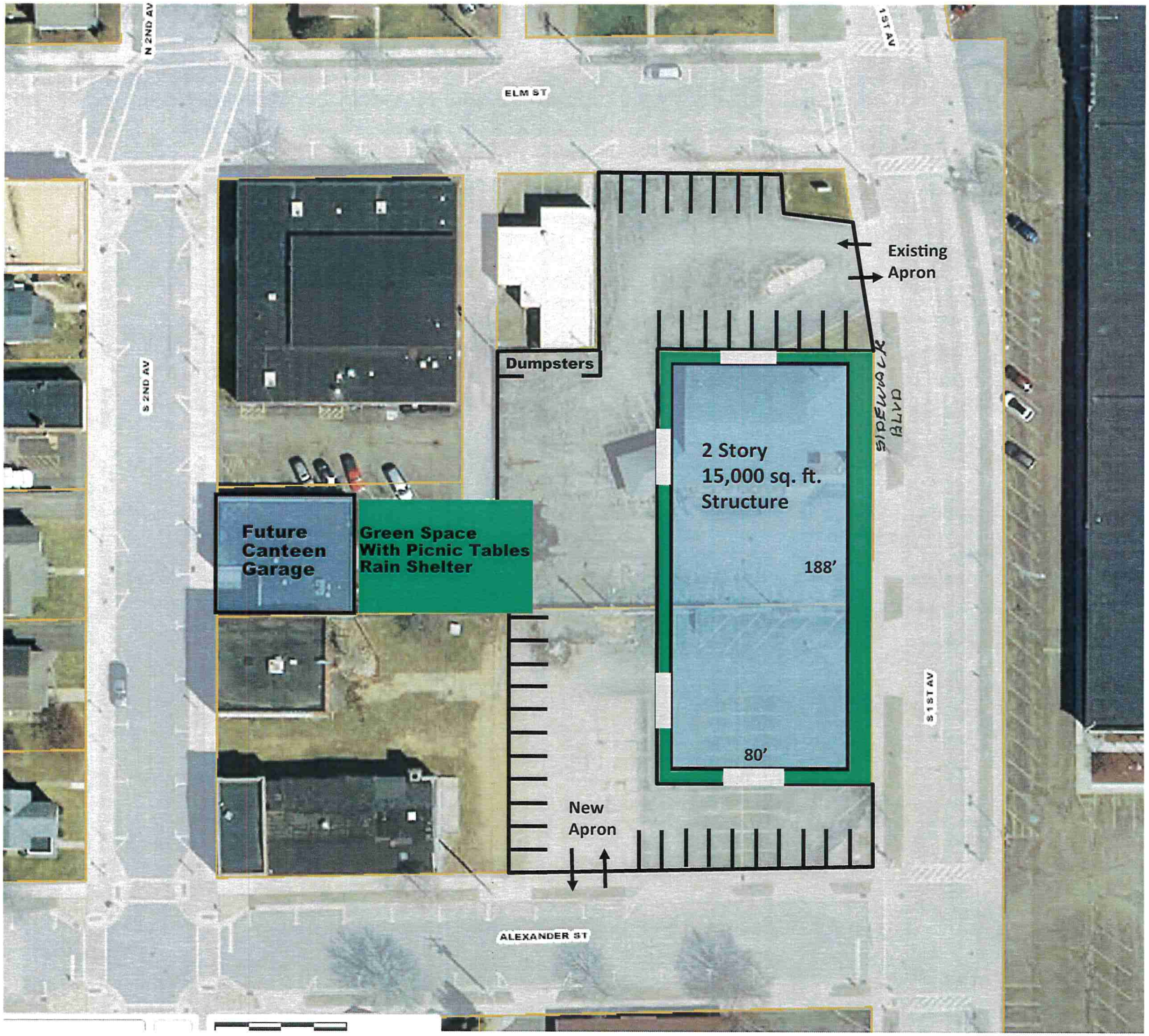
Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

**This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)**

We would like to use the existing bank structure as a base and end with a 2 story structure of approx 30,000 sq. ft.
Our needs assessment is currently being worked on.
We would like to purchase the land now and know that zoning for our housing will not be a problem.
We feel that this location would be the least disruptive for the City of Wausau, our clients and staff as our current housing for 20 men, 6 women and 1 family abuts this location. The old building will be razed.

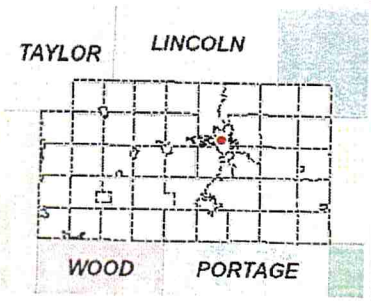
We would like to request that the deadline for this conditional use permit be extended to allow for our occupancy. We are estimating it could take up to 4 years.

**NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that MUST be submitted with your conditional use application for this type of use.**




Possible Layout

# Land Information Mapping System




## Legend

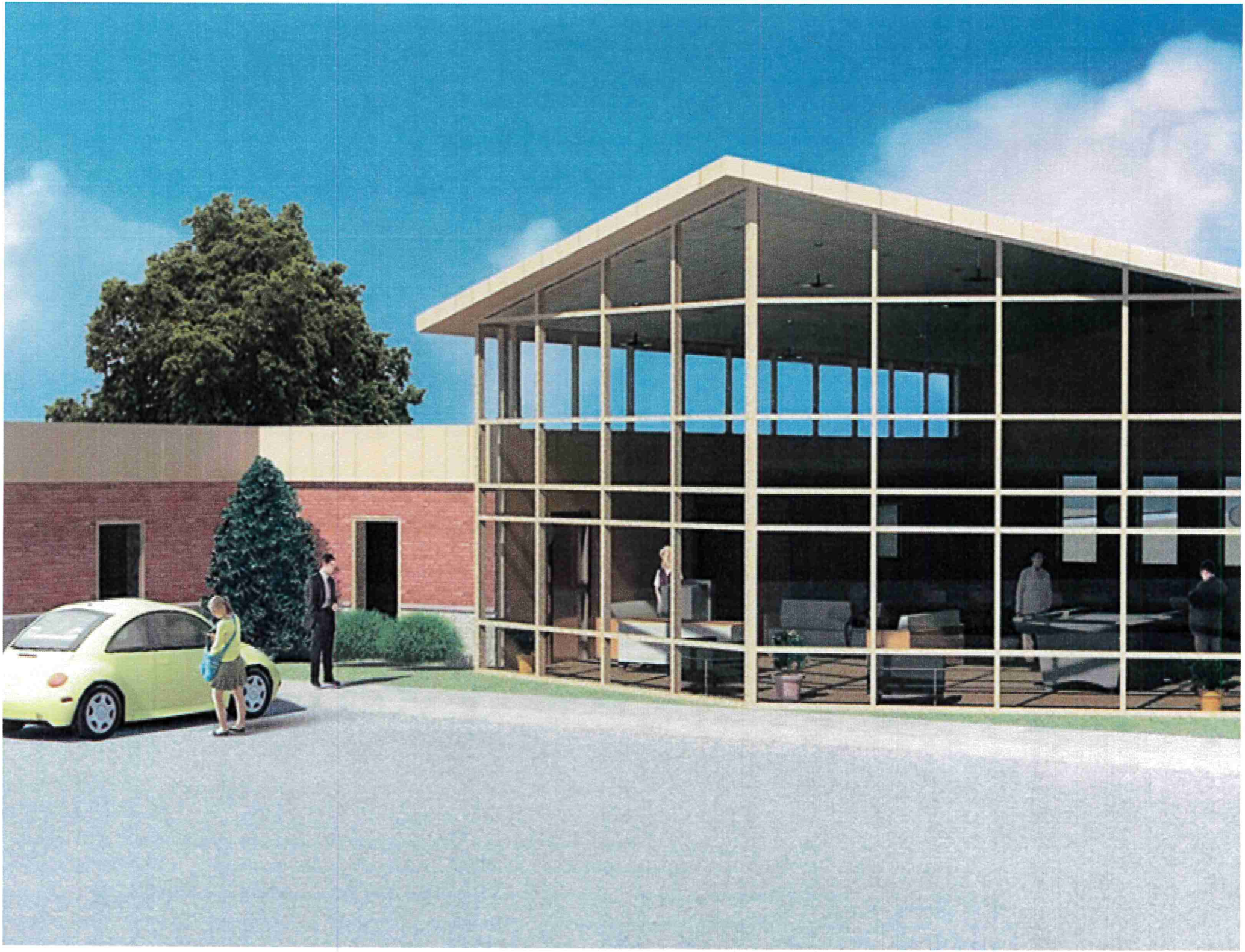
- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

31.32 0 31.32 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

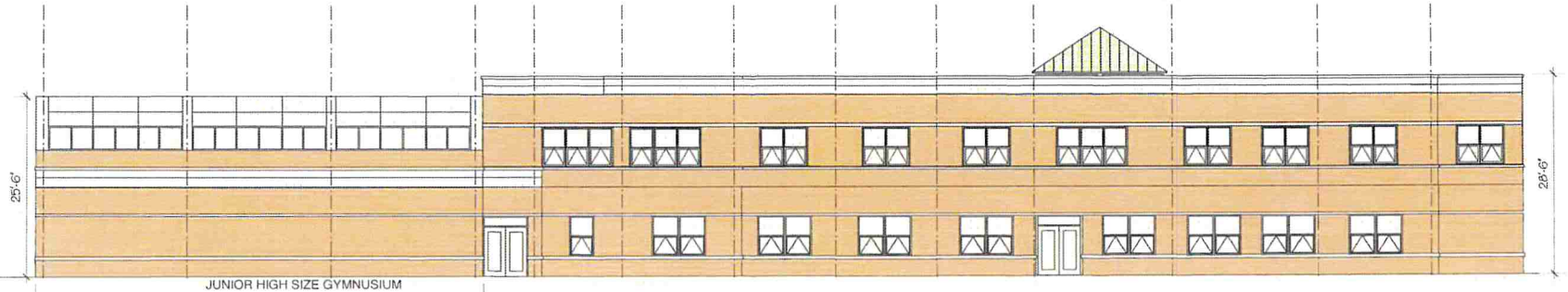
DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement 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

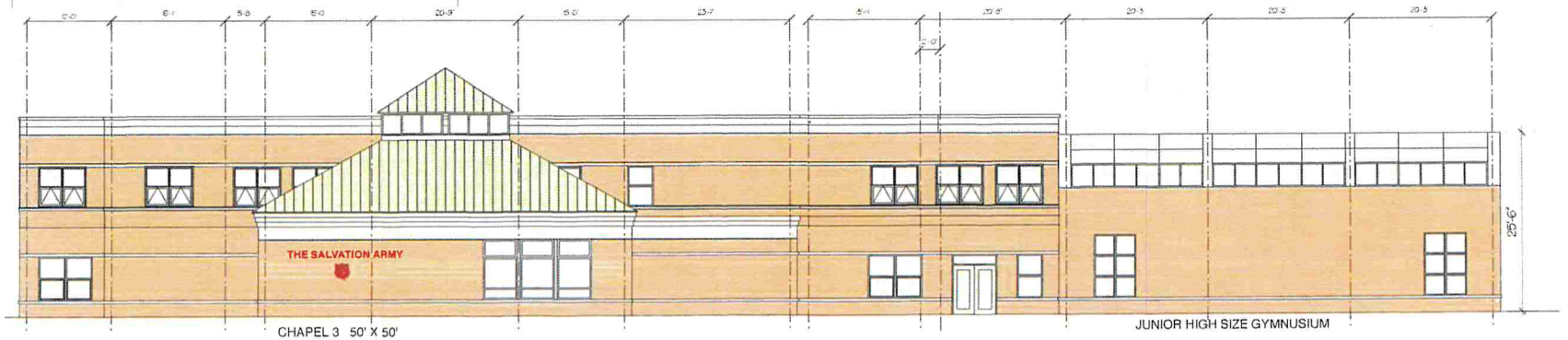


# PROTOTYPE CORPS DESIGN • TWO-STORY BASIC ELEVATIONS

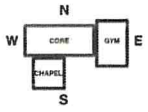
A WEST ELEVATION




B NORTH ELEVATION




C SOUTH ELEVATION

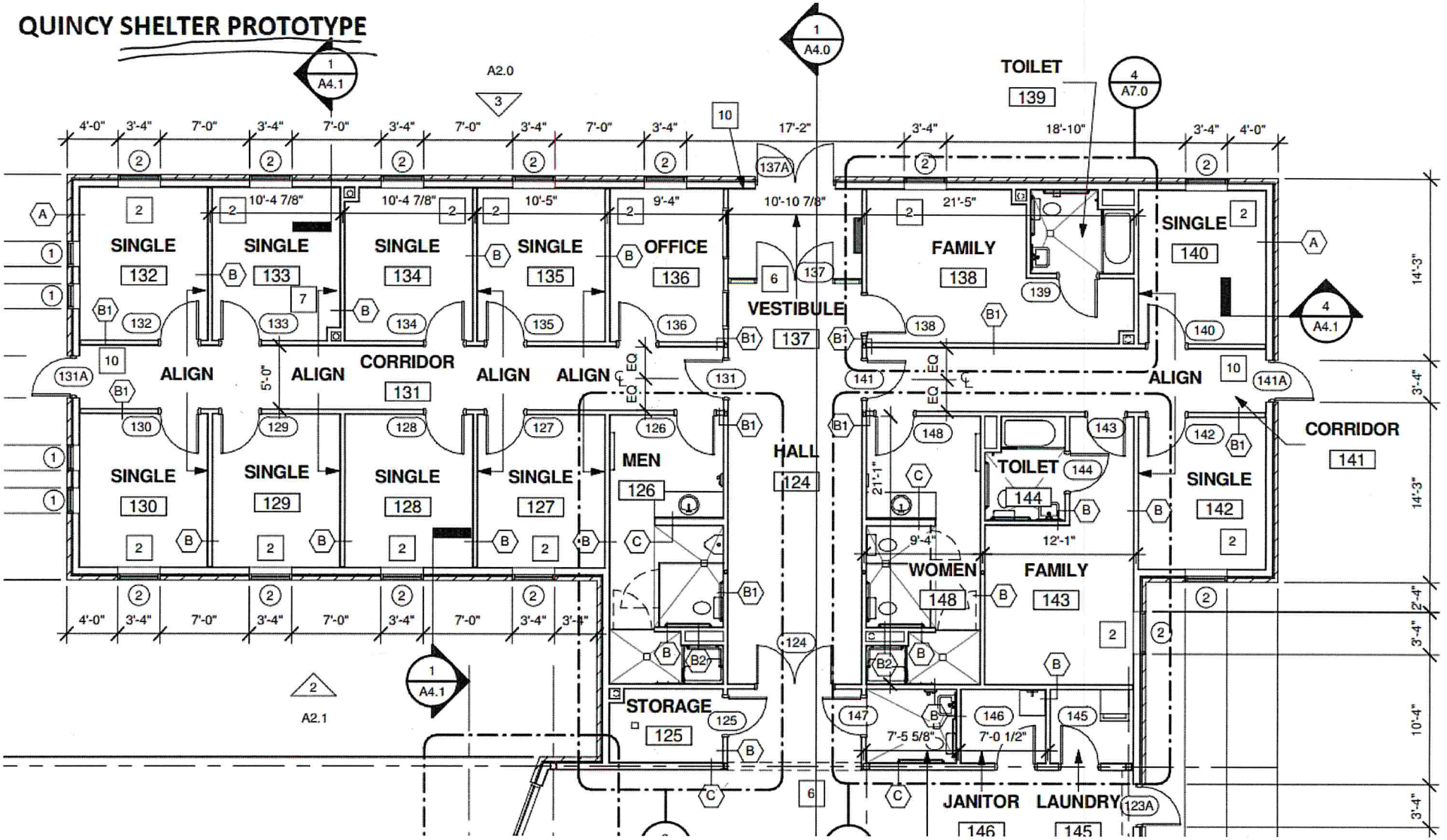



Elliott Associates Architects, Inc.

**BASIC ELEVATIONS**

*The Salvation Army*
*Prototype Corps Design*

# QUINCY SHELTER PROTOTYPE



**Client Entrance**:

## Shelter Resident Entrance Procedures

1.) Individuals/families either call or arrive at the shelter after 4pm for check in. If beds are available staff, then proceeds with a check in process that involves the following steps.
   - A- Background check- Staff will check all prospective clients against the national sex offender data base. The shelter is unable to accommodate registered sex offenders due to often having families with vulnerable children, as well as other potentially vulnerable residents.
   - B- If prospective client(s) pass the background check staff goes through the intake packet.
   - C- Shelter policies and guidelines are read by staff to the individual(s) and signed.
   - D- All other paperwork required by various agencies is gone through and signed.
   - E- New check ins will then shower, wash all clothing, be offered a meal, assigned a medication locker, food locker, and a bunk in the appropriate dorm.
   - F- Case management is offered, usually within the first two days. This involves assessments, help obtaining EBT and other benefits, rapid rehousing assistance, and employment searches. After the initial case management meeting follow up meetings are scheduled weekly.
2.) Coordinated entry is offered to anyone seeking resources, regardless of whether they admitted into the shelter.
3.) After an initial 7-day adjustment period the shelter's actual 30 day program begins with the possibility of extension up to 90 days depending on the progression of the individual.

Completed by Michael Giovanoni 2-21-22 (Advocate II)

6 pages

# Guest Welcome Rules

**The Salvation Army of Marathon County Emergency/Transitional Living Center**
**Welcome Packet & Shelter Policies**

**113 S. 2nd Ave. Wausau, Wisconsin 54401**

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**Shelter Number: 1-715-845-6583**

**Resident Phone: 1-715-845-6953**

**General Office Phone: 1-715-845-4272**

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## Quick Guide

- The shelter office is open for check-in each day from 4:00 p.m. to 9:00 p.m.
- You may call the shelter at any time.
- Guests should be off property between 9:00a.m. to 3:00 p.m. Monday through Friday.
- If you are working 2nd or 3rd shift accommodations will be made based on guest's needs.
- Breakfast is from (8:00 am to 9:00 am) Lunch is served at the Callon St. building from 11:30 a.m. to 12:30 p.m. You may take your lunch to the picnic tables behind the shelter. Dinner is 5:00 pm-6:00 pm. The Salvation Army asks that you do not cook after 8 pm but you can use the microwave between 8 pm and 10 pm.
- This is a 30 day stay with the possibility of an extension. Evaluations are done every 7 days.
- All guests must observe our confidentiality policy. Do not share information about others staying in shelter; this includes revealing if someone is or is not in the shelter or on property.
- We are committed to being a good neighbor to the surrounding community. You are a part of this community, please help us to be good neighbors while ensuring this space is safe for all.

## Check in/Check out Procedure.

- Check in begins at 4:00 p.m. Please do not arrive on the property before 4:00 pm.
- If possible, call before 4:00 p.m. if you are working past the check in time.
- Guests are allowed 2 bags or luggage upon check-in.
- All guests must sign in and out when leaving the property.
- Doors are locked at 10:30 pm. You must be in the building from 10:30 pm until 5:00 am unless arrangements have been made ahead of time by staff. Doors are locked at 10:30 pm nightly. When exiting the program, see staff about taking a blanket if you choose.

## Safety and Security

**Confidentiality:** The Salvation Army takes privacy and confidentiality very seriously. To protect everyone's privacy, guest and visitors are not allowed in the building or on the property. Due to confidentiality policy, our staff will not confirm or deny if someone is using services.

**Security:** Security violations will result in immediate suspension from shelter.

- The Salvation Army reserves the right to search your belongings at any time.
- Weapons or weapon-like items are prohibited on The Salvation Army property.
- Threats, acts of violence and/or compromising the safety of others will not be tolerated.
- Physical punishment and verbal abuse of children is not permitted on property. CPS may be contacted.
- Burning items or smoking in the building is not allowed.
- Vaping is not allowed in the building or on property.
- Theft and/or destruction property is not permitted.
- Guests may not loiter on or around the shelter property including the block radius.
- Electronics are only allowed in the common room, which the phones need to be on silent or vibrate. You are not allowed to talk on your phone in the building. Electronics are not allowed in the dorms at any time. Photography, audio recording and pornography is strictly prohibited.

**Security Cameras:** The Salvation Army's property, inside and out is monitored 24/7 by security cameras.

**Safety Drills/Evacuation:** Familiarize you (and your family) with the building's emergency exits.

We practice regular fire and tornado drills. Your participation is mandatory.

In the event of a real emergency or during practice drill residents and staff will meet in front of the church building at 103 south 2nd Ave. across from the Chatterbox bar.

**Verbal Abuse:** Verbal abuse towards others is not acceptable. Hate language, including racist and homophobic language, is not tolerated. Continual swearing is also not tolerated.

**Illicit Drugs and Alcohol:** Consuming or possessing drugs and or alcohol while staying at the shelter will not be tolerated. Participation in any illegal activities while on The Salvation Army property will result in a suspension from the shelter.

**Children:** All children (17 and under) must always be supervised by a legal guardian. Guests, or anyone who is not a legal guardian in your file may not provide child supervision for your children.

**Parking:** You may park your car in the parking lot. All cars must have a parking pass from the office. The car must have a valid license/plate and be operational.

**Smoking:** Smoking (Tabacco) is only allowed in the space provided out back of the building, under the pergola and/or smoking tables. Do not smoke on or around the smoke free table. Rolling tobacco is not allowed inside and or outside of the shelter. Cigarette butts must be disposed of properly. Vaping materials are not allowed in shelter or on property.

## Housing Case Management

**Case Management:** You will be provided with a case manager to help you/family work towards permanent housing. Our Housing Case Management can support you with the following.

- Rapid Re-housing
- Housing search
- Housing leads
- Filling out/turning in housing applications
- Landlord mediation and support
- Employment search
- Navigating benefits
- Referrals to community resources
- Connection with TSA Community Engagement Specialist

*There is a weekly shelter house meeting. It is mandatory. It is held on Thursdays at 4:30-5:30 p.m. You will be notified on Thursday morning.

*If you have a job or receive any other type of income you are to be saving 80% of that income. Your Case Manager may ask to see your savings plan to assist you with having enough money to move out on your own.

## Housekeeping Items

**Room inspections:** rooms are expected to be cleaned up daily with beds made. A weekly room inspection will be done.

**Attire:** You must be fully and appropriately clothed in public areas. This includes always wearing shoes. Pajamas should only be worn in your bedroom area. Changing of attire is done in the bathrooms only, not in the dorms. Your belongings will need to fit into your assigned locker and under the bed container. All else will be discarded.

**Personal items:** The Salvation Army is not responsible for any lost, damaged, or stolen items (including vehicles) left on the property. You will be provided a small locker and a lock to keep

important items in and locked up. If you exit and leave your belongings behind, you will have 72 hours to claim it, or it will be discarded.

**Chores:** Every guest is requested to help with chores. Check the chore chart every morning to ensure your part is done. We want everyone to be able to live in a clean, healthy environment.

**Waste:** All trash must be disposed of appropriately in trash cans inside and outside of the property.

**Quiet Hours:** Quiet hours are observed from 10 p.m. to 5:00 a.m.

**Weekend hours:** Curfew is 10:30 pm, but you may stay up until 12:00 a.m. on Friday and Saturday nights inside the shelter. On the weekends you need to be up and out of bed up by 11am.

**Grievance/Appeal:** You have the right to submit a grievance or submit appeal based on decisions made involving you or your family; this will not jeopardize your shelter stay. The Shelter Manager will respond to your grievance within 24 hours if possible. Appeal meeting will be scheduled within 3 business days.

## Services

**Phone:** A phone is available in the reception area. Only Local calls are allowed unless approval is given by shelter staff. Phone calls are limited to 10 minutes.

**Meals:** Food is provided weekly for lunch and dinner, as breakfast is not with exception of bakery goods. Personal food must be kept in your assigned kitchen bins.

Please clean up after yourself/family after every meal/snack. This includes wiping off tables and washing your own dishes, chairs, highchairs. Sweep the floor under highchair. No food is allowed outside of the Common area. Water with a lid can be used in dorms. Your container will be checked from time to time.

**Laundry:** Please sign up for a time in the office. Laundry soap will be provided.

**Showers:** toiletries/towels are provided. Keep them to a 10-minute limit. Make sure to wipe down everything before leaving.

**Medication storage:** Medications will be stored in your own assigned locker. We are unable to give out any over the counter medications from the shelter.

**Pastoral Care:** Please notify a staff member or your case manager if you are interested in connecting with a pastor for spiritual support. Church services are also available at 10:00 am on Sundays.

**Miscellaneous:** Approved and given by your Case Manager or staff member when available.

Bus Token

Transportation

Haircut voucher

Thrift store voucher for clothes

Glasses

Referrals to medical/health needs

Assistance with prescriptions/co-pays

**Activities/Employment**

The goal for all guests at The Salvation Army is to have a job/ income and a place to live. We want to come alongside you and help you attain self-sufficiency. We also want to assist you in overcoming obstacles that have kept you from these goals. You might have some other goals that you would like to work on as well. You will collaborate with your Case Manager to set up a plan that you would like to strive for in the months ahead. The steps you take are up to you. Each week, after you have set up an action plan with your case worker, we would like you to spend 20-30 hours per week accomplishing them. If you are already working, then hours will differ depending on your work schedule.

I have read and understand The Salvation Army's policies regarding my stay at the shelter.

_____ Guest Signature Date_____

_____Staff Signature Date_____

_____Emergency Contact Information

# SUSPENSION GUIDELINES

## **Shelter violations broken by you or your family will result in the following consequences.

**Actions which will result in being asked to leave for three nights.**

- Any behaviors which jeopardize the immediate safety of guests or staff.
- Bullying.
- Breaking confidentiality.
- Repeat violations (being reminded 2nd and 3rd time equals suspension)-example, not wearing a mask/face covering in areas other than sleeping space, not cleaning up your space (room, bed area, cafeteria) curfew violation, having food or drink outside of designated eating areas etc.
-

**Actions which will result in being suspended for one week:**

- Burning items or smoking in the building.
- Possession of any/or use of drugs, alcohol and/or paraphernalia in shelter.
- Having vapes in or on property.
- Threats of violence.
- Theft of shelter or other guest's items.
- Use of hate language.
- No call no show (must meet with shelter Manager before re-entering)

**Actions which will result in being suspended for one month or longer.**

*** **(Requires Shelter Manager approval)** ***

- Violence towards staff or other guests.
- Destruction of property.
- Sexual harassment.
- Repeated no call no shows.
- Possession of weapons
- Participating in illegal activities. (Banned)

*** Other violations not listed are subject to suspension under staff discretion and may result in suspension. ***-**See Shelter Manager for approval**

# Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 10, 2022
Subject: 1730 US-51 N Conditional Use Permit

**Introduction**

Last month, a public hearing was held for the Conditional Use Permit for Taco Bell at 1730 US-51 N. The plans showed the addition of a second drive-through lane and order board sign, the latter of which requires a conditional use permit in the SMU – Suburban Mixed Use zoning district. An order board sign must meet the requirements in Wausau Municipal Code 23.09.05(1)(d)4:

- Order board signs shall be freestanding or mounted on the exterior wall of the building containing the use.
- Freestanding two-way microphone/speaker devices shall not count toward the maximum permitted area of the order board sign.
- Order board sign audio components shall not cause a nuisance with volume.
- Order board sign lighting components shall meet the exterior lighting standards set forth in section 23.06.20 of the Zoning Ordinance. (These require lighting to eliminate glare onto neighboring properties and remain below reasonable levels of brightness).

Attached is the concept site plan and sign drawings for the site. These are similar to what was presented last time, with a change being made to the easement area north of the property. Previously, the neighboring property owner had disagreed that parking should be located in the easement area. The proposed plan shows a driveway lane in this area where parking currently exists.

**Substantial Evidence**

*"Substantial evidence"* means facts and information, other than 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)). Statements of personal preferences or speculation not based on *substantial evidence* must be disregarded by the Plan Commission.

**Recommended Findings**

When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- 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.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- 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.
- 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.

**Recommended Motion**

The recommended motion of the Plan Commission shall be one of the following:

- Approve the use as originally proposed;
- Approve the proposed conditional use with modifications and/or conditions; or
- Deny approval of the proposed conditional use.

Staff's recommended motion is to approve the proposed conditional use, noting the specific requirements for order board signs that are detailed in the zoning code.

| | |
|---|---|
| Time and Date: | The Plan Commission met on Wednesday, February 16, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall. |
| Members Present: | Mayor Katie Rosenberg, Eric Lindman, Tom Neal, George Bornemann, Bruce Bohlken, Andrew Brueggeman; *By WebEx:* Pat Peckham |
| Others Present: | Brad Lenz, Sam Wessel, William Hebert, Brian Stahl, Melissa Engen, Thomas Brown, Gary Gisselman, Jonathan Creisher, Christine Martens, Larry Nigbur, Brian Davies |

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.

**PUBLIC HEARING: Request to approve a conditional use at 1730 North Business Highway 51 to allow for an addition of an order board sign for a second drive thru lane, in a SMU, Suburban Mixed-Use Zoning District.**

Wessel said that the conditional use would be for the signage since the drive-thru is a permitted use. A neighboring property owner did have a concern about the shared access easement, which is a separate issue than the order board sign.

Mayor Rosenburg opened the public hearing.

Larry Nigbur, 1740 North Business Highway 51, said that there is an easement of 60' that cannot be used due to the traffic of this facility. With the current drive thru, 6-10 vehicles will be lined up and cars are going through the easement. This this addition, additional vehicles will be going through the easement. This is the time to get it resolved. The property was surveyed last week, and the parking lot is encroaching the easement.

Mayor Rosenburg closed the public hearing.

**Discussion and possible action on approving a conditional use at 1730 North Business Highway 51 to allow for an addition of an addition of an order board sign for a second drive thru, in a SMU, Suburban Mixed-Use Zoning District.**

Neal said that he goes through the drive thru lanes and the lines should be shorter with this request. The parking spaces are a different issue. Neal said that this will relieve congestion and supports the request.

Lenz said that staff can do some investigating on this before the next meeting.

Nigbur said that he doesn't have a vendetta against Taco Bell and does not have a concern about the sign. The striping on the easement cannot remain.

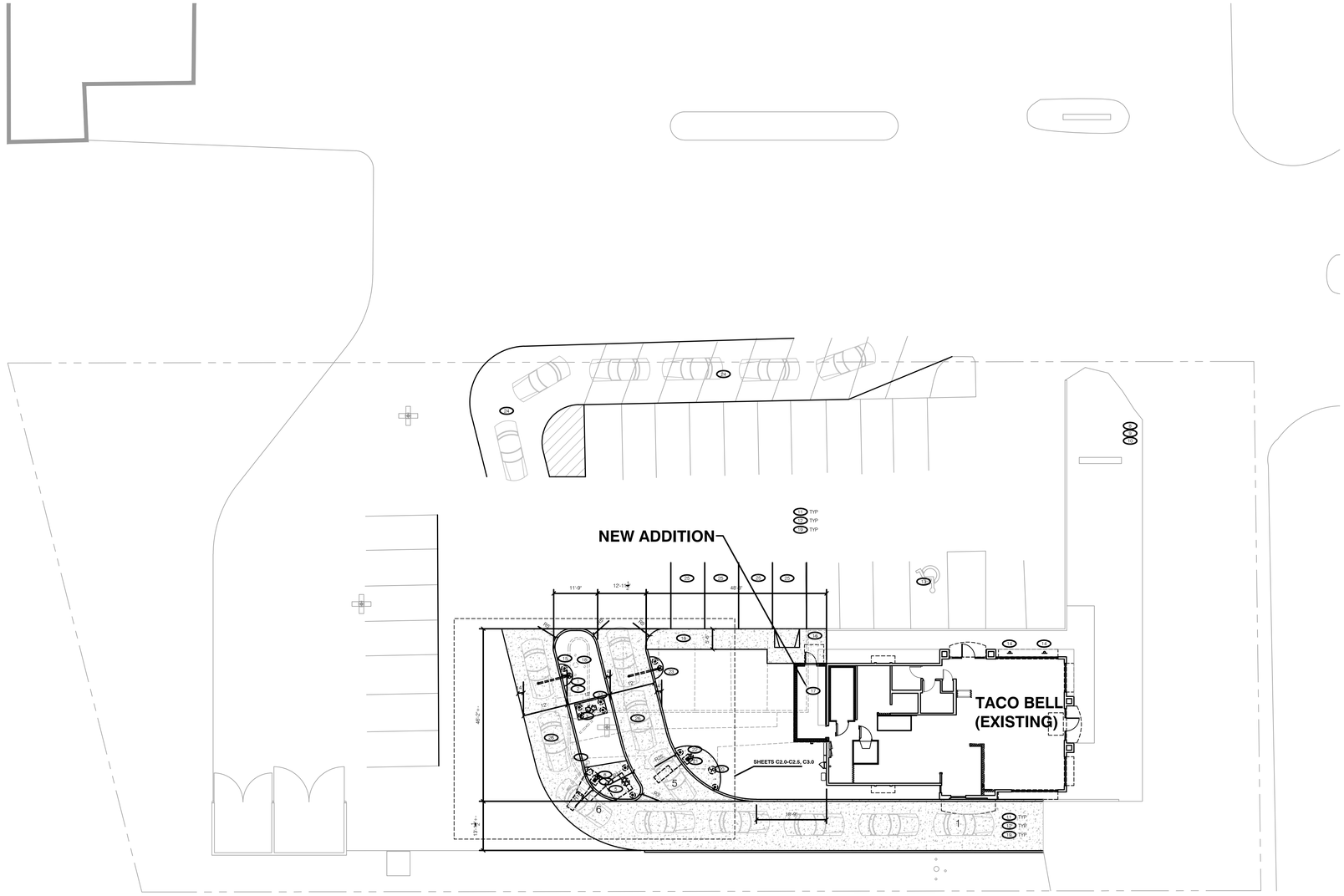
Brian Davies, Taco Bell, said that it is their intent to reduce the line and is willing to work with Nigburs. Davies said that he is happy to discuss this and reach an understanding.

The action on the CUP will take place next month. Neal left the meeting at approximately 5:30 p.m.

NOTE: CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY CONNECTIONS IN CONFLICT WITH NEW ADDITION AND NOTIFY OWNER OF ANY CONFLICTS PRIOR TO START OF CONSTRUCTION

NOTE
THIS PLAN HAS BEEN CREATED USING PREVIOUS SITE PLAN INFORMATION AND VISUAL OBSERVATIONS OF EXISTING FEATURES . NO SURVEY HAS BEEN COMPLETED TO VERIFY EXISTNG CONDITIONS. CONTRACTOR SHALL FIELD VERIFY QUANTITIES, MEASUREMENTS, AND FIELD CONDITIONS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH "YUM" BRANDS SPECIFICATIONS AND PART OF THE BID PRICE FOR WORK TO BE COMPLETED.

| | |
|---|---|
| EXISTING PARKING STALLS: | 36 |
| EXISTING HANDICAP STALLS: | 2 |
| TOTAL STALLS: | 38 |
| REQUIRED PARKING: | |
| 1 PER 5 OCCUPANTS, 75 / 5 = | 15 |
| PROPOSED PARKING STALLS: | 25 |
| PROPOSED HANDICAP STALLS: | 2 |
| TOTAL STALLS: | 27 |
| DRIVE THRU CAR STACK: | 11 |

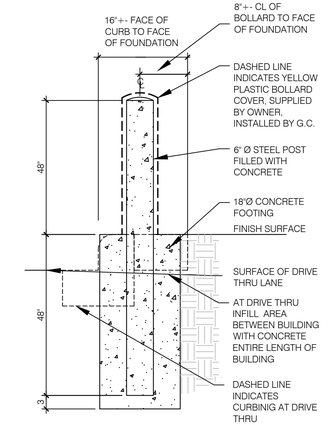



**SITE PLAN** 1" = 16'-0" | **1**

KEYNOTE

1. DEMO EXISTING MENU BOARD, FOUNDATION, ELECTRICAL, ETC.
2. DEMO EXISTING ORDER CONFIRMATION BOARD, FOUNDATION, BOLLARDS, ELECTRICAL, ETC.
3. DEMO EXISTING CANOPY, FOUNDATION, ETC.
4. DEMO EXISTING CLEARANCE BAR.
5. INSTALL NEW DIGITAL MENU BOARD, FOUNDATION, BOLLARDS, AND DRIVE THRU LOOP. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION.
6. INSTALL NEW ORDER CONFIRMATION BOARD, FOUNDATION, BOLLARDS, ELECTRICAL, ETC.
7. INSTALL NEW ORDER CANOPY, FOUNDATION, BOLLARDS, ELECTRICAL, ETC.
8. PAINT EXISTING READER BOARD. SHERWIN WILLIAMS IRON ORE SW 7069
9. PAINT EXISTING PYLON POLE AND CABINET. SHERWIN WILLIAMS IRON ORE SW 7069
10. NEW LED LIGHTING IN EXISTING PYLON AND READER BOARD SIGN
11. VERIFY WITH OWNER EXISTING ASPHALT AND CONCRETE PAVING AND CURBING.
12. VERIFY LANDSCAPE WORK REQUIRED WITH OWNER.
13. VERIFY ADA ACCESSIBLE RAMP PER CITY STANDARDS
14. NEW DELIVERY PARKING SIGNAGE. SIGNAGE BY SIGN INSTALLER.
15. INSTALL NEW "DRIVE THRU ONLY"CLEARANCE BAR AND BOLLARDS.
16. NEW CONCRETE WALK AND DELIVERY RAMP.
17. NEW ADDITION. PREPARE SITE FOR NEW ADDITION.
18. DEMO EXISTING FOUNDATION FOR MENU BOARD AND WIRES TO BE CAPPED.
19. PATCH EXISTING PARKING LOT LIGHTING FOUNDATION.
20. INSTALL NEW DIGITAL MENU BOARD FOUNDATION, BOLLARDS, AND DRIVE THRU LOOP. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION.
21. INSTALL NEW ORDER CONFIRMATION BOARD FOUNDATION, BOLLARDS, ELECTRICAL, ETC.
22. INSTALL NEW ORDER CANOPY FOUNDATION, BOLLARDS, ELECTRICAL, ETC.
23. INSTALL NEW "MOBILE PICKUP ONLY" CLEARANCE BAR AND BOLLARDS.
24. NEW STRIPING FOR DRIVE THRU STAGING. EXISTING PARKING SPACE STRIPING TO BE REMOVED
25. NEW PARKING TO STRIPING TO MATCH EXISTING
26. NEW CONCRETE DRIVE THRU AND CURBING TO MATCH EXISTING
27. INSTALL NEW PREVIEW BOARD, FOUNDATION, BOLLARDS. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION.

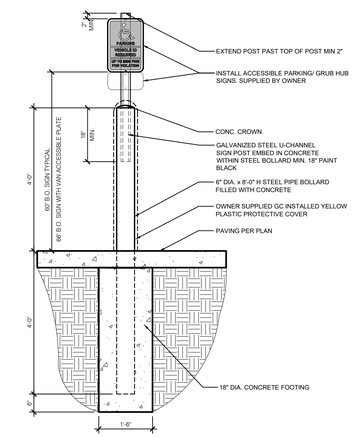
**KEYNOTES** | **2**




**BOLLARD** - | **3**

GENERAL NOTES
1. ACCESSIBLE PARKING STRIPING AND INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE PAINTED TO MEET CITY REQUIREMENTS.
2. ALL EXISTING TREES, BUSHES, SHRUBS & LANDSCAPING MATERIALS ARE TO BE TRIMMED AS NECESSARY, IF NOT ALREADY DONE AT TIME OF CONSTRUCTION. VERIFY REQUIREMENTS WITH OWNER.
3. IDENTIFY EXISTING WATER IRRIGATION HEADS AND PIPING LOCATIONS PRIOR TO REMOVAL AND INSTALLATION OF LANDSCAPE MATERIALS. TAKE PRECAUTIONS NOT TO DAMAGE THEM. OTHERWISE LANDSCAPER WILL REPAIR/REPLACE AT LANDSCAPERS COST.
4. ALL NEW PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
5. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS OF CONSTRUCTION AND LANDSCAPE MATERIALS.

**GENERAL NOTES** | **4**




**HANDICAP/DELIVERY SIGNAGE** 1/2" = 1'-0" | **5**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St. Louis Park, Minnesota
952.541.9969
planforcegroup.com


TACO BELL
1730 US HIGHWAY 51 N
WAUSUA, WI
54401
STORE #: (31835)

Border Foods
5425 Boone Ave N.
New Hope,MN 55428

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin

Signature :
Name : Ryan Schroeder
Registration : A-12004-5
Project Contact : Chad Berreau
Phone Number : 952-541-9969

| Print History | Date |
|---|---|
| OWNERS REVIEW | 04.02.2021 |
| HEALTH/BUILDING | 04.14.2021 |
| OWNERS REVIEW | 01.14.2022 |
| CUP SUBMITTAL | 01.25.2022 |
| NTP SUBMITTAL | 01.26.2022 |
| BID | 02.16.2022 |
| NTP SUBMITTAL | 02.21.2022 |
| - | - |

3
2
1

MIDTERM REMODEL

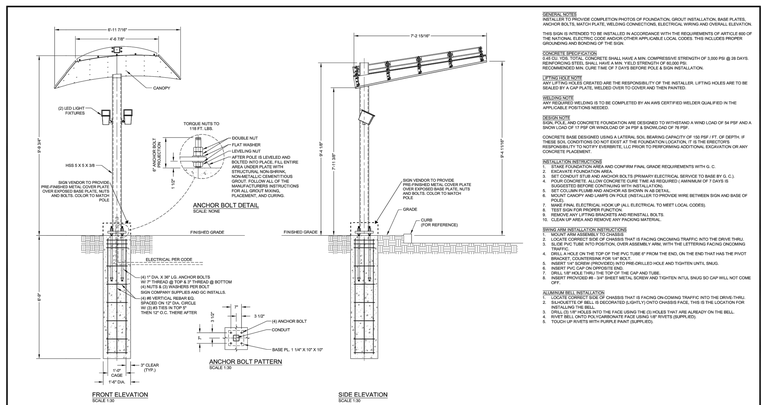
**SITE PLAN**

Project 21036
Drawn CLB
Checked RS

**C1.0**

TACO BELL
1730 HIGHWAY 51 N
WAUSAU, WISCONSIN


Plotted:2/19/2022 4:13 PM File: D:\PlanForce\10_Projects\21036_Taco Bell - Wausau, WI\30_Design\34_CD (Constr Docs)\011_C1-0_SitePlan_21036.dwg By:Dean Madison




GENERAL NOTES
INSTALLER TO PROVIDE CORRUTHERM PHOTOS OF FOUNDATION, GROUT INSTALLATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WELDING CONNECTIONS, ELECTRICAL WIRING AND OVERALL ELEVATION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR ANOTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

CONCRETE SPECIFICATION
CAISSON, FOUNDATION CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI.
RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE POLE & SIGN INSTALLATION.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE
ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS REQUIRED.

DESIGN NOTE
THE SIGN, POLE AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 54 PSF AND A SIGN LOAD OF 17 PSF OR WINDLOAD OF 34 PSF & SNOWLOAD OF 76 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE DIRECTORS RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. INSTALL CONDUIT AND ANCHOR BOLTS (PRIMARY ELECTRICAL SERVICE TO BASE BY G. C.).
4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED ( MINIMUM OF 7 DAYS IS SUGGESTED) BEFORE CONTINUING WITH INSTALLATION).
5. INSTALL POLE, LEVEL AND TIGHTEN NUTS TO TORQUE SPEC.
6. MOUNT CANOPY AND LAMPS ON POLE (INSTALLED TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE).
7. COMPLETE FINAL ELECTRICAL HOOK-UP (ALL ELECTRICAL TO MEET LOCAL CODES).
8. TEST SIGN FOR PROPER FUNCTION.
9. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
10. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL.

WIRING ARM INSTALLATION INSTRUCTIONS
1. SLIDE ARM THROUGH SHROUD.
2. LOCATE CORRECT SIDE OF CHASSIS THAT IS FACING ONCOMING TRAFFIC INTO THE DRIVE-THRU.
3. SLIDE PVC TUBE INTO POSITION, OVER ASSEMBLY ARM, WITH THE LETTERING FACING ONCOMING TRAFFIC.
4. DRILL A HOLE ON THE TOP OF THE PVC TUBE 9" FROM THE END, ON THE END THAT HAS THE PIVOT BRACKET. COUNTERSINK FOR ¼" BOLT.
5. INSERT ¼" SCREW (PROVIDED) INTO PRE-DRILLED HOLE AND TIGHTEN UNTIL SNUG.
6. INSERT PVC CAP ON OPPOSITE END.
7. DRILL ⅛" HOLE THRU THE TOP OF THE CAP AND TUBE.
8. INSERT PROVIDED #6 - 3/4" SHEET METAL SCREW AND TIGHTEN INTUL SNUG SO CAP WILL NOT COME OFF.

ALUMINUM BELL INSTALLATION
1. LOCATE CORRECT SIDE OF CHASSIS THAT IS FACING ON-COMING TRAFFIC INTO THE DRIVE-THRU.
2. SILHOUETTE OF BELL IS DECORATED (LIGHTLY) ONTO CHASSIS FACE. THIS IS THE LOCATION FOR INSTALLING THE BELL.
3. DRILL (3) 1/8" HOLES INTO THE FACE USING THE (3) HOLES THAT ARE ALREADY ON THE BELL.
4. RIVET BELL ONTO POLYCARBONATE FACE USING 1/8" RIVETS (SUPPLIED).
5. TOUCH UP RIVETS WITH PURPLE PAINT (SUPPLIED).

## GENERAL NOTES:

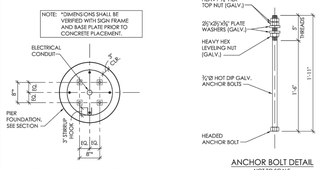
1. THE FOLLOWING CODES WERE USED IN DESIGN:
   XXXXXXXX UNIFORM BUILDING CODE, IBC 2006 AND ASCE-7 (2010).
2. STRUCTURAL LOADINGS:
   WIND:
   WIND (3 SECOND GUST)..... $V_{(3)}$ = 115 MPH
   $V_{ASD}$ = 90 MPH
   EXPOSURE..... C
   RISK CATEGORY..... II
   WIND BASE SHEAR..... $V_b$ = 400 LBS (PRE-SELL BOARD)
   $V_b$ = 700 LBS (MENU BOARD)
   SEISMIC:
   SEISMIC IMPORTANCE FACTOR (Ie)..... 1.0
   MAPPED SPECTRAL RESPONSE ACCELERATIONS $S_s$ ..... 0.XXXg
   $S_1$ ..... 0.XXXg
   DESIGN SPECTRAL RESPONSE ACCELERATIONS $S_{DS}$ ..... 0.XXXg
   $S_{D1}$ ..... 0.XXXg
   SITE CLASS..... D
   SEISMIC DESIGN CATEGORY..... B
   SEISMIC RESPONSE COOFFICIENT ($C_s$)..... 0.XXX
   COMPONENT RESPONSE MODIFICATION FACTOR ($R_p$)..... 2.5
   SEISMIC DESIGN FORCE ($F_p$)..... 0.XXX KIPS (PRE-SELL BOARD)
   0.XXX KIPS (MENU BOARD)
   FROST DEPTH..... X'-X"
3. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FORIEGN MATTER BEFORE PLACING CONCRETE.
4. PRESUMPTIVE MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE ($S_b$) OF 150 PSF. CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO CONFIRM AN ALLOWABLE BEARING PRESSURE ($S_b$) OF 1,500 PSF AND SHALL SUBMIT GEOTECHNICAL REPORT TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. ALLOWABLE BEARING PRESSURE SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
5. FOUNDATION SHALL NOT BE PLACED ON OR AT THE TOP OF A SLOPE EXCEEDING 3:1 WITHOUT EVALUATION BY A PROFESSIONAL LICENSED IN THAT STATE. DO NOT PLACE FOUNDATION IN FILL MATERIAL.
6. DEPTH OF PIER FOUNDATIONS MAY BE LOWERED IF NEEDED TO OBTAIN LOCAL FROST DEPTH ELEVATIONS OR IF REQUIRED DUE TO POOR SOIL CONDITIONS. VERIFY FROST DEPTH ELEVATIONS WITH LOCAL CODE OFFICIAL.
7. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS AND CONTRACTOR (INSTALLER) SHALL COORDINATE PLACEMENT TO MAINTAIN 2" CLEAR TO ANCHOR BOLTS.
8. COORDINATE LOCATIONS OF SIGNS AND FOUNDATIONS WITH SITE PLAN.
9. CONTRACTOR SHALL CUT EXCESS SONOTUBE FROM AROUND THE PERIMETER OF THE PIER FOUNDATION AFTER PLACEMENT OF BOARD (PRIOR TO LEAVING SITE).
10. CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DRAWING WITHOUT PRIOR WRITTEN CONSENT AND INSTRUCTIONS REGARDING ANY CHANGE TO THE CONTRACT DRAWINGS, ANY DEVIATION FROM THIS DESIGN OR FROM ANY PART OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT OF THIS ENGINEER SHALL VOID ALL LIABILITY ASSOCIATED WITH THIS WORK.
11. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR THESE SIGN FOUNDATIONS.

## CONCRETE NOTES:

1. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. A LICENSED GEOTECHNICAL ENGINEER SHALL CONFIRM SOIL CAPACITY PRIOR TO CONCRETE PLACEMENT.
2. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION. VERIFY WITH LOCAL BUILDING OFFICIAL.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301 "STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
5. ALL CAST-IN-PLACE CONCRETE SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH ($f_c$) OF 3000 PSI AT AN AGE OF 28 DAYS UNLESS OTHERWISE NOTED.
6. ALL REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60 DEFORMED BARS, UNLESS OTHERWISE NOTED.
7. CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).
8. ALL CAST-IN-PLACE CONCRETE SHALL BE AIR-INTRAINED TO 6% (±1½%). WATER/CEMENT RATIO SHALL NOT EXCEED 0.45.
9. THE MINIMUM CONCRETE COVER FOR THE PROTECTION OF REINFORCEMENT SHALL BE AS NOTED.
10. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY PLACED, ACCURATELY POSITIONED, AND MAINTAINED SECURELY IN PLACE. NO "WET SETTING" IS ALLOWED.
11. AGGREGATES IN NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33 (HARDROCK).
12. PORTLAND CEMENT SHALL BE TYPE II FOR ALL CONCRETE CONFORMING TO ASTM C150, LOW ALKALI.
13. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 CLASS N OR F MAY BE USED AS A PARTIAL SUBSTITUTION FOR PORTLAND CEMENT UP TO A MAXIMUM OF 225% TOTAL CEMENTITIOUS MATERIALS BE WEIGHT IF THE MIX DESIGN IS PROPORTIONED PER ACI318, SECTION 5.3. CONTRACTOR SHALL FORWARD DESIGN MIX TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
14. CONCRETE MIXING OPERATIONS, ETC., SHALL CONFORM TO ASTM C94.
15. DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES. WATER USED IN MIX SHALL BE CLEAN AND POTABLE.

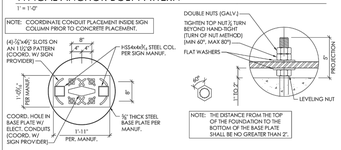
## ANCHOR BOLT, NUT AND WASHER NOTES:

1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE ON TOP OF FOUNDATION.
2. USE F1554 GRADE 36 BOLTS MINIMUM.
3. USE HOT-DIP GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A-123.
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
5. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE PROVIDED BY THE GC AND INSTALLED BY THE GC
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF FRAME.




## TYPICAL ANCHOR BOLT PATTERN

1" = 1'-0"




## TYPICAL BASE PLATE DETAIL

NOT TO SCALE

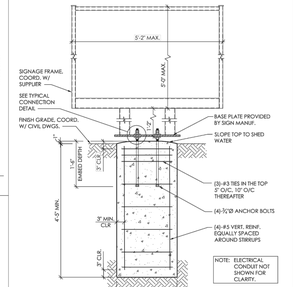



## TYPICAL CONNECTION DETAIL

NOT TO SCALE

## STEEL NOTES:

1. REINFORCEMENT: GRADE 60.
2. ALL HARDWARE SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-123 UNLESS OTHERWISE NOTED.
3. ANCHOR RODS, NUTS, AND WASHERS SHALL BE PROVIDED BY THE GC AND INSTALLED BY THE GC
   A. ANCHOR BOLTS: ASTM F1554, GRADE 36
   B. WASHERS: ASTM F-436
   C. NUTS: A563DH OR A194-2H
4. FIELD HEATING TO BEND STEEL SHALL NOT BE ALLOWED.
5. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
6. CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
7. STRUCTURAL SIGN FRAME AND BASE PLATE DETAILS ARE PROVIDED BY SIGN MANUFACTURER. COORDINATE ALL ATTACHMENTS OF SIGN WITH MANUFACTURER. REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.




## FOUNDATION SECTION (MENU BOARD)

1" = 1'-0"

B — 17.251.D

1" = 1'-0" 0" 1" 2"

# Border Foods Digital Menu Board Checklist

**Timeline-**
DMB should be scheduled to be installed at least 3 business days before hand-off of restaurant to Ops team/Border Foods. This requires all prep work for completed 2 business days prior to install. (See below in SOW.) Example: If a store is being handed off on Friday the 28th the DMB install should be installed no later than Tuesday EOD the 25th. This would been prep work would need to be completed on Friday the 21st. (See below under SOW for details.)

Starting 4 weeks prior to DMB install we need weekly update from Project Manager/Contractor verifying site will be ready per scheduled dates and timeline. If not, we need to have updated schedule, so we can adjust installer's dates. Technology Dept. will coordinate with Stratacache and Technology installers to verify Network will be up day prior. (Please see Technology SOW so building is ready for Technology install in office day before DMB install.)

**SOW-**
****INSTALL CANCELLATION/RESCHEDULE/REVISIT FEE - Notification of install cancellation or reschedule is required no later than 4PM EST 2 business days before scheduled install date to avoid a $400 Cancellation Penalty. If the DMB install team arrives on site and the site is not ready or does not meet the DMB Installation Requirements on the day of your install, a $400 Revisit Penalty will be applied****

Stratacache requires a response to each item below no later than 4pm EST 2 business days prior to scheduled install. The contractor is responsible for verify all items are ready for Stratacache install team.

**Outside DMB Requirements:**
Here are the additional Requirement for Outside DMB.

1. **PHOTOS:** Have you emailed your Footers Job Prep Photos showing the outside Footers with Conduit runs set up per spec.? (these photos are required prior to the install team arriving onsite)? These should be emailed to idmbtacobell@stratacache.com and cc DMB@borderfoods.com .
2. **FOOTER PREP:** Are all footers and anchor bolts in place per plan?
3. **POWER**: Does the site have Permanent Power to the building and to the menu board? Must be dedicated always on circuit NOT shared with lot lights.
4. **CAT6:** (3) Cat6 cables run in continuous lines from network switch to and through conduit and sealed so they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ARCHITECT
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Suite 200
St. Louis Park, Minnesota
952.541.9969
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TACO BELL
1730 US HIGHWAY 51 N
WAUSUA, WI
54401
STORE #: (31835)

Border Foods
5425 Boone Ave N.
New Hope,MN 55428

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin

Signature : Ryan Schroeder
Name : Ryan Schroeder
Registration : A-12004-5
Project Contact : Chad Berreau
Phone Number : 952-541-9969

| Print History | Date |
|---|---|
| OWNERS REVIEW | 04.02.2021 |
| HEALTH/BUILDING | 04.14.2021 |
| OWNERS REVIEW | 01.14.2022 |
| CUP SUBMITTAL | 01.25.2022 |
| NTP SUBMITTAL | 01.26.2022 |
| BID | 02.16.2022 |
| 1 - | - |
| 2 - | - |
| 3 | |

MIDTERM REMODEL

**DRIVE THRU EQUIPMENT CUTSHEETS**

Project 21036
Drawn CLB
Checked RS

**C3.0**

TACO BELL
1730 HIGHWAY 51 N
WAUSAU, WISCONSIN


Everbrite
N164 N. 187th Ave.
P.O. BOX 20020
GREENFIELD, WI 53220
414-529-5500


INSTALLATION DRAWING


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| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| A | 7-2-15 | SAJ | RHB RELEASED FOR INSTALLATION |

DRAWN BY: SAJ
DATE: 7-2-15
CHECKED BY: RHB
DATE: 7-2-15
SCALE: AS SHOWN
SITE: STANDARD DRAWING
REV:

TITLE: TACO BELL 6'-11" X 7'-3" CANOPY w/o SHROUD @ 10' OAH (LED LIGHT FIXTURES)
PROJECT NO: 327470
DRAWING NO: IN327470B1
REV: A

# HME Concrete Foundation For SPP2 Speaker Post

## INSTALLATION INSTRUCTIONS

The SPP2 Speaker Post requires a concrete foundation with four anchor bolts and one or more conduits embedded in it. One conduit must be installed for the audio cable. Additional conduit(s) may be required for a vehicle detection cable and/or for an AC electrical cable. These instructions are for installation of the SPP2 concrete foundation at new drive-thru sites.

***CAUTION: All electrical connections must be made by a licensed electrical contractor.***

If you have any questions regarding this installation, call HME Customer Support at 1-800-848-4468.

### Equipment Provided

1 ea Template
(4) 3/8" ROUND ANCHOR BOLTS, NUTS, AND WASHERS. GC TO SUPPLY AND INSTALL.

### Material Required

Concrete, 6 cubic feet

### Procedure

1. Position the foundation so that water will drain away from the base of the speaker post. The top surface of the foundation must be six to ten inches above the surface of the drive-thru lane. The side of the foundation must be 2 feet or less from the side of the drive-thru lane, and parallel to the lane as shown in Figure 2.

   Build a 24 x 24 inch form with its top six to ten inches above the surface of the drive-thru lane. Dig a hole in the ground to a depth 18 inches below the top of the form for pouring the concrete foundation shown in Figure 1.

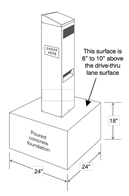



**Figure 1. SPP2 Speaker Post on concrete foundation**

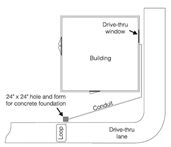



**Figure 2. Typical site for concrete foundation**

**NOTE:** In environments where permafrost is a problem, such as in northern Canada or Alaska, different concrete foundation measurements may be required than those shown in Figures 1 and 2. The foundation must be set below the frost line, which varies, depending on location. A fibre form can be used for pouring the concrete to the desired shape and size.

2. Remove one of the two hexagonal nuts from each of the anchor bolts.

   Be certain the second nut is all the way down to the bottom of the threaded area on the anchor bolt as shown in Figure 3.

   Put the threaded end of each anchor bolt through one of the ½ inch holes in the template, and replace the nut on the anchor bolt until it holds the template snugly between the two nuts.
   Position the "L" ends of the anchor bolts outward, away from each other. Place the anchor bolts into the hole in the ground with the template ¼" to ½" above the top of the form, as level as possible. Be certain to comply with the note on the template to place one edge of the template "TOWARD DRIVE-THRU LANE."

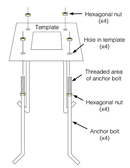



**Figure 3.Assembly of anchor bolts with template**

3. Route the conduit (one or more) so it/they will extend through the center of the hole, and upward approximately 6 inches through the center of the template as shown in Figure 4.

   **NOTE:** If a loop-type vehicle detector will be used, a separate conduit must be dedicated for the loop cable.

4. Hold the template steady, and fill the hole with concrete to the bottom of the template. Smooth the concrete, sloping it away from the template toward the form for proper drainage, and allow it to dry.

   After the concrete has dried, remove the upper nuts and template from the anchor bolts.

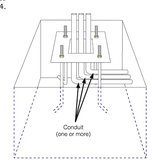


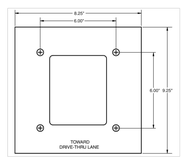

**Figure 4. template, anchor bolt and conduit positions in hole**

**In the event of an electrical power outage** —
Such as from a lightning storm or power generator failure, if you experience problems with your HME equipment after the electricity comes on again, unplug the AC power adapters from their electrical outlets, then plug them back in.


HME, Inc. 14110 Stowe Drive, Poway, CA 92064 • Phone: 1-800-848-4468 Fax: (858) 552-0172


HME® 400262
Rev D 8/06

SPP2 Speaker Post for Clear Drive-Thru Communication




Mounting Template Diagram

## Specifications

Components:

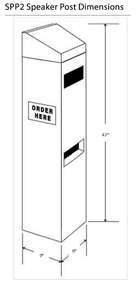
> Zinc-Plated Speaker Post and Speaker
> Mounting Kit*
> Lighting Kit**
> Microphone**

*Sold Separately
**Optional

Mechanical Dimensions:

| | | |
|---|---|---|
| > Height: | 43" | (1.09 M) |
| > Width: | 8" | (203 mm) |
| > Depth: | 9" | (229 mm) |

SPP2 Speaker Post Dimensions




Call toll-free (800) 848-4468 or your authorized HME dealer for more information.

About HME
HM Electronics, Inc. (HME) is the leading provider of customer-focused solutions for quick service restaurants. Our wireless communication systems, drive-thru timers, security systems, and service programs have helped businesses worldwide improve operations and increase profits. Incorporated in 1971, HME develops, manufactures, markets and services a comprehensive line of drive-thru solutions in over 70 countries worldwide.

HME Customer Driven


HM Electronics, Inc. 14110 Stowe Drive, Poway, CA 92064 | USA | www.hme.com | TEL: (800) 848.4468 or (858) 535.6060 | FAX: (858) 552.0139



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L703-08




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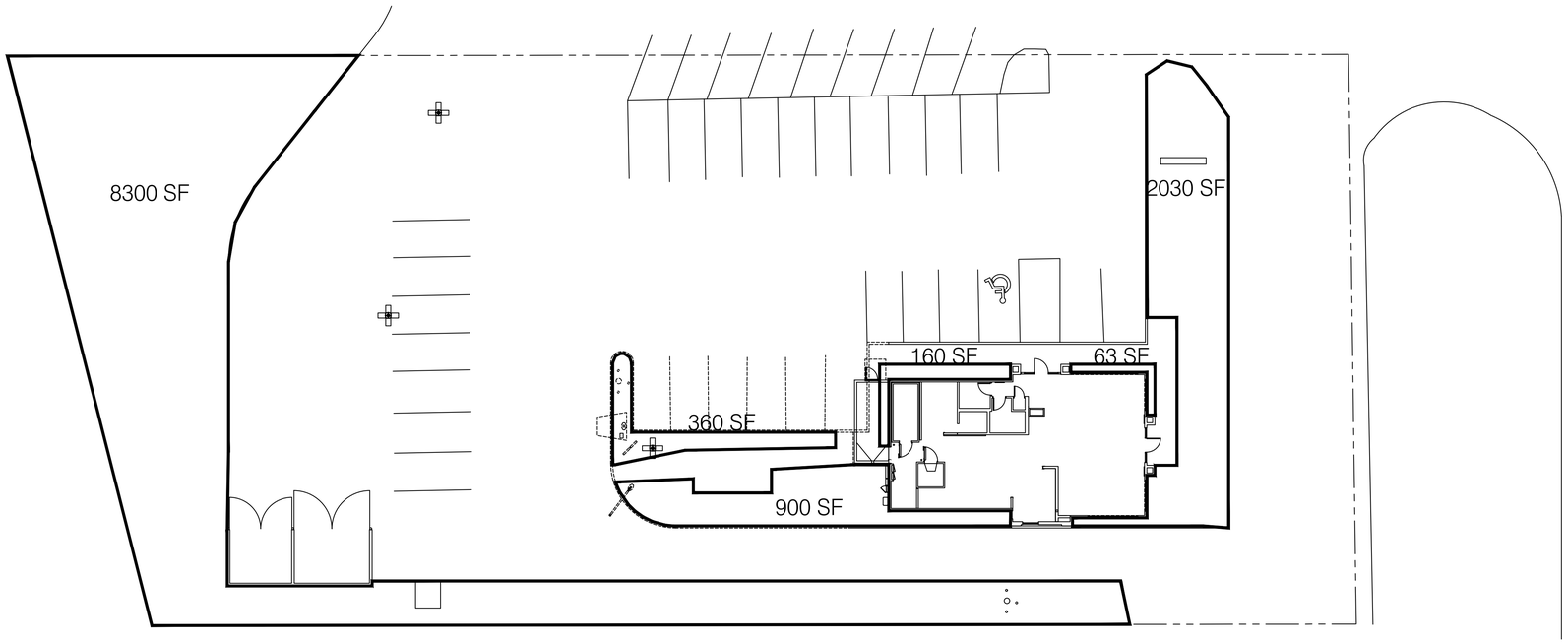
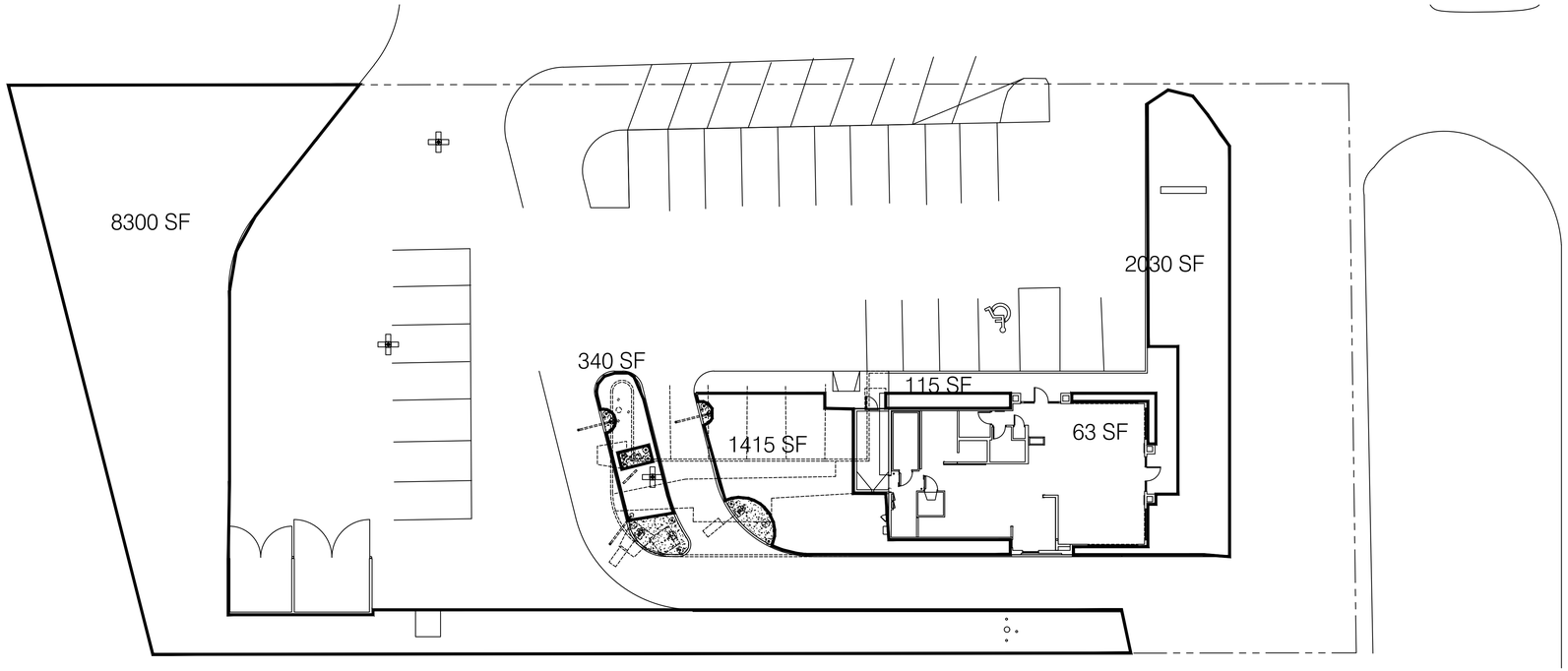



**EXISTING**

| | | |
|---|---|---|
| **EXISTING** | | |
| SITE AREA | 43,864 SF | |
| GREEN SPACE | 8,300 SF | |
| | 360 SF | |
| | 160 SF | |
| | 63 SF | |
| | 2,030 SF | |
| | 900 | |
| | **11,813 SF** | **27%** |
| IMPERVIOUS AREA | **32,051 SF** | **73%** |




**PROPOSED**

| | | |
|---|---|---|
| **NEW** | | |
| SITE AREA | 43,864 SF | |
| GREEN SPACE | 8,300 SF | |
| | 340 SF | |
| | 1,415 SF | |
| | 115 SF | |
| | 63 SF | |
| | 2,030 SF | |
| | **12,263 SF** | **28%** |
| IMPERVIOUS AREA | **31,601 SF** | **72%** |

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ARCHITECT
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952.541.9969
planforcegroup.com

TACO BELL
1730 US HIGHWAY 51 N
WAUSUA, WI
54401
STORE #: (31835)

Border Foods
5425 Boone Ave N.
New Hope,MN 55428

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin

Signature :
Name : Ryan Schroeder
Registration : A-12004-5
Project Contact : Chad Berreau
Phone Number : 952-541-9969

| Print History | Date |
|---|---|
| OWNERS REVIEW | 04.02.2021 |
| HEALTH/BUILDING | 04.14.2021 |
| OWNERS REVIEW | 01.14.2022 |
| CUP SUBMITTAL | 01.25.2022 |
| NTP SUBMITTAL | 01.26.2022 |
| BID | 02.16.2022 |
| NTP SUBMITTAL | 02.21.2022 |
| - | - |

1
2
3

MIDTERM REMODEL

**GREEN SPACE PLAN**

Project 21036
Drawn CLB
Checked RS

**L1.1**

TACO BELL
1730 HIGHWAY 51 N
WAUSAU, WISCONSIN

**GREEN SPACE PLAN** | **A**

Plotted:2/19/2022 5:59 PM File: D:\PlanForce\10_Projects\21036_Taco Bell - Wausau, WI\30_Design\34_CD (Constr Docs)\014_L1-1_LanscapeCalcs_21036.dwg By:Dean Madson

# Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 10, 2022
Subject: Specific Implementation Plan – Riverlife Phase II Condos

**Introduction**

The general development plan of the Planned Unit Development (PUD) for this project was previously approved by the Plan Commission and Common Council. The specific implementation plan is currently up for review by Plan Commission. The presentation of the general plan had shown the building located at the north end of the site, as it is currently being depicted. The density of the development has remained consistent from the general plan. Further refinements have been made to the building and site plans, which are included in the packet.

**Recommended Findings**

There are a few items listed below that staff feel require further specification and possibly refinement.

- Landscape Plan:
  - Trees on the northern end of the property should be planted along the south side of the Fulton Plaza equidistant to the trees on the north side of the plaza. The species and size of trees should match/complement the existing trees. (Other landscaping along the building should still be included, but the trees along the north property line are needed to replace the existing trees that were planted as a feature of the promenade.)

- Lighting Plan:
  - A lighting plan shall be submitted and approved by Zoning and Planning Staff.
  - New lighting on the north side of building should be minimized so as not to drown out existing lights on the plaza and the sculpture at the end of the plaza. Plenty of ambient lighting exists on the plaza from street and parking lot lights.

- Retaining wall (along the river edge trail):
  - The plans call out "limestone blocks" to match existing stone along the riverfront. Detailed specifications on the block should be provided to ensure appropriate color and finish/cut of the stone (i.e., rough versus smooth).
  - The exposed height of the retaining wall does not appear on the plans. The height of the (exposed) wall should be shown at different points along the trail.

- There is no depiction of a guard rail on top of the retaining wall. Presuming a rail will be needed, what will it look like, how tall will it be, and what will it do to the overall height from the trail?

- Amphitheater (or other landscape feature) on south end of site:
  - This feature is still under negotiation; no concept is currently being shown. Approval of the plan does not absolve the developer from continuing the negotiation of this feature.

- Parking:
  - A total of 32 residential units are being shown in the current plans. The units are a mix of one-, two- and three-bedrooms. The zoning standard for this development is a minimum of 53 parking spaces. The plans show 49 parking spaces underground, and 25 on the surface, in a separate lot owned by the City. For this phase of the approval process, the amount of parking being shown is more than adequate to serve the proposed development. A fair number of the surface spaces should be reserved for public use, which would include visitors to the property.

The above items do not necessarily need to hold up final approval of the specific implementation plans – they could be: a.) addressed by staff, if given authority by the Plan Commission, b.) be brought back to Plan Commission at a later time (as most pertain to issues not related to initial construction), and/or c.) be addressed through future agreements/negotiations with the developer.

**Recommended Motion**

The recommended motion of the Plan Commission shall be one of the following:

- Approve the SIP as proposed;
- Approve the proposed SIP with modifications and/or conditions; or
- Deny approval of the proposed SIP

Staff recommends approving the proposed SIP, with the above items to be addressed by appropriate staff members.

REVIEW PLANS FOR:

# WAUSAU RIVERLIFE

## CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

### INDEX OF SHEETS


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


TOTAL SHEETS = 11

### LIST OF STANDARD ABBREVIATIONS

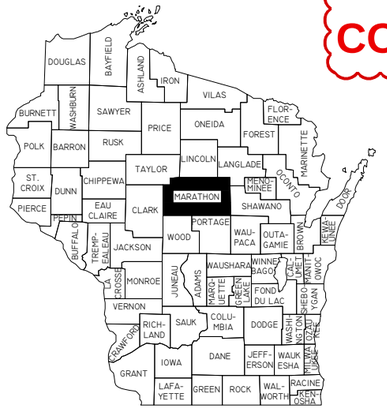
| | |
|---|---|
| & | AND |
| AB | AUGER BORING |
| ADT | AVERAGE DAILY TRAFFIC |
| BC | BOTTOM OF CURB |
| BM | BENCHMARK |
| BOC | BACK OF CURB |
| BR | BOTTOM OF RAMP |
| BS | BOTTOM OF STEPS |
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CMAC | CORRUGATED METAL ARCH CULVERT |
| CMBC | CORRUGATED 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 |

### LEGEND

- BENCHMARK
- I" 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
- SB1 SOIL BORING
- AC EXISTING AIR CONDITIONING UNIT
- GM EXISTING GAS METER
- EM EXISTING ELECTRIC METER
- EXISTING UTILITY PEDESTAL
- EXISTING RAILROAD TRACKS
- EXISTING TREE LINE
- EXISTING GUY POLE
- TV EXISTING CABLE TV
- FO EXISTING FIBER OPTIC CABLE
- G EXISTING UNDERGROUND GAS
- E EXISTING UNDERGROUND ELECTRIC
- T EXISTING UNDERGROUND TELEPHONE
- OH EXISTING OVERHEAD UTILITIES
- W EXISTING WATER MAIN
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED HANDICAP PARKING
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- SAN PROPOSED SANITARY SEWER
- SS PROPOSED STORM SEWER
- F.M. PROPOSED FORCE MAIN
- SAN. LAT. PROPOSED SANITARY SEWER LATERAL
- W.S. PROPOSED WATER LATERAL
- W PROPOSED WATER MAIN
- PS PROPOSED PUMP STATION
- MS PROPOSED SANITARY MANHOLE
- MS PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- CO PROPOSED CLEANOUT
- PROPOSED DRAINAGE FLOW
- 3% PROPOSED SLOPE
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- 1178 EXISTING GROUND CONTOUR(INTERVAL-1 FT.)
- 1180 PROPOSED GROUND CONTOUR(INTERVAL-1 FT.)
- 1256.50 PROPOSED SPOT ELEVATION (TOP OF CURB)
- 1256.00 PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED RIPRAP
- PROPOSED EROSION MAT
- PROPOSED SAWCUT
- PROPOSED DRAINAGE SWALE

**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.

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**DNR SERVICE CENTER**
5301 RIB MOUNTAIN DRIVE
WAUSAU, WISCONSIN 54401
(715) 359-2872

**CITY OF WAUSAU ENGINEERING**
407 GRANT STREET
WAUSAU, WISCONSIN 54403
(715) 261-6748

**WAUSAU PLUMBING INSPECTOR**
407 GRANT STREET
WAUSAU, WISCONSIN 54403
(715) 261-6780

**OWNER:**
**WAUSAU RIVERLIFE**

**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
MIKE E. MOHR, P.E.

**APPROVING AUTHORITIES:**
CITY OF WAUSAU
WDNR
DSPS


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


REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

| DATE | REVISION | BY | CHKD |
|---|---|---|---|
| | | | |

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|---|---|---|
| SURVEYED BY: JAF,JJM | DESIGNED BY: MEM | SURVEY DATE: 6-29-2021 |
| SURVEY CHKD BY: JWP | CIVIL CHKD BY: | CIVIL DATE: 03/01/22 |
| SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: LAZ |

TITLE SHEET
WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI No. 9374A
SHEET C001


DRAWING FILE: P:\9300-9399\9374 - WAUSAU RIVERLIFE\DWG\PLANS\9374-C001-TITLE.DWG LAYOUT: C001
PLOTTED: MAR 01, 2022 - 11:42AM PLOTTED BY: NATHANP

RIVER

EXISTING STM CB
RIM ELEV=1196.93
15IN RCP (W)=1192.9

EXISTING SAN MH
RIM ELEV=1200.13
8IN PVC (N)=1187.4

WATER'S EDGE

EXISTING LIGHT POLE (TYP.)

UNDERGROUND DETENTION POND

EXISTING SIGN BASE

EXISTING UTILITY VAULT (TYP.)

ASPHALT WALKING PATH

PROPOSED PROPERTY LINES FROM THE CITY OF WAUSAU

AT GRADE - PATIO AREA

EXISTING ELECTRIC MANHOLE (TYP.)

NG LANDSCAPING (TYP.)

EXISTING DECIDUOUS TREE (TYP.)

PROPOSED 3-STORY APARTMENT BUILDING
FFE=1205.50
(49) LOWER LEVEL PARKING SPACES PROVIDED
FFE=1194.50

EXISTING IRRIGATION CONTROL VALVE (TYP.)

ENTRANCE TO GARAGE BELOW

STOP

REFUSE

FULTON STREET

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

**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

| DATE | REVISION | BY | CHKD |
|---|---|---|---|
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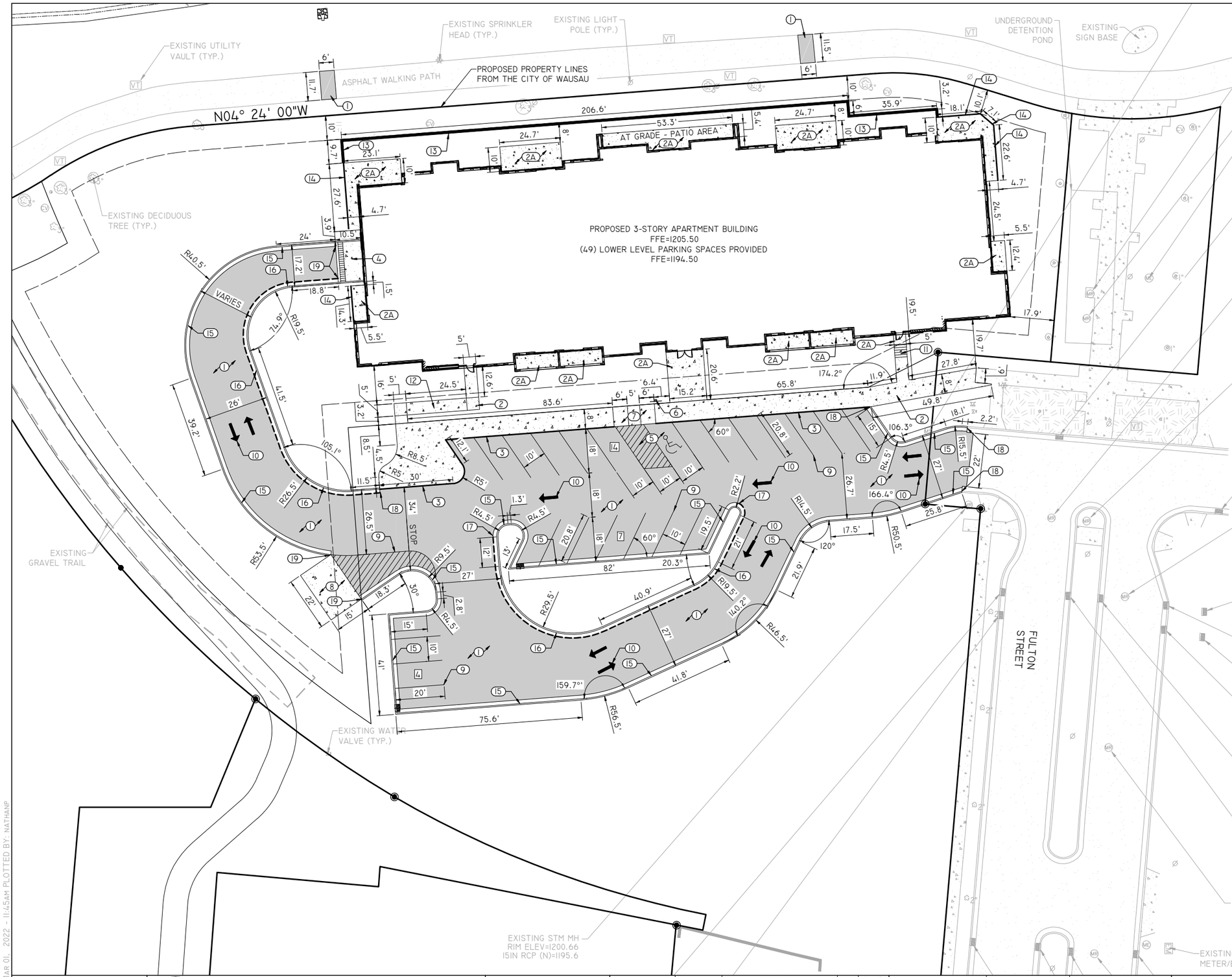
| SURVEYED BY: JAF,JJM | DESIGNED BY: MEM | SURVEY DATE: 6-29-2021 |
| SURVEY CHKD BY: JWP | CIVIL CHKD BY: | CIVIL DATE: 03/01/22 |
| SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: LAZ |

# CONCEPTUAL DEVELOPMENT PLAN
WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI No. 9374A
SHEET EX

DRAWING FILE: P:\9300-9399\9374 - WAUSAU RIVERLIFE\DWG\DESIGN\9374A-DESIGN EXHIBIT.DWG LAYOUT: EX
PLOTTED: MAR 01, 2022 - 4:00PM PLOTTED BY: JOSHUAP




## KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C800.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/C800.
2A. 4" CONCRETE STOOP / PATIO.
3. SIDEWALK WITH INTEGRAL CURB. SEE DETAIL C/C800.
4. 6" CONCRETE PAVEMENT. SEE DETAIL D/C800.
5. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL E/C800.
6. VAN ACCESSIBLE HANDICAP SIGN. SEE DETAIL F/C800.
7. TYPE I HANDICAP RAMP. SEE DETAIL G/C800.
8. 15'X22' REFUSE AREA- 6" CONCRETE PAD WITH 6"X6" WELDED WIRE MESH. REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
9. PAINTED STRIPING, YELLOW. (TYPICAL)
10. TRAFFIC FLOW ARROWS.
11. PROPOSED STEPS. (6) 6" RISERS WITH HANDRAILS BOTH SIDES.
12. ADA RAMP WITH HANDRAILS ON BOTH SIDES.
13. PROPOSED RETAINING WALL.
14. RAISED CONCRETE PAD.
15. 24" CURB AND GUTTER. SEE DETAIL H/C800.
16. 24" REJECT CURB AND GUTTER. SEE DETAIL H/C800.
17. TRANSITION CURB & GUTTER. SEE DETAIL I/C800.
18. CURB TYPE CHANGE.
19. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL J/C800.

## NOTES:

(A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, N04°24'00"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.


**REI Engineering, INC.**
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EMAIL: MAIL@REIENGINEERING.COM


REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

| DATE | REVISION | BY | CHKD |
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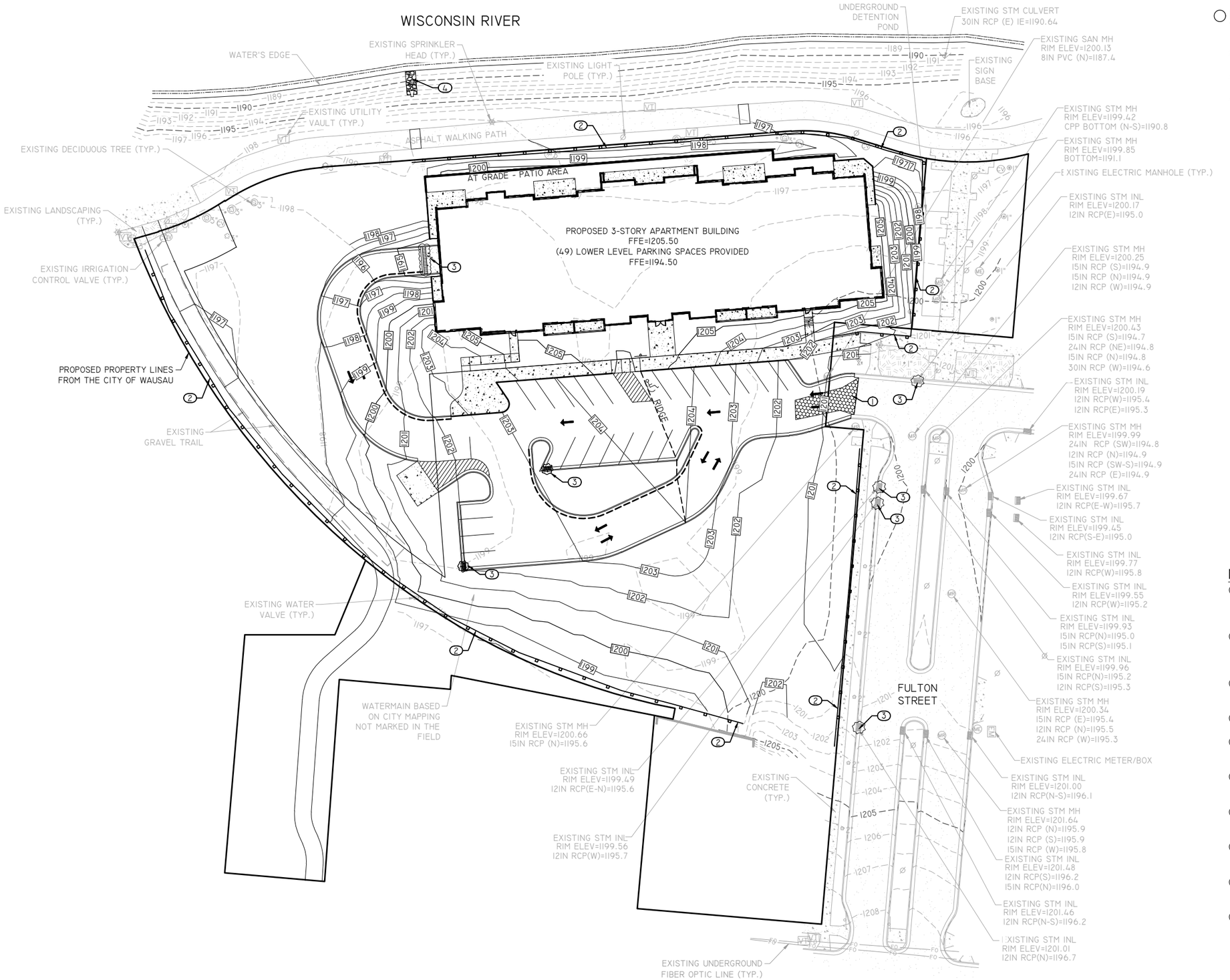
| SURVEYED BY: JAF,JJM | DESIGNED BY: MEM | SURVEY DATE: 6-29-2021 |
| SURVEY CHKD BY: JWP | CIVIL CHKD BY: | CIVIL DATE: 03/01/22 |
| SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: NAP |

# SITE PLAN

WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI No. 9374A
SHEET C100


DRAWING FILE: P:\9300-9399\9374 - WAUSAU RIVERLIFE\DWG\DLANS\9374-C100-SITE.DWG LAYOUT: C100
PLOTTED: MAR 01, 2022 - 11:45AM PLOTTED BY: NATHANP




## ○ 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.

SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS
- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- STRIP AND STOCKPILE TOPSOIL
- SUBGRADE CORRECTION (IF APPLICABLE)
- ROUGH GRADING
- INSTALL DITCH CHECKS IN SWALES
- BUILDING CONSTRUCTION
- SITE UTILITY INSTALLATION
- INSTALL INLET PROTECTION ON NEW STORM STRUCTURES
- FINISH GRADING
- PAVING
- FINAL STABILIZATION

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) CONTOURS SHOWN ON PLAN DO NOT DEPICT TOP OF CURB WITH THE EXCEPTION OF INTEGRAL SIDEWALK.

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| DATE | REVISION | BY | CHKD |
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| SURVEYED BY: JAF,JJM | DESIGNED BY:MEM | SURVEY DATE: 6-29-2021 |
| SURVEY CHKD BY: JWP | CIVIL CHKD BY: | CIVIL DATE: 03/01/22 |
| SURVEY APVD BY: JWP | CIVIL APVD BY: | DRAWN BY: LAZ |

# GRADING & EROSION CONTROL PLAN

WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI No. 9374A
SHEET C200

DRAWING FILE: P:\9300-9399\9374 - WAUSAU RIVERLIFE\DWG\PLANS\9374-C200-GRADING-EC.DWG LAYOUT: C200
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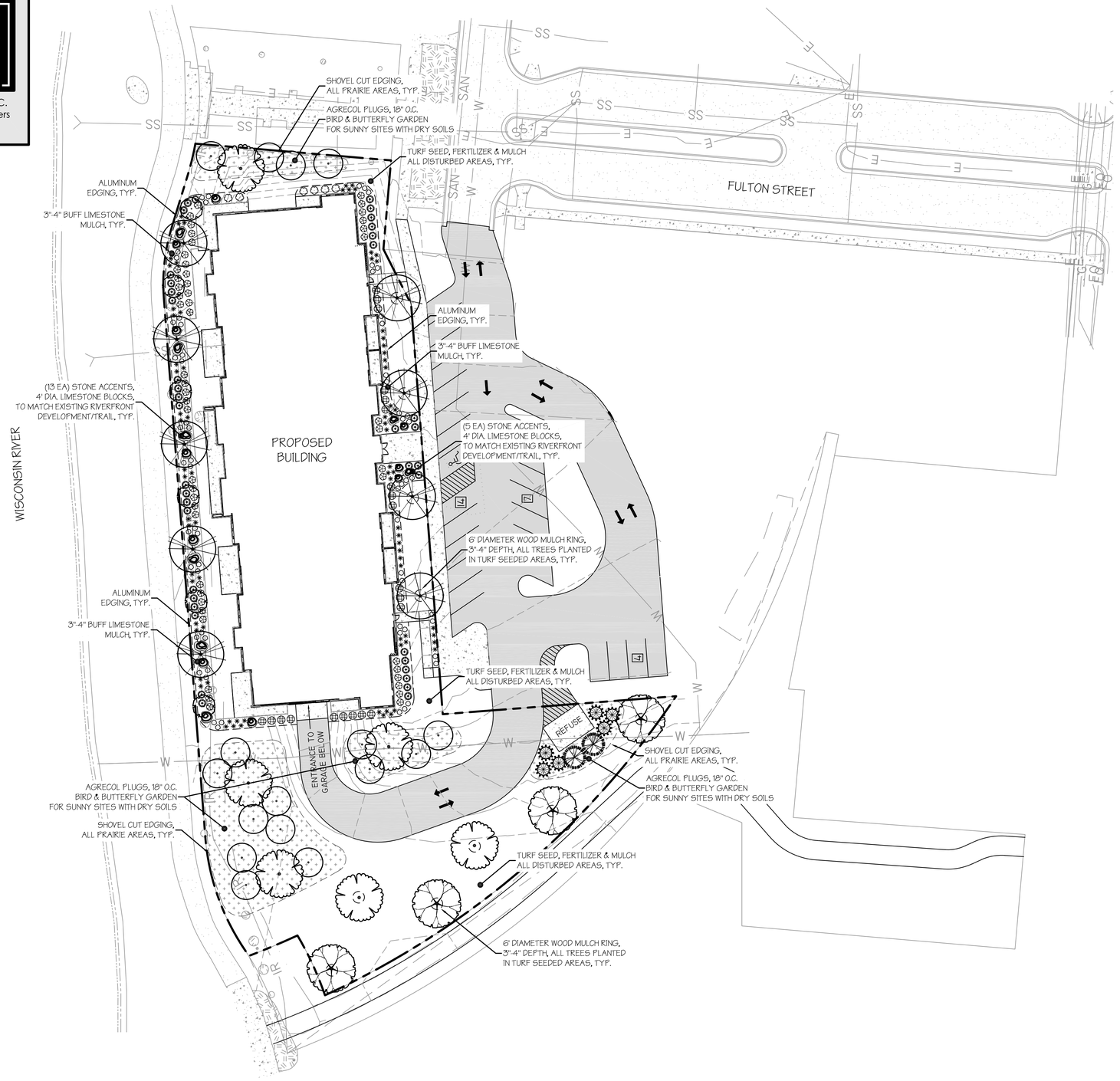
& artists




## GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W. AND WITHIN 300 FT OF OHWM
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHERS AT SITE AND COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
- REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- PLANTING SOIL MIX (INCIDENTAL COST ITEM)
  1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL.
  2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOPSOIL.
- USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
- LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- WHERE EXISTING CONCRETE/ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 18" WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND/OR SEEDED/SODDED SHALL BE GRADED SMOOTH AND EVEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SEEDING OR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- LANDSCAPE CONTRACTOR TO INSTALL 'CURV-RITE' $\frac{1}{8}$" X 4" ALUMINUM EDGING - BRONZE COLOR AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER. DAILY AS DEEMED NECESSARY BY THE CITY.
- GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.

## PLANT SCHEDULE

| DECIDUOUS TREES | COMMON NAME | BOTANICAL NAME | SIZE | CONTAINER | PTS/PLANT | QTY |
|---|---|---|---|---|---|---|
| | Fall Fiesta Sugar Maple | Acer saccharum `Bailsta` TM | 2" Cal. | B&B | 30 | 9 |
| | Princeton Sentry Maidenhair Tree | Ginkgo biloba 'Princeton Sentry' | 2" Cal. | B&B | 30 | 6 |
| | Quaking Aspen | Populus tremuloides | 1.5" Cal. | B&B | 30 | 16 |
| | Swamp White Oak | Quercus bicolor | 2" Cal. | B&B | 50 | 4 |
| | Red Oak | Quercus rubra | 2" Cal. | B&B | 50 | 6 |
| **EVERGREEN TREES** | **COMMON NAME** | **BOTANICAL NAME** | **SIZE** | **CONTAINER** | **PTS/PLANT** | **QTY** |
| | Balsam Fir | Abies balsamea | 8` Ht. | B&B | 40 | 2 |
| | Black Hills Spruce | Picea glauca `Densata` | 6` Ht. | B&B | 20 | 6 |
| **DECIDUOUS SHRUBS** | **COMMON NAME** | **BOTANICAL NAME** | **SIZE** | **CONTAINER** | **PTS/PLANT** | **QTY** |
| | Tatarian Dogwood | Cornus alba `Alleman`s Compact` | 3 gal. | Cont. | 3 | 21 |
| | Prairie Fire Dogwood | Cornus alba `Prairie Fire` | 3 gal. | Cont. | 3 | 51 |
| **EVERGREEN SHRUBS** | **COMMON NAME** | **BOTANICAL NAME** | **SIZE** | **CONTAINER** | **PTS/PLANT** | **QTY** |
| | Mini Arcade Juniper | Juniperus sabina 'Mini Arcade' | 3 gal. | Cont. | 3 | 39 |
| | Dense Anglo-Japanese Yew | Taxus x media 'Densiformis' | 3 gal. | Cont. | 3 | 6 |
| **PERENNIALS** | **COMMON NAME** | **BOTANICAL NAME** | **SIZE** | **CONTAINER** | **PTS/PLANT** | **QTY** |
| | Karl Foerster Feather Reed Grass | Calamagrostis x acutiflora `Karl Foerster` | 1 gal. | Cont. | 1 | 80 |
| | Magnus Purple Coneflower | Echinacea purpurea 'Magnus' | 1 gal. | Cont. | 1 | 65 |


**REI Engineering, INC.**
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PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM


REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

N

| DATE | REVISION | BY | CHK'D |
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| | | | |

DESIGNED BY: REVI | CHECKED BY:
SURVEYED BY: OTHERS | APPROVED BY:
DRAWN BY: REVI | DATE: 03/01/2022

# LANDSCAPE PLAN

WAUSAU RIVERLIFE CONDOMINIUMS
FULTON ST, WAUSAU, WI

REI No. 9374A
SHEET L100

## FLOOR PLAN LEGEND

| | |
|---|---|
| | EXISTING WALL TO REMAIN |
| | NEW WALL CONSTRUCTION |
| | EXISTING DOOR TO REMAIN |
| | DOOR - NEW CONSTRUCTION |
| ### | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| # | WALL TYPE - REFER TO SHEET A000 |
| F## | KEYNOTE - REFER TO KEYNOTE LEGEND |
| FE | FIRE EXTINGUISHER (WALL / COLUMN J-HOOK CONNECTION) |
| FEC | ACADEMY, CLEAR ALUMINUM. VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL |

## UNIT INFORMATION

**GROUND FLOOR:**

| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 3 UNITS |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 3 UNITS |
| *TOTAL UNIT COUNT (GROUND FLOOR):* | | *10 UNITS* |

**SECOND FLOOR:**

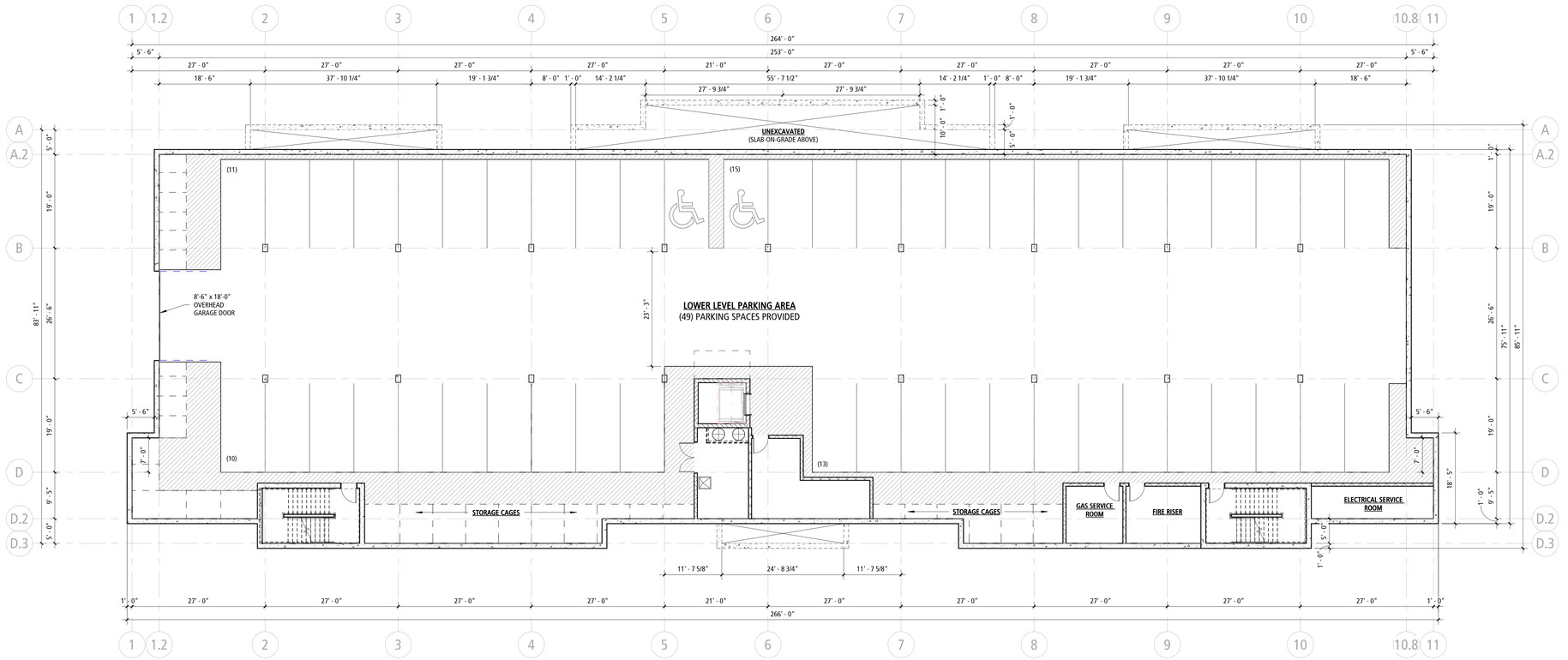
| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 4 UNITS/FLR |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS/FLR |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 3 UNITS/FLR |
| *TOTAL UNIT COUNTS (PER FLOOR):* | | *11 UNITS* |

**THIRD FLOOR:**

| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 3 UNITS/FLR |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS/FLR |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 4 UNITS/FLR |
| *TOTAL UNIT COUNTS (PER FLOOR):* | | *11 UNITS* |

**OVERALL UNIT COUNT:**

| | |
|---|---|
| GROUND FLOOR: | 10 UNITS |
| SECOND FLOOR: | 11 UNITS |
| THIRD FLOOR: | 11 UNITS |
| *TOTAL OVERALL UNIT COUNT:* | *32 UNITS* |




34 LOWER LEVEL
3/32" = 1'-0" 16 / A200


JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815


PROJECT INFORMATION:

RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

**PROGRESS DOCUMENTS**

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

01 MARCH 2022

| PROJECT NUMBER | PROJECT MANAGER |
|---|---|
| 19011-00 | JK |

# LOWER LEVEL FLOOR PLAN

# A100

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## FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING DOOR TO REMAIN
- DOOR - NEW CONSTRUCTION
- ### — DOOR NUMBER - REFER TO DOOR SCHEDULE
- # — WALL TYPE - REFER TO SHEET A000
- F## — KEYNOTE - REFER TO KEYNOTE LEGEND
- FE — FIRE EXTINGUISHER (WALL / COLUMN J-HOOK CONNECTION)
- FEC — ACADEMY, CLEAR ALUMINUM. VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL

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| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 3 UNITS/FLR |
| *TOTAL UNIT COUNTS (PER FLOOR):* | | *11 UNITS* |

**THIRD FLOOR:**

| | | |
|---|---|---|
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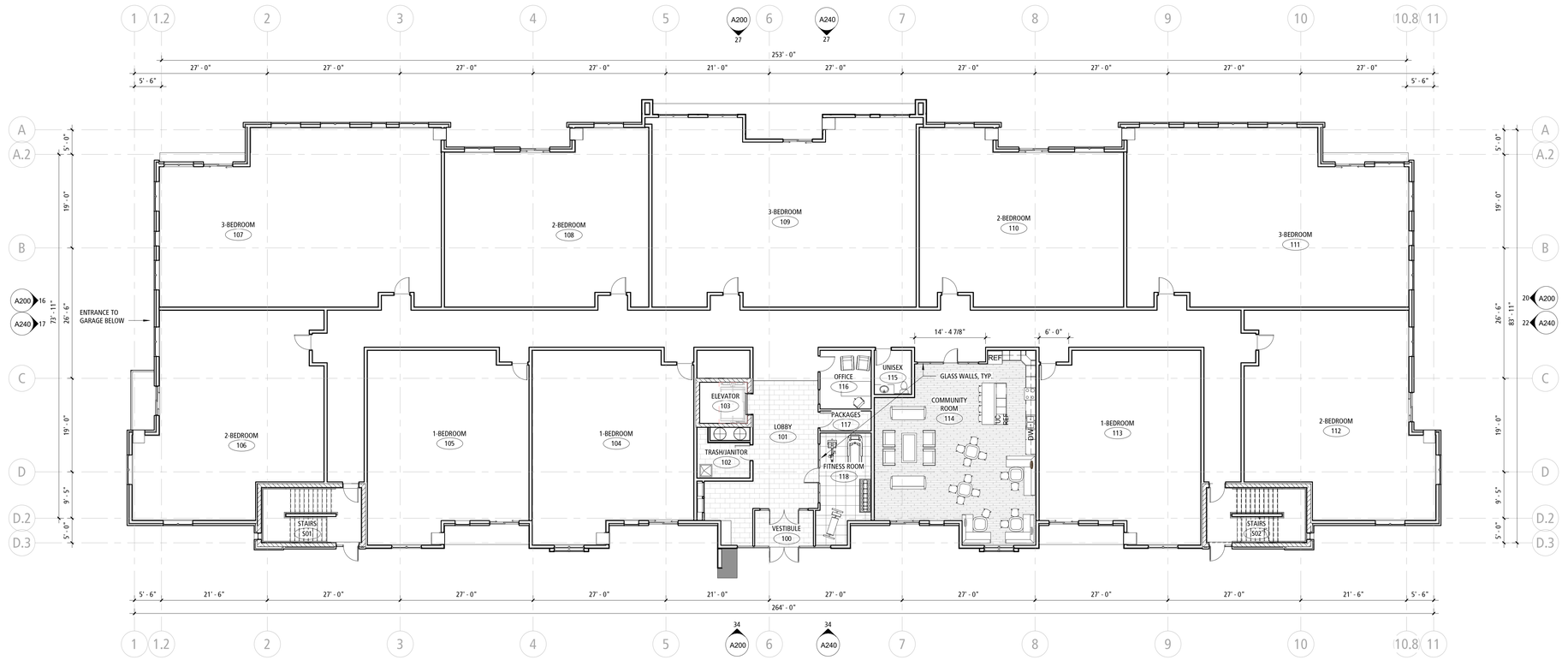
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 4 UNITS/FLR |
| *TOTAL UNIT COUNTS (PER FLOOR):* | | *11 UNITS* |

**OVERALL UNIT COUNT:**

| | |
|---|---|
| GROUND FLOOR: | 10 UNITS |
| SECOND FLOOR: | 11 UNITS |
| THIRD FLOOR: | 11 UNITS |
| *TOTAL OVERALL UNIT COUNT:* | *32 UNITS* |




34 GROUND FLOOR PLAN
3/32" = 1'-0" 16 / A200


JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815


PROJECT INFORMATION:

RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

**PROGRESS DOCUMENTS**

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01 MARCH 2022

| PROJECT NUMBER | PROJECT MANAGER |
|---|---|
| 19011-00 | JK |

GROUND LEVEL FLOOR PLAN

# A101

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## FLOOR PLAN LEGEND

| | |
|---|---|
| | EXISTING WALL TO REMAIN |
| | NEW WALL CONSTRUCTION |
| | EXISTING DOOR TO REMAIN |
| | DOOR - NEW CONSTRUCTION |
| ### | DOOR NUMBER - REFER TO DOOR SCHEDULE |
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| F## | KEYNOTE - REFER TO KEYNOTE LEGEND |
| FE | FIRE EXTINGUISHER (WALL / COLUMN J-HOOK CONNECTION) |
| FEC | ACADEMY, CLEAR ALUMINUM. VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL |

## UNIT INFORMATION

**GROUND FLOOR:**

| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 3 UNITS |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 3 UNITS |
| *TOTAL UNIT COUNT (GROUND FLOOR):* | | *10 UNITS* |

**SECOND FLOOR:**

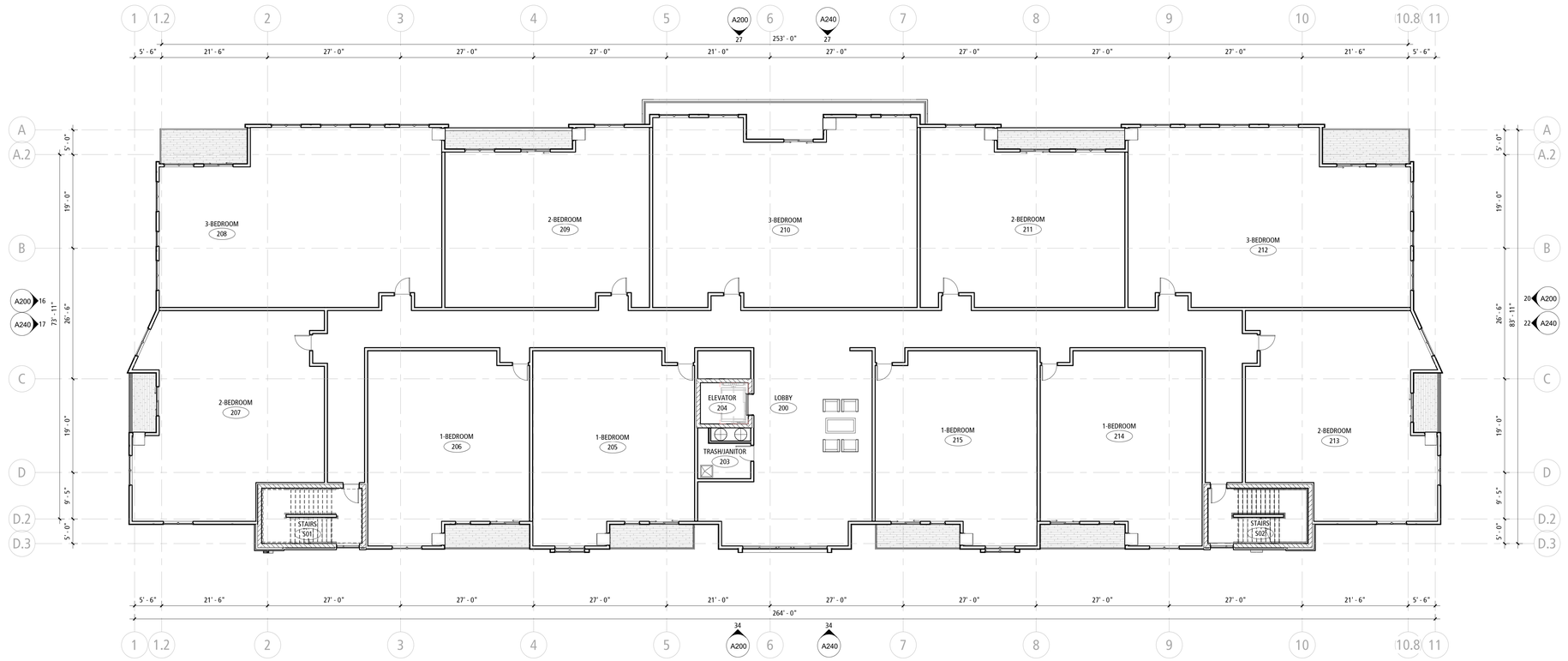
| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 4 UNITS/FLR |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS/FLR |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 3 UNITS/FLR |
| *TOTAL UNIT COUNTS (PER FLOOR):* | | *11 UNITS* |

**THIRD FLOOR:**

| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 3 UNITS/FLR |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS/FLR |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 4 UNITS/FLR |
| *TOTAL UNIT COUNTS (PER FLOOR):* | | *11 UNITS* |

**OVERALL UNIT COUNT:**

| | |
|---|---|
| GROUND FLOOR: | 10 UNITS |
| SECOND FLOOR: | 11 UNITS |
| THIRD FLOOR: | 11 UNITS |
| *TOTAL OVERALL UNIT COUNT:* | *32 UNITS* |




34 SECOND FLOOR PLAN
3/32" = 1'-0" 16 / A200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office 262 513 9800 | fax 262 513 9815


PROJECT INFORMATION:

RIVERLIFE CONDOS

LOT 2
WAUSAU, WI 54401

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

**PROGRESS DOCUMENTS**

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01 MARCH 2022

| PROJECT NUMBER | PROJECT MANAGER |
|---|---|
| 19011-00 | JK |

SECOND LEVEL FLOOR PLAN

# A102

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## FLOOR PLAN LEGEND

| | |
|---|---|
| | EXISTING WALL TO REMAIN |
| | NEW WALL CONSTRUCTION |
| | EXISTING DOOR TO REMAIN |
| | DOOR - NEW CONSTRUCTION |
| ### | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| # | WALL TYPE - REFER TO SHEET A000 |
| F## | KEYNOTE - REFER TO KEYNOTE LEGEND |
| FE | FIRE EXTINGUISHER (WALL / COLUMN J-HOOK CONNECTION) |
| FEC | ACADEMY, CLEAR ALUMINUM. VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL |

## UNIT INFORMATION

**GROUND FLOOR:**

| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 3 UNITS |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 3 UNITS |
| *TOTAL UNIT COUNT (GROUND FLOOR):* | | *10 UNITS* |

**SECOND FLOOR:**

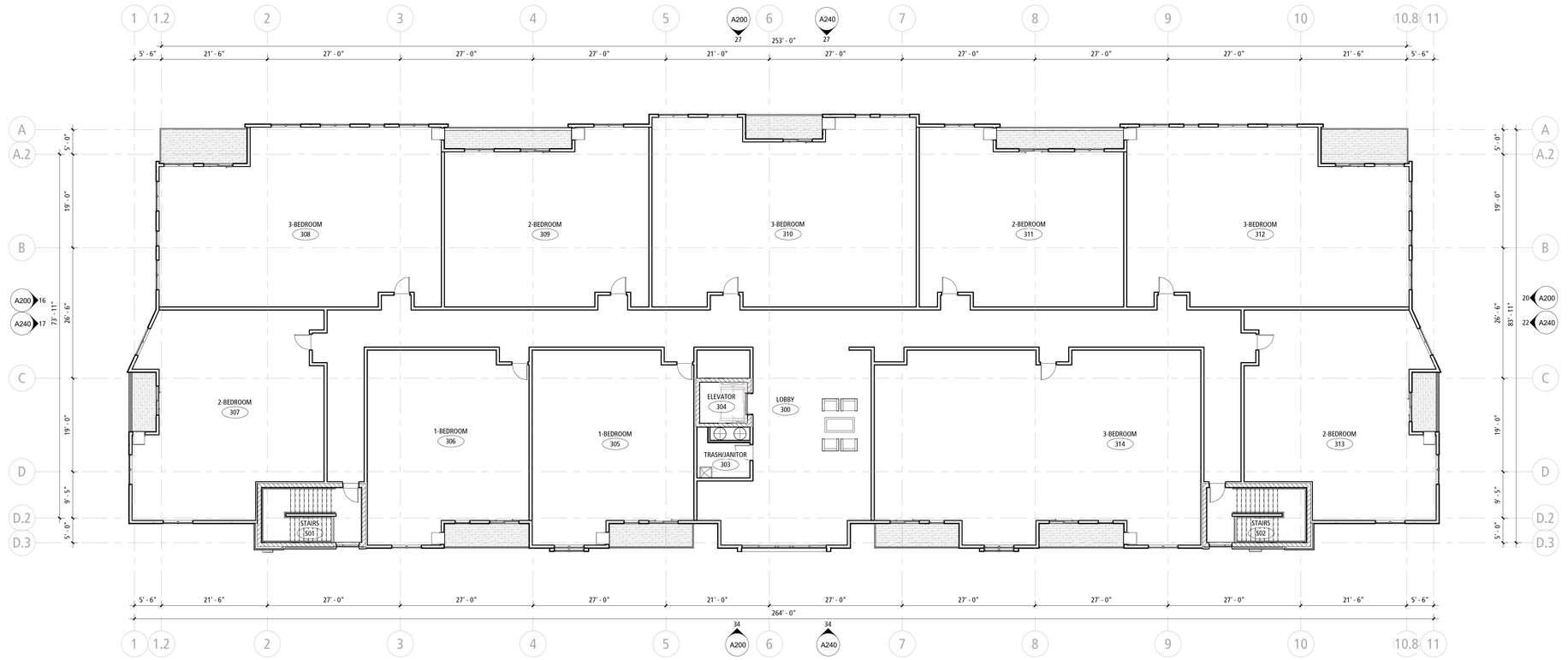
| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 4 UNITS/FLR |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS/FLR |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 3 UNITS/FLR |
| *TOTAL UNIT COUNTS (PER FLOOR):* | | *11 UNITS* |

**THIRD FLOOR:**

| | | |
|---|---|---|
| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 3 UNITS/FLR |
| 2-BEDROOM UNITS | 1,250 SF - 1,500 SF | 4 UNITS/FLR |
| 3-BEDROOM UNITS | 1,700 SF - 1,900 SF | 4 UNITS/FLR |
| *TOTAL UNIT COUNTS (PER FLOOR):* | | *11 UNITS* |

**OVERALL UNIT COUNT:**

| | |
|---|---|
| GROUND FLOOR: | 10 UNITS |
| SECOND FLOOR: | 11 UNITS |
| THIRD FLOOR: | 11 UNITS |
| *TOTAL OVERALL UNIT COUNT:* | *32 UNITS* |




34 THIRD LEVEL FLOOR PLAN
3/32" = 1'-0" 16 / A200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THIRD LEVEL FLOOR PLAN

# A103

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## FLOOR PLAN LEGEND

| | |
|---|---|
| | EXISTING WALL TO REMAIN |
| | NEW WALL CONSTRUCTION |
| | EXISTING DOOR TO REMAIN |
| | DOOR - NEW CONSTRUCTION |
| ### | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| # | WALL TYPE - REFER TO SHEET A000 |
| F## | KEYNOTE - REFER TO KEYNOTE LEGEND |
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| FEC | ACADEMY, CLEAR ALUMINUM. VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL |

## UNIT INFORMATION

**GROUND FLOOR:**

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| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 3 UNITS |
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**SECOND FLOOR:**

| | | |
|---|---|---|
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**THIRD FLOOR:**

| | | |
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| 1-BEDROOM UNITS | 1,150 SF - 1,250 SF | 3 UNITS/FLR |
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**OVERALL UNIT COUNT:**

| | |
|---|---|
| GROUND FLOOR: | 10 UNITS |
| SECOND FLOOR: | 11 UNITS |
| THIRD FLOOR: | 11 UNITS |
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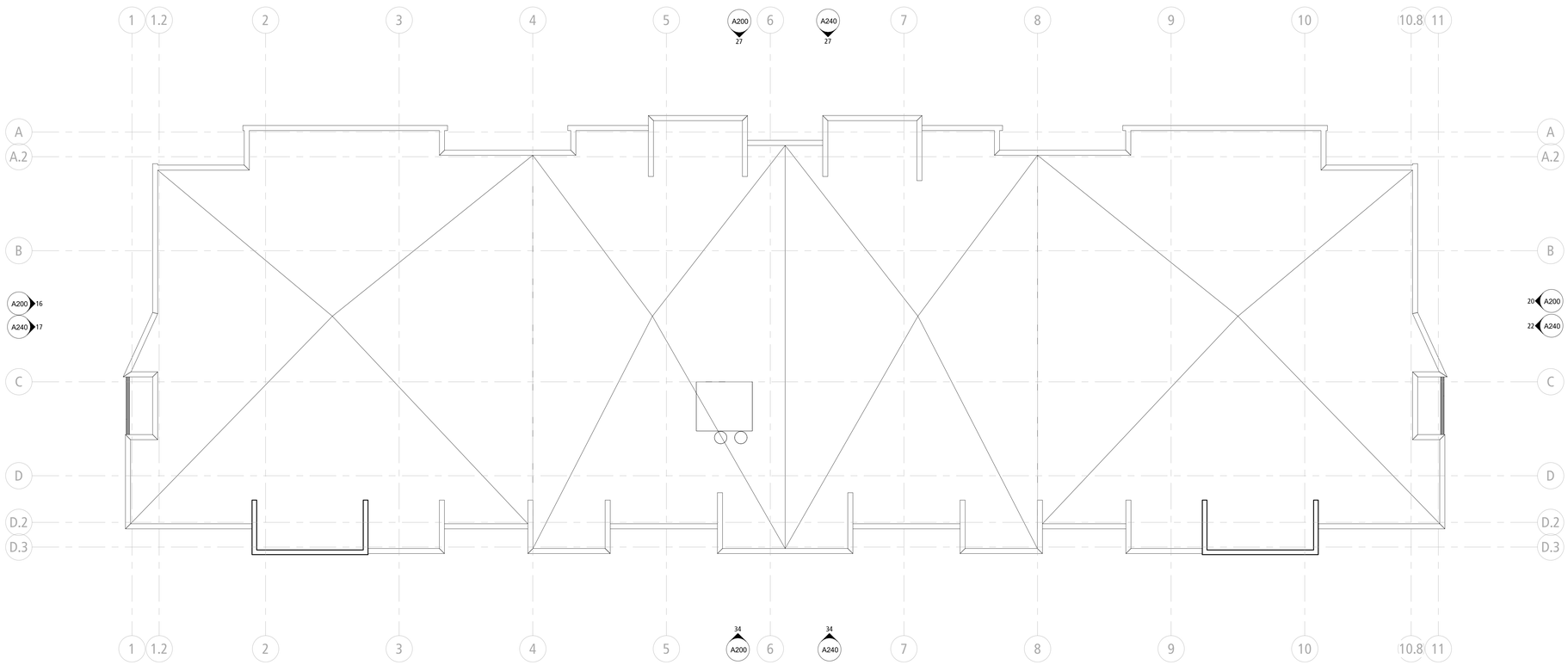


34 OVERALL ROOF PLAN
3/32" = 1'-0" 16 / A200


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ROOF PLAN

# A109

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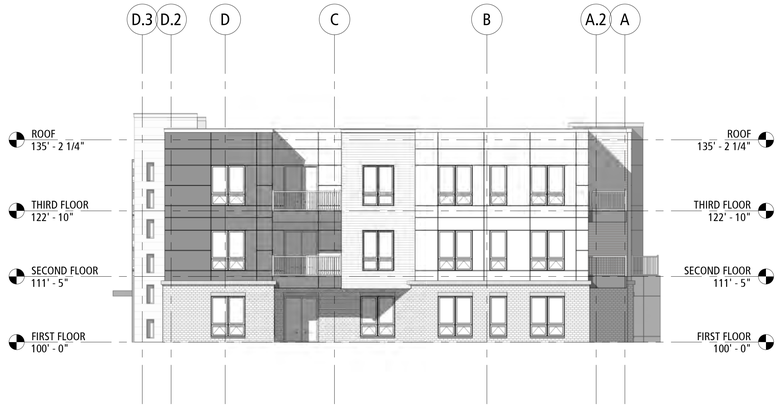
| EXTERIOR MATERIAL FINISH SCHEDULE | | | |
|---|---|---|---|
| **EXTERIOR ALUMINUM AND VINYL WINDOW / DOOR FINISH** | BLACK ALUMINUM - THERMALLY BROKEN GLAZING SYSTEM W/ 1" INSULATED LOW-E CLEAR ANNEALED TINTED GLASS. | **PAINT INFORMATION** | |
| **GLASS** | 1" CLEAR LOW-E GLASS BY PPG - REFER TO BUILDING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

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




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

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

34 EAST BUILDING ELEVATION
3/32" = 1'-0" 34 / A101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01 MARCH 2022

| PROJECT NUMBER | PROJECT MANAGER |
|---|---|
| 19011-00 | JK |

BUILDING ELEVATIONS

# A200

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## EXTERIOR MATERIAL FINISH SCHEDULE

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

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

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

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

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

## BUILDING ASSEMBLIES

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

**FLOOR #1**
4" CONCRETE SLAB W/ 6x6 W1.4xW1.4 WWF OVER 10-MIL POLYETHYLENE VAPOR BARRIER AND 6" FREELY DRAINING COMPACTED GRANULAR FILL SUB-BASE. PROVIDE PRE-MOLDED JOINT FILL AT COLUMNS AND PERIMETER SLAB JOINT CONDITIONS. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION). PROVIDE 2" RIGID INSULATION HORIZONTALLY 4'-0" BELOW SLAB FROM BACKSIDE OF FOUNDATION WALL AROUND BUILDING PERIMETER.

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

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

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

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

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

**FLASHING SYSTEM #2**
AT CANOPY STRUCTURE #1 PROVIDE PRE-FINISHED, 22 GA METAL COUNTER FLASHING WITH METAL REGLET SAWCUT INTO MORTAR OR RETURN AND TERMINATE TO ALUMINUM SYSTEM. INSTALL SEALANT AT METAL FLASHING AND FACE BRICK JOINT.

**GLAZING SYSTEM #1**
VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM: "TRIFAB 451UT SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM - 2" WIDE x 4 1/2" DEEP IN DARK BRONZE ANODIZED OR PAINTED DARK GRAY ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO STRUCTURAL STEEL FRAMING AND MASONRY FRAMED OPENINGS AS INDICATED. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STILE FRAMES.

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

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

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

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

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

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

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

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

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

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


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PROJECT INFORMATION:

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01 MARCH 2022

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| 19011-00 | JK |

COLOR ELEVATIONS

# A240

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# RIVERLIFE CONDOS

01 MARCH 2022

**RENDERING**

19011-00 **A260**

JAK architecture + interior design
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# RIVERLIFE CONDOS

01 MARCH 2022

**RENDERING**

19011-00 **A261**

JAK architecture + interior design
JAKnetter Architects

# RIVERLIFE CONDOS

# RIVERLIFE CONDOS

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# RIVERLIFE CONDOS

01 MARCH 2022

**RENDERING**

19011-00 **A266**

JAK architecture + interior design
JAKnetter Architects

## STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: March 8, 2022

## GENERAL INFORMATION

**APPLICANT:** Bruce Flora, Super Lettering and Signs, for Good News Project

**LOCATION:** 350 Grand Ave

**EXISTING ZONING:** UMU, Urban Mixed Use

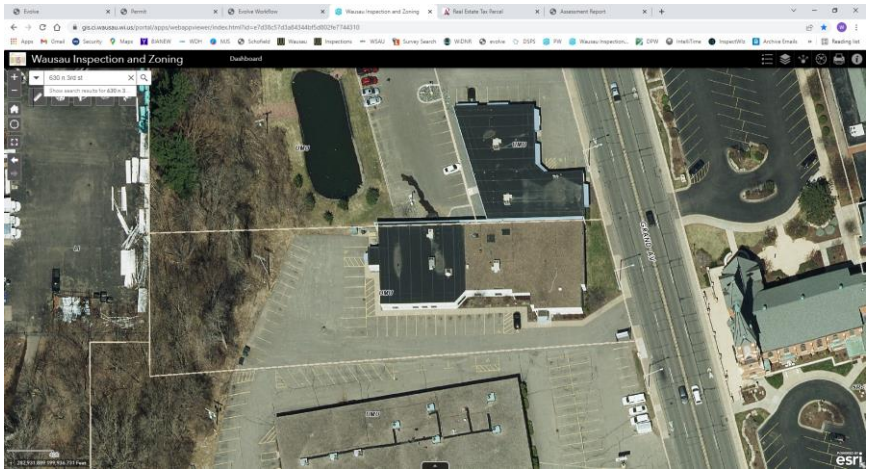
**PURPOSE:** Plan Commission Approval

**EXISTING LAND USE:** Commercial / Office

**SIZE OF PARCEL:** Approximately 1.09 acres

**SURROUNDING ZONING AND LAND USE:**

This parcel is located along Grand Avenue, south of the Marathon County Courthouse. St. Mary's Catholic Church is the east, Community Partner's Campus is to the south, and a multi-tenant office building and Kwik Trip are to the north. UMU mixed use is the predominant zoning district in this stretch of Grand Avenue.



## ANALYSIS

The proposed dual post sign is planned to be located east of the building at the north end of the driveway. The sign is approximately 10 feet back from the inside edge of the sidewalk and outside the vision triangle requirements for a driveway.

The sign is planned to be 10 foot in height and 8 foot in width. The proposed sign is a double sided business sign placed between 2 posts forming a dual post sign. The maximum allowed sign height would be 10 feet.

This sign is being relocated from the south to the greenspace to the north. The current sign height exceeds zoning standards and will be modified to meet the current height limits. See owner's email for more information on the reasoning for moving the sign.

Staff recommends approval of the dual post sign, subject to landscaping being placed around the sign base that meets the zoning ordinance.

**From:** jan klein
**To:** Bruce Flora; William Hebert
**Subject:** RE: [EXTERNAL] 350 Grand Ave
**Date:** Thursday, February 17, 2022 1:49:02 PM

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Mr. Hebert,

In regards to the sign permit that Super Lettering is requesting for 350 Grand Ave: The property at 360 Grand, also owned by Fong Family LLC, was sold to Community Partners in 2021. One of the terms of the sale was Fong Family agreed to move the existing 2 post sign which holds the signs for Social Security and Gray Law Firm. We are requesting a permit to construct a 2pole Structure to house the signs for Social Security and Gray directly in front of 350 Grand. I hope this answers your questions.
Thank you.

Jan Klein
Property Manager
Fong Family LLC
715-573-5119

Sent from Mail for Windows

GRAY
LAW FIRM
Worker's Compensation
Social Security Disability
Personal Injury
10'
GRAND AVE

120.00 in

96.00 in

120.00 in

48.00 in

GRAY
LAW FIRM, S.C.

Worker's Compensation  Social Security Disability  Personal Injury

| Agenda Item No. |
| --- |
| 2 & 3 |

*STAFF REPORT TO CISM COMMITTEE – March 10, 2022*

## AGENDA ITEM

2. Public Hearing: Vacating and discontinuing an alley lying north of 410 North 6th Avenue between Oak Street, Cedar Street, North 6th Avenue, and North 7th Avenue

3. Discussion and possible action on vacating and discontinuing an alley lying north of 410 North 6th Avenue between Oak Street, Cedar Street, North 6th Avenue, and North 7th Avenue

## BACKGROUND

The Engineering Department received a petition to vacate the alley as described above and as shown on the attached map. This public hearing will give the residents along the alley the opportunity to speak on the issue.

## FISCAL IMPACT

None

## STAFF RECOMMENDATION

Recommend approval depending upon public comment.

Staff contact: Allen Wesolowski 715-261-6762

N

0 25 50 100 Feet

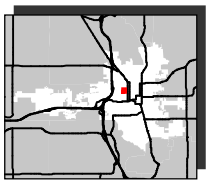
Map Date: January 03, 2022

# CITY OF WAUSAU

Marathon County, Wisconsin

**Legend**

- Existing Building
- Existing Right-of-Way
- Proposed Alley Vacation
- Municipal Boundary



# PETITION

TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN

For Office Use

RECEIVED
DEC 27 2021
Date Filed with City Clerk
CITY OF WAUSAU
CITY CLERK

A Petition For:

- ☒ Alley Vacation
- ☐ Blacktop Paving
- ☐ Curb and Gutter
- ☐ Sanitary Sewer
- ☐ Street Light
- ☐ Street Vacation
- ☐ Storm Sewer
- ☐ Watermain
- ☐ Zoning Change
- ☐ Other as Follows: _____

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

Partial alley vacationing for the alley between 6th & 7th Avenues between Oak street south to the property of 410 N. 6th Ave.

| Signature of Electors | Print Name Clearly | Print Home Address | Date of Signing |
|---|---|---|---|
| 1. | ANASTASIA MARTENS | 432 N 6th Avenue | 12/03/21 |
| 2. | Dustin Waller | 416 N 6th Ave | 12/04/21 |
| 3. | Jake Kislow | 420 N 6th Ave | 12/8/21 |
| 4. | Delores Sterbert | 424 N. 6th Ave | 12/8/21 |
| 5. | Kelley Gabor | 431 N 7th Ave | 12-10-21 |
| 6. | Derek Redmond | 423 N 7th Ave | 12-14-21 |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| 15. | | | |

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU

Anastasia Martens being duly sworn disposes and says that he is a resident of the affected area, residing at 432 N 6th Ave in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

**Filed in the Office of the City Clerk** and sworn to before me this 27th day of December, 2021

Mary A. Goode
Signature of City Clerk or designee
Deputy Clerk

A Martens
(Signature of Circulator)

432 N 6th Ave, Wausau, WI 54401
(Address of Circulator)