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

OFFICIAL NOTICE AND AGENDA

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

Meeting:	**PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time:	**Tuesday, March 18, 2025, at 5:00 PM**
Location:	**City Hall (407 Grant Street, Wausau, WI 54403), Council Chambers**
Members:	Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

(All items listed may be acted upon)

1) Approve the meeting minutes for January 21, 2025.

2) **PUBLIC HEARING:** Discussion on amending the GDP for 920 N 1st St and 15 Fulton St to accommodate multifamily apartment buildings and a clubhouse. (Wangard Properties Inc)

3) Discussion and possible action on amending the GDP for 920 N 1st St and 15 Fulton St to accommodate multifamily apartment buildings and a clubhouse. (Wangard Properties Inc)

4) Discussion and possible action on landmarking the Little Red Schoolhouse (Marathon Park) (Historic Preservation)

5) Discussion and possible action on landmarking St. John's Episcopal Church (330 McClellen) (Historic Preservation)

6) Discussion and possible action for the Specific Implementation Plan for 315, 319, & 325 N 1st Ave also known as the old Pied Piper Building (Bridge St Mission)

7) Discussion and possible action for the Specific Implementation Plan for 905 E Thomas St (Bull Falls Brewery)

8) Next meeting date: April 15, 2025

9) Adjournment

Mayor Doug Diny, Chairperson

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

Members of the public may view the meeting live or after the fact on the City of Wausau's YouTube Channel: https://tinyurl.com/WausauCityCouncil or live on Cable TV, Channel 981. Any person who wishes to make a public comment but is unable to or does not wish to to appear in person may direct their comment via email to City Planner: brad.lenz@wausauwi.gov with "PC Public Comment" in the subject line by the start of the meeting. All public comments received, either by email or in person, will be limited to items on the agenda only. Messages related to agenda items received prior to the start of the meeting will be provided to the Committee Chair.

This Notice was Posted at City Hall and Emailed to Local Media Outlets on 03/11/2025 @ 4:00 PM

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in it's services, programs or activities. If you need assistance or reasonable accommodations to participate in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or email ADAServices@wausauwi.gov to discuss your accessibility needs. We ask that your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours beforehand, the City of Wausau will make a good faith effort to accommodate your request.

PLAN COMMISSION

Time and Date:	The Plan Commission met on Tuesday, January 21, 2025 at 5:00 p.m. in the Common Council Chambers of Wausau City Hall
Members Present:	Mayor Doug Diny, Eric Lindman, Sarah Watson, Bruce Bohlken, George Bornemann, Lou Larson
Staff Present:	William Hebert, Brad Lenz, Andrew Lynch, Brooke Mueller
Others Present:	Tyler (Commonwealth), Josh (M+A)

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

Approve the meeting minutes for December 21, 2024

Motion by Bohlken and seconded by Borneman. Motion approved unanimously

Discussion and possible action on Approving the Specific Implementation Plan for 700, 804/806, 810, 814, 816 Grand Ave (M+A Design)

Lynch gave introduction on project. The Specific Implementation Plan goes into more detail about every aspect of the building proposed for the site. There have been concerns about the traffic at this corner. After studies, it was found that the apartments located on the corner of Thomas St and Grand Ave won't be a significant issue. There are times of the day when that corner is busier than usual, but that will always be the case, regardless of the addition of this plan.
Tyler, from Commonwealth Management, addressed some of the concerns. He spoke with the construction team about the concerns with road closures. He stated that any road closures will be minimal and stated that there won't be a lot of materials stored at the site due to its size. They will work with a Just-In-Time model, so the materials will be delivered as they are needed.
Larson stated that he is not in favor of this project on this lot due to the traffic concerns. He is concerned that the materials will be delivered at the busiest times of the day instead of early morning or at night when traffic is not at it's busiest.
Lindman stated that there are permits required to close a lane of the roadway. He requested that the team puts together a traffic plan to help alleviate any significant traffic burdens.
Commonwealth Management is currently expecting a 15-month timeline for this project.

Motion by Watson and seconded by Bohlken. Motion passed 3-2

Next Meeting Date

Tuesday February 18, 2025 5:00pm

Adjournment

Motion by Watson and seconded by Bohlken. Motion approved unanimously, and the meeting adjourned at 5:15p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, February 18, 2025

STAFF REPORT

To: Plan Commission

Prepared By: Brad Lenz

Date: March 7, 2025

REQUESTED ACTION:

Approve General Development Plan at 920 N. 1st Street for a

Multi-family residential development (144 units)

APPLICANT:	WP Properties Acquisitions, LLC (Wangard)
EXISTING ZONING:	Planned Unit Development (PUD)
EXISTING LAND USE:	Vacant
SIZE OF PARCELS:	2.9 acres (total)
REQUESTED ZONING:	Amend Planned Unit Development (PUD)
PURPOSE:	Allow for a multi-family residential development – 144 residential units with clubhouse and associated parking.
COMPREHENSIVE PLAN:	Goal of encouraging a variety of housing types throughout the city; Goal of strengthening downtown Wausau as a multi-use activity center, including residential land uses; Future land use map = City Center
OTHER PLANS:	Wausau Metropolitan Area Housing Assessment 2022 – Pursue new construction of housing of all types and prices; Strategic Plan – Continue to collaborate with businesses to create new housing

BACKGROUND INFORMATION:

Wangard is proposing a multi-family residential development for vacant property in the RiverLife area. The project would take up the remaining riverfront land south of Fulton Street and west of N. 1st Street. Previously, a multi-family building was proposed along the river, with the remaining area reserved for future development. The current proposal includes two multi-family buildings with a small clubhouse at the corner of 1st and Fulton Streets. Parking for the development would include a mix of underground and surface-level.

This developer was selected by the City in response to a Request for Interest (RFI) in the property. The previous project slated for the site did not materialize and the land has remained vacant. It is part of the larger brownfield site which was purchased for redevelopment by the City a number of years ago. Other developable sites within RiverLife remain open for future development.

The attached renderings (Images 1 through 3) show the evolution of the plans for this area. The proposed project would retain the public trails and green spaces originally laid out and built; it would fill in some of the space designated for private development as previously envisioned.

The developer submitted plans and a narrative with more information on the project. They provided responses to the criteria for PUD approval, which are listed below.

CRITERIA FOR APPROVAL

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development (PUD). It states that in its review of an application for a PUD the plan commission shall make findings with respect to the ten criteria (below).

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.
2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.
5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.
9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.
10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

STAFF RECOMMENDATION

Staff recommends approval of the General Development Plan.

COMMITTEE ACTION

Plan Commission may recommend approval or denial. The request will then proceed to Common Council for final consideration.

Mayor Diny –

My comments regarding the General Development Plan for 920 N 1st St and 15 Fulton St are made on behalf of my employer, Cloverbelt Credit Union. Our office is directly across 1st St from the "Proposed Clubhouse" indicated on the GDP. My second floor office overlooks the proposed development area and the intersection of 1st and Fulton Streets. On a daily basis I watch the flow of traffic through the intersection, to/from the Riverlife Apartments, and from the Cloverbelt Credit Union drive up exit, all of which are in very close proximity. On good days traffic flows smoothly but on other days there are blaring horns, confused drivers, and near misses for collisions.

While we are not opposed to adding multi-family housing on this lot, we remain concerned about the increased traffic at what we consider the poorly designed intersection, and how adding another parking lot exit onto 1st St (from the Clubhouse) will affect traffic. Our preference is that this parking lot would exit toward the apartments and onto the west leg of Fulton Street. It's clear from watching the traffic, and from driving through that intersection myself multiple times a day, that the existing vehicle access points to the streets paired with the sometimes unexpected traffic flow and the semi-truck traffic, results in drivers needing to watch for many more things when navigating the intersection than would normally be expected.

At various times during the day there is semi traffic for ABC Supply that affects traffic flow, which we know will not change. This includes semis blocking Fulton St traffic when the loading dock is used, sometimes backing up traffic through the 1st and 3rd St intersections, semis parking in the middle of Fulton or along 1st as they wait their turn at the loading dock or backing down 1st when the miss their turn onto Fulton. All of this combined with vehicles going west on Fulton having to pull onto 1st to look for traffic before proceeding (and traffic going south on N River Dr can be hidden by the incline and unexpectedly appear), vehicles driving on the wrong side of the west Fulton leg, and vehicles leaving the Cloverbelt Credit Union drive up, can make for very messy and sometimes dangerous traffic. In addition, the west leg of Fulton doesn't line up with the rest of the street, which causes more confusion for drivers and also means that crosswalks can't be added.

In summary, we do not oppose adding multi-family housing on this lot but do request that the Clubhouse parking lot exit to the west and onto Fulton St so as not to increase the number of access points onto 1st St.

I do plan to attend the 3/18 Plan Commission meeting but wanted to pass along our comments in case I wasn't able to be there in person.

Kathy Volkmann|Chief Compliance Officer

715-842-6328|Fax: 715-848-2087|ccuwausau.com

110 McIndoe St, Wausau, WI 54403

PO Box 659, Wausau, WI 54402-0659

Cloverbelt Credit Union

WANGARD
INVESTMENT REAL ESTATE. SIMPLIFIED.

February 21, 2025

Mr. Doug Diny, Mayor
City of Wausau Plan Commission
407 Grant Street
Wausau, WI 54403

RE: Riverlife South Development (Site 4 - Former Hammerblow site)

Honorable Mayor Diny,

WP Property Acquisitions LLC is proposing a 144-unit multifamily community that includes a clubhouse, at 920 N. 1st Street, just south of Fulton Street, following the community's growth objectives, it's desire to have "Higher Density Riverfront Residential" development that maximizes densities, while enhancing the overall quality of life, and preserving open space access and views.

The Site

The site is bounded by the Wisconsin River and city open space/River's Edge Trail System to the west, city trail to the south, Fulton Street and the existing Riverlife property to the North, and city property as well as three (3) private residences along with 1st Street to the East.

The site is a former environmentally compromised industrial property that has been remediated with a WDNR closure (with continuing obligations) on file. There are existing easements and utilities that have been abandoned, are proposed to be abandoned, and or are planned to be relocated.

Pedestrian Paths

Our plan includes several connections to the city's River's Edge Trail system with a new trail connecting Fulton Street to the southern trail as well as having connections from our buildings down to the Wisconsin River trail.

Stormwater

In the past the site was a former industrial parcel and had been filled with engineered fill. It is our intent to treat on-site for water quality and connect to the city's stormwater system.

Access

The project is anticipated to have two vehicular access points. The clubhouse will have vehicular access off of 1st Street from an existing driveway access point. The apartment buildings will have access off of a point at the first median cut on Fulton Street. So as to develop with the highest and best use in mind, we are proposing to eliminate the south ear of the hammerhead at the end of Fulton Street.

Water

Water is currently located on site and or will be modified at the Intersection of 1st Street and Fulton Street as well as within two water mains that travers the property. One water main runs east west and we have been informed that the Utility would like to abandon the Wisconsin River crossing. The other watermain was purpose built for a different project with a connection to the existing Riverlife building north of Fulton Street. This watermain runs diagonally across the site and our plan proposes to relocate this main in part and turned into a lateral in part with a connection to the newly rebuilt 1st Street watermain. Each of our buildings requires an 8" water lateral for fire protection and a tap for domestic service.

Sanitary

A Sanitary manhole is currently located within the Fulton Street hammerhead and is proposed to be relocated a bit to the north due to the removal of the southern ear of the hammerhead.

Utilities

Water -	City of Wausau
Sanitary -	City of Wausau
Electric-	Wisconsin Public Service
Gas-	Wisconsin Public Service

Signage

Wangard will look to identify our development with a building mounted architecturally enhanced sign at the south west corner of 1st & Fulton. The site will also include various directional signs throughout the project.

Financing

Financing will be provided through a conventional bank construction loan. Wangard Development LLC has strong banking relationships that will allow financing to be obtained for the project. Bank references are available upon request.

Timing

Subject to more project details that will be provided as part of this application and subsequent submittals, Wangard would like to start construction during the Summer of 2025 with first occupancy during the Spring of 2027.

Criteria for PUD Approval

Section 23.10.45(f) of the zoning code outlines the criteria for approval of a Planned Unit Development (PUD). It states that in its review of an application for a PUD the plan commission shall make findings with respect to the ten criteria (below). Staff comments follow each of the criteria.

1. The proposed GDP/Planned Unit Development project is consistent with the overall purpose and intent of this title.
The planned unit development zoning was established in the East Riverfront/Riverlife area before the first redevelopment project was undertaken. The District has had a number of proposals presented, this proposal, however, with its 144 units on 2.9 acres relies on the zoning flexibility of a PUD in order to promote a unique, urban riverfront district that ensures visual access to the river and represents the highest and best use of the property.

2. The proposed GDP/Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.) A housing objective in the plan is to encourage a variety of housing types throughout the city.
The proposed multifamily buildings meet the needs of the community with Studios, 1Br and 2Br units, each having at least some view of the Wisconsin River and many with views of Rib Mountain and are arranged perpendicular to the River. The plan encourages the use of Planned Unit Development zoning to encourage and facilitate high quality, multifamily development with higher densities, taller buildings, smaller setbacks, but higher site and architectural standards. This PUD update ties into the Downtown objective of creating more residential use in order to make downtown a multi-use activity center. The East Riverfront Master Plan envisions this area as a vibrant urban neighborhood that is anchored by new multifamily housing choices that will support nearby entertainment, retail, and office uses.

3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
The proposed project fits with the original master plan for the Riverlife area providing the much-needed density that will help to create a vibrant, urban, mixed-use riverfront that maintains public access to the river.
The density and intensity of land use is consistent with the original plan, and will add to the experience of people living and visiting there.

4. Adequate public infrastructure is or will be available to accommodate the uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.
City sewer and water are readily available to the site. Sanitary is located at the hammerhead of Fulton Street and two water mains traverse the site. Plan includes part abandonment, reuse, and part relocation of the watermains to increase the efficiency of the project.

There are a total of 212 on-site parking spaces and 10 off-site parking spaces or 1.54 parking spaces per unit. With 144 units, this project only averages 1.24 bedrooms per unit so there are more parking spaces than required for the number of bedrooms provided.

10 surface stalls are located on the south side of Fulton Street (more to the north) and maintained by the City, though additional parking will likely be added as neighboring properties develop in the future. This allows for parking that not only serves the development but also provides river access when spaces are not occupied by tenants. There are several Bicycle and pedestrian connections between the Development, River's Edge Trail, Fulton Street, and North 1st Street providing enhanced river access and walkability, consistent with the 2015 plan.

5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.
Developer will work with the City to enhance the Landscaping along the trails and within the City owned land between proposed buildings and the existing three homes immediately to the east on North 1st Ave. Landscaping details will be reviewed during the Specific Implementation Plan (SIP) review in the future.

The Lighting Plan, which will need to take the natural environment, neighbors and public infrastructure into account, will be reviewed during the Specific Implementation Plan (SIP) review in the future.

6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
The project would not alter the public linear green spaces that lie adjacent to the Wisconsin River and the River's Edge Trail that connect to it. The building orientation (Perpendicular to the Wisconsin River) and the Architecture capitalize on Wisconsin River views, Rib Mountain views, and public green spaces and amenities, which include the various pathways. Detailed landscaping and lighting plans for areas adjacent to the buildings will be part of the subsequent Specific Implementation Plan (SIP) review. Project goal is to strive to orientate the buildings to ensure each of the three (3) private residences has a view of the Wisconsin River and the trails that run adjacent to it.

The view from the River's Edge Trail is also important. Plan is to raise the western edge of the parking lot to make sure automobile lights are either blocked or shine above the public utilizing the River's Edge Trail.

7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
The architecture of the buildings is comparable to nearby and citywide multifamily projects that have recently been approved. The massing of the building's "frames" the Riverfront and Fulton Street and is generally in line with existing buildings in the area.

8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.
The arrangement of the proposed buildings deviates from the previous general development plan and original master plan for the area by being oriented perpendicular to the river ensuring every resident (including neighbors) has a view of the river. The site plan, however, maintains public access to the river and enhances the public access to the river by providing an additional connection to the River's Edge Trail from Fulton Street and each of our apartment buildings.

Maximizing density, adjusting the orientation, and relocating some utilities enhance downtown economic activity by providing rooftops/customers (food/fuel) that feed the economic engine that is downtown Wausau.

9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relates to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.
The project, as envisioned, will bring the Residents (Customers) and their daily activity to the area. It will help the city realize its vision of creating an active, urban riverfront with plenty of

access to the river and features for the public. Part of creating such an environment involves not overbuilding surface parking lots. For this project, the developer would be providing 212 covered/underground parking stalls for the 144 units. An additional 10+ surface stalls count towards the proposed project, but they are located along Fulton Street and add parking for river access.

Section 23.06.06 of the City's Zoning Ordinance requires a minimum of 1.5 parking stalls per unit, depending on the number of bedrooms in each unit, with a maximum of 3 stalls per unit. Throughout the Wangard portfolio of 1700+ units we average 1.42 parking spaces per unit, which coincidentally matches the number of bedrooms. For the Riverlife project we are offering 1.47 parking stalls per unit, which should be plenty for our development and the 25+ parking stalls located along Fulton Street are for those accessing the river or visiting friends or family who live in the complex.

10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.
The Riverlife Project (South of Fulton Street) is proposed to be developed in a single phase.

Wangard is seeking approval of the general development plan at this time. A specific implementation plan with more detailed engineering, architecture, lighting and landscaping would need to be reviewed by the Plan Commission at its SIP review.

Respectfully Submitted,

Mark C. Lake

Mark C. Lake, AICP, Principal
Wangard Development LLC on behalf of
Olympia Fields MD, LLC

CC: Project File
Asset Manager
Property Manager

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO._____

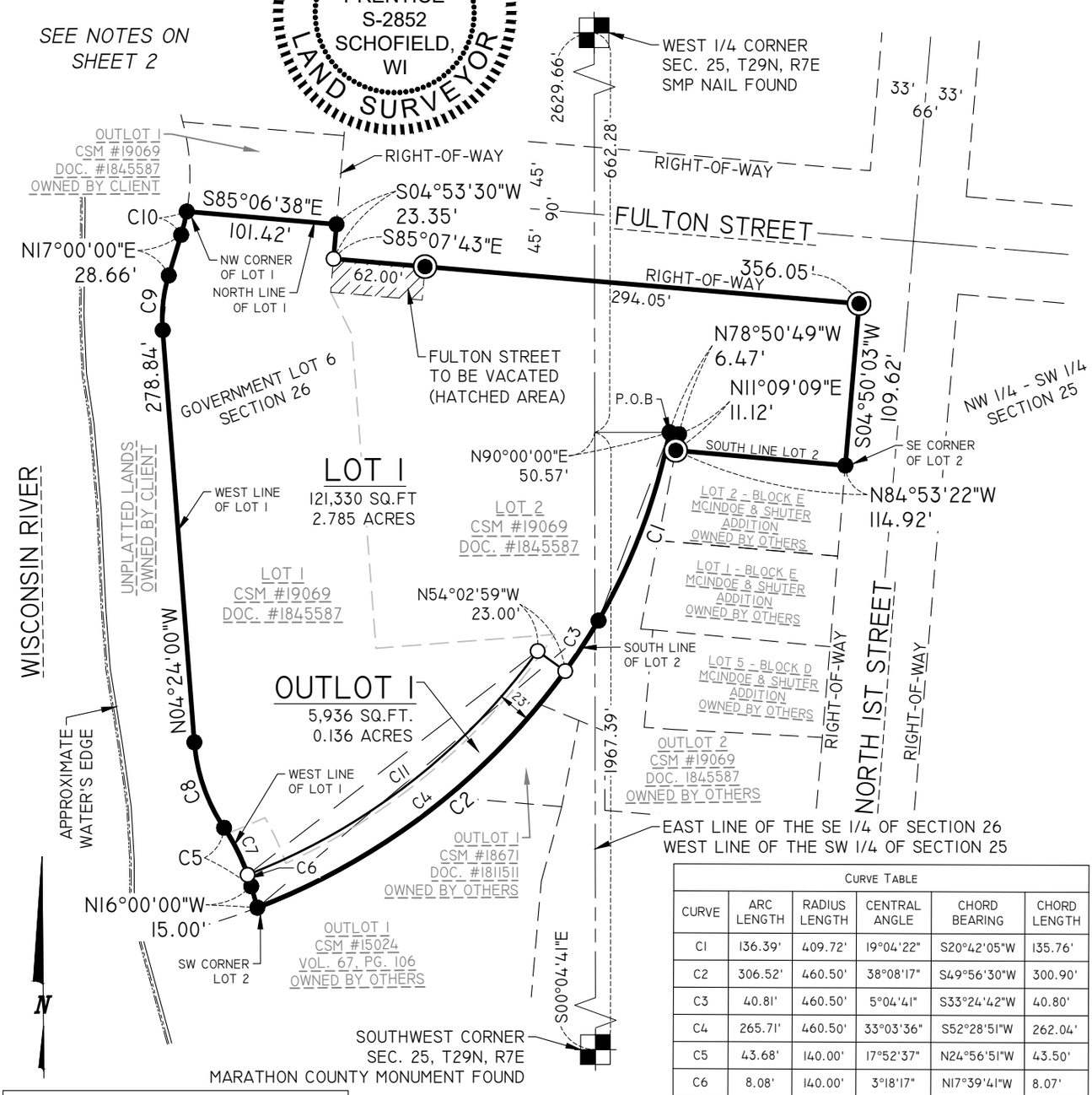
PREPARED FOR: RIVERLIFE PROPERTY

LANDOWNER: CITY OF WAUSAU

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 19069, RECORDED AS DOCUMENT NUMBER 1845587, AND PART OF VACATED FULTON STREET, RECORDED AS DOCUMENT NUMBER XXXXXXX, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 6 OF SECTION 26 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

PRELIMINARY

WISCONSIN JOSHUA W. PRENTICE S-2852 SCHOFIELD, WI LAND SURVEYOR



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	136.39'	409.72'	19°04'22"	S20°42'05"W	135.76'
C2	306.52'	460.50'	38°08'17"	S49°56'30"W	300.90'
C3	40.81'	460.50'	5°04'41"	S33°24'42"W	40.80'
C4	265.71'	460.50'	33°03'36"	S52°28'51"W	262.04'
C5	43.68'	140.00'	17°52'37"	N24°56'51"W	43.50'
C6	8.08'	140.00'	3°18'17"	N17°39'41"W	8.07'
C7	35.61'	140.00'	14°34'20"	N26°35'59"W	35.51'
C8	61.74'	120.00'	29°28'35"	N19°08'18"W	61.06'
C9	37.35'	100.00'	21°24'00"	N06°18'00"E	37.13'
C10	16.20'	136.77'	6°47'06"	N13°36'27"E	16.19'
C11	250.67'	437.50'	32°49'40"	S52°21'53"W	247.25'

LEGEND

- ◉ - 1-1/4 IN. IRON BAR FOUND UNLESS NOTED
- ● - 1-1/4 IN. O.D. IRON PIPE FOUND
- ○ - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- (126') - RECORDED BEARING/LENGTH
- 126.00' - MEASURED BEARING/LENGTH

1" = 100'

0 100'

DRAWING FILE: P:\9300-9399\9374C - Wangard - Riverlife\Drawing\Survey\9374C CSM.dwg

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CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO._____

PREPARED FOR: RIVERLIFE PROPERTY

LANDOWNER: CITY OF WAUSAU

ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 19069, RECORDED AS DOCUMENT NUMBER 1845587, AND PART OF VACATED FULTON STREET, RECORDED AS DOCUMENT NUMBER XXXXXXX, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 6 OF SECTION 26 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

PRELIMINARY

WISCONSIN JOSHUA W. PRENTICE S-2852 SCHOFIELD, WI LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 19069, RECORDED AS DOCUMENT NUMBER 1845587, AND PART OF VACATED FULTON STREET, RECORDED AS DOCUMENT NUMBER XXXXXXX, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 6 OF SECTION 26 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°04'41" EAST, COINCIDENT WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, 662.28 FEET; THENCE NORTH 90°00'00" EAST, 50.57 FEET TO THE SOUTH LINE OF SAID LOT 2 OF CERTIFIED SURVEY MAP NUMBER 19069, THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, AND THE POINT OF BEGINNING; THENCE 136.39 FEET, COINCIDENT WITH SAID SOUTH LINE OF LOT 2 AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 409.72 FEET, A CENTRAL ANGLE OF 19°04'22", AND A CHORD THAT BEARS SOUTH 20°42'05" WEST FOR A DISTANCE OF 135.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 306.52 FEET, COINCIDENT WITH SAID SOUTH LINE OF LOT 2 AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 460.50 FEET, A CENTRAL ANGLE OF 38°08'17", AND A CHORD THAT BEARS SOUTH 49°56'30" WEST FOR A DISTANCE OF 300.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 16°00'00" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 2, 15.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 43.68 FEET, COINCIDENT WITH SAID WEST LINE OF LOT 2, THE WEST LINE OF SAID LOT 1, AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH 140.00 FEET, A CENTRAL ANGLE OF 17°52'37", AND A CHORD THAT BEARS NORTH 24°56'51" WEST FOR A DISTANCE OF 43.50 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 61.74 FEET, COINCIDENT WITH SAID WEST LINE OF LOT 1 AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 120.00 FEET, A CENTRAL ANGLE OF 29°28'35", AND A CHORD THAT BEARS NORTH 19°08'18" WEST FOR A DISTANCE OF 61.06 FEET; THENCE NORTH 04°24'00" WEST, COINCIDENT WITH SAID WEST LINE OF LOT 1, 278.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 37.35 FEET, COINCIDENT WITH SAID WEST LINE OF LOT 1 AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 100.00 FEET, A CENTRAL ANGLE OF 21°24'00", AND A CHORD THAT BEARS NORTH 06°18'00" EAST FOR A DISTANCE OF 37.13 FEET; THENCE NORTH 17°00'00" EAST, COINCIDENT WITH SAID WEST LINE OF LOT 1, 28.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 16.20 FEET, COINCIDENT WITH SAID WEST LINE OF LOT 1 AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 136.77 FEET, A CENTRAL ANGLE OF 6°47'06", AND A CHORD THAT BEARS NORTH 13°36'27" EAST FOR A DISTANCE OF 16.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 85°06'38" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, 101.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF FULTON STREET; THENCE SOUTH 04°53'30" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 23.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF FULTON STREET; THENCE SOUTH 85°07'43" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 356.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH 1ST STREET; THENCE SOUTH 04°50'03" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, 109.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 84°53'22" WEST, COINCIDENT WITH SAID SOUTH LINE OF LOT 2, 114.92 FEET; THENCE NORTH 11°09'09" EAST, COINCIDENT WITH SAID SOUTH LINE OF LOT 2, 11.12 FEET; THENCE NORTH 78°50'49" WEST, COINCIDENT WITH SAID SOUTH LINE OF LOT 2, 6.47 FEET TO THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 127,266 SQUARE FEET, OR 2.921 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF RIVERLIFE PROPERTY, AGENT OF SAID PARCELS.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS_____DAY OF_____

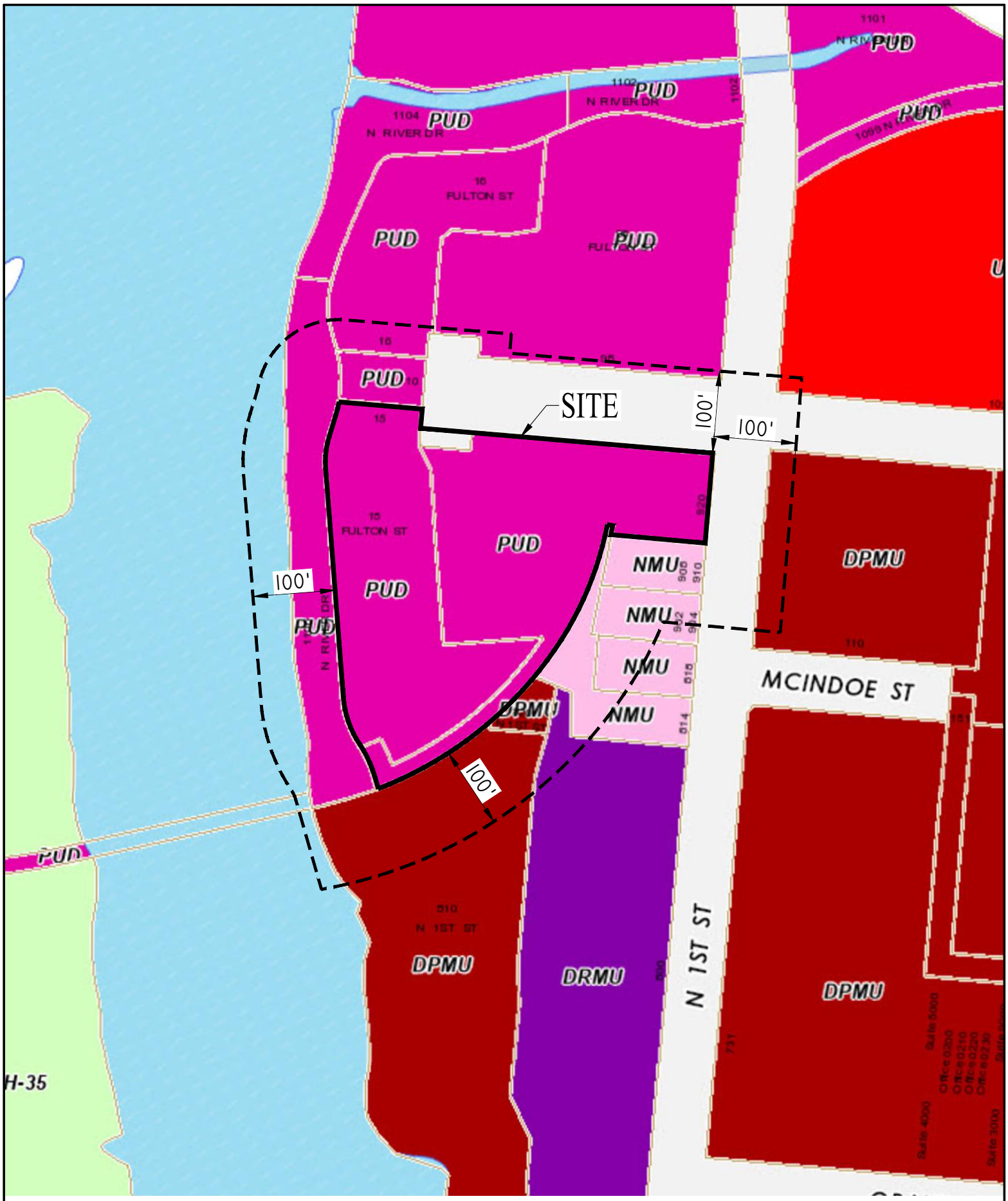
_____
REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

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

DATE_____

NOTES:
1. FIELD SURVEY WAS COMPLETED ON 2-20-2025.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°04'41" EAST.
3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
4. RIGHTS-OF-WAY OF FULTON STREET AND NORTH 1ST STREET SHOWN ARE BASED ON SURVEYS OF RECORDS.

DRAWING FILE: P:\9300-9399\9374C - Wangard - Riverlife\Drawing\Survey\9374C CSM.dwg



REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	REI Engineering, INC. 4080 N. 20TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9784 EMAIL: MAIL@REIENGINEERING.COM	SCALE 0 150	N	DATE: 02-24-2025 DRAWN BY: TAW APPROVED BY: JJB	SITE ZONING MAP WAUSAU RIVERLIFE CONDOMINIMUMS FULTON STREET WAUSAU, WISCONSIN 54403	REI No. 9374C FIGURE: 1

DRAWING FILE: P:\9300-9399\9374C - WANGARD - RIVERLIFE\DRAWING\FIGURES & EXHIBITS\9374C-ZONING MAP.DWG LAYOUT: 1 PLOTTED: FEB 24, 2025 - 1:20PM PLOTTED BY: TODDW

SITE PLAN

- **A** PROPOSED BUILDING N (MULTIFAMILY)
  - 5 STORIES TOTAL
  - 68 UNITS
- **B** PROPOSED BUILDING S (MULTIFAMILY)
  - 5 STORIES TOTAL
  - 76 UNITS
- **C** PROPOSED CLUBHOUSE
  - LEASING OFFICE
  - KITCHEN/CLUBROOM
- **D** SURFACE PARKING
- **E** SIDEWALK/PATH
- **F** OUTDOOR PATIO/ PERGOLA SHELTER
- **G** DOG RUN AREA
- **H** RETAINING WALLS
- **I** BENCH SEATING
- **J** REFUSE PICKUP AREA

SIGNAGE

- **A** BUILDING SIGNAGE
- **B** MONUMENT SIGNAGE

LANDSCAPE

THE OVERALL PROJECT INTENDS TO ACCOMMODATE ALL LANDSCAPE REQUIREMENTS AS REQUIRED BY THE CITY PER WAUSAU ZONING CODE TO THE FULLEST EXTENT POSSIBLE.

- **A** BUILDING FOUNDATION
  - DIVERSITY OF NATIVE SPECIES
  - DECIDUOUS/EVERGREEN SHRUBS
  - ORNAMENTAL GRASSES & PERENNIALS
- **B** PAVED AREA
  - DIVERSITY OF NATIVE SPECIES
  - DECIDUOUS TREES/SHRUBS
  - ORNAMENTAL GRASSES & PERENNIALS
- **C** STREET FRONTAGE
  - DIVERSITY OF NATIVE SPECIES
  - DECIDUOUS TREES
- **D** YARDS
  - DIVERSITY OF NATIVE SPECIES
  - DECIDUOUS TREES/SHRUBS
  - ORNAMENTAL GRASSES & PERENNIALS

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WANGARD MULTIFAMILY DEVELOPMENT

GENERAL DEVELOPMENT PLAN

GDP SUBMITTAL

WAUSAU, WISCONSIN

02.25.2025

PROJECT NUMBER • 9374C

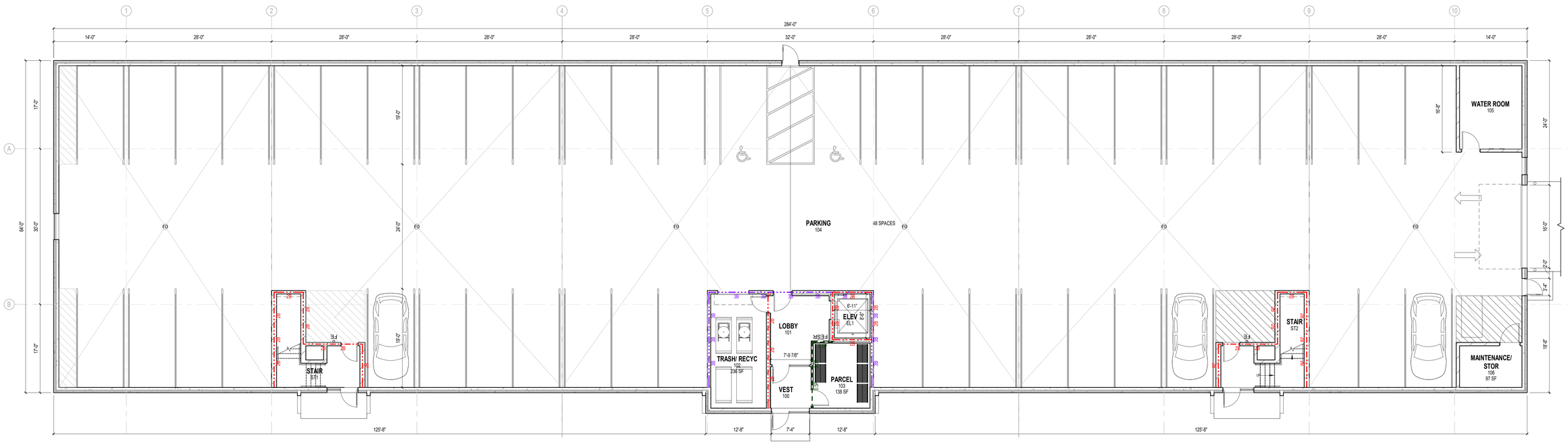
P100

Site View from Northeast

Multifamily View from Southwest

pra

Clubhouse View from Southwest



FIRST FLOOR PLAN (NORTH BLDG)
1/8" = 1'-0"

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PLUNKETT RAYSICH
ARCHITECTS, LLP

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27 27th st 1 304 464 9845
1970 main street, suite 201, sarasota, florida 34236 1 512 851 1900
220 south 2nd street, suite 1, austin, texas 78704 1 319 233 1163
337 e 4th street, suite 204, austin, tex 78703

REVISIONS:

Wangard Partners, Inc.
Wangard Multifamily Wausau

FIRST FLOOR PLAN

SD PROGRESS SET

DATE: 02/25/2025

JOB NO: 240268-01

SHEET NO: A201

UNIT TYPE LEGEND

- 1 BEDROOM
- 2 BEDROOM
- STUDIO

RESIDENTIAL FLOORS 2-5 (NORTH BLDG)
1/8" = 1'-0"

PLUNKETT RAYSICH ARCHITECTS, LLP

209 south water street, milwaukee, wisconsin 53204 1 414 359 3060
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27 27th st 1 304 464 9845
1970 main street, suite 201, sarasota, florida 34236 1 512 851 1900
220 south 2nd street, suite 1, austin, texas 78704 1 319 233 1163
327 e 4th street, suite 204, austin, tex 78703

REVISIONS:

Wangard Partners, Inc.
Wangard Multifamily Wausau

TYP RESIDENTIAL FLOOR PLAN

SD PROGRESS SET

DATE: 02/25/2025

JOB NO: 240268-01

SHEET NO: A202

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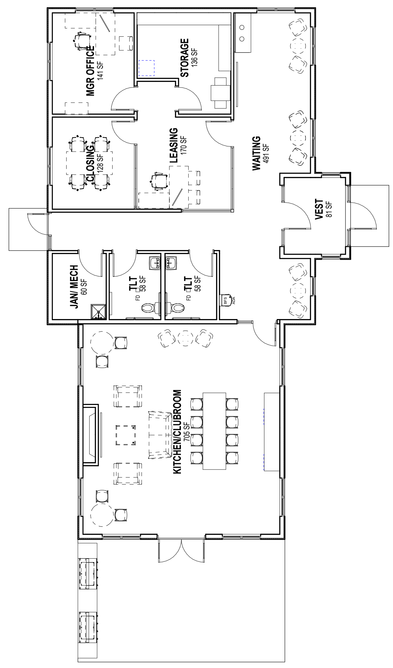

1 FIRST FLOOR PLAN (CLUBHOUSE)
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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REVISIONS

Wangard Partners, Inc.
Wangard Clubhouse Wausau

PLUNKETT RAYSICH ARCHITECTS, LLP

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1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
311 canyon wren drive, bude, texas 78610 t 512 649 5627

FLOOR PLAN

50 PROGRESS SET	
BID PACKAGE	
DATE:	02/25/2025
JOB NO.	
SHEET NO.	A201C

DRAWN BY: Author 2/25/2025 12:12:44 PM

SITE PLAN PACKAGE FOR:

WANGARD - RIVERLIFE

CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C300	UTILITY PLAN

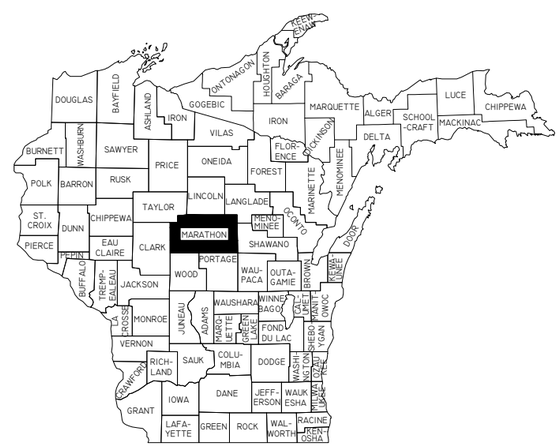
TOTAL SHEETS = 6

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

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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LEGEND

- BENCHMARK
- 1" IRON BAR
- EXISTING MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING WATER SHUTOFF
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING GAS VALVE
- EXISTING CURB INLET
- EXISTING WELL
- TEST PIT LOCATION
- SBI 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
- MR 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.)
- 1095.90 PROPOSED SPOT ELEVATION (TOP OF CURB)
- 1095.40 PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED RIPRAP
- PROPOSED EROSION MAT
- PROPOSED SAWCUT
- PROPOSED VEGETATIVE DRAINAGE SWALE
- PROPOSED ASPHALT DRAINAGE SWALE

REI CLIENT:
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DNR SERVICE CENTER
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CORY S. SCHLOSSER

APPROVING AUTHORITIES:
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EMAIL: MAIL@REIENGINEERING.COM

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF	DESIGNED BY: CSS	SURVEY DATE: 11/25/2024
SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2025
SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP

TITLE SHEET
WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI
REI No. 9374C
SHEET C001

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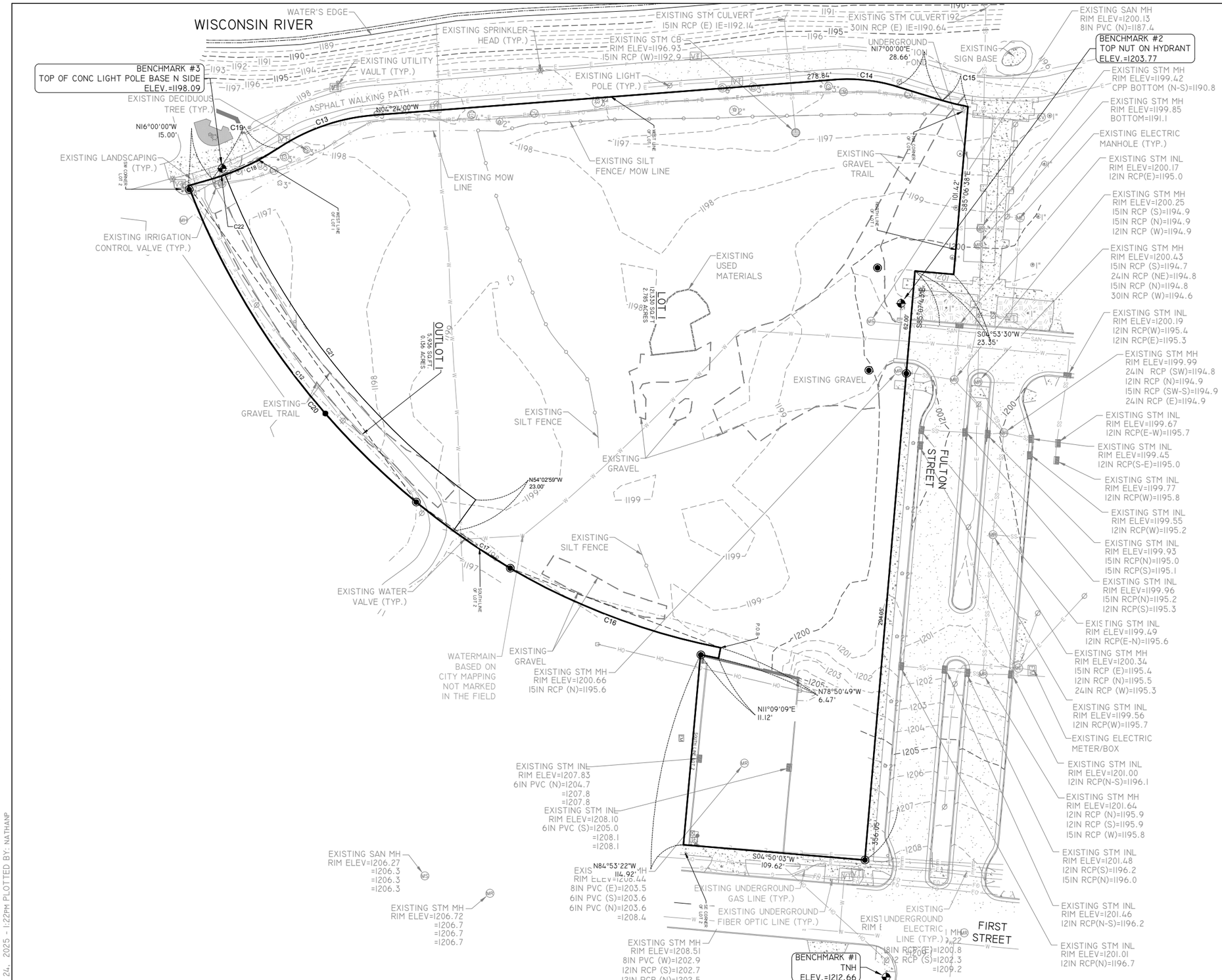

GENERAL NOTES

1 - BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°04'41" EAST.

2 - THE SUBJECT PROPERTY IS IN ZONE "X" AND DOES NOT LIE WITHIN A FEMA FLOOD ZONE RISK DESIGNATION AREA AS PER FIRM "CITY OF WAUSAU, MARATHON COUNTY" MAP NUMBER 55073C0384G, COMMUNITY PANEL NUMBER 5502580384G, EFFECTIVE DATE SEPTEMBER 28, 2018.

3 - PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKING PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATE LOCATION OF THE UNDERGROUND UTILITIES; HOWEVER, LACKING EXCAVATION,THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS TICKET #20244419006, #20244419018, #20244419030, #20244419042, #20244419002, #20244419014, #20244419028, AND #20244419039.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.

4 - THE ZONING FOR THE SUBJECT PROPERTY AT THE TIME OF THE 2024 SURVEY WAS PUD - PLANNED UNIT DEVELOPMENT. CURRENT ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.

5 - TOTAL PARCEL AREA = 125,861 SQUARE FEET, OR 2.889 ACRES, MORE OR LESS.

6 - TOTAL PARKING STALLS DELINEATED = 0.

7 - THE FIELD DATE OF THIS SURVEY WAS NOVEMBER 15TH, 2024.

8 - THERE WAS NO EVIDENCE OF EARTH MOVING WORK OR BUILDING ADDITIONS WITHIN RECENT MONTHS OVER THE ENTIRE SUBJECT PROPERTY. IMPROVEMENTS ARE AS SHOWN.

9 - THERE HAVE NOT BEEN CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED, AND INFORMATION WAS/WAS NOT AVAILABLE FROM THE CONTROLLING JURISDICTION. ALSO THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

10 - THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO FULTON STREET AND NORTH 1ST STREET, A PUBLICLY DEDICATED STREET/ROAD/RIGHT-OF-WAY.

11 - ADDRESSES OBTAINED FROM MARATHON COUNTY PARCEL MAPPING ARE 920 NORTH 1ST STREET, 1106 NORTH RIVER DRIVE AND 15 FULTON STREET, WAUSAU, WISCONSIN.

12 - THE SUBJECT PROPERTY IS THE SAME AS DESCRIBED IN SCHEDULE A.

13 - THE ELEVATIONS AND BENCHMARKS SHOWN ARE BASED ON THE NAVD88 DATUM AND ESTABLISHED BY THE WISCORS REFERENCE SYSTEM.

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

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF	DESIGNED BY:CSS	SURVEY DATE: 11/25/2024
SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 02/24/2025
SURVEY APVD BY: JWP	CIVIL APVD BY:JJB	DRAWN BY: NAP

EXISTING SITE CONDITIONS

WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI No. 9374C
SHEET C010

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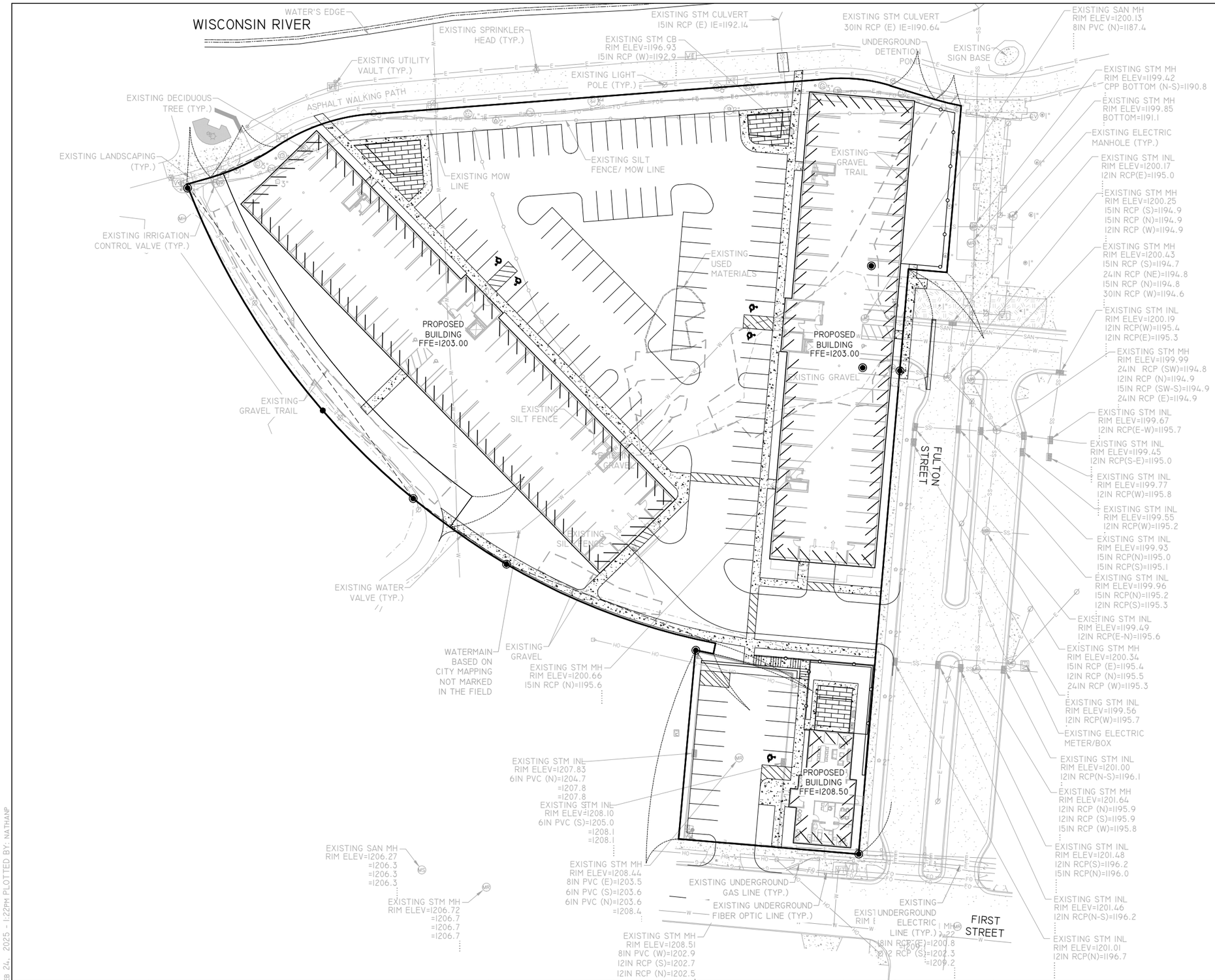

SITE INFORMATION

ACREAGE	121,330 S.F. = 2.785 AC.
GREEN SPACE %	30,721 S.F.
	25.3%
BUILDING S.F.	
	40,688 S.F.
BUILDING %	33.5%
LAND USE / ZONING	PUD

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PLOTTED: FEB 24, 2025 - 1:22PM PLOTTED BY: NATHANP

REI Engineering, INC.
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WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

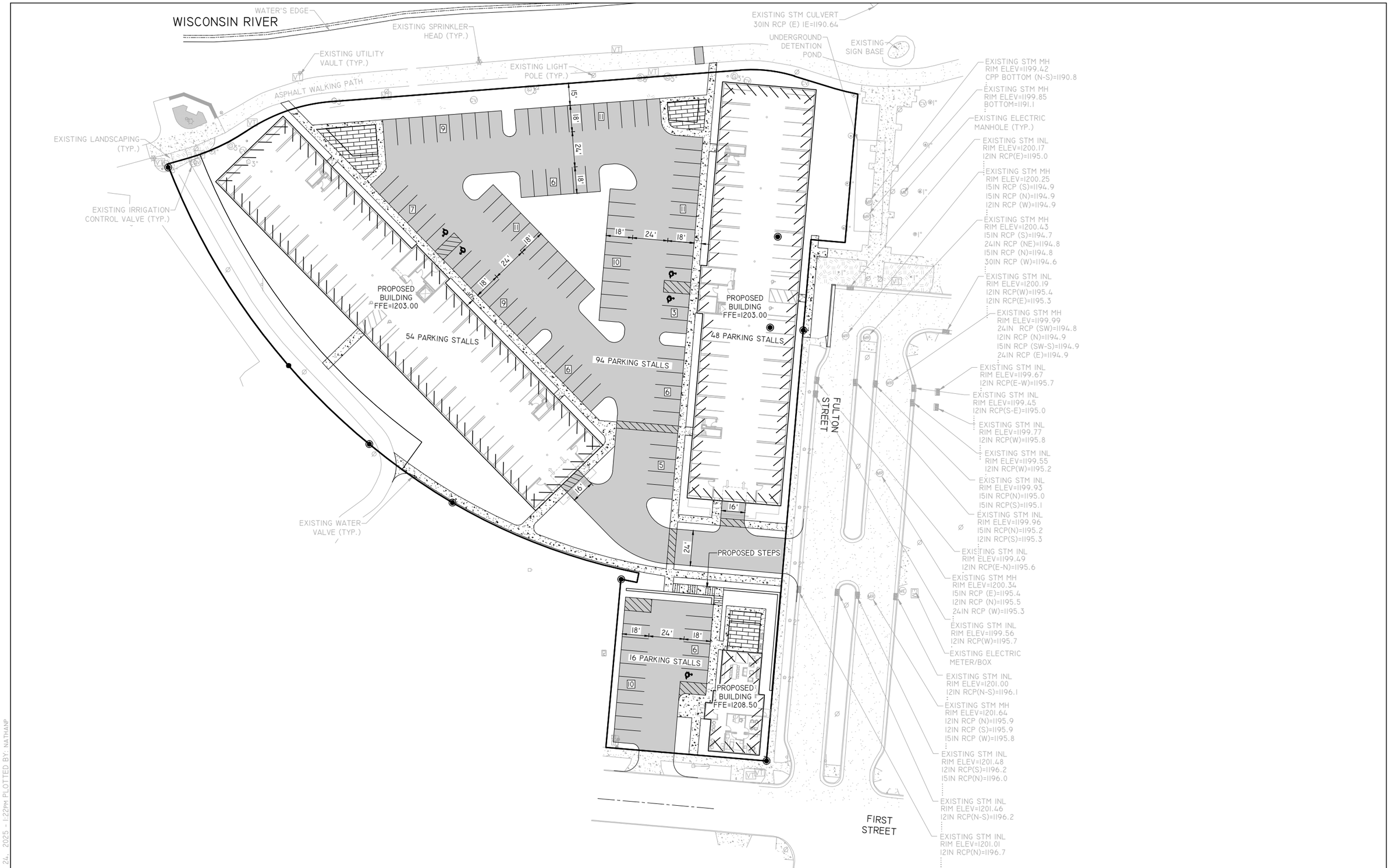
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF	DESIGNED BY: CSS	SURVEY DATE: 11/25/2024
SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2025
SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: TAW

OVERLAY SITE PLAN

WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI
REI No. 9374C
SHEET C020



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

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

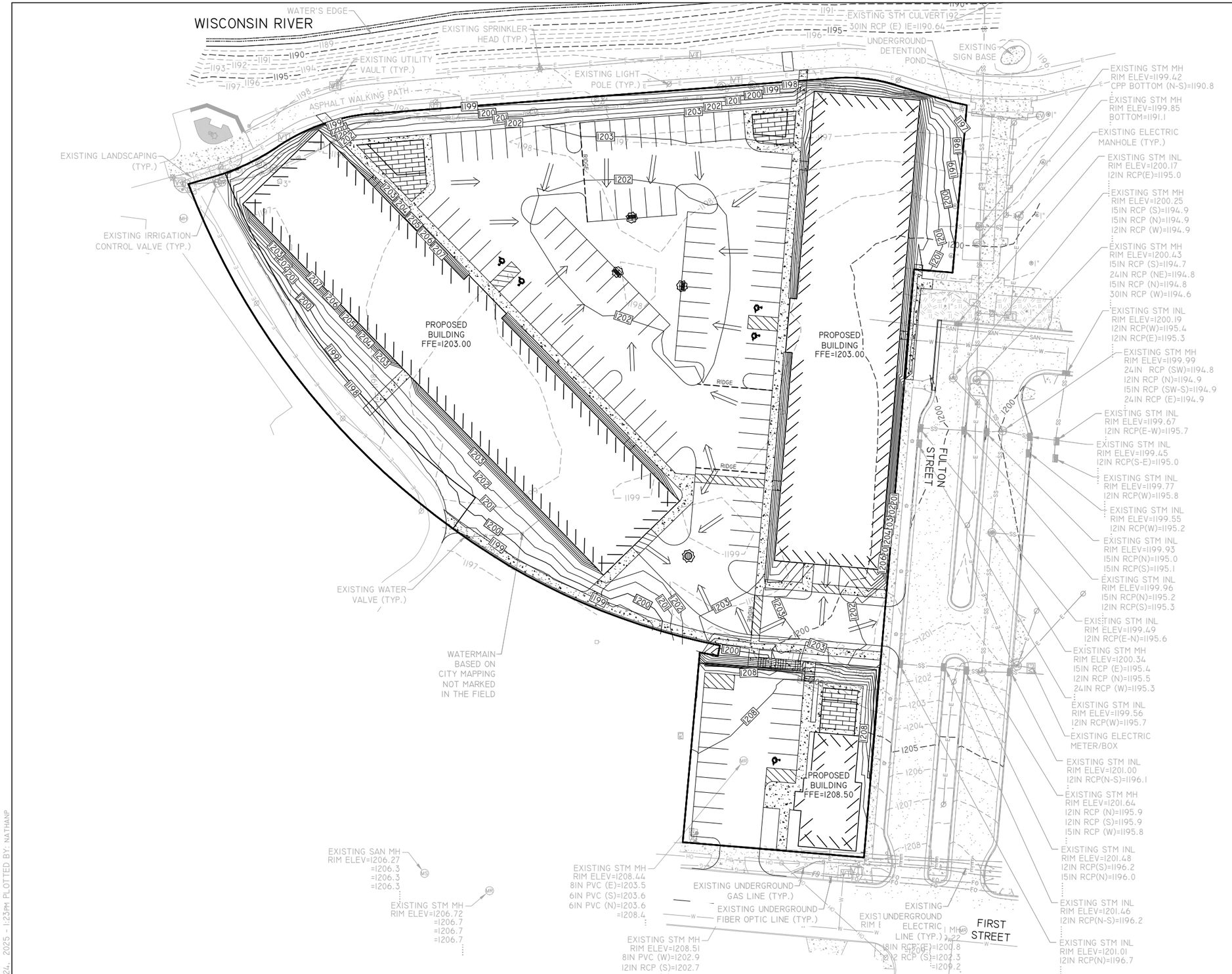
DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF	DESIGNED BY: CSS	SURVEY DATE: 11/25/2024
SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2025
SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP

SITE PLAN

WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI No. 9374C
SHEET C100



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

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF	DESIGNED BY: CSS	SURVEY DATE: 11/25/2024
SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2025
SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: NAP

GRADING & EROSION CONTROL PLAN

WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI
REI No. 9374C
SHEET C200

DRAWING FILE: P:\9300-9399\9374C - WANGARD - RIVERLIFE\DRAWING\PLANS\9374C-C200-GRADING-EC.DWG LAYOUT: C200
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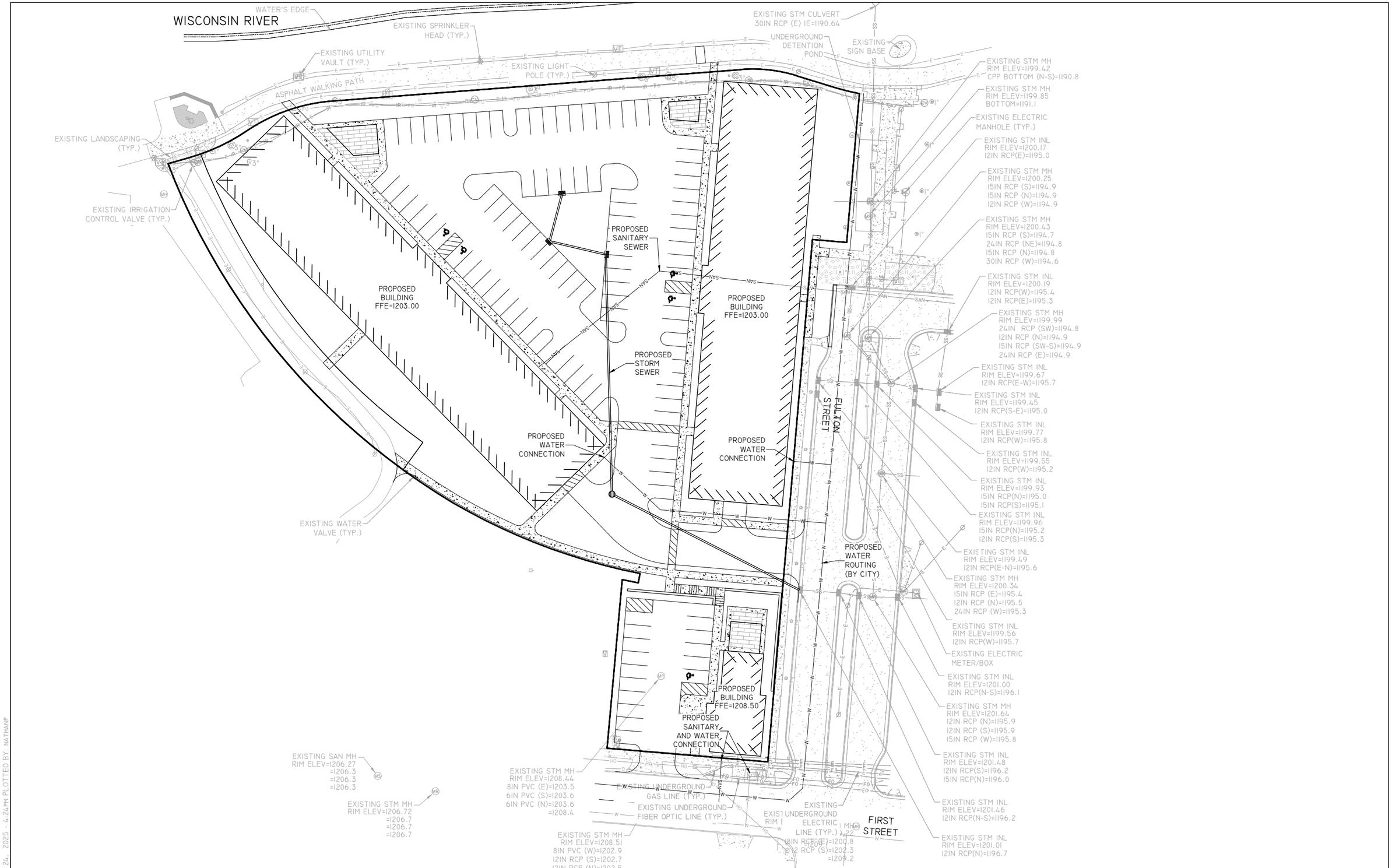

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REI Engineering, INC.
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REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: JAF	DESIGNED BY:CSS	SURVEY DATE: 11/25/2024
SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 02/24/2025
SURVEY APVD BY: JWP	CIVIL APVD BY:JJB	DRAWN BY: NAP

UTILITY PLAN

WAUSAU RIVERLIFE CONDOMINIUMS
FULTON STREET
WAUSAU, WI 54403

REI
REI No. 9374C
SHEET C300

Image 1: Previous GDP

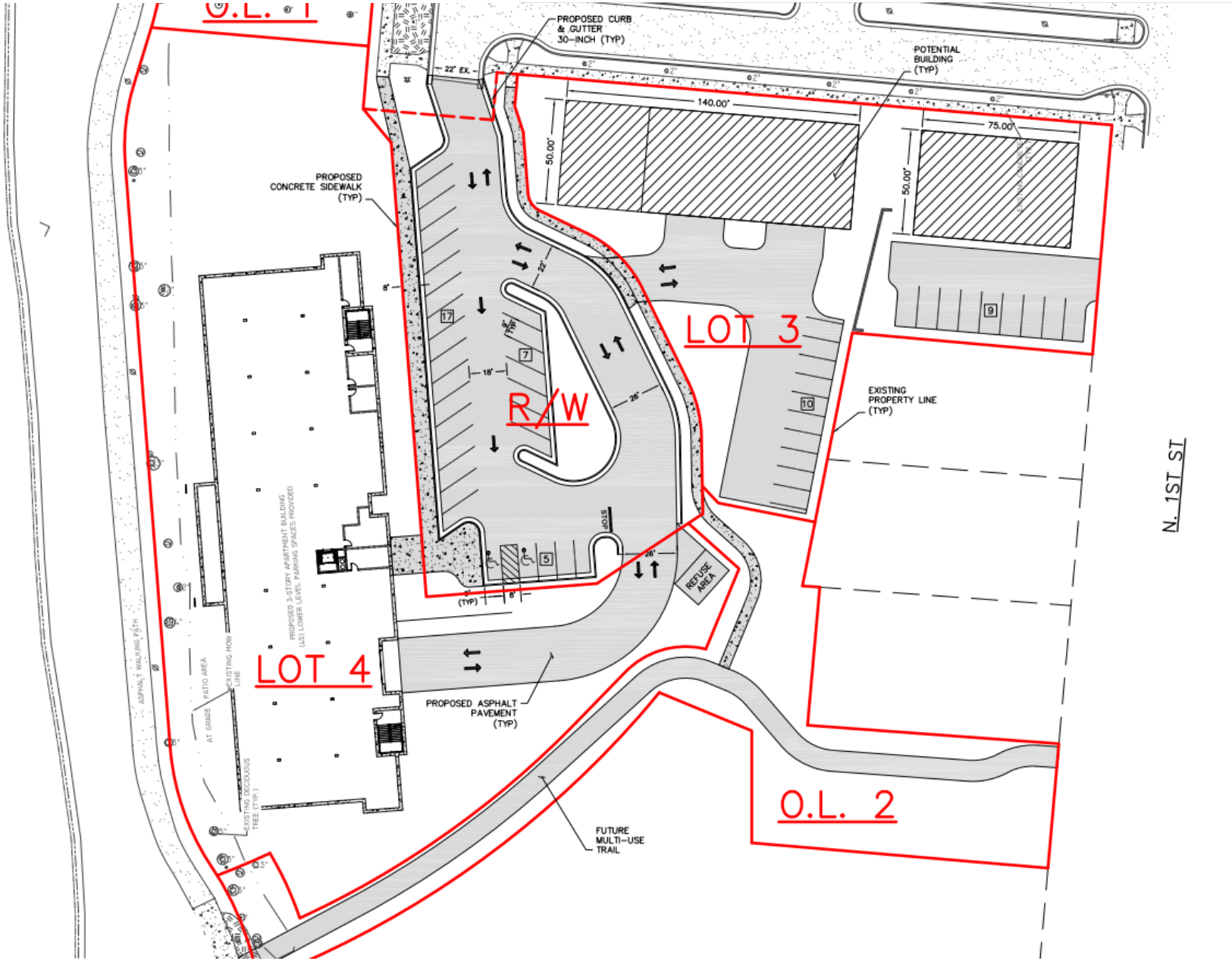


Image 2: Original Riverlife PUD

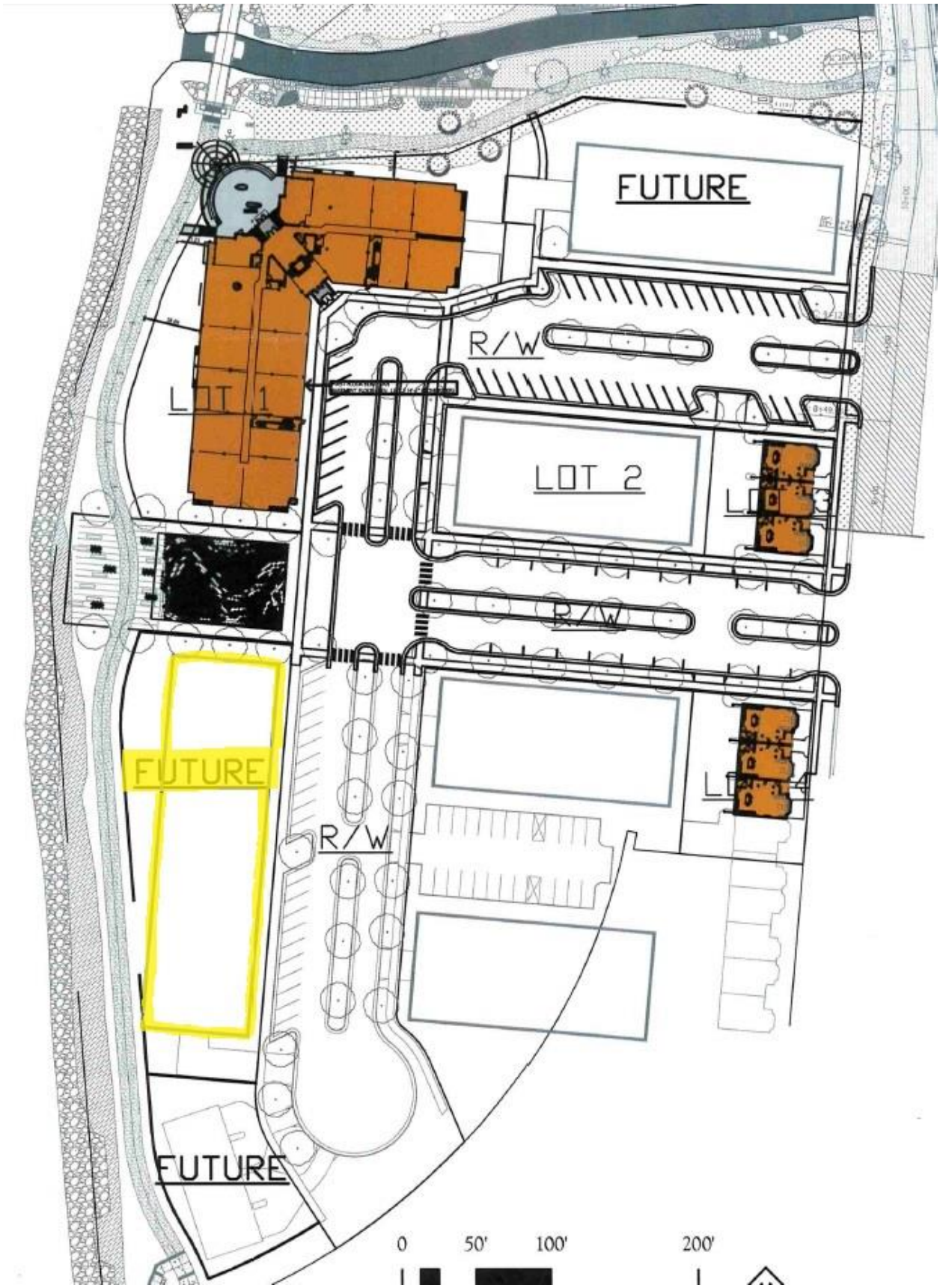


Image 3. East Riverfront Master Plan (2015)

Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 10, 2025
Subject: Historic Landmark Designations – Little Red Schoolhouse and St. John's Church

The Historic Preservation Commission held public hearings in February for the designations of two properties: Little Red Schoolhouse in Marathon Park and St. John's Episcopal Church at 330 McClellan Street. Representatives of both properties expressed support of the designation, and no one spoke in opposition at the public hearings. The Historic Preservation Commission found both properties to be historically significant and recommended moving forward with landmark designation.

The next step in the landmarking process is for Plan Commission to review the recommendation from the Historic Preservation Commission, and forward its own recommendation to the Common Council for consideration. Per Wausau Municipal Code 2.82.050(b)(3), the Plan Commission shall consider the following factors in formulating a recommendation:

(A) Will the designation of the property as a landmark or historic site interfere with the orderly, coordinated, and harmonious development of the city;
(B) Will the designation of the property as a landmark or historic site conflict with parts of the master plan, official map or redevelopment plans;
(C) Will the designation of property as a landmark or historic site promote the general public health, safety and general welfare.

Based on these criteria, staff recommends approval of the landmark designations by the Plan Commission. The comprehensive plan acknowledges the value of preserving the city's history. Also, Wausau's municipal code (2.82.010) states that it is a matter of public policy that the protection, enhancement, perpetuation and use of buildings of special architectural character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people.

MARATHON COUNTY PARK COMMISSION
DRAFT MINUTES

Date and Time of Meeting: February 4, 2025, at 10:30 a.m. Location: 212 River Dr, Room 5, Wausau WI 54403

Park Commissioners present: Jeff Frese, Lou Larson, Rick Seefeldt, Jean Maszk, Sarah Watson
Excused: Allen Opall, Tom Neal

Staff present: Jamie Polley - Parks, Recreation, and Forestry Director, Andy Sims - Assistant Director of Operations

Others Present: Rick Pergolski, Gary Gisselman

1. **Call to Order** – Seefeldt called the Park Commission meeting to order at 10:33 a.m. Official notice and the agenda for the meeting were posted publicly in accordance with the State statutes.

2. **Public Comment** – None

3. **Approval of the Minutes of the January 7, 2024, Park Commission Meeting – Motion** by Maszk, second by Watson to approve the January 7, 2025, meeting minutes. Motion **carried** by voice vote; vote reflected as 5-0.

4. **Policy Issues for Discussion and Committee Determination**
   A. Discussion and Possible Action by Committee
      1. Historic Designation of Little Red Schoolhouse – The Little Red Schoolhouse located in Marathon Park is being considered by the Historic Preservation Commission for designation as a Local Wausau Historic Landmark. A public hearing will be held February 26 at 6:00 p.m. in the Council Chambers at Wausau City Hall to further discuss this designation. Recommendations will then go to the City Planning Commission and finally to the City Council. Gary Gisselman gave a brief history and answered questions. **Motion** by Larson, second by Frese, to approve the Historic Designation of Little Red Schoolhouse. Motion **carried** by voice vote; vote reflected as 5-0.

HISTORIC PRESERVATION COMMISSION

Time and Date:	The Historic Preservation Commission met on Wednesday, February, 26, 2025, at 6:00 p.m. in the Council Chambers of Wausau City Hall.
Members Present:	Gary Gisselman, Blake Opal-Wahoske, Steve Miller, Linda Tryczak, Brian Mason, Patrick Bacher, Kevin Crooks, Christine Martens.
Staff Present:	Brad Lenz, Brooke Mueller.
Others Present:	Father Samuel Cripps (St John's Episcopal), Doug Ramsey (St John's Episcopal)

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.
Chairperson Gary Gisselman called the meeting to order at approximately 6:00 p.m. noting that a quorum was present.

PUBLIC HEARING: Discussion on landmarking the Little Red Schoolhouse (Marathon Park)

Gisselman opened the public hearing.
Gisselman closed the public hearing.

Discussion and possible action on landmarking the Little Red Schoolhouse (Marathon Park)

Motion to approve by Martens and seconded by Tryczak. Approved 8-0

HISTORIC PRESERVATION COMMISSION

Time and Date:	The Historic Preservation Commission met on Wednesday, February, 26, 2025, at 6:00 p.m. in the Council Chambers of Wausau City Hall.
Members Present:	Gary Gisselman, Blake Opal-Wahoske, Steve Miller, Linda Tryczak, Brian Mason, Patrick Bacher, Kevin Crooks, Christine Martens.
Staff Present:	Brad Lenz, Brooke Mueller.
Others Present:	Father Samuel Cripps (St John's Episcopal), Doug Ramsey (St John's Episcopal)

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.
Chairperson Gary Gisselman called the meeting to order at approximately 6:00 p.m. noting that a quorum was present.

PUBLIC HEARING: Discussion on landmarking St. John's Episcopal Church (330 McClellen)

Gisselman opened the public hearing.
Doug Ramsey gave a brief history on St John's pointing out that this is the longest continually running church in the City.
Father Samuel Cripps also spoke to the history of the building as well as the start of the Episcopal Church in Wausau.
Gisselman closed the public hearing.

Discussion and possible action on landmarking St. John's Episcopal Church (330 McClellen)

Motion to approve by Bacher and seconded by Martens. Approved 8-0

Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 11, 2025
Subject: Specific Implementation Plan – 315 thru 325 N. 1st Ave. (Bridge Street Mission)

Bridge Street Mission is submitting the Specific Implementation Plans (SIP) for Phase 3 of their renovation project at 315 – 325 N. 1st Avenue. Please see the attached letter and plans. Previous phases of the project included interior remodeling of the building, which did not require SIP approval. A General Development Plan (GDP) was approved in 2023 to allow for the changing use of the property.

As noted in the attached description, the current phase involves modifications to the exterior of the building, triggering the SIP review by Plan Commission. This phase adds a women's residential program to the 2nd floor of the building's south wing. The exterior changes mainly relate to providing windows to the future residential areas of the building. The windows will be similar to those existing on the building, such as on the north façade's second story.

Future improvements (in Phase 4), such as greenspace and parking modifications would come back for another SIP approval. This is anticipated to occur sometime next year. Staff recommends approval of the Phase 3 plans at this time.

BRIDGE STREET MISSION

Christ-Centered Help for Those in Need

2025-03-04

Mr. William Hebert,
Chief Inspector/Zoning Administrator
City of Wausau
407 Grant Street
Wausau, WI 54403

RE: 315, 319 and 325 North First Ave – SIP Phase 3 – Women's Programing

Dear Mr. Hebert,

The phased planning and remodeling of the Pied Pieper building on North First Ave continues for the Bridge Street Mission (BSM) program. The PUD / General Development Plan was amended in an application by BSM in June of 2023, to allow men's and women's residential programs, a commercial kitchen and a dining room for the outreach program. Phase 1 of the project was completed in May and June of 2024, when the men's program moved into the existing residential facilities constructed by the previous owner.

Remodeling work is currently underway for Phase 2 of the project, the development of the dining room, commercial kitchen and administrative office space. The work includes the installation of a passenger elevator, in the original factory freight elevator shaft, to service the second-floor residential programs, the first floor and the basement. Much of this Phase 2 work is within the existing building envelope. There are two areas of exterior work. An emergency exit is being installed on the west elevation, in the corner of the two wings of the building. Secondly, the east elevation loading dock has been repaired and enhanced for the exterior walk-in cooler/freezer and cold storage space. We are targeting a mid-May 2025 completion and opening of the Outreach Center.

The third phase of the project and the focus of this SIP submittal is the remodeling of the south wing of the second floor of the building for the women's programing facilities. Again, most of the remodeling activities are within the existing building envelope, However, the proposed living quarters will require the installation of windows on the second floor, both on the street side (west elevation) and on the rear of the building (east elevation). A requirement of the June 2023 GPD amendment approval was to return to the Plan Commission for an architectural review of the proposed building elevation changes due to the window installations.

We anticipate the women's facilities to be constructed in the summer and fall of 2025. Women's programing, staffing and resident intake are expected to begin in the Spring of 2026. The second phase project includes minor exterior site work. A stoop/hard surfaced area will be required for an emergency exit on the south side of the building. This emergency exit will service the second floor, as well as the basement. The area will be secured with fencing/screening and double as a smoking area for the women residents. Enhancement of this area for an outdoor seating area will be undertaken in Phase 4 of the project.

Improvements to the site, such as resident recreational areas, landscaping and parking, are scheduled as Phase 4 projects in 2026. We propose another SIP submittal to address the site work. There is an existing paved car parking lot, with storm water collection and an existing pylon sign. Parking is primarily for BSM vehicles for resident transportation, staff parking, visitor/volunteer parking and limited resident parking. Most of the residents do not own vehicles. The first floor of the north wing has been used by thrift store tenants but currently it is vacant. Some parking spaces are reserved for future tenant needs. A general site plan is included with the submittal as Exhibit A.

We offer the following materials in support of the SIP, per guidelines in the Zoning Ordinance section 23.10.44.3.e – Specific Implementation Plan. This section outlines items to be addressed to present the project to the City for review and consideration.

1.a - Existing Conditions

The site has been most recently used as a multi-tenant rental building. There were four office suites, a retail sales area, a residential living space and some vacant factory space. One of the office suites has been remodeled for the BSM administrative offices. The three other office suites have been abandon and along with some of the retail receiving area, are being remodeled into the Outreach program space with a 120 seat dining room, commercial kitchen and restroom facilities. The retail space currently is vacant. However, BSM is working towards a rental agreement with a new, compatible non-profit organization. The vacant factory floor space is the area proposed for the women's residential program.

1.a.i – Proposed Site

BSM owns serval adjacent parcels as highlighted in Exhibit B. Existing residential properties abut the site on the north, west and south sides. Manufacturing, railroad tracks and retail establishments abut the property on the east.

1.a.ii – Zoning

The BSM property has a PUD zoning obtained by the previous property owner. BSM amended the PUD-GDP in June of 2023 to expand the previously approved residential facilities for men's and women's facilities and to add the outreach meal programing with a dining room and kitchen. The existing zoning districts around the BSM site are shown in Exhibit C.

1.a.iii – Utilities

The parcel is serviced by City sewer, water and stormwater facilities. There are two building sewers, two water services, a fire protection main and a storm sewer lead.
The building has three phase power and natural gas service.
There are no know easements on the parcel(s).

1.a.iv – Lot Dimensions

The dimensions of the BSM parcels are shown in Exhibit D.

1.b – SIP site map

The general site map is shown in Exhibit A. The exterior site improvements are proposed as Phase 4 work and a SIP will be submitted for that work.

1.c – Grading Plan

The exterior portions of the parcels have been well established for many years. There may be limited grading in the Phase 4 work that would be addressed in the next SIP submittal.

1.d – Landscape Plan

The Phase 4 work is anticipating landscaping in the existing parking lot around the main entrances to the Outreach Center, men's programing entrance, women's programing entrance and volunteer entrance. The women's outdoor recreational area and smoking court will receive hardscaping, plantings and fencing/screening. In the rear of the building, between the building and railroad tracks, a vegetable garden is proposed to provide resident recreational opportunities and to supplement food items for the meal programs. All these items will be addressed in a SIP for the exterior projects.

1.e – Architectural Plans

This SIP submittal addresses the Phase 3 development of the second-floor women's residential program. There are also two bedrooms and associated bathrooms proposed as additions for the men's residential program. The proposed floor plans are shown in Exhibit E.

The facilities include a "check in" office that is staffed to control access, for security purposes, onto the women's floor. There is an "intake" office suite for purposes of new resident check in procedures. There is an office space for counseling and therapy sessions.

The programing is divided into three phases, stabilization, recovery and re-entry. Of the 20 beds proposed, four are for stabilization of new residents, nine beds for residents in the recovery stage and finally seven beds for those residents preparing to re-enter the community. The beds are clustered by the programing phase and spread out over seven bedrooms, with two, three or four beds per room.

There are four individual bath/shower rooms. There is a staff bathroom and a bath/shoer room of the intake process. The bedrooms also each have a sink. There are two laundry rooms.

There are two kitchen/dining room/living room groups. The stabilization and recovery residents share one kitchen/living room space, while the re-entry residents have a separate setting.

The south wing of the second floor, the space proposed for the women's programing currently has no windows. Windows will be required for the residential remodeling. On the front elevation, the west side on Frist Ave., there are nine proposed second floor windows. On the east elevation, the rear of the building there are 13 second floor windows. There will also be second floor windows added to the south elevation of the south wing – one window and two windows to the south elevation of the north wing. These windows are shown in the building elevations presented in Exhibits F and G.

1.f – Engineering Plans

Any facilities proposed for the Phase 4 work that will require engineering plans, will be addressed in the Phase 4 SIP.

1.g – Signage

The parcel has an existing pylon sign along North First Ave. The sign is internally lite. The sign is constructed to allow inserts to be changed, for changing tenants. The inserts will be replaced to reflect the various programs being provided by BSM.

1.h – SIP Description

1.h.i

Themes and images – not applicable

1.h.ii – Mix of Dwellings or Land Uses

The proposed land uses were approved in the Jine 2023 GDP amendment. The Outreach program addresses food insecurities and daytime shelter needs. The residential programs provide recovery services for those with addiction issues.

1.h.iii – Densities

The residential densities were approved in June 2023 at 39 men's beds and 20 women's beds. The dining room space was set at 120 seats.
Green space requirements will be addressed in the Phase 4 SIP submittal.

1.h.iv – Natural features

The BSM parcels are existing, substantially developed urban sites. There are no existing natural features. The parkland dedications requirements do not apply to this commercial development.

1.i.v Relationship to nearby properties

The BSM parcels are bounded on the west by North First Ave. and on the north by Cedar Street. Residential dwells are located across both streets from the project site. To the east the parcels are bounded by railroad tracks, manufacturing facilities and retail establishments. Abutting the BSM site on the south is a residential dwelling.

1.h.vi – Statistical data on lots and structures

The total area of the BSM parcels is 1.96 acres (84,790 square feet). The structure covers 18,342 square feet. The existing west paved parking is approximately 26,000 square feet. The east loading dock driveway is approximately10,200 square feet. The balance of the parcels is greenspace, totaling approximately 30,247 square feet.

1.h.vii – Rationale for use of PUD

The PUD was established, prior to the BSM use, by the previous property owner.

1.h. viii – Standards not met by SIP

None known.

BRIDGE STREET MISSION

Christ-Centered Help for Those in Need

1.h.ix – Phasing Schedule

The current SIP, for the women's programing facilities, is expected to be completed and in operation in early 2026. The Phase 4 work on the site exterior facilities is anticipating a SIP submittal early in 2026, with construction in the summer of 2026.

1.i – Agreements, bylaws or covenants

Not applicable

1.j – SIP compliance with GDP

The proposed Phase 3 improvements are as approved in the June 2023 GDP amendment. The dining room will be 120 seats. The women's facilities will be 20 beds. The additions to the men's facilities will result in a total of 39 beds.

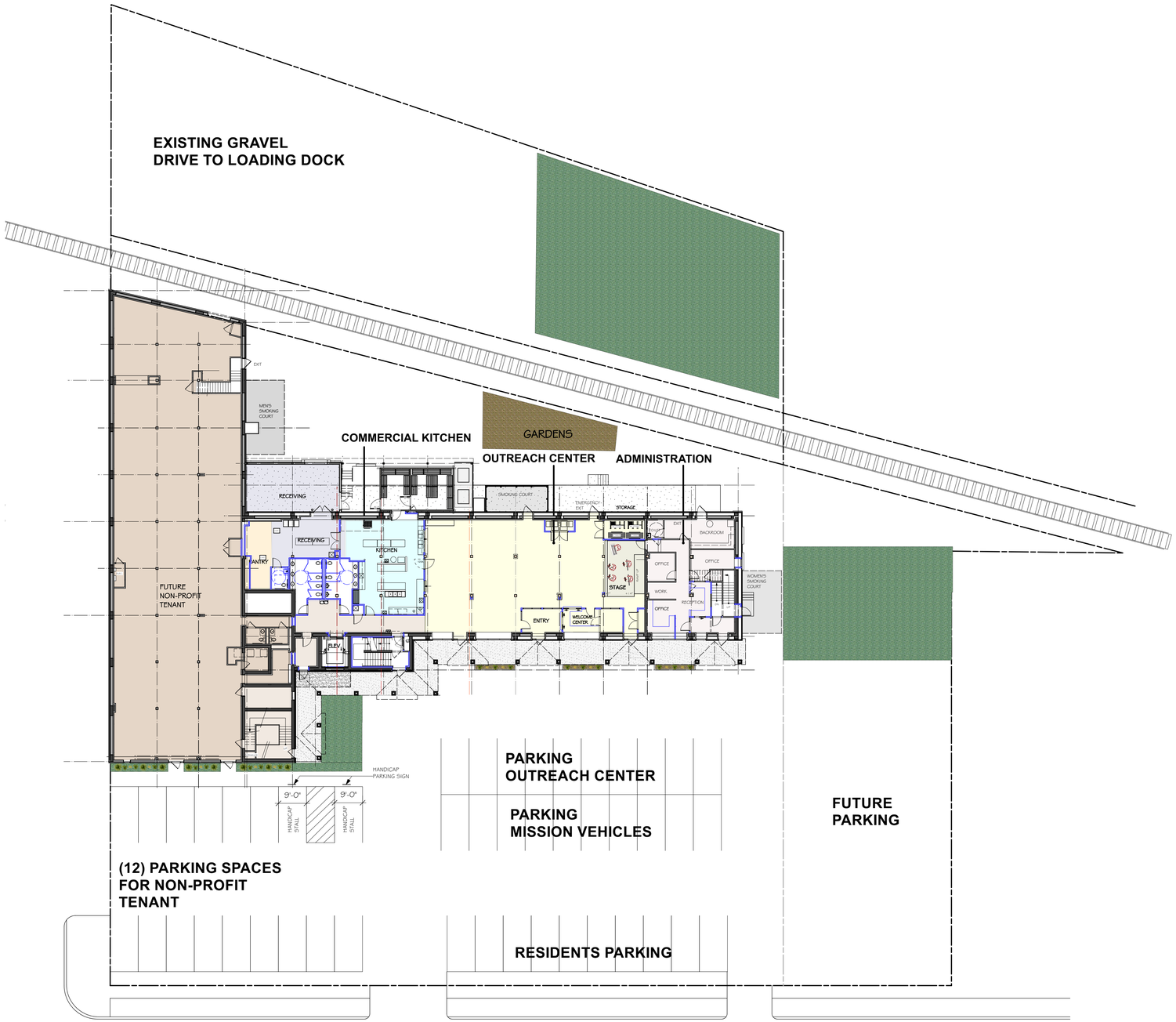
We trust the information provided above will be sufficient for the Zoning Administrator and the Plan Commission to approve the plan. Please contact us if any additional information or clarifications are needed before the meeting.

Sincerely,

Craig Vincent

Craig Vincent
Executive Director

325 N. 1st Ave., Wausau, WI 54401 | 715.409.3506
www.BridgeStreetMission.org



1 A0.1 SITE PLAN
Scale: 1" = 20'-0"

NORTH

COX & ASSOCIATES
Architects and Planners
222512 STARFLOWER DR
WAUSAU
WISCONSIN 54401
PHONE (715) 355-8260
CELL (715) 551-0032

SIGNATURE	
ARCHITECT:	RBC
REGISTRATION NUMBER:	6947
DATE:	2-25-25
DRAWN BY:	RBC
CHECKED BY:	RBC

PROJECT TITLE

Bridge Street Mission New Facility PHASE 3 2ND FLOOR

Wausau
WISCONSIN

Project Number **22321**

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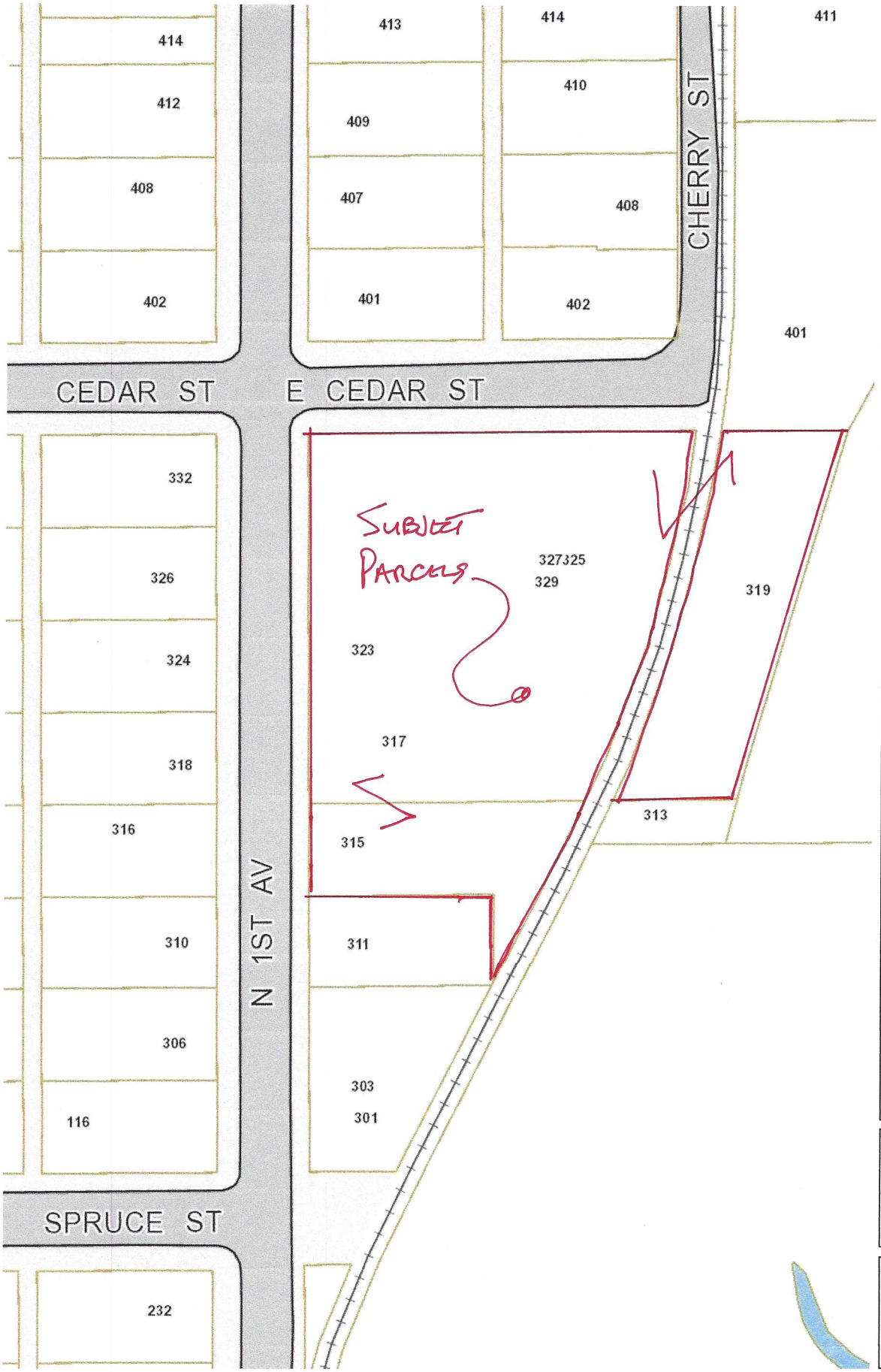
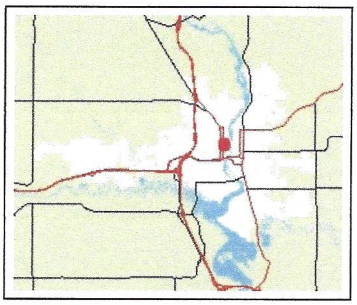
Revision	Date	Description

Phase
CONSTRUCTION DOCUMENTS

Sheet Title
Site Plan

Drawing No.
A0.1





Legend

- Muni-Outline (FullExtent)
- Parcel
- Address Point
- Annexation
  - 2016
  - 2017
  - 2018
  - 2019
  - 2020
  - 2021
- Street Name
- Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way
- Lake - Pond
- River - Stream
- Wausau Wetland
- Swamp

Notes

EXHIBIT B

Map Created: 2/27/2025

46.96 0 46.96 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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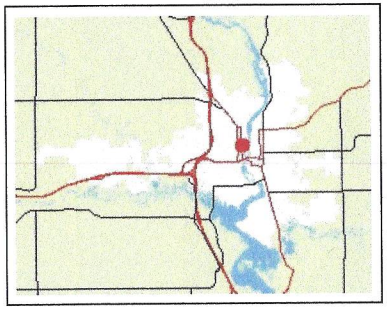
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Muni-Outline (FullExtent)
- Parcel
- Address Point
- Annexation
  - 2016
  - 2017
  - 2018
  - 2019
  - 2020
  - 2021
- Street Name
- Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Right Of Way
- Lake - Pond
- River - Stream
- Wausau Wetland
- Swamp

Map Created: 2/27/2025

52.90 0 52.90 Feet

NAD_1983_HARN_WISCRS_Marathon_County_Feet

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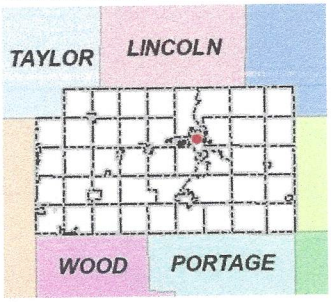
Notes

EXHIBIT C

Land Information Mapping System



Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities

Notes

EXHIBIT D

45.68 0 45.68 Feet

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NAD_1983_HARN_WISCRS_Marathon_County_Feet

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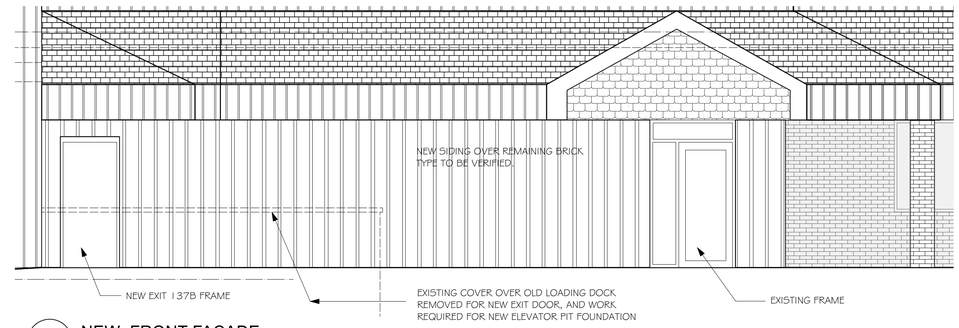
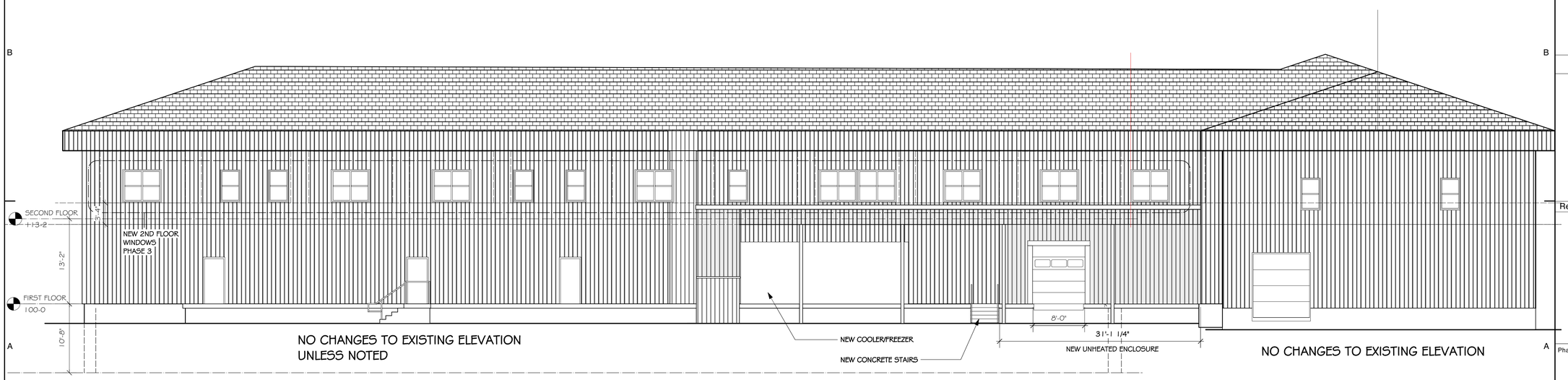


3 A2.1 NEW FRONT FACADE
Scale: 1/4" = 1'-0"

1 A2.1 WEST ELEVATION
Scale: 1/8" = 1'-0"



2 A2.1 EAST ELEVATION
Scale: 1/8" = 1'-0"

COX & ASSOCIATES
Architects and Planners
222512 STARFLOWER DR
WAUSAU
WISCONSIN 54401
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SIGNATURE	
ARCHITECT:	RBC
REGISTRATION NUMBER:	6947
DATE:	2-23-25
DRAWN BY:	RBC
CHECKED BY:	RBC

PROJECT TITLE

Bridge Street Mission New Facility
PHASE 3 2ND FLOOR

Wausau
WISCONSIN

Project Number **22321**

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Revision	Date	Description

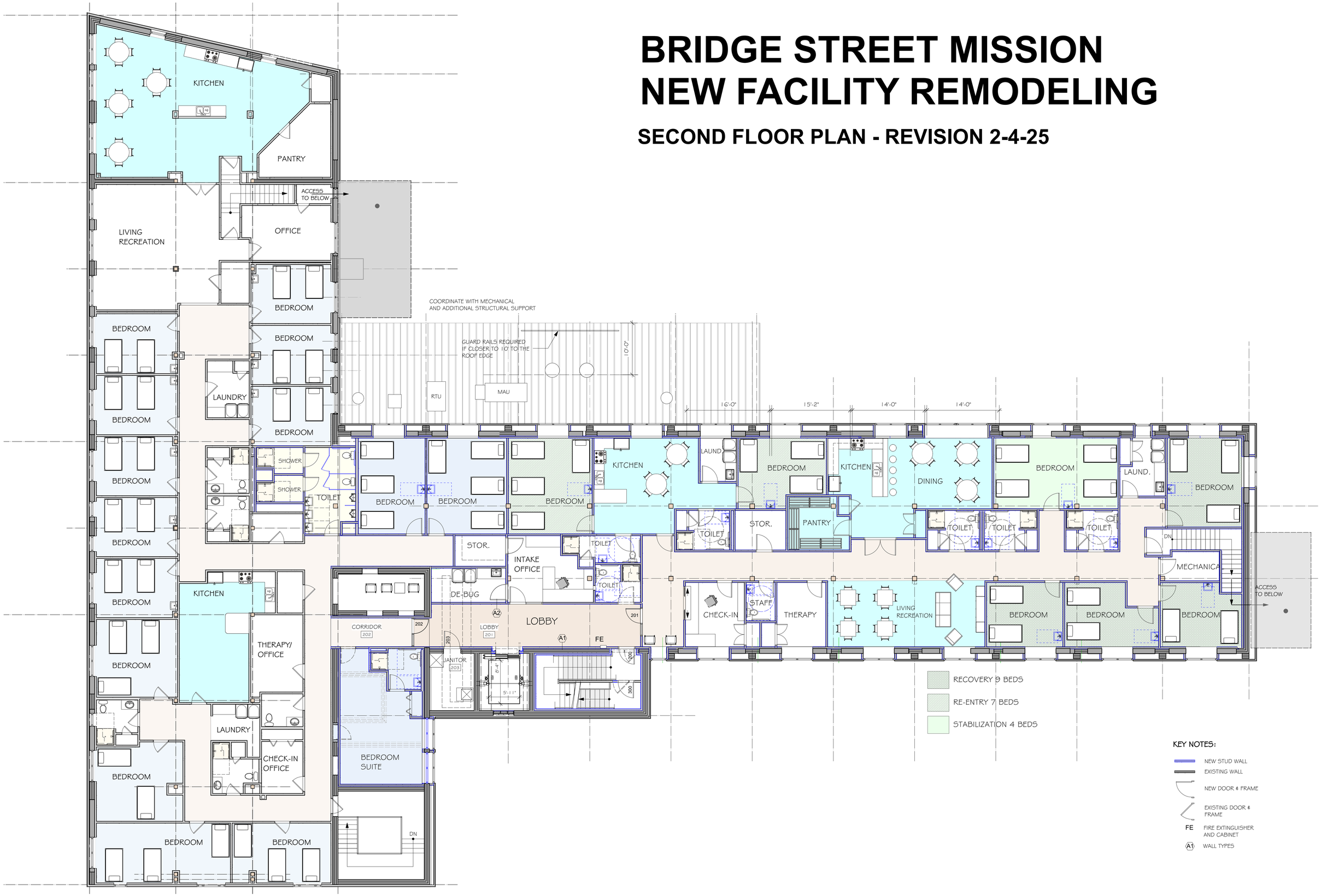
Phase
CONSTRUCTION DOCUMENTS

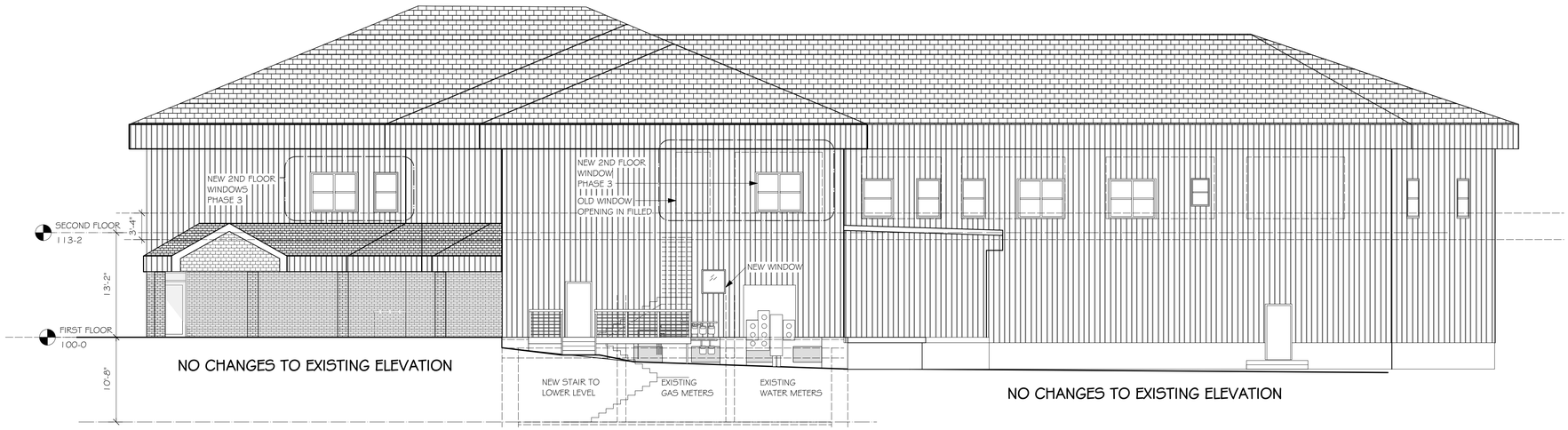
Sheet Title
Elevations

Drawing No.
A2.1

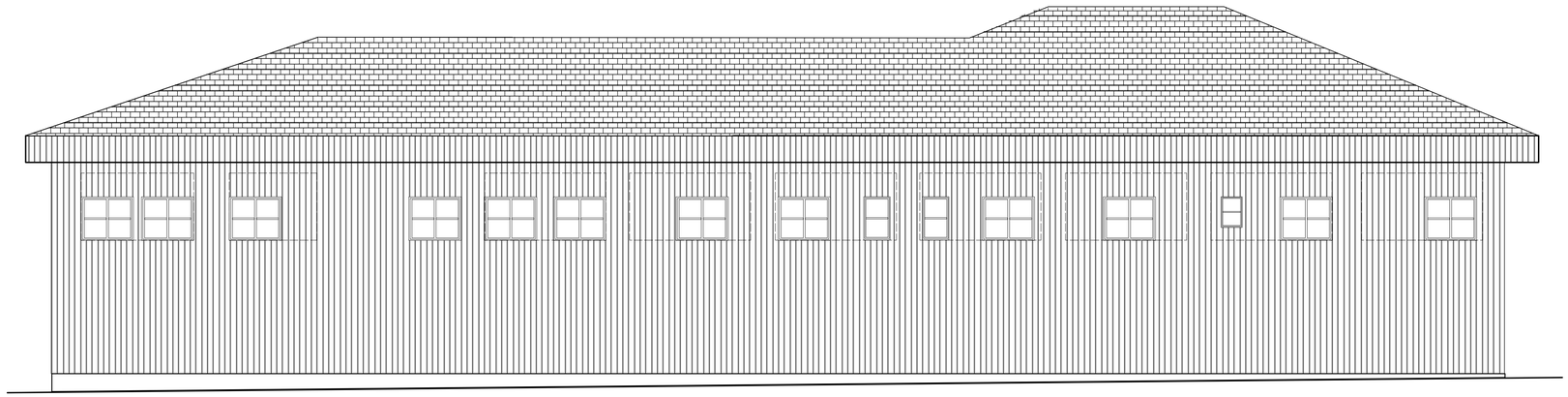
BRIDGE STREET MISSION
NEW FACILITY REMODELING

SECOND FLOOR PLAN - REVISION 2-4-25





1 A2.2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2 A2.2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

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ARCHITECT:	RBC
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PROJECT TITLE

Bridge Street Mission New Facility
PHASE 3 2ND FLOOR

Wausau
WISCONSIN

Project Number **22321**

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Revision	Date	Description

Phase
CONSTRUCTION DOCUMENTS

Sheet Title
Elevations

Drawing No.
A2.2

STAFF REPORT

To:	Plan Commission
Prepared By:	William Hebert, Chief Inspector/Zoning Administrator
Date:	March 11, 2025

REQUESTED ACTION:

Specific Implementation Plan Amendment

Bull Falls Brewery

LOCATION:	905 E. Thomas St.
APPLICANT:	Kurt Mueller, Owner
EXISTING ZONING:	**PUD – Planned Development**
EXISTING LAND USE:	Vacant
SIZE OF PARCEL:	1.72 acres
PURPOSE:	To allow for outdoor patio, light kitchen, indoor entertainment, and new exterior signs.
COMPREHENSIVE PLAN:	This area is mapped as Legacy Industrial.

BACKGROUND INFORMATION:

Bull Falls Brewery was recently sold and the new owners wish to make some slight changes to the business. The tap room will have a new bar and the gift shop will be reworked to expand the tap room to include more tables and chairs and an area for musical events.

One of the bigger changes is the addition of an outdoor seating area on the east end of the building. The patio is planned to be constructed of wood. A set of double glass doors will be installed and a serving window will be added from the tap room.

The former stock room will be converted to a light kitchen to provide a variety of dishes such as flat bread pizzas, salads, pretzels and brats.

A new sign and logo will be placed over the main entry door. This sign will be back lit in green and white. Existing lettering on the brewery and tap room will remain.

AMENDMENTS TO ZONING MAP

Criteria for approval. In its review and action on an application for a Specific Implementation amendment, the Plan Commission shall make findings with respect to the following criteria:

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.

    a. Yes. The brewery has evolved and expanded over the years. Due to the different land uses and repurposing of an existing building, PUD is an appropriate zoning district.

2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)

    a. Yes. This is a good re-use of legacy industrial areas.

3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.

    a. Yes. The Brewery and Tap Room are located between industrial buildings and a railroad track.

4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.

    a. Yes. No new infrastructure is needed.

5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.

    a. Yes. The planned patio is on the east side of the building, along railroad tracks and other industrial and commercial properties.

6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.

    a. Yes.

7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.

a. Yes. The proposed plan meets the City urban design standards and will provide an aesthetically pleasing identity that is a great re-use of an existing building.

8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.

a. Yes. Very little changes will impact the existing neighborhood.

9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.

b. Yes.

10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

a. Potential changes to the garage building to be converted to a tap room of its own and connect to the Biergarten.

PUD CRITERIA

Staff are satisfied that the changes to the SIP are relatively minor in nature and the PUD criteria has been met.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the Specific Implementation Plan amendment.

COMMITTEE ACTION

Plan Commission may approve or deny.

William D. Hebert, MPA
Chief Inspector/Zoning Administrator
City of Wausau

The Future of Bull Falls Brewery:

The plans for Bull Falls Brewery are as follows.
We are going to give the interior a complete update, removing the ceilings, flooring, the existing bar and interior furring. The idea is to expose the natural elements, including the brick walls, and steel beams that exist in the space.
The new bar will provide more bar stools towards the East of the tap room as well.
The former Gift Store area will be converted into a more usable space for tables, and an area for musical events.

Former Gift Store area
The Gift storeroom will have a 12 foot wide roll up garage door in the East wall. It will open from 44" high above the floor line to allow for a bar rail along that wall for patrons to sit. This will open up the space for natural light and fresh air. The flooring will be exposed concrete.

Tap Room
The existing Tap room will have a roll up garage door on the West side, where the existing windows are, as well as a new set of double glass doors which will open to the East on to a wood deck for outside seating. There will also be a serving window in the East wall. The bar is still in the design mode but will be updated with modern equipment and finishes.

Former stock room
The area behind the former bar will be converted into a kitchen. The exact size and design are in progress. We do not plan on having a full kitchen. The kitchen will be able to provide a wide variety of small dishes including flat bread pizzas, salads, and some eclectic German items, including pretzels and brats.

Public Restrooms
We are at the moment discussing the possibility to expand the restrooms to the South to accommodate a higher volume of use.

Existing Garage Building
This building will be used as it is for now. We do have plans on converting that building into a Tap Room of its' own which would be connected to the Biergarten which would allow for the possibility of more activities that could take place in the Winter.

Existing Brewery
The existing Brewery will not be changed at all, other than being cleaned up and organized.

Parking Lot
The parking lot, including landscaping will be updated and maintained. We will have the parking lines repainted, including handicapped spaces. Additional Parking spaces can be added along the building if needed.

Thank You

Kurt Mueller 715-654-5190
Jason Peck 262-894-4861

BULL FALLS
BREWERY
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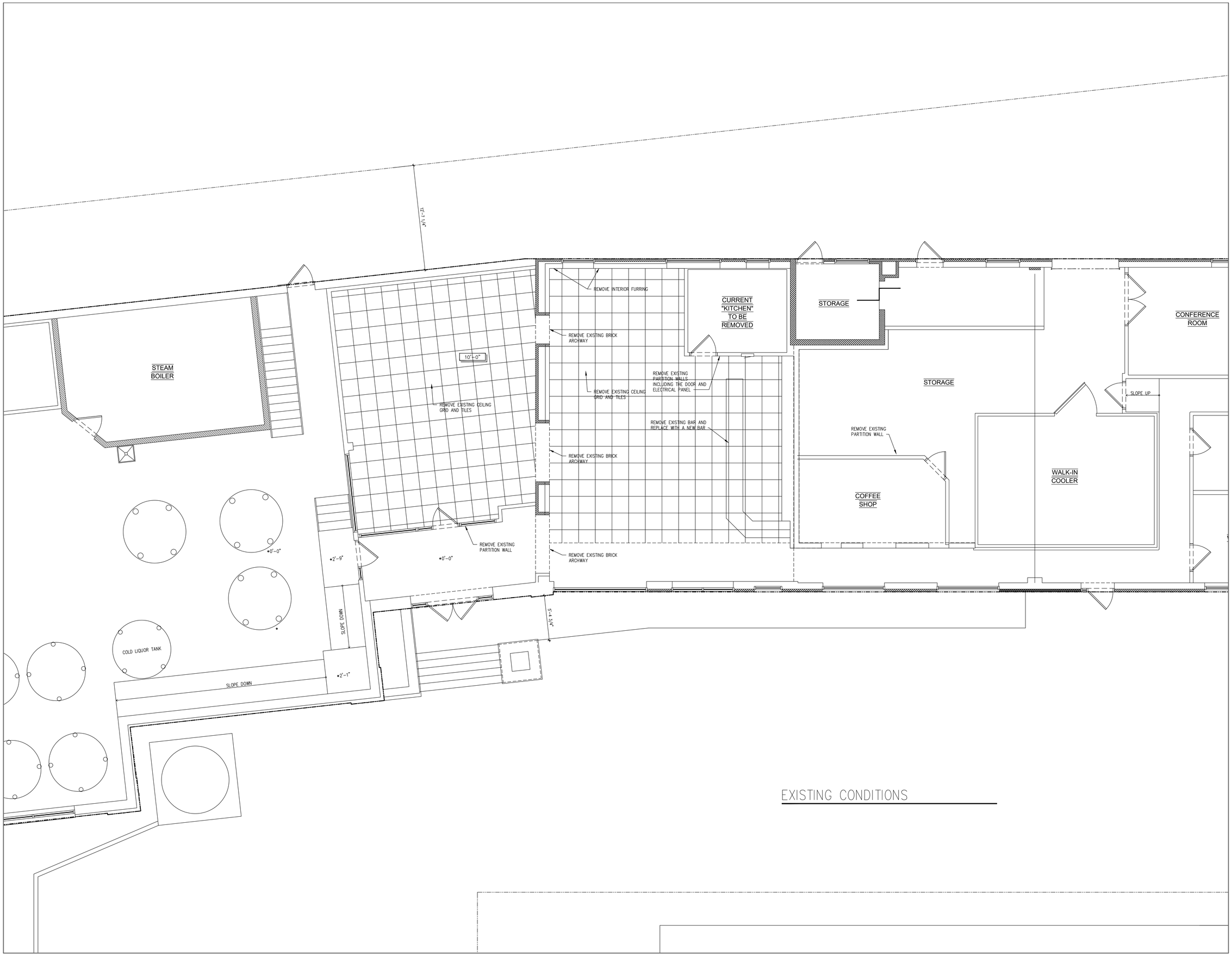

EXISTING CONDITIONS

FLOOR PLAN

BULL FALLS BREWERY

critical dimensions

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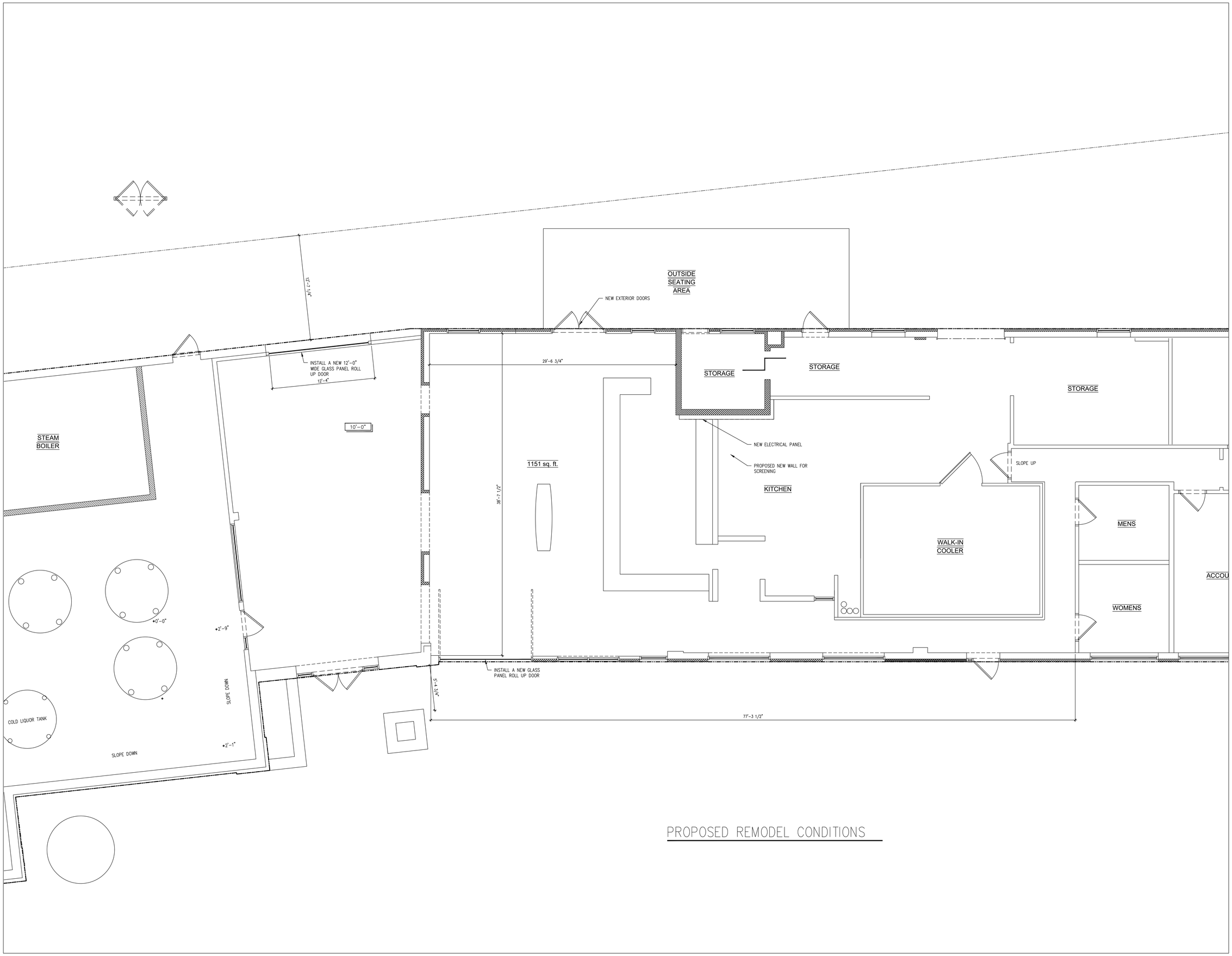
PHONE: (715)654-5190 FAX: (623)321-5936 CELL: (602)318-4865

DATE:
SCALE:
SURVEY SQFT:
DRAWN BY:
P.N.:

SHEET: L1



PROPOSED REMODEL CONDITIONS

BULL FALLS BREWERY

critical dimensions
2485 Rocky Road • Dorchester WI 54425
PHONE: (715)654-5190 FAX: (623)321-5936 CELL: (602)318-4865

DATE:
SCALE:
SURVEY SQFT:
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SHEET: L2

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901