



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, August 16, 2022 at 5:00 pm.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS
Members:	Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes from the July 19, 2022 meeting.
2. Discussion and possible action on electing the committee vice chairperson.
3. Discussion and possible action on amending the Specific Implementation Plan at 16 Fulton Street to allow for signage in a PUD, Planned Unit Development Zoning District.
4. Discussion and possible action on Alexander Davis Final Plat.
5. Next meeting date.
6. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/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 8/11/2022 @ 11:00 a.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

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

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, July 19, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, William Hebert, Brian Stahl, Melissa Engen, Andrew Lynch, Jamie Rice-Heckendorf

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 June 21, 2022.

Bohlken motioned to approve the minutes from the June 21, 2022 meeting. Brueggeman seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Request to rezone 601 North 12th Street and 602 North 13th Street from SR-5, Single Family Residential-5 Zoning District, to I, Institutional Zoning District.

Lindman opened the public hearing.

Jamie Rice-Heckendorf, 503 North 12th Street, spoke in favor of the rezoning request and said that they are wonderful neighbors and support them.

Lindman closed the public hearing.

Discussion and possible action on request to rezone 601 North 12th Street and 602 North 13th Street from SR-5, Single Family Residential-5 Zoning District, to I, Institutional Zoning District.

Lenz said that these formally residential properties have been vacant and there are plans to build a glass studio. Staff does not have concerns. The proposed district is compatible with the area and the small scale fits in with the neighborhood. Staff recommends approval.

Bornemann asked if the parking lot adjacent to the property is owned by Leigh Yawkey Woodson Art Museum. Lenz said that it is owned by a private resident.

Bornemann motioned to rezone 601 North 12th Street and 602 North 13th Street from SR-5, Single Family Residential-5 Zoning District, to I, Institutional Zoning District. Brueggeman seconded, and the motion carried unanimously 6-0. This item will go to Common Council on August 10, 2022.

Discussion and possible action on request to approve a conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District.

Lindman said that a public hearing was held last month. Lenz said that this is second meeting and the conditional use is required for more than one detached accessory structure. There was not a lot of negative feedback. On the lot, it is limited that only 45% can be used for buildings. This will be reviewed when the building permit is applied for.

Brueggeman motioned to approve the conditional use at 1505 Brown Street to allow for an additional detached accessory structure, in a SR-2, Single Family Residential-2 Zoning District. Bohlken seconded, and the motion carried unanimously 6-0.

Discussion and possible action on approving a dual post sign at 4901 Stewart Avenue.

Hebert said that Graphic House applied for a permit for a dual post sign on the northwest corner of the property.

Brueggeman motioned to approve the dual post sign at 4901 Stewart Avenue with the condition that landscape is placed around the base and meets the zoning ordinance requirements. Bornemann seconded, and the motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for August 16, 2022.

Adjournment.

Brueggeman motioned to adjourn, seconded by Herbst. The motion carried unanimously 6-0 and the meeting adjourned at 5:08 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on August 16, 2022.



Memorandum

From: Andrew Lynch
To: Plan Commission
Date: August 11, 2022
Subject: PIP Amendment for 16 Fulton Street

Introduction

Pfeferle Management, which manages the Wausau Riverlife Apartments, has contracted with Stratford Sign Sales to construct a wall mounted building sign at 16 Fulton Street. This sign would identify the building and the area as part of the Riverlife development. The sign would not be lit and located on the eastern (River Dr) side of the building.

The building was permitted under the previous zoning code. Since a sign of this type was not addressed in the Particluar Implementation Plan (PIP) when the building was constructed, an amendment would be needed to grant this permit.

Sign Requirements

23.09.05 - Definitions and rules related to sign groups, sign categories, and sign types.

This section provides the definitions and rules related to various sign groups, sign categories, and sign types. Figures 23.09.11a through 23.09.11d provide the regulations for these signs applicable to each zoning district. Any sign type not addressed by this title shall be construed to be prohibited.

Definitions and rules related to the permanent business signs group:

(1)

Permanent business sign. A permanent sign which directs attention to a business, commodity, service, or entertainment conducted, sold, offered, or manufactured upon the site where the sign is located.

Permanent business signs is a sign group containing various sign categories and sign types that a business is eligible to use. Permanent business signs include the following sign categories: freestanding signs, on-building signs, pedestrian signs, and daily notice signs.

(b)

On-building sign category. A type of sign permanently affixed to an outside wall of a building.

The following on-building sign types are addressed by this title:

1.

Wall sign. A type of on-building sign that is mounted directly on, and parallel to, a building façade or other vertical building surface. A wall sign also includes a sign located on the interior of a building that is intended to be viewed primarily from beyond the boundaries of the site. Whether an interior sign is considered a wall sign shall be determined by the Zoning Administrator during the sign permit review process.

a.

The top edge of a wall sign shall not extend above the top edge of the vertical exterior wall or above the lowest edge of a roof line of the portion of the building to which it is mounted.

b.

Wall signs shall not project more than one foot horizontally beyond the edge of any wall or other surface to which they are mounted.

Staff Comments:

The sign as proposed meets the requirements for an unlit Permanent On-building Wall Sign on a residential building. Staff recommends approval of the PIP amendment. This would also help identify the Riverlife area to the public.



CITY OF WAUSAU SIGN ZONING CERTIFICATE AND PERMIT

Department of Inspection and Electrical Systems
407 Grant Street, Wausau, Wisconsin 54403-4783
(715) 261-6780 / fax (715) 261-4102

PERMIT NO.

The purpose of this application form is to enable the applicant to present all pertinent information with reference to a proposed use of land or structures, and to determine if the proposals comply with the zoning and building regulations of the City of Wausau.

- Owner/Tenant Pfeferle Management Telephone 715-261-2260
- PIN No. _____ Zoning District _____
- Street Address 16 Fulton St
- Contractor Stratford Sign Sales, LLC Telephone 715-321-0607
- Contractor's Address PO BOX 544, PLOVER, WI 54467 Email chris@stratfordsign.com
- Sign Information: Manufacturer Stratford Sign Co Testing Lab Listed NA
☒ New Sign Installation ☐ Expansion ☐ Remodel Other _____
☐ Metal ☐ Glass ☐ Wood ☒ Aluminum ☐ Brick ☐ Plastic

Provide sign elevation and site plan to scale

Sign Information	Existing Sign(s)	Proposed Sign(s)
No. of Signs	0	1
Area in Square Feet	0	84.87 sq f
Height — Top of Sign	0	45'-8"
Set Back From Property	0	On the wal
Size of Letters	0	see plans
Notes: non-lit, flat cut out, aluminum letters, stud mounted to building.	Lighted ☐ Non-Lighted ☐	Lighted ☐ Non-Lighted ☒
	Flashing ☐ Non-Flashing ☐	Flashing ☐ Non-Flashing ☒
	Projecting ☐ Flat Against Bldg. ☐	Projecting ☐ Flat Against Bldg. ☒
	Pole Mount ☐	Pole Mount ☐ Roof Mount ☐
	Double Face ☐	Double Face ☐
	Awning ☐ Canopy ☐	Awning ☐ Canopy ☐
	Painted ☐ Lettered ☐	Painted ☐ Lettered ☐
	Channel Letter ☐	Channel Letter ☐
Cost of Sign(s) and Installation		\$ 3,000.00
Permit Fee		\$

7. I hereby certify that the statements in this application are true and complete to the best of my knowledge and belief and that I, as owner, tenant, or general contractor, agree to build in conformance with the Wausau Zoning Ordinance and Building Code.

8/10/22

Date

☐ Owner ☒ Contractor
Chris Fish

City Official



COPYRIGHT, ALL RIGHTS RESERVED

Customer Approval

Date

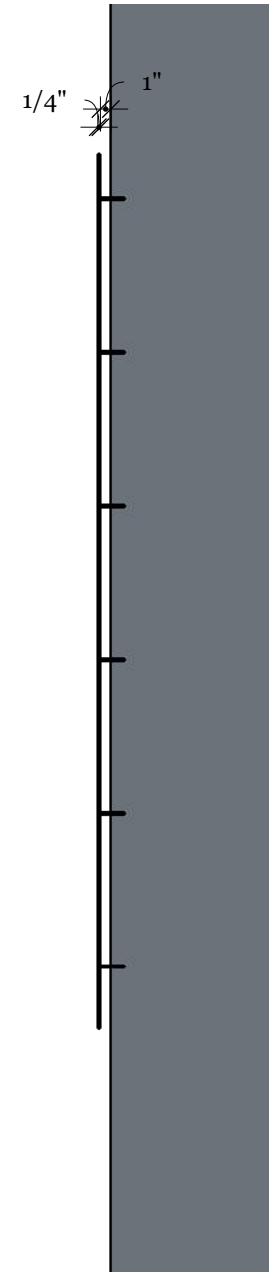
SPECS: 1/4" Routed aluminum letters. Stud mount with 1" standoff spacers.



STRATFORD SIGN SALES, LLC
PO BOX 544 • PLOVER, WI 54467 • 715.321.0607

River Life Apartments / Wausau, WI / 10/7/21

REVISIONS		
	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...



COPYRIGHT, ALL RIGHTS RESERVED

Customer Approval _____ / /
Date

SPECS: 1/4" Routed aluminum letters. Stud mount with 1" standoff spacers.



STRATFORD SIGN SALES, LLC
PO BOX 544 • PLOVER, WI 54467 • 715.321.0607

River Life Apartments / Wausau, WI / 10/7/21

REVISIONS		
	MM/DD/YY	REMARKS
1	--/--/--	...
2	--/--/--	...
3	--/--/--	...
4	--/--/--	...
5	--/--/--	...

AGENDA ITEM
Discussion and possible action on Alexander Davis Final Plat
BACKGROUND
A copy of the Alexander Plat is attached along with application. Engineering Staff review comments: • The creation of Outlot 8 creates land locked parcels (lots 3 and 4) with no access to right of way. • TID boundaries cross the proposed lot lines.
FISCAL IMPACT
Approving the plat will allow for the sale and development of the lots.
STAFF RECOMMENDATION
Staff recommends approving the final plat with consideration to staff review comments.
Staff contact: Allen Wesolowski 715-261-6762

CITY OF WAUSAU FORMAL APPLICATION FOR APPROVAL OF A FINAL PLAT

Instructions: This application should be completed and returned to the City Engineer with six (6) copies of the final plat (at least one copy should be 11"X17" or smaller). The final plat should be prepared in accordance with the requirements of Chapter 21.12.070 of the *Wausau Municipal Code*. A copy of Chapter 21.12.070 is available in the City Engineering Department and on the City's Website at: www.ci.wausau.wi.us (under the sub-heading Government: Municipal Code).

NOTE: Much of the information requested below may have been provided with your application for approval of a preliminary plat. We are requesting it again in case there have been changes since the preliminary plat application was submitted.

SECTION I. Applicant Information

- 1) Name of Subdivision Legal Owner (or Agent): WAUSAU OPPORTUNITY ZONE
- 2) Mailing Address of Owner (or Agent): SUITE 300
2100 STEWART AVE WAUSAU 54401
- 3) Owner/Agent Contact Information 715-675-9784 (Phone Number) (Fax Number)
TRADENZO REENGINEERING.COM
(E-mail address and/or alternate phone number, if available)
- 4) Name of Surveyor & Business Name: JEFF ROSSICE, REE ENGINEERING
- 5) Address of Surveyor: 4020 N. 20th AVE.
WAUSAU 54401
- 6) Surveyor Contact Information: 715-675-9784 (Phone Number) (Fax Number)
JROSSICE@REEENGINEERING.COM
(E-mail address and/or alternate phone number, if available)

*Name, Address, and Telephone Number of technician responsible for subdivision design and of the surveyor responsible for surveys should be shown on the final plat as submitted.

SECTION II. Subdivision Information — Name and Location

- 7) Name of Subdivision (if within an existing subdivision): - ORIGINAL Plat of WAUSAU
ALEXANDER DAVIS PLAT
- 8) Proposed Name (if not within previously platted subdivision): _____
- 9) Date of Common Council approval AND File Number of preliminary plat upon which this final

plat is based: MARCH 8, 2022

(Council Approval Date)

22-0304

(File Number)

10) List street names proposed in final plat (Check with Marathon County Department of Conservation, Planning and Zoning at 715-261-6040 to avoid duplication, etc.):

2ND STREET, 3RD STREET, WASHINGTON STREET,
JACKSON STREET

11) Location and Description of Property (government lot, section, township, range and county):

PART OF GOV LOT 5, SECTION 35 & GOV LOT 1
Sec. 36, T29N., R7E.

SECTION III. Subdivision Information — Basic Facts and Proposals

12) Size of tract in acres and/or of existing lots, if any, in square feet: 0.560 ACRES

13) Existing zoning classification of property: UDD

14) Is any rezoning to be proposed? If so, describe: NO

15) Total number of lots included on the final plat: 7 LOTS, 6 OUTLOTS

16) Total area shown on the final plat, including streets: 15.217 ACRES

17) Area of lots proposed: Minimum 15,481 sq. ft. Average 59,500 sq. ft. Maximum 2,378 ac.

18) Proposed Sanitary Facilities

Water: PUBLIC WATER SUPPLY

Sewerage Disposal: PUBLIC SEWER DISPOSAL

19) Any other proposals, such as parcels of land intended to be dedicated, conveyed, or reserved for public use, and the conditions proposed for such disposal and use (describe in detail):

PUBLIC STREET DEDICATIONS AS SHOWN

20) List citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date and land records reference:

PARTIALLY OWNED BY THE CITY OF WAUSAU

WAUSAU OPPORTUNITY ZONE - QUIT CLAIM DEED - Doc No 179746B

DATED 2/6/20

21) List citation of any existing legal rights-of-way or easements affecting the property: _____

SEE FACE OF PLAT FOR VARIOUS GROUND LEASE PARCELS AND
NON EXCLUSIVE EASEMENTS AS SHOWN

22) List existing covenants on the property, if any: REFER TO ANSWER TO #21

23) List any proposed covenants on the property, if any: _____

THE APPLICANT MUST COMPLETE THE FOLLOWING:

Completed by: Tom Rosenc

Today's Date: 7/28/22

Tom Rosenc

(Your Signature)

**If you wish to submit additional information, you may attach extra pages to this application form.*

MUNICIPAL PLAT OF
ALEXANDER DAVIS PLAT

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17778, RECORDED IN VOLUME 86, ON PAGE 23, AS DOCUMENT NUMBER 1740752 AND PART OF CERTIFIED SURVEY MAP NUMBER 2264, RECORDED IN VOLUME 9, ON PAGE 48, AS DOCUMENT NUMBER 756295, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALSO KNOWN AS BLOCKS 9, 10, 11, 12, 19, 20, 23, AND 24 OF THE ORIGINAL PLAT OF THE CITY OF WAUSAU, VACATED JACKSON STREET, VACATED WASHINGTON STREET, VACATED SECOND STREET AND VACATED FOURTH STREET; ALL LOCATED IN GOVERNMENT LOT 5 OF SECTION 36 AND GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

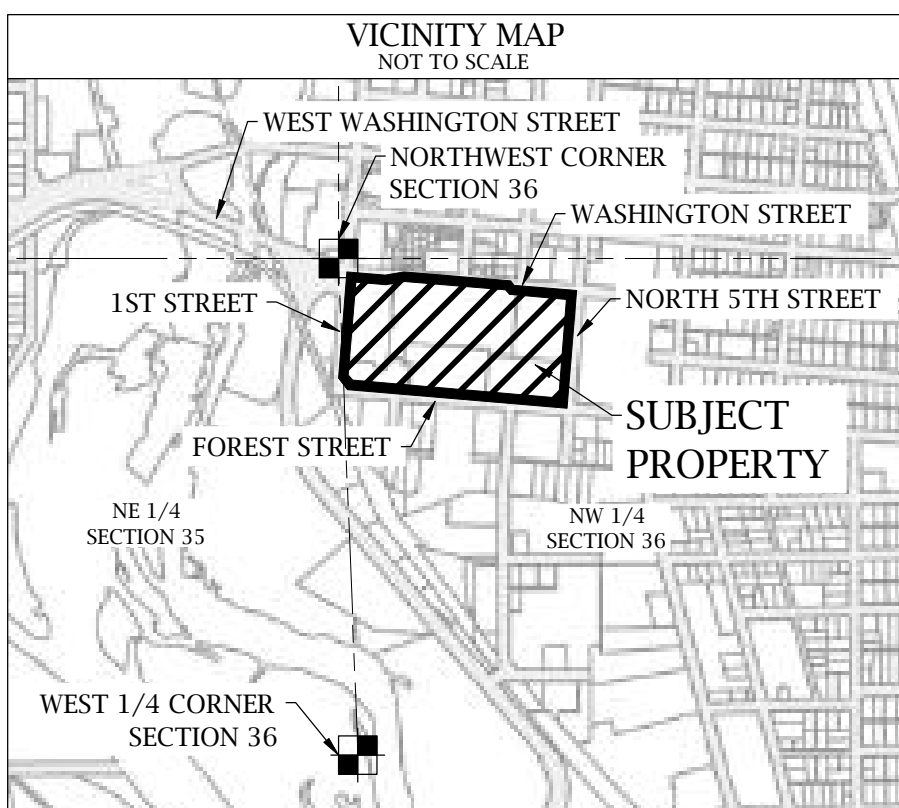
GENERAL NOTES:

1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 02°11'33" EAST.
2. SUBJECT PROPERTY IS LOCATED IN THE PUD (PUBLIC UNIT DEVELOPMENT) ZONING WHICH THERE ARE NO SETBACKS.
3. FIELDWORK WAS COMPLETED ON 06/20/2022.
4. LANDS LOCATED WEST OF NORTH 2ND STREET WILL BE SUBJECT TO THE WAUSAU OPPORTUNITY ZONE CONDOMINIUM PENDING APPROVAL.



1" = 60'
0 60

LEGEND	
	PK NAIL FOUND
	DRILL HOLE FOUND
	CHISELED "X" FOUND
	1-1/4 IN. O.D. IRON PIPE FOUND
	SET DRILL HOLE
	RECORDED BEARING/LENGTH
	MEASURED BEARING/LENGTH



DATE	REVISION	BY	CHK'D
06/20/2022			
REI Engineering, INC. 1000 W. 10TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.5700 FAX: 715.675.5440 EMAIL: MAIL@REIENGINEERING.COM			
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING			

SHEET 1 OF 5
REI PROJECT #9485

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 A PARCEL OF LAND BEING PART OF CERTIFIED SURVEY MAP NUMBER 2264, RECORDED IN VOLUME 9, ON PAGE 48, AS DOCUMENT NUMBER 756295 AND BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17778, RECORDED IN VOLUME 86, ON PAGE 23, AS DOCUMENT NUMBER 1740752, ALSO KNOWN AS BLOCKS 9, 10, 11, 12, 19, 20, 23, AND 24 OF THE ORIGINAL PLAT OF THE CITY OF WAUSAU AND VACATED JACKSON STREET, SECOND STREET AND FOURTH STREET; ALL FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN GOVERNMENT LOT 5 OF SECTION 36 AND GOVERNMENT LOT 1 OF SECTION 35 ALL IN TOWNSHIP 29 NORTH, RANGE 7 EAST, ALL IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 02°11'33" EAST, COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36, 78.84 FEET TO A POINT BEING THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE SOUTH 85°13'40" EAST, COINCIDENT WITH SAID WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET, 56.10 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET WITH THE EAST RIGHT-OF-WAY LINE NORTH 1 ST STREET, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85°13'40" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 164.42 FEET; THENCE NORTH 74°37'04" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 43.54 FEET; THENCE SOUTH 85°13'40" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 41.50 FEET; THENCE NORTH 64°46'32" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 16.00 FEET; THENCE SOUTH 85°13'40" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 16.00 FEET; THENCE SOUTH 24°28'02" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 24.07 FEET; THENCE SOUTH 85°13'40" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 317.34 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET WITH THE WEST RIGHT-OF-WAY LINE OF NORTH 5TH STREET; THENCE SOUTH 04°48'48" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 566.48 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF NORTH 5TH STREET WITH THE NORTH RIGHT-OF-WAY LINE OF FOREST STREET; THENCE NORTH 85°13'32" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 411.81 FEET; THENCE NORTH 04°43'07" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 2.11 FEET; THENCE NORTH 85°03'03" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 402.37 FEET; THENCE SOUTH 04°46'28" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 0.60 FEET; THENCE NORTH 85°13'32" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 301.17 FEET; THENCE NORTH 40°45'07" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF FOREST STREET AND SAID EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET; THENCE NORTH 04°54'26" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 560.50 FEET TO SAID INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET WITH THE EAST RIGHT-OF-WAY LINE NORTH 1ST STREET, AND BEING THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 662,863 SQUARE FEET, 15.217 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE WAUSAU OPPORTUNITY ZONE INC., AGENT OF SAID PARCEL.

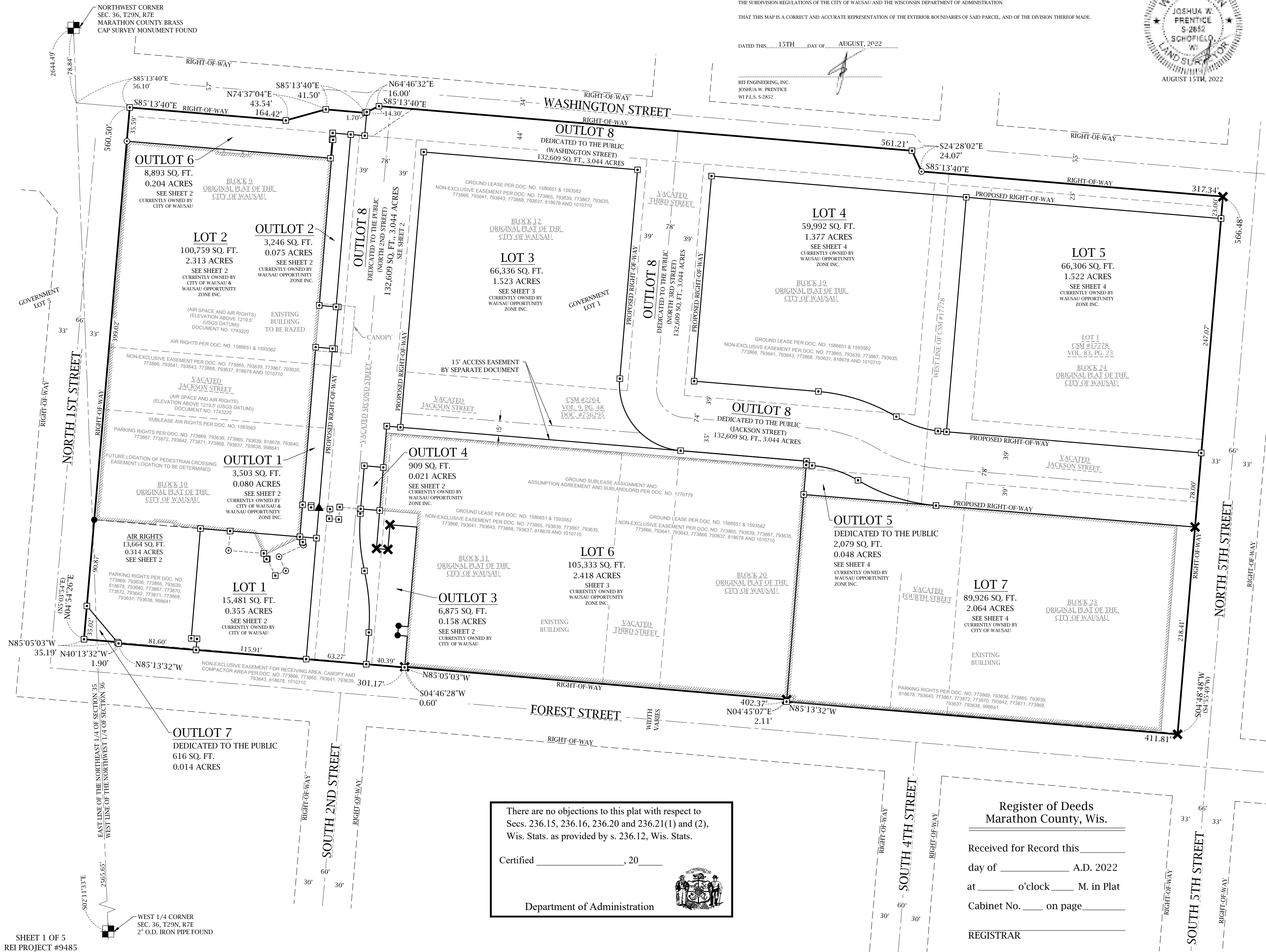
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

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

DATED THIS 15TH DAY OF AUGUST, 2022

REI ENGINEERING, INC.
JOSHUA W. PRENTICE
WPLS S-2852



There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

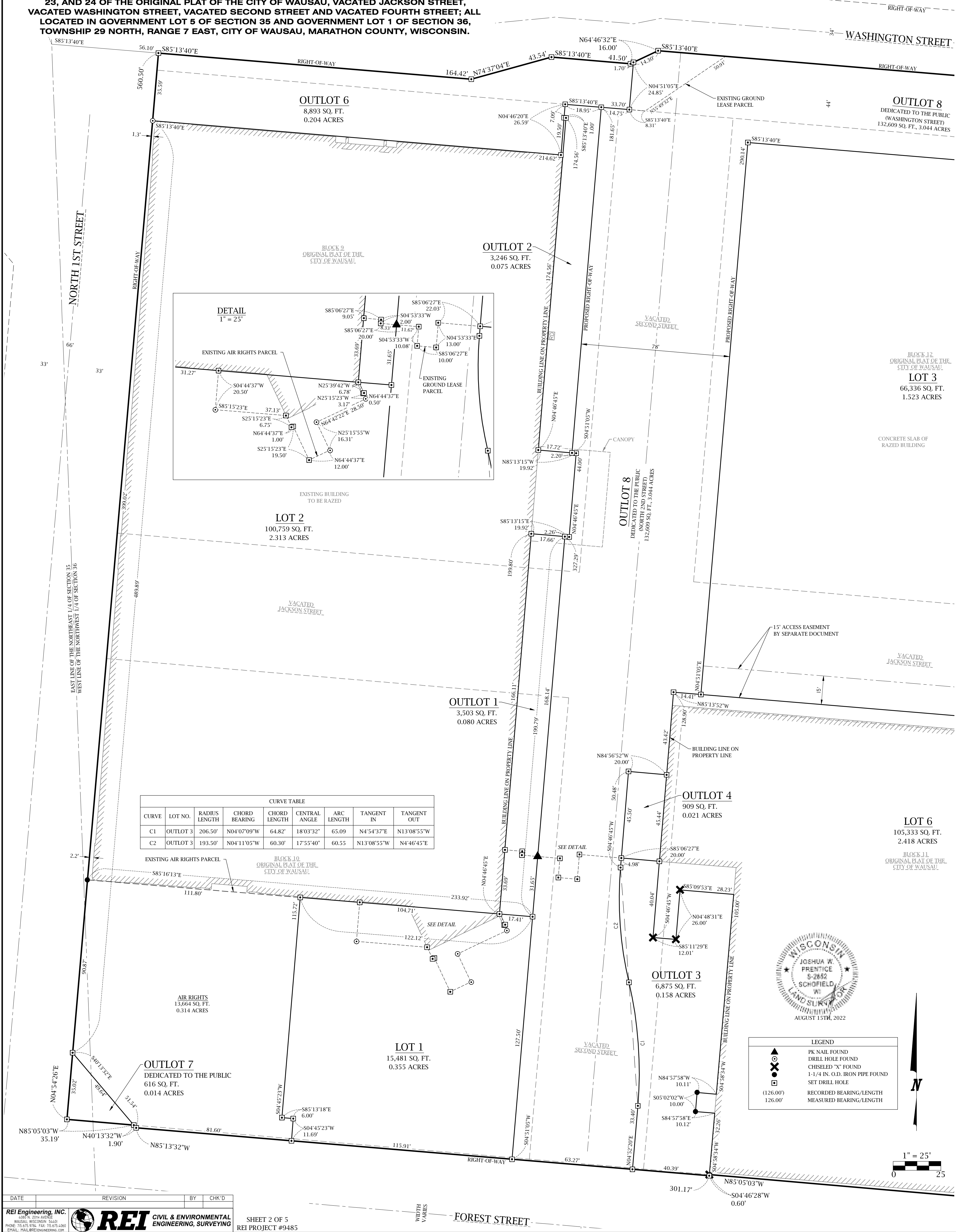


Register of Deeds
Marathon County, Wis.

Received for Record this
day of _____ A.D. 2022
at _____ o'clock _____ M. in Plat
Cabinet No. _____ on page _____
REGISTRAR

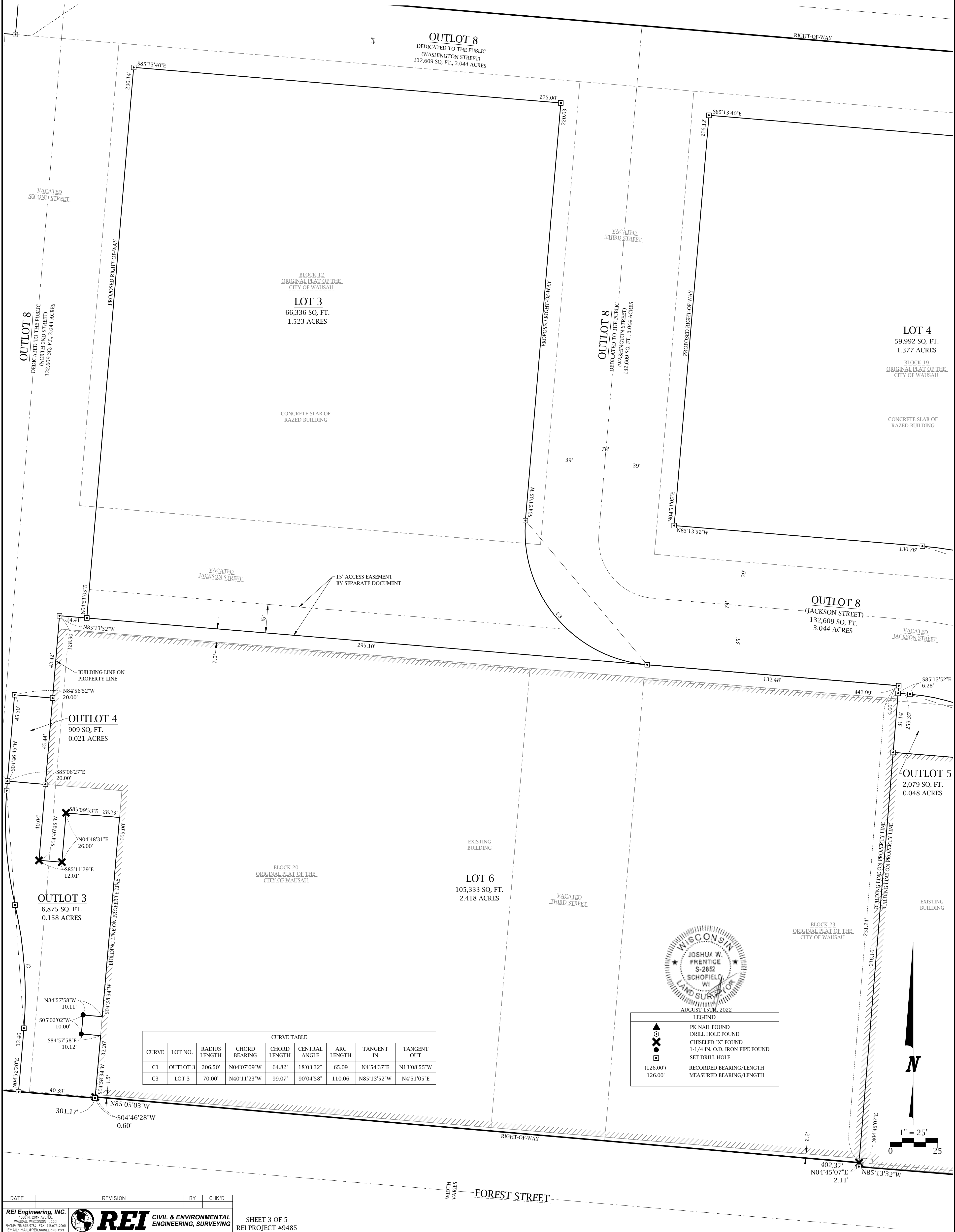
MUNICIPAL PLAT OF
ALEXANDER DAVIS PLAT

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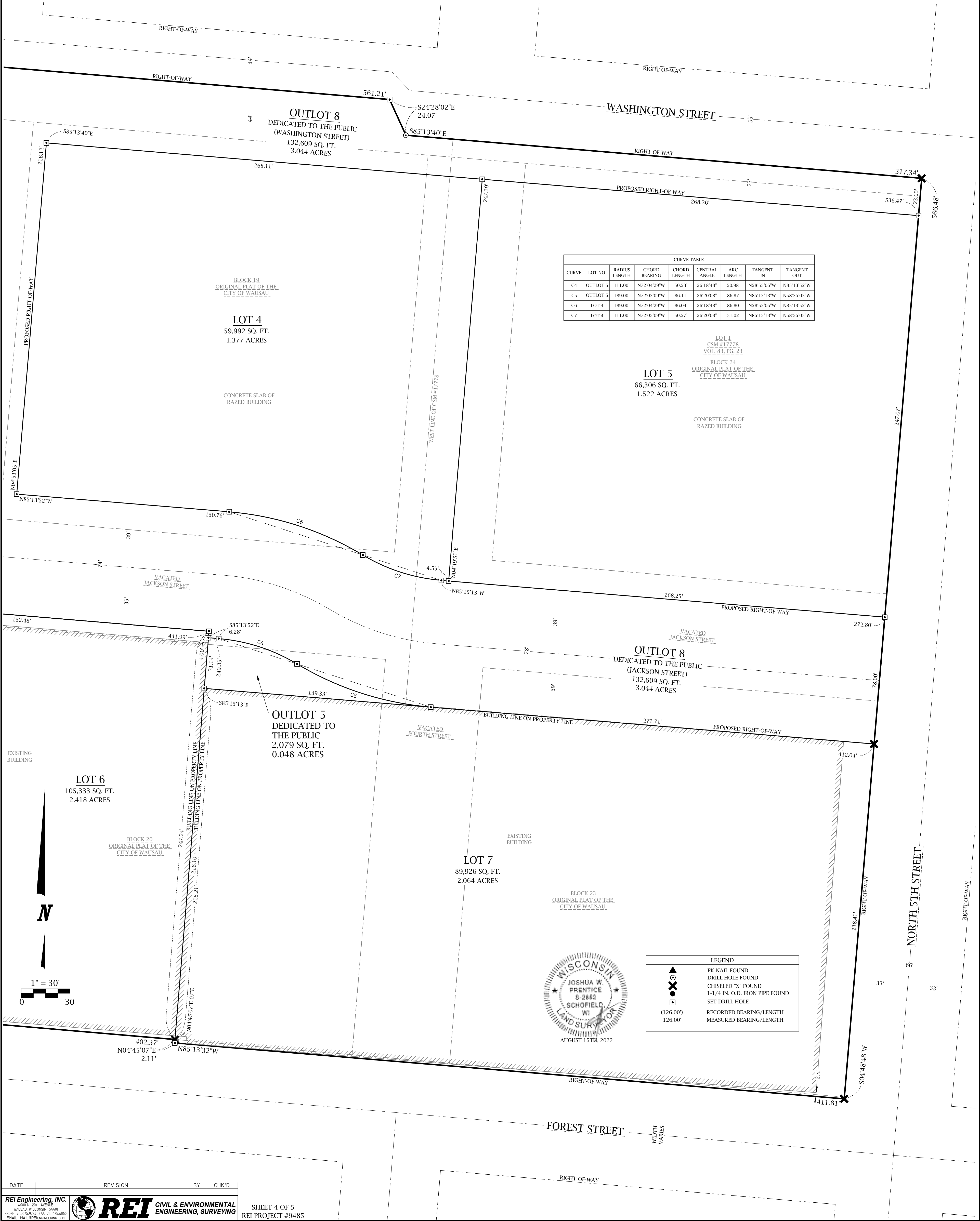
CURVE TABLE								
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	OUTLOT 3	206.50'	N04°07'09"W	64.82'	18°03'32"	65.09	N4°54'37"E	N13°08'55"W
C3	LOT 3	70.00'	N40°11'23"W	99.07'	90°04'58"	110.06	N85°13'52"W	N4°51'05"E

DATE	REVISION	BY	CHK'D
REI Engineering, INC. 4385 N. 20TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9784 FAX: 715.675.4060 EMAIL: MAIL@REIENGINEERING.COM			
 CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING			

SHEET 3 OF 5
REI PROJECT #9485

MUNICIPAL PLAT OF
ALEXANDER DAVIS PLAT

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17778, RECORDED IN VOLUME 86, ON PAGE 23, AS DOCUMENT NUMBER 1740752 AND PART OF CERTIFIED SURVEY MAP NUMBER 2264, RECORDED IN VOLUME 9, ON PAGE 48, AS DOCUMENT NUMBER 756295, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALSO KNOWN AS BLOCKS 9, 10, 11, 12, 19, 20, 23, AND 24 OF THE ORIGINAL PLAT OF THE CITY OF WAUSAU, VACATED JACKSON STREET, VACATED WASHINGTON STREET, VACATED SECOND STREET AND VACATED FOURTH STREET; ALL LOCATED IN GOVERNMENT LOT 5 OF SECTION 35 AND GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



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LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION

WAUSAU OPPORTUNITY ZONE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THE ALEXANDER DAVIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS ALEXANDER DAVIS PLAT.

WAUSAU OPPORTUNITY ZONE, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WAUSAU AND THE STATE OF WISCONSIN DEPT. OF ADMINISTRATION.

IN WITNESS WHEREOF, THE SAID WAUSAU OPPORTUNITY ZONE, LLC, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER AT _____, WISCONSIN,

THIS _____ DAY OF _____, 2022

IN THE PRESENCE OF: WAUSAU OPPORTUNITY ZONE, LLC

_____, MEMBER

STATE OF WISCONSIN)
) SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022 THE ABOVE NAMED

_____, MEMBER OF THE ABOVE NAMED WAUSAU OPPORTUNITY ZONE, LLC AND TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE OF DEDICATION AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE OF DEDICATION

CITY OF WAUSAU, AS OWNER, DOES HEREBY CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THE ALEXANDER DAVIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED, AS REPRESENTED ON THIS ALEXANDER DAVIS PLAT.

CITY OF WAUSAU DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WAUSAU AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

IN WITNESS WHEREOF, CITY OF WAUSAU, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY (PRINT NAME) _____, (TITLE) _____

AND COUNTERSIGNED BY (PRINT NAME) _____, (TITLE) _____ ,

AT _____, WISCONSIN, THIS _____ DAY OF _____, 2022.

IN THE PRESENCE OF: CITY OF WAUSAU

(SIGNATURE) _____

(PRINT NAME) _____

SIGNATURE) _____

(PRINT NAME) _____

STATE OF WISCONSIN)
) SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022,

THE ABOVE NAMED (PRINT NAME) _____, (TITLE) _____

AND (PRINT NAME) _____, (TITLE) _____

OF THE ABOVE NAMED TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OFFICERS OF SAID CITY OF WAUSAU, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CITY OF WAUSAU, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

LESSEE'S CERTIFICATE

HOM FURNITURE, INC., A CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MINNESOTA, HAVING AN INTEREST IN THESE LANDS, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS ALEXANDER DAVIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS ALEXANDER DAVIS PLAT.

IN WITNESS WHEREOF, THE SAID HOM FURNITURE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, AT _____, AND ITS CORPORATE SEAL

HEREUNTO AFFIXED ON THIS _____, DAY OF _____, 2____. IN THE PRESENCE OF: HOM FURNITURE, INC.

_____, _____ TITLE

STATE OF _____)
) SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, THE

ABOVE NAMED _____

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

_____, NOTARY PUBLIC

STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

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 THE ALEXANDER DAVIS PLAT.

DATED THIS _____ DAY OF _____, 2022

MARYANNE GROAT, TREASURER

CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE:

RESOLVED, THAT THE ALEXANDER DAVIS PLAT, IN THE CITY OF WAUSAU, WAUSAU OPPORTUNITY ZONE, LLC, AND CITY OF WAUSAU, OWNERS, IS HEREBY APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.

DATE _____ APPROVED _____ MAYOR

DATE _____ SIGNED _____ MAYOR

I HEREBY CERTIFY THAT THE AFOREMENTIONED ALEXANDER DAVIS PLAT HAS BEEN APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.

CITY OF WAUSAU CLERK

MARATHON COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
) SS
MARATHON COUNTY)

I, CONNIE BEYERSDORFF, COUNTY TREASURER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

_____, 2022, AFFECTING THE LANDS INCLUDED IN THE ALEXANDER DAVIS PLAT.

DATED THIS _____ DAY OF _____, 2022

CONNIE BEYERSDORFF, TREASURER, MARATHON COUNTY