



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, April 19, 2022 at 3:00 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 March 15, 2022 meeting.
2. **PUBLIC HEARING:** Request to rezone 915 North 6th Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed-Use Zoning District. (RPV LLC)
3. Discussion and possible action to approve the rezone request at 915 North 6th Street from TF-10, Two Flat Residential-10 Zoning District to NMU, Neighborhood Mixed-Use Zoning District. (RPV LLC)
4. **PUBLIC HEARING:** Request to rezone 180 East Wausau Avenue from HI, Heavy Industrial Zoning District to UMU, Urban Mixed-Use Zoning District. (City of Wausau)
5. Discussion and possible action to approve the rezone request at 180 East Wausau Avenue from HI, Heavy Industrial Zoning District to UMU, Urban Mixed-Use Zoning District. (City of Wausau)
6. Discussion and possible action on 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 accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District. (The Salvation Army)
7. Discussion and possible action on vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street.
8. Discussion and possible action on accepting dedication of right-of-way Map for Timber Trail Drive.
9. Next meeting date.
10. 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 2490 178 9115. Password v3XVim7gmJ3**

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://tinyurl.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 4/14/2022 @ 3:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 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, The Salvation Army, RPV LLC

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, March 15, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Eric Lindman, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann; *By WebEx*: Pat Peckham

Others Present: Brad Lenz, William Hebert, Brian Stahl, Melissa Engen, Debra Ryan, Christine Pierce, Brian Knoll, Tracy Habermehl, Barbara Logan

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

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

Approve the minutes from February 16, 2022 meeting.

Bohlken motioned to approve the minutes from the February 16, 2022 meeting. Brueggeman seconded, and the motion carried unanimously 6-0.

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 accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District.

Debra Ryan, 702 Elm Street, said that she lives in the Westies neighborhood and captains from the Salvation Army have been guest speakers annually at the neighborhood meeting. There has been interest in replacing the center and consolidating the buildings makes sense. Ryan said that she is concerned about the historic buildings in the area. At the property of the 2nd Avenue shelter, there is adjoining wall to the Dairy property. The lot lines will need to be dealt with. A 2nd Avenue neighbor is concerned with loitering and people sleeping in the yards. Ryan advised to add landscaping with the parking lot.

Christine Pierce, 3351 North 13th Street, said that the brick wall at 117 South 2nd Avenue has been detached. Pierce said that there is a concern of the plat map and asked if setbacks would be required. If a dumpster is located at the back of the property, it will be a rodent issue. Pierce asked if the commission would approve the plot map or if this is an opportunity to move forward with the project. There is a lot of litter in the neighborhood and Pierce asked if it will be contained to the property.

Brian Knoll, advisory member of the Salvation Army, said that the plan is a representation of what could be on the site. This plan is a draft of the plan and is not a final rendering. The Salvation Army is already in the community, and this is a good location. There is a need in the community, and this will help serve the community better.

Tracy Habermehl, Salvation Army, said that for the purchase, they need the zoning approval. They are looking for a blessing. An architect will assist with the drawings.

Lindman closed the public hearing.

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 accommodations for up to 36 men/women and up to 6 families, in a UMU, Urban Mixed-Use Zoning District.

Lenz said that the conditional use would be for the residential use. The rough sketch is not meant to be an approval for the site plan. The new building would need to meet zoning requirements. The plan was meant to give the commission an idea of how it would work. This item will come back next month for approval.

Brueggeman asked if there is a conditional use for existing building. This was confirmed by Hebert.

Peckham asked what the garage setbacks would be. Peckham also asked if the entire facility would be moved. This is good for the community. Hebert said that required setbacks would be determined based on the proposal. If the existing structure is removed, a 10' setback would be required. There would be an option for a variance.

Major Barb Logan said that they plan to sell the Callon Street property, so everything can be together. There is a wish list for the new center and will have green space and parking for the other sites.

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

Lenz said that the site plan changed slightly from the last meeting, and the new plan is in the packet. The changes are for a drive thru lane instead of parking in the easement area. Staff recommends approval. The zoning conditions for the new signs will need to be met.

Brueggeman motioned to approve a conditional use at 1730 North Business Highway 51 to allow for the addition of an order board sign for a second drive thru, in a SMU, Suburban Mixed-Use Zoning District. Neal seconded, and the motion carried unanimously 6-0 by roll-call vote.

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.

Lenz said that the general development plan was approved, and this plan mirrors the approved plan. The site plan was improved, and the parking was decreased. A few comments were noted on the staff report. The finishing touches of the development can be reviewed by staff. Four new trees would need to be removed for the work, but would need to be put back. Lenz added that the existing lighting is adequate for the walkway. There are questions about the retaining wall and more detail is needed. It would be best to have a sandy colored limestone for the retaining wall. The amphitheater is not shown on the plans, but will be on the very south part of the plans.

Neal asked if the retaining wall will be broken to allow for public access and said it should be accessible. Lenz answered that it is shown as a continuous wall. The trail connects at the south end of the site, but not directly from the building. Neal said that the wall is going too far south and would like it to feel more accessible instead of a barrier. Peckham said that he has similar concerns. Human nature will take shortest route. Lenz said that he can bring the concerns up with the developers. Bohlken said that the continuous wall may be for security purposes. Neal said that at the very beginning of this project, it was meant to be an open area. There could be bollards and a chained area like at the restaurant. Neal said that he would appreciate it if this was shared with the developers. Brueggeman said it needs to be accessible. The retaining wall height is not known, and the railing seems excessive. Lenz said that the railing may not be required by code and said that there have been discussions about the wall being lowered.

Bornemann said that there isn't a lot of space. Lenz said there is approximately 8' from the patio to the wall, which doesn't allow for a lot of sloping.

Peckham motioned to approve the specific implementation plan for Riverlife Condos located at 15 Fulton Street, in a PUD, Planned Unit Development Zoning District with the conditions that staff reviews the landscape plan, lighting plan, retaining wall, amphitheater and parking and get clarification on the trail access. Brueggeman seconded.

Neal suggested that the overall footprint be moved 8-10' so there is less cramping and more yard space.

Lenz said that the turning radius could be an issue and this could cause property line issues and take away from other developers. Neal said that this could provide a better quality of life for the residents. It seems cramped. Lenz said that he will bring it up with the developers.

The motion carried unanimously 6-0 by roll call vote.

Discussion and possible action on approving a dual post sign at 350 Grand Avenue.

Hebert said that the signage needs to be relocated to a new location. The new location meets the zoning requirements. The sign will be a dual post sign and requires the approval.

Bornemann motioned to approve the dual post sign at 350 Grand Avenue. Bohlken seconded, and the motion carried unanimously 6-0 by roll-call vote.

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.

Lindman said that this item is from CISM and only a portion of the alley is requested to be vacated. He said only one of the houses uses the alley, and that portion will remain.

Bohlken motioned to approve vacating and discontinuing an alley north of 410 North 6th Avenue between Oak Street, Cedar Street, North 6th Avenue and North 7th Avenue. Brueggeman seconded, and the motion carried unanimously 6-0 by roll-call vote.

Next meeting date.

The next meeting is scheduled for April 19, 2022.

Adjournment.

Bohlken motioned to adjourn, seconded by Brueggeman. The motion carried unanimously 6-0 and the meeting adjourned at 5:40 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on April 19, 2022.



Memorandum

From: Brad Lenz
To: Plan Commission
Date: April 14, 2022
Subject: Zoning Map Amendment for 915 N. 6th Street

Background

As noted in the attached narrative from the petitioners, the zoning change would allow the subject parcel to be combined with the neighboring parcel (911 N. 6th Street) to form a single parcel. Both would then have the zoning of Neighborhood Mixed Use (NMU). This zoning district allows residential development and small-scale commercial uses that are compatible with adjacent residential uses and established neighborhood-level commercial corridors.

Amendments to Zoning Map

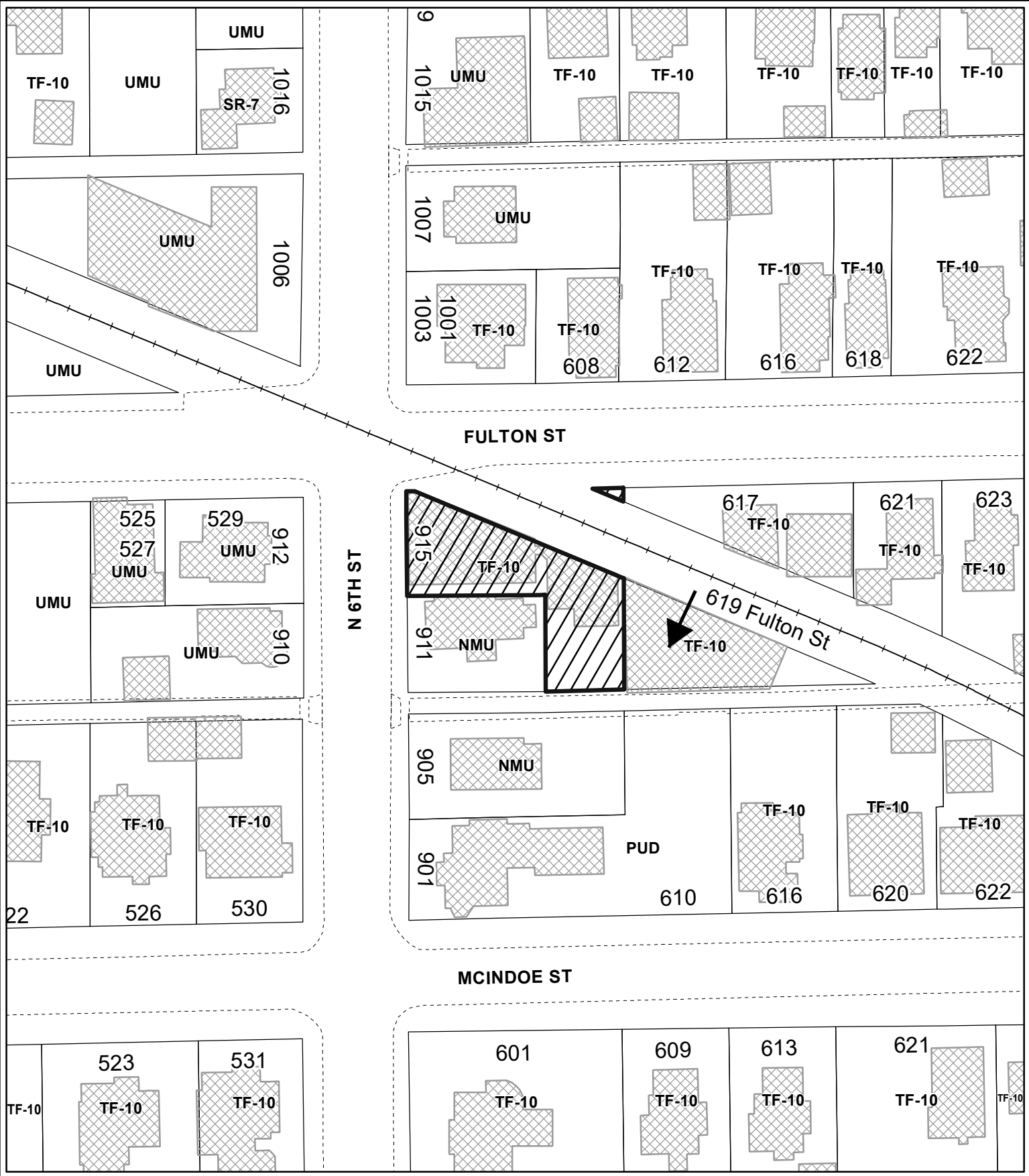
Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

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

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

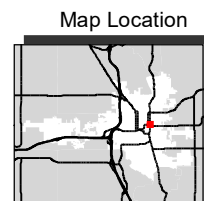
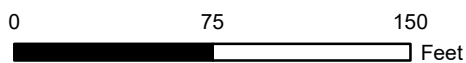
Staff Comments

In this area along North 6th Street, there are a mix of different small-scale uses, including commercial, institutional and residential. Mixed-use zoning currently exists to the south and the west of the subject property. In much of the city, including this area, many properties along railroad tracks are zoned and used at a higher intensity than two-flat residential. The proposed zoning district of NMU would act as sort of a step-down zoning between the Urban Mixed Use (UMU) district to the west, and the Two-Flat Residential-10 (TF10) district to the east.



Map Date: March 31, 2022

City of Wausau
Marathon County Wisconsin



Re-Zoning Narrative RPV, LLC

RPV, LLC owns two lots on 6th Street. One lot has a home and garage. The other lot has a building which was previously occupied by Ruppel Chiropractic. The current zoning between the two lots is mixed (TF-10 and NMU). RPV, LLC is proposing to change the zoning of the TF-10 parcel to NMU so that they are consistent and thus eligible to combine into a single zoning lot. His plan is to attach the two principal structures into a single structure, thus the need for the re-zoning and parcel combination.

Post re-zoning the use of the parcels will not change. The current use is primarily residential with some office space and storage, within the structures, in support of the Evolutions in Design business.

If the re-zoning and parcel combination is approved, then architectural plans will be developed to move forward with the design/build phase of the project.

Verhasselt Sketch

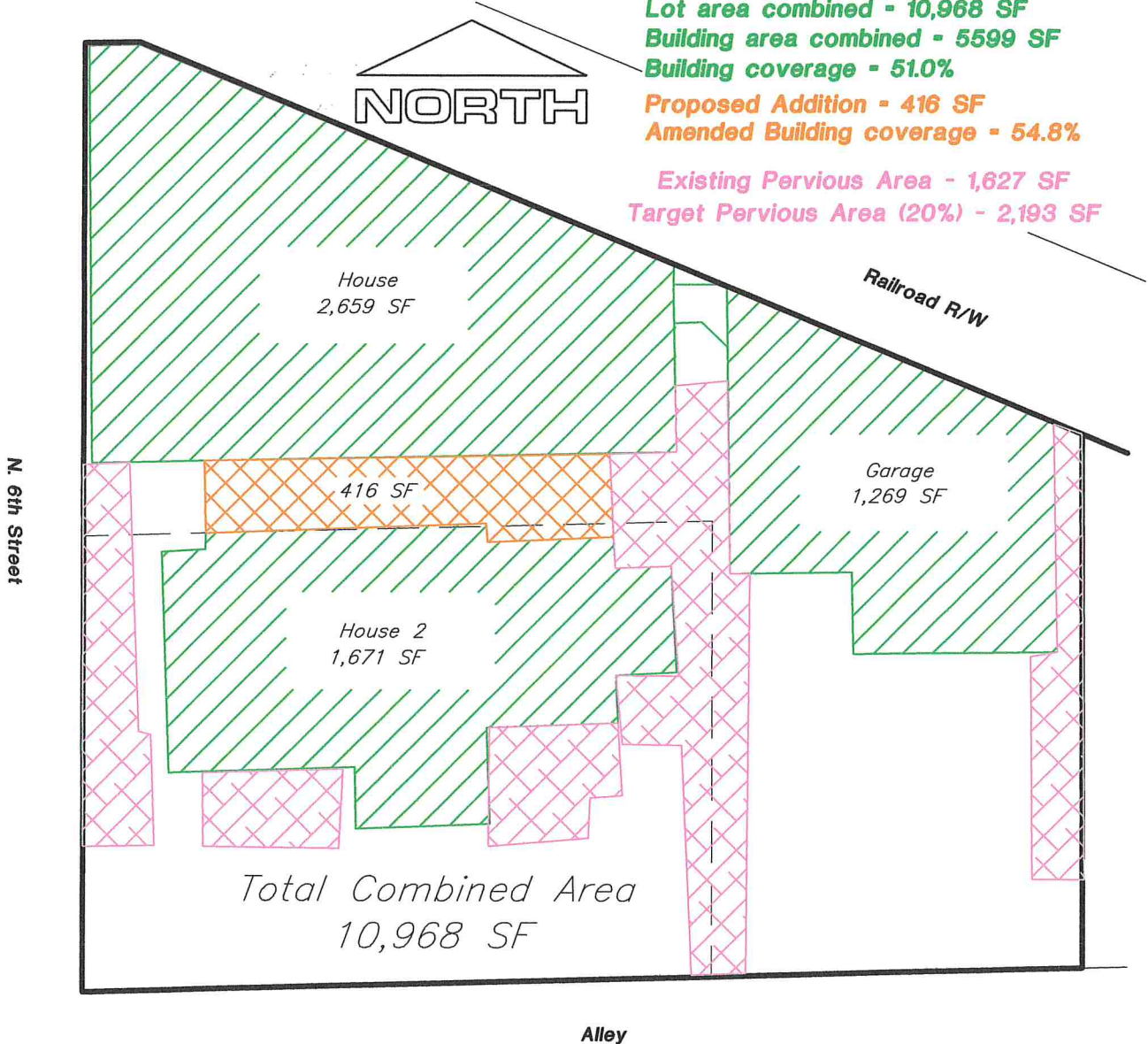
LOTS 15 AND 16, BLOCK 5 WARREN'S FIRST ADDITION
TO THE VILLAGE (NOW CITY) OF WAUSAU,
MARATHON COUNTY, WISCONSIN

The information shown on this
Map is compiled from public sources
and is to be used for discussion
of general concepts

Lot area combined - 10,968 SF
Building area combined - 5599 SF
Building coverage - 51.0%

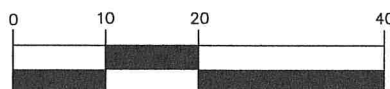
Proposed Addition - 416 SF
Amended Building coverage - 54.8%

Existing Pervious Area - 1,627 SF
Target Pervious Area (20%) - 2,193 SF

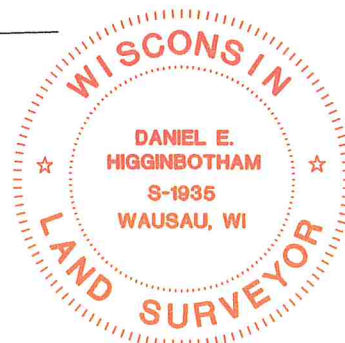


- 1" X 18"OD IRON PIPE WEIGHING 1.13 LBS/LINEAL FOOT SET
- FOUND 2" ID IRON PIPE
- ⊙ FOUND 1" OD IRON PIPE
- ▲ FOUND PK NAIL OR RR SPIKE
- FOUND GOV'T CORNER
- () RECORD DATA

GRAPHIC SCALE



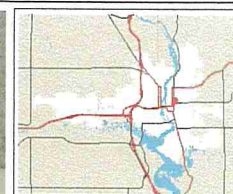
1 inch = 20 ft.



SHEET 1 OF 1

SURVEY PROVIDED BY:

PLOVER RIVER LAND CO. 2625 NORTHWESTERN AVENUE WAUSAU, WI 54403 (715)449-2229



- Legend**
- Muni-Outline (FullExtent)
 - Parcels
 - Section Line/Number
 - HighwaySign (FullExtent)
 - USH
 - STH
 - CTH
 - Street Name
 - Lake - Pond
 - River - Stream
 - Wausau Wetland
 - Swamp
 - ★ Local Historic Landmarks
 - ◆ National Register Historic Places
 - Historic Districts
 - Andrew Warren District
 - Downtown District
 - Easthill District
 - Highland Park District
 - Eau Claire Heights District
 - 2020
 - Red: Band_1
 - Blue: Band_3



Notes

Map Created: 3/4/2022

10.47 0 10.47 Feet

NAD_1983_HARN_WSCRS_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



Memorandum

From: Brad Lenz
 To: Plan Commission
 Date: April 14, 2022
 Subject: Zoning Map Amendment for 180 E. Wausau Avenue

Background

The subject parcel is currently owned by the city of Wausau. It was formerly owned by Wausau Chemical which had, over the years, acquired this and other properties near their main plant on River Drive. The subject property has been mostly vacant since the City took ownership, except for temporary uses such as a farmer's market and bicycle polo court.

The city's Economic Development Committee recently approved the release of a Request For Proposals (RFP) to find a permanent use for the property. The property is currently zoned Heavy Industrial, which is the historic zoning district, but the uses sought in the RFP will be more commercial in nature. The rezoning of the property would more closely align with the desired uses specified in the RFP.

Amendments to Zoning Map

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

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

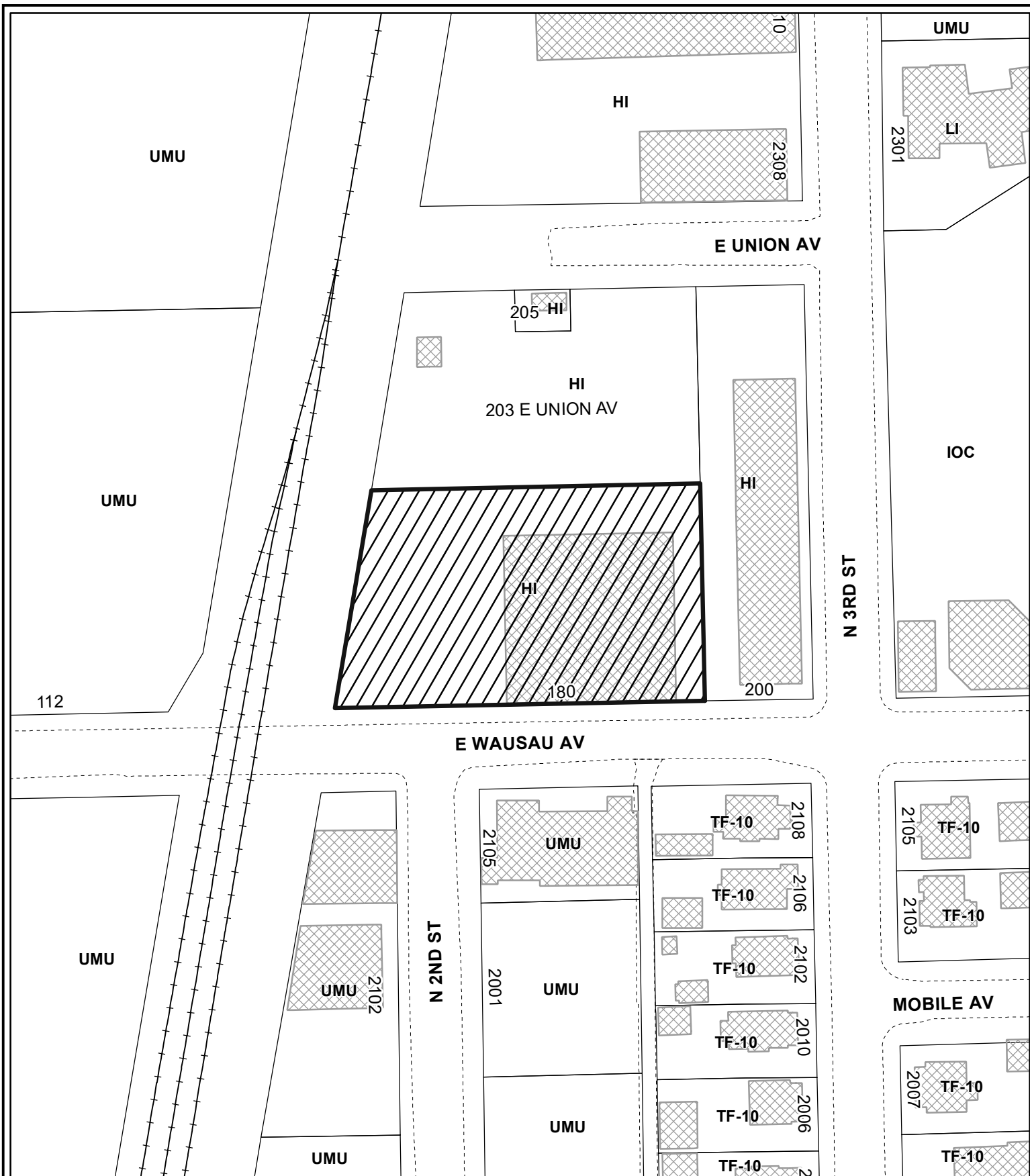
1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities,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

Staff Comments

The existing zoning is essentially left over from previous uses of the property. The original zoning of the area was industrial and some of these uses still exist. Throughout the city, properties located near the river and/or a railroad track, such as this one, had been used industrially. However, the trend in this area has been away from industrial and towards commercial and residential uses. These new uses can

capitalize on the riverfront location, while at the same time fitting better with the surrounding residential neighborhoods.

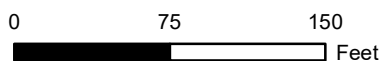
The proposed zoning, Urban Mixed Use (UMU), currently exists across the street to the south, as well as to the west along the river. This property can help create more of a riverfront commercial district that will draw people to the riverfront and Athletic Park areas.



Map Date: March 31, 2022

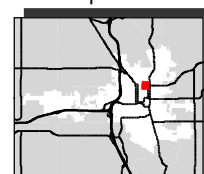
/citybase/projects/planning/mxds/rezone.mxd

City of Wausau Marathon County Wisconsin



- Area of Interest
- Building

Map Location





Memorandum

From: Brad Lenz
To: Plan Commission
Date: April 14, 2022
Subject: 110 S. 1st Ave. and 110 Alexander St. – Conditional Use Permit

Introduction

Last month, a public hearing was held for the conditional use permit. 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.

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.

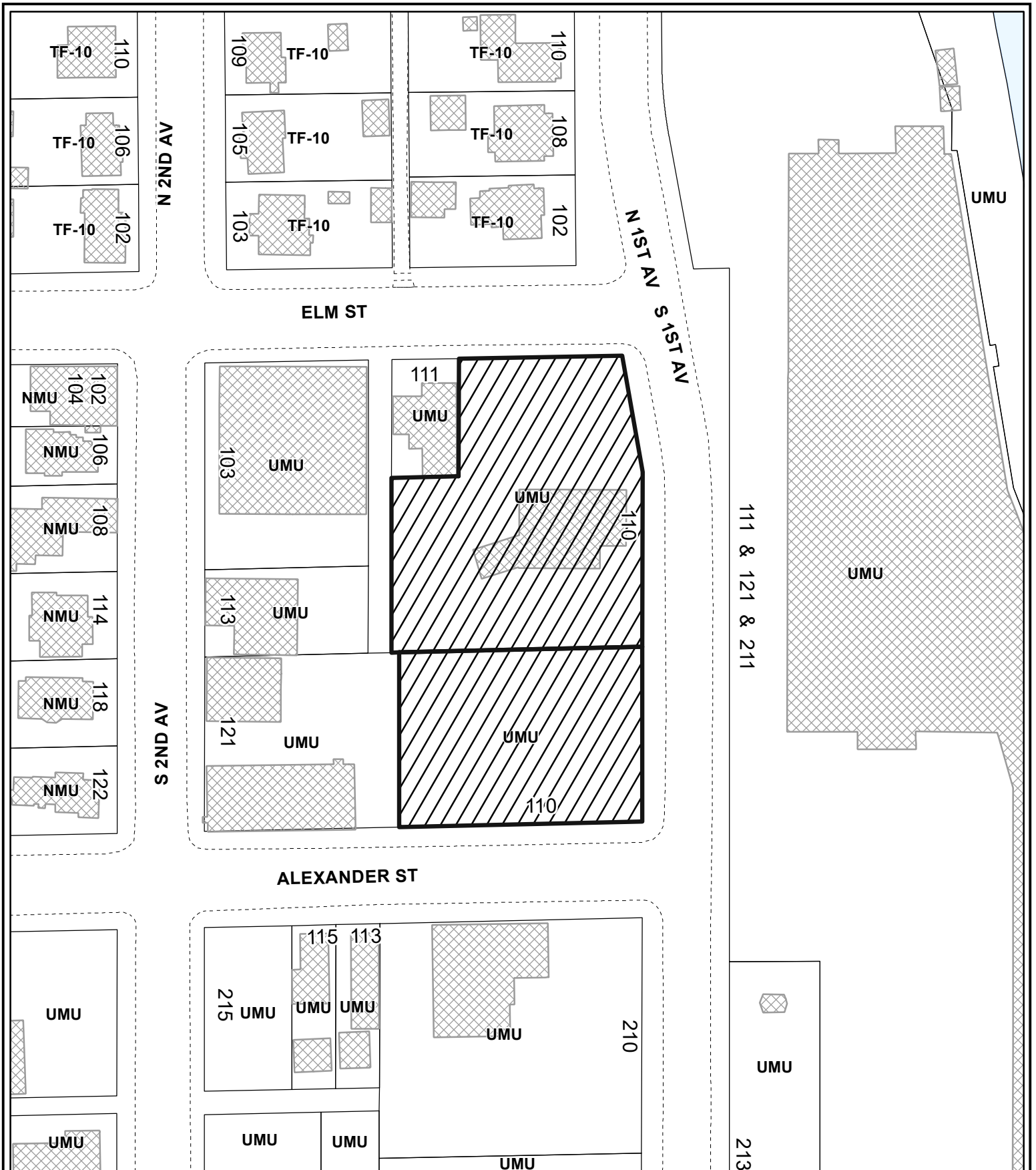
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

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 recommends approval of the use as presented, which includes the residential facility. When detailed plans of the site and building are developed, the petitioners will need to follow all standards in the zoning code, in terms of building setbacks, landscaping, building design, and other performance standards. These standards will be enforced through the building permit process.



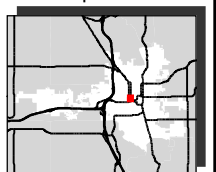
Map Date: February 24, 2022

0 75 150
Feet

City of Wausau
Marathon County Wisconsin

Area of Interest
 Building

Map Location



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 pt of lot 5 blk 4 also pt of lot 1 & all of lot 2 A Stewarts 2nd add com at 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.

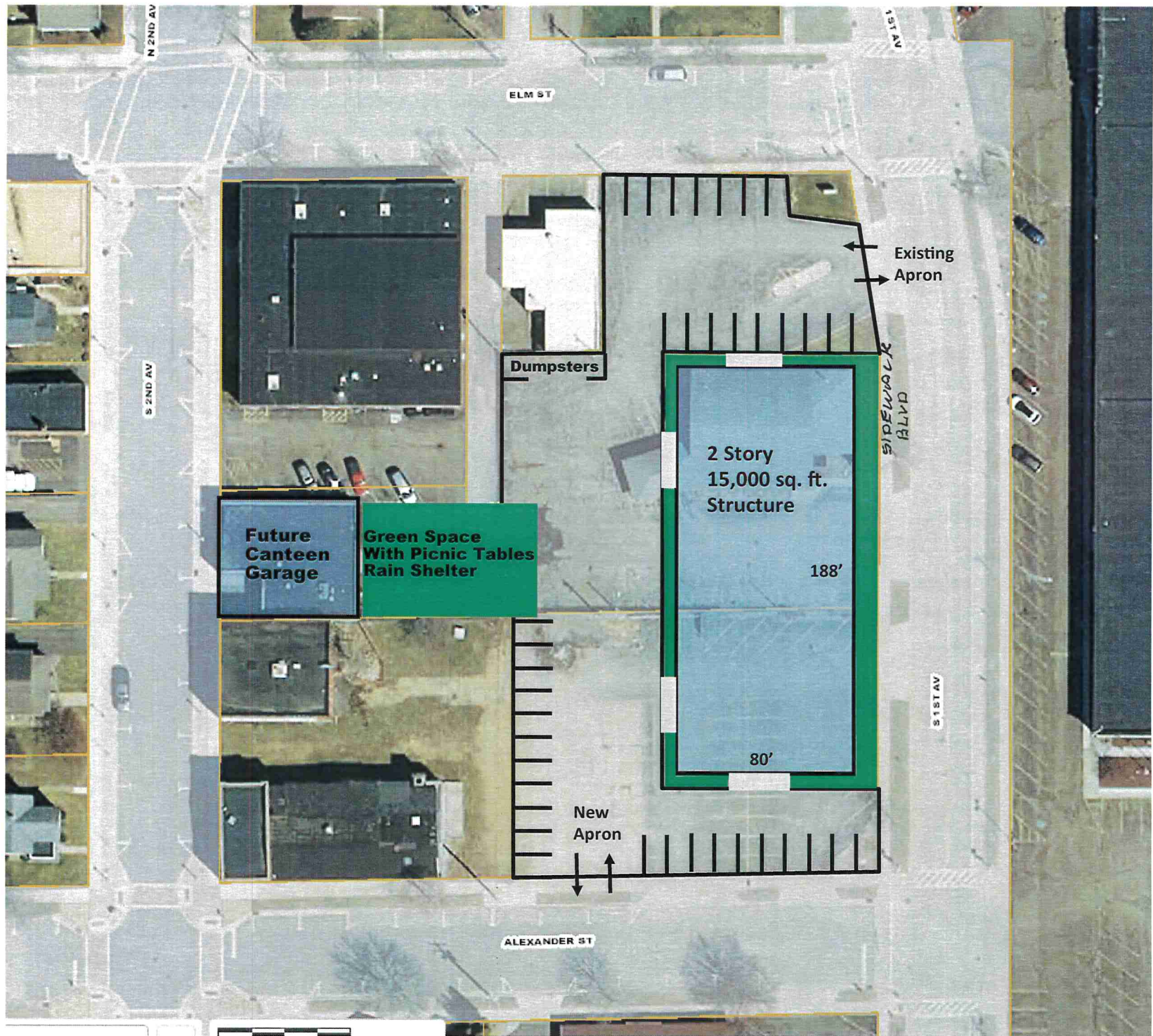
Our needs assessment is currently being worked on.

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

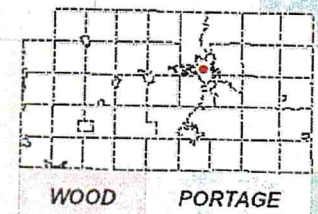


WAUSAU

Land Information Mapping System

TAYLOR

LINCOLN

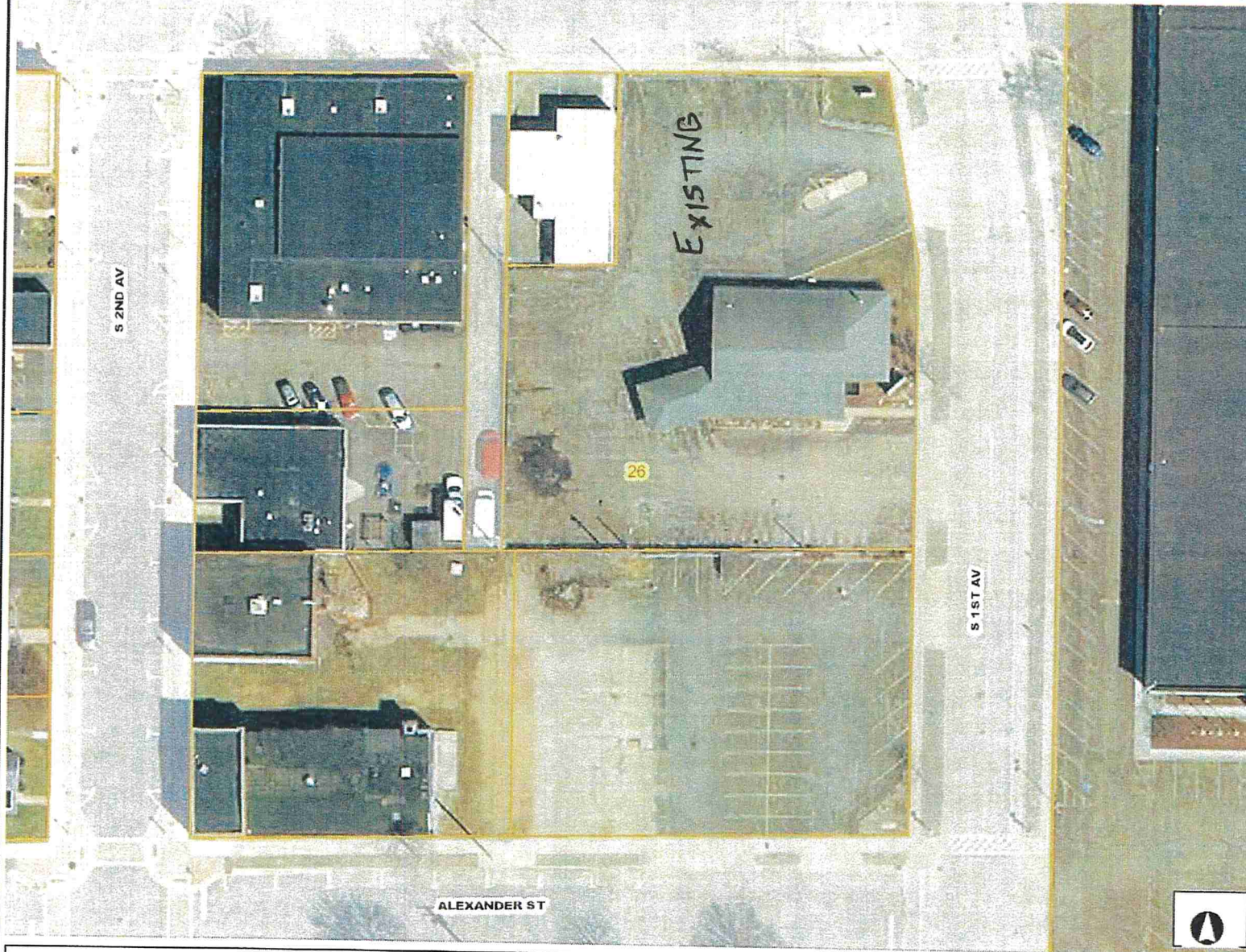


WOOD

PORTAGE

Legend

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



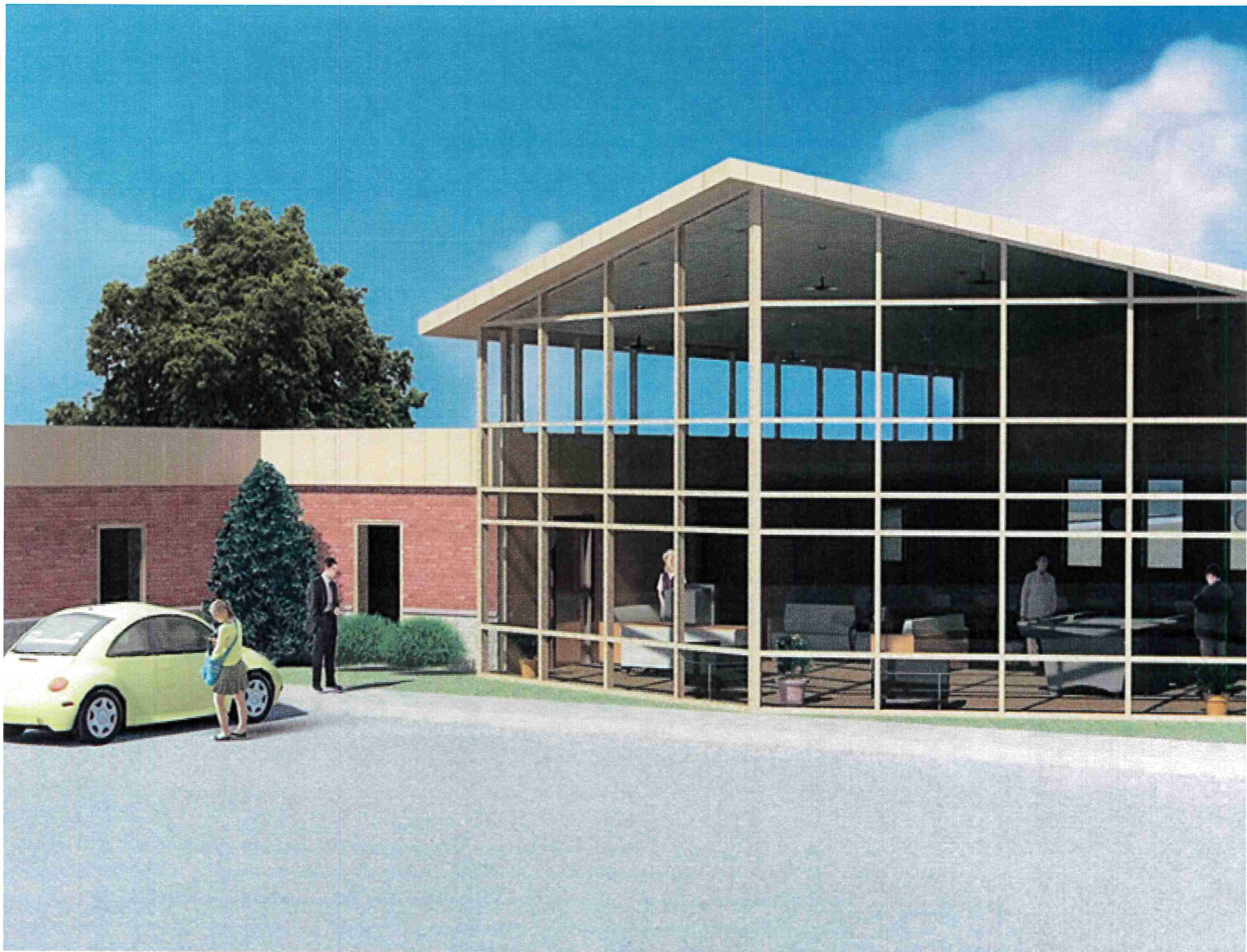
31.32 0 31.32 Feet



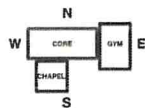
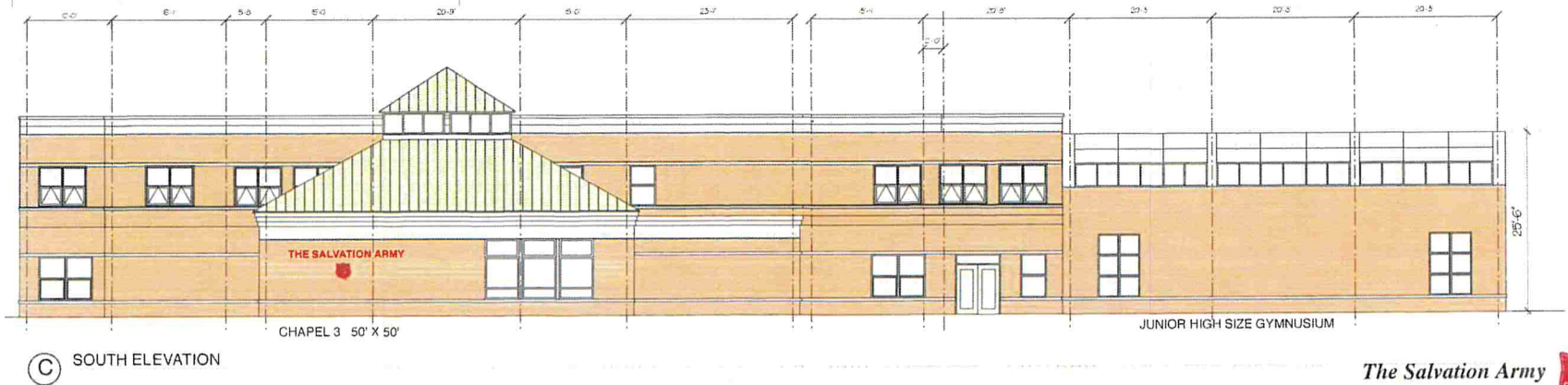
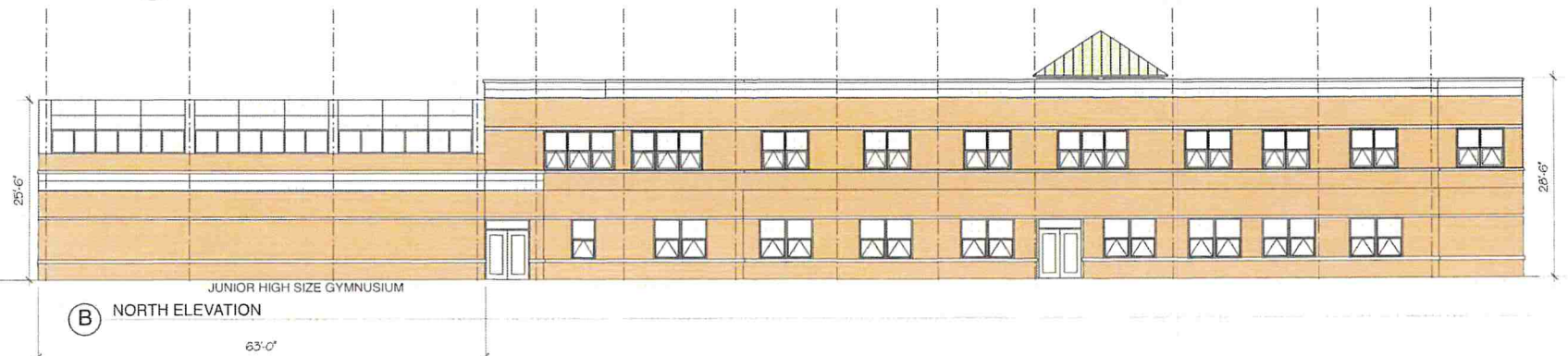
NAD_1983_HARN_WISCRS_Marathon_County_Feet

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

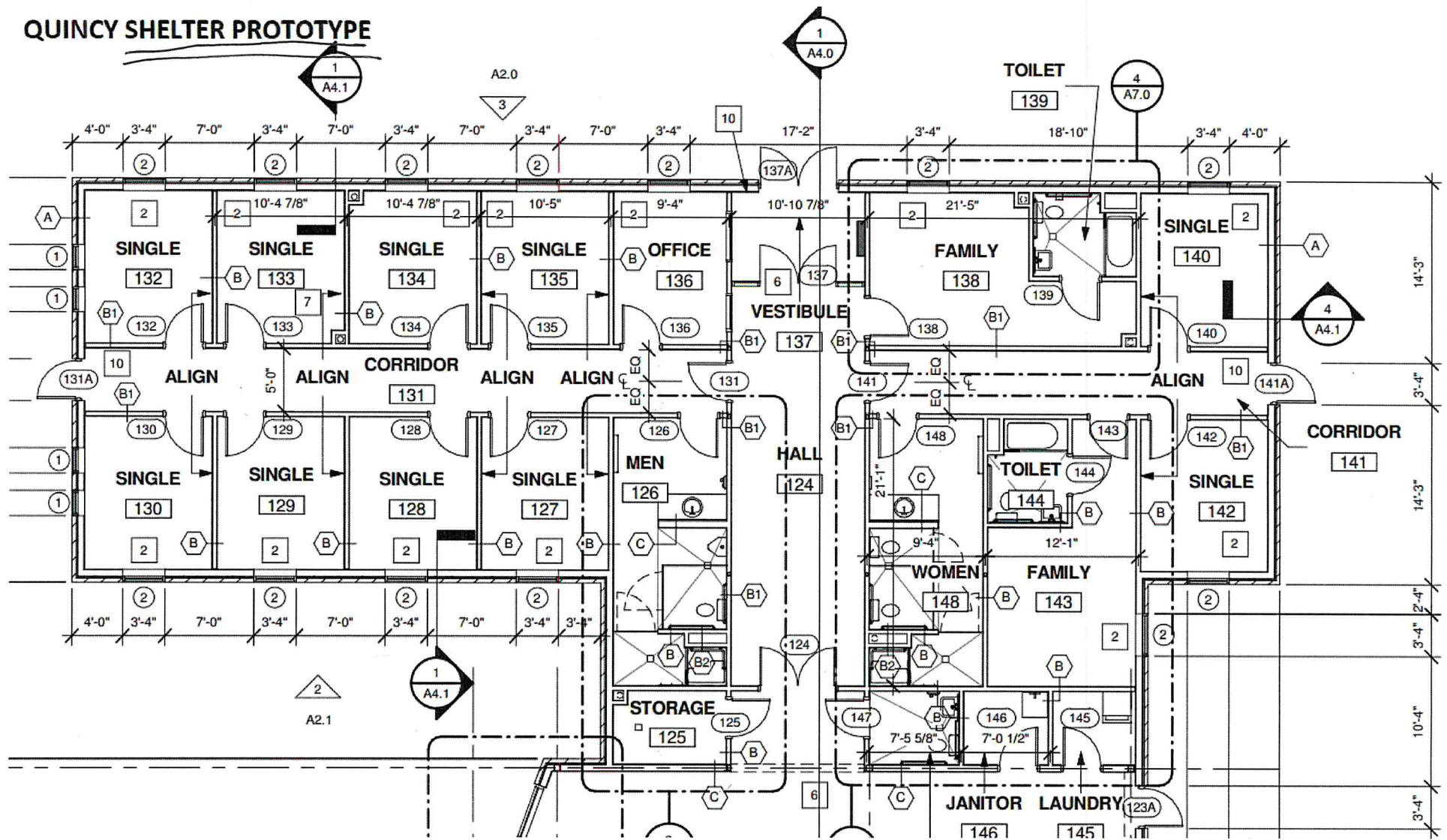
Notes



PROTOTYPE CORPS DESIGN • TWO-STORY BASIC ELEVATIONS



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.

GUEST WELCOME RULES

The Salvation Army of Marathon County Emergency/Transitional Living Center

Welcome Packet & Shelter Policies

113 S. 2nd Ave. Wausau, Wisconsin 54401

Shelter Number: 1-715-845-6583

Resident Phone: 1-715-845-6953

General Office Phone: 1-715-845-4272

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

Agenda Item No.

2 & 3

STAFF REPORT TO CISM COMMITTEE – April 14, 2022**AGENDA ITEM**

2. Public Hearing: Vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street

3. Discussion and possible action on vacating and discontinuing excess public right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street

BACKGROUND

A developer approached the city in the summer of 2021 and wanted to construct townhomes on some vacant property at 1427 Lake St & 1601-1607 Chellis St. Due to the restricted access on 17th Ave the developer would need to acquire access to the proposed development off Chellis St through the 1427 Lake St property and then cross city ROW to access 1601-1607 Chellis St. The developer requested the city consider vacating a portion of the street ROW along 17th Ave in order to widen the developable area and to provide ownership for full rights and access off of Chellis St.

City staff prepared a map showing the proposed vacation, which is included in the packet. The vacated property will revert back to Marathon County, the previous owner. The County has, through committee, agreed to sell the property once they take ownership. The vacation of ROW in this instance allows access to two properties that are essentially landlocked and will allow this area to be developed to a higher use.

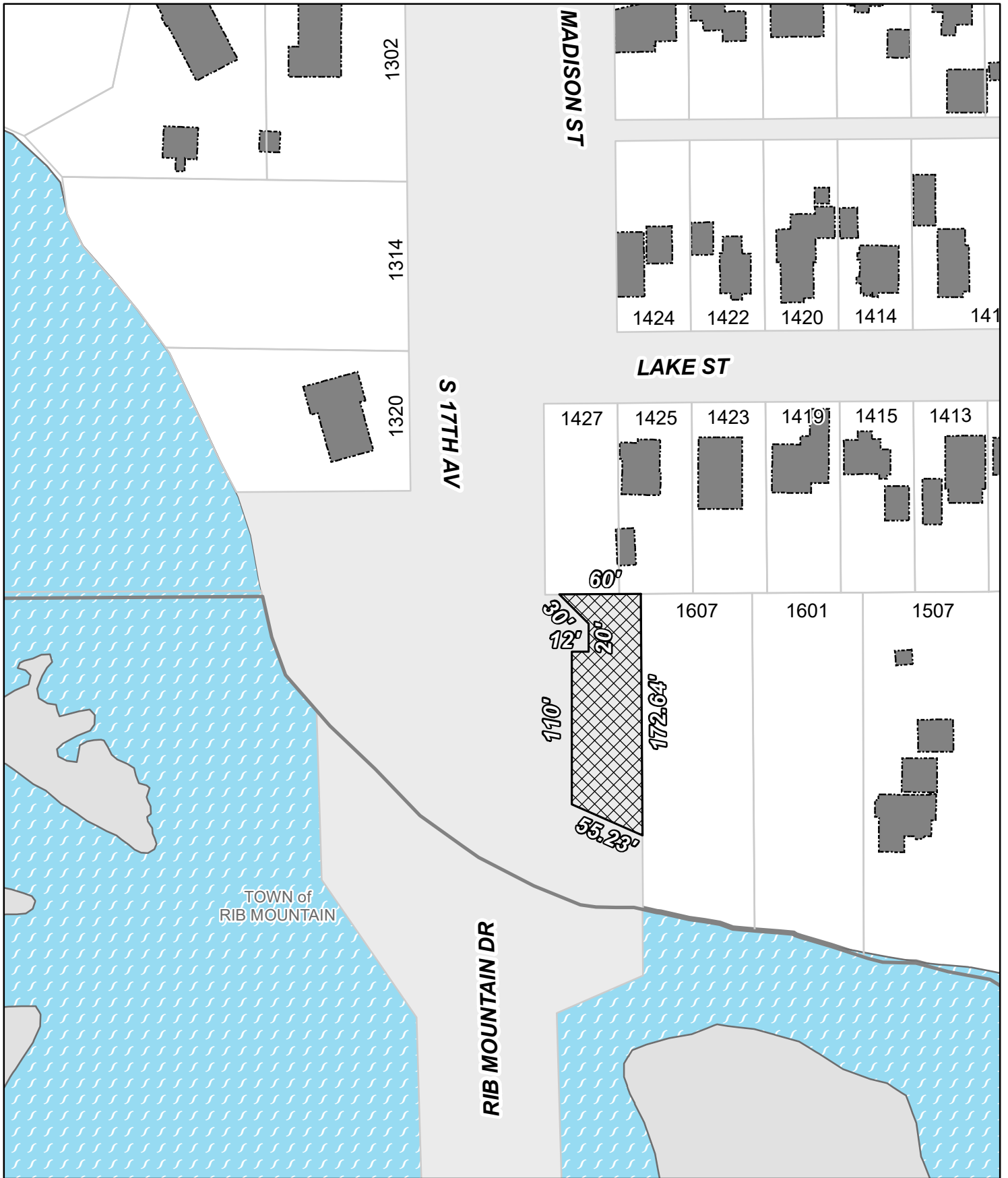
FISCAL IMPACT

Vacating this right of way would give access to property that could be developed.

STAFF RECOMMENDATION

Recommend approval depending upon public comment.

Staff contact: Allen Wesolowski 715-261-6762



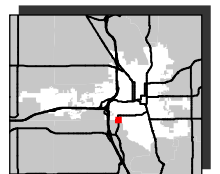
0 25 50 100 Feet
Map Date: January 19, 2022

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

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





STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William D. Hebert, Zoning Administrator
DATE: April 14, 2022

GENERAL INFORMATION

APPLICANT: Josh Prentice, REI Engineering
LOCATION: Aspen Grove Lane / Timber Trail Dr. 314 Timber Trail Dr.
EXISTING ZONING: RH-35
PROPOSED ZONING: Rural Holding (RH-35), SR-2
PURPOSE: Certified Survey Map Approval
SIZE OF PARCEL: Approximately 3.888 acres

SUMMARY

This survey is creating an additional building lot and dedicating public right of way for future expansion of Fountain Hills subdivision.

The current zoning is RH-35. A home could be built in this zoning district, but the rest of the subdivision is SR-2.

The remnant parcel does not have street frontage and will need common council approval to stand alone or should be combined with an adjacent parcel owned by the current owner.

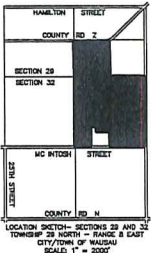
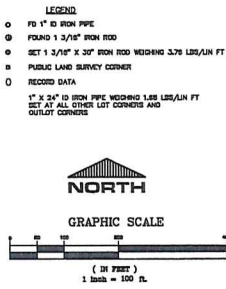
Recommendation

Approval subject to combination of the remanent parcel with an adjacent parcel.

AGENDA ITEM
Discussion and possible action on accepting dedication of right-of-way for Timber Trail Drive
BACKGROUND
The current owner of the land for the future phases of Fountain Hills Subdivision is proposing a CSM to sell one lot on Timber Trail Drive. Part of the CSM will designate right-of-way for a future phase of Fountain Hills. The location is highlighted on the attached map.
FISCAL IMPACT
None currently. By accepting the right-of-way, it preserves a corridor for a road extension for a future phase of Fountain Hills.
STAFF RECOMMENDATION
Staff recommends approving the CSM and accepting the right of way.
Staff contact: Allen Wesolowski 715-261-6762

FOUNTAIN HILLS

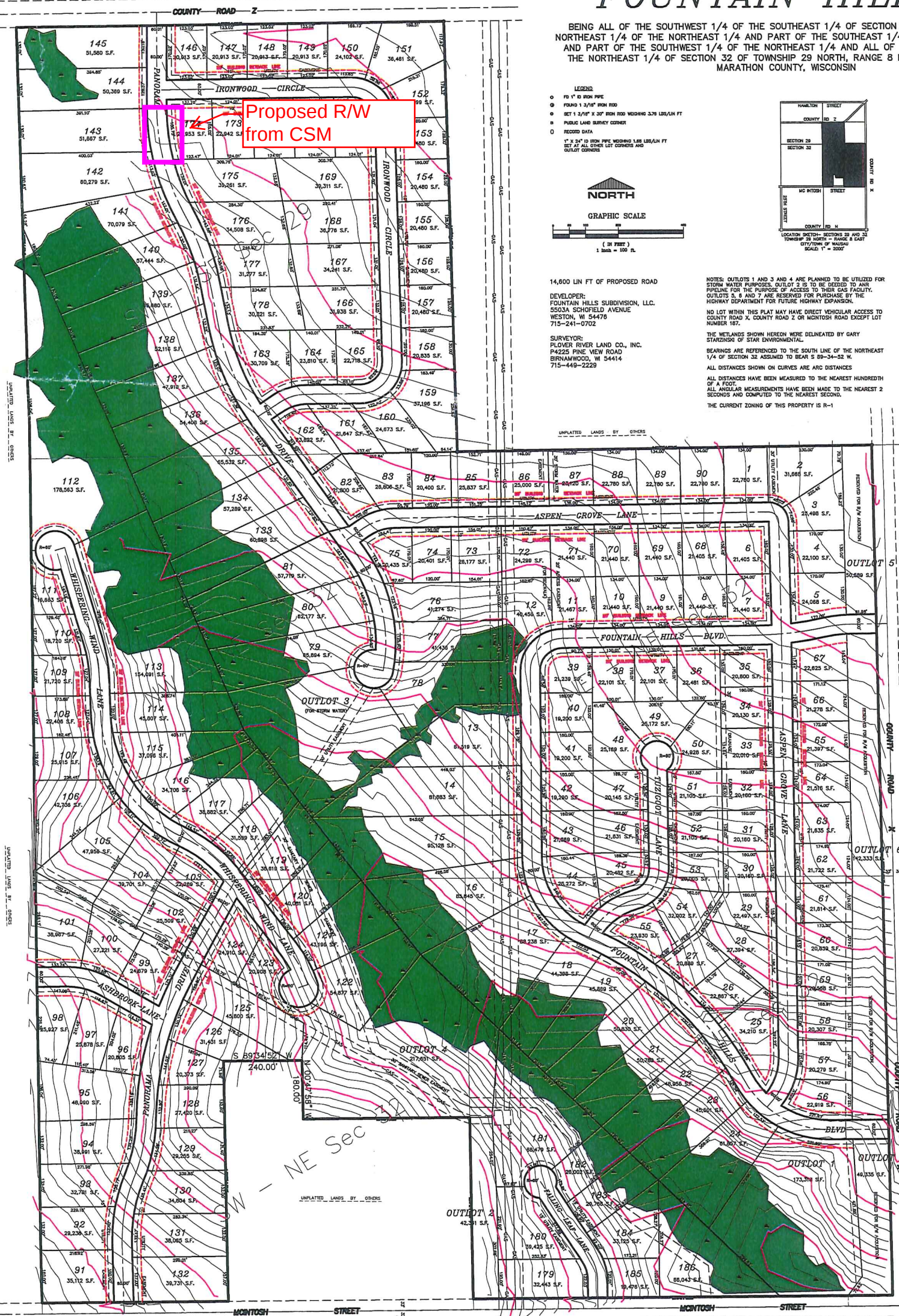
BEING ALL OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND ALL OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32 OF TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



14,800 LIN FT OF PROPOSED ROAD
DEVELOPER:
FOUNTAIN HILLS SUBDIVISION, LLC.
5503A SCHOFIELD AVENUE
WESTON, WI 54476
715-241-0702

SURVEYOR:
Plover River Land Co., Inc.
P4225 PINE VIEW ROAD
BIRNDALE, WI 54414
715-449-2229

NOTES: OUTLOTS 1 AND 3 AND 4 ARE PLANNED TO BE UTILIZED FOR STORM WATER PURPOSES. OUTLOT 2 IS TO BE DEEDED TO ANR PIPELINE FOR THE PURPOSE OF ACCESS TO THEIR GAS FACILITY. OUTLOTS 5, 6 AND 7 ARE RESERVED FOR FUTURE PURCHASE BY THE HIGHWAY DEPARTMENT FOR FUTURE HIGHWAY EXPANSION.
NO LOT WITHIN THIS PLAY MAY HAVE DIRECT VEHICULAR ACCESS TO COUNTY ROAD 2, COUNTY ROAD 2 OR MCINTOSH ROAD EXCEPT LOT NUMBER 167.
THE WETLANDS SHOWN HEREON WERE DELINEATED BY GARY STANARDSON OF STAR ENVIRONMENTAL.
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 32 ASSUMED TO BEAR S 89-34-52 W.
ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES
ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 2 SECONDS AND COMPUTED TO THE NEAREST SECOND.
THE CURRENT ZONING OF THIS PROPERTY IS R-1





MARATHON COUNTY CERTIFIED SURVEY MAP

LANDOWNER: ACADEMIC ENTERPRISE, LLC.

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

NORTH 1/4 CORNER SEC. 32, T29N, R8E FOUND 6X6 STONE

TIMBER TRAIL DRIVE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES 16,878 SQ.FT. 0.387 ACRES

NORTH LINE OF THE NORTHEAST 1/4

LOT 1 169,350 SQUARE FEET 3.888 ACRES "VACANT"

STORM SEWER EASEMENT DOC. #1613144

UNNAMED STREAM

ASPEN GROVE LANE

TIMBER TRAIL DRIVE

SEE NOTE #3 ON SHEET 2

APPROXIMATE WETLANDS

UNPLATTED LANDS OWNED BY CLIENT ±18 ACRES REMAINING

LEGEND

- 1 IN. 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
- MEASURED BEARING/LENGTH

1" = 120'

SEE NOTES ON SHEET 2

SEE NOTES ON SHEET 2

DRAWING FILE: Q:\10100-10199\10123 - Dr. David Murdock - Aspen Grove Lane - Wausau\Drawing\Survey\10123 CSM.dwg

SHEET 1 OF 4

LEGEND

- I IN. 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 26.00' - MEASURED BEARING/LENGTH



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ ACADEMIC ENTERPRISE, LLC.

LANDOWNER: _____ ACADEMIC ENTERPRISE, LLC.

OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY,
WISCONSIN.



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 PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 89°06'36" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST 1/4, 287.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°06'36" EAST, COINCIDENT WITH SAID NORTH LINE OF THE NORTHEAST 1/4, 527.89 FEET TO THE WEST LINE OF OUTLOT I OF CERTIFIED SURVEY MAP NUMBER I6722, RECORDED IN VOLUME 78, ON PAGE 71 AS DOCUMENT NUMBER I663255 IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE SOUTH 35°22'45" EAST, COINCIDENT WITH SAID WEST LINE OF CERTIFIED SURVEY MAP NUMBER I6722 AND THE WEST LINE OF LOT 82 OF FOUNTAIN HILLS FIRST ADDITION, 271.79 FEET TO THE SOUTHWEST CORNER OF SAID LOT 82 AND THE NORTH RIGHT-OF-WAY LINE OF ASPEN GROVE LANE; THENCE SOUTH 75°36'56" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 64.45 FEET TO THE NORTHEAST CORNER OF LOT 81 OF SAID FOUNTAIN HILLS FIRST ADDITION; THENCE SOUTH 64°16'20" WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 81, 481.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 81; THENCE NORTH 23°15'41" WEST, 477.45 FEET TO SAID NORTH LINE OF THE NORTHEAST 1/4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 186,228 SQUARE FEET, 4.275 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF ACADEMIC ENTERPRISE, LLC., OWNER OF SAID PARCEL.

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

NOTES:

1. FIELD SURVEY WAS COMPLETED ON 12-29-2021.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 89°06'36" EAST.
3. THE WETLANDS SHOWN ARE BASED ON WDNR WETLAND INVENTORY MAPPING AND HAVE NOT BEEN VERIFIED. A WETLAND DELINEATION WILL NEED TO BE COMPLETED BY A QUALIFIED WETLAND PROFESSIONAL TO DETERMINE THE PRESENCE OF WETLANDS AND THE EXTENT THEREOF.
4. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
5. SURVEY WAS COMPLETED DURING SNOW COVER CONDITIONS WHICH MAY IMPACT THE SURVEY ACCURACY AND THE ABILITY TO LOCATE CERTAIN FEATURES.
6. THE UNNAMED STREAM WAS DRAWN USING MARATHON COUNTY AERIAL IMAGERY AND LOCATION IS APPROXIMATE. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION I, OF THE STATE CONSTITUTION. THE WATER'S EDGE IS AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.
7. THE EASEMENT AS SHOWN HEREON IS NOT VALID UNLESS AN INSTRUMENT IS RECORDED WITH THE MARATHON COUNTY REGISTER OF DEEDS TO GRANT SAID EASEMENT.



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ ACADEMIC ENTERPRISE, LLC.

LANDOWNER: _____ ACADEMIC ENTERPRISE, LLC.

OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY,
WISCONSIN.



CERTIFICATE OF THE CITY OF WAUSAU TREASURER STATE OF WISCONSIN)

SS
MARATHON COUNTY)

I, MARYANNE GROAT, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF
WAUSAU, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR
UNPAID SPECIAL ASSESSMENTS AS OF

_____, 2022 AFFECTING THE LANDS INCLUDED
IN THIS CERTIFIED SURVEY MAP.

DATED THIS _____ DAY OF _____, 2022

MARYANNE GROAT, TREASURER

CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP, IN THE CITY OF WAUSAU, ACADEMIC ENTERPRISE, LLC,
OWNER, IS HEREBY APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.

DATE _____ APPROVED _____
MAYOR

DATE _____ SIGNED _____
MAYOR

I HEREBY CERTIFY THAT THE AFOREMENTIONED CERTIFIED SURVEY MAP HAS BEEN APPROVED BY THE CITY
OF WAUSAU COMMON COUNCIL.

CITY OF WAUSAU CLERK



REI

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4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

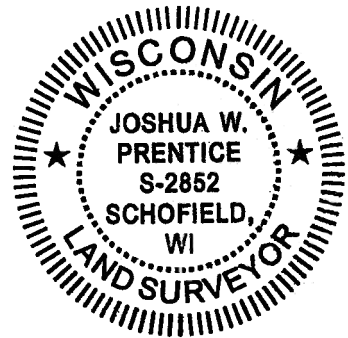
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ ACADEMIC ENTERPRISE, LLC.

LANDOWNER: _____ ACADEMIC ENTERPRISE, LLC.

OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32,
TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY,
WISCONSIN.



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION

ACADEMIC ENTERPRISE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED FOR USE AS THE RIGHT-OF-WAY OF TIMBER TRAIL DRIVE AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID ACADEMIC ENTERPRISE, LLC., HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS_____, DAY OF _____, 2022

IN THE PRESENCE OF: ACADEMIC ENTERPRISE, LLC.

_____, MEMBER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2022

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF

MY COMMISSION EXPIRES_____