



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, September 20, 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 August 16, 2022 meeting.
2. **PUBLIC HEARING:** Discussion and possible action on amending the Specific Implementation Plan at 900 South 25th Street to allow for the removal of the gate to Buteo Cove.
3. Discussion and possible action on amending the Specific Implementation Plan at 900 South 25th Street to allow for the removal of the gate to Buteo Cove.
4. Discussion and possible action on designating John Marshall School (1918 Lamont Street) as an historic landmark.
5. Discussion and possible action on approving a projecting sign at 1506 North 3rd Street, in a NMU, Neighborhood Mixed-Use Zoning District.
6. Discussion and possible action on the Royal View Estates 1st Addition Plat.
7. Discussion and possible action on Transportation Project Plat for Project 6999-09-02, Stewart Avenue, 72nd Avenue to 48th Avenue.
8. Next meeting date.
9. 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 9/14/2022 @ 4:00 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 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, Mountain View Wausau II LLC

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, August 16, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

Others Present: William Hebert, Andrew Lynch, Melissa Engen

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

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

Approve the minutes from July 19, 2022.

Watson motioned to approve the minutes from the July 19, 2022 meeting. Bornemann seconded, and the motion carried unanimously 6-0.

Discussion and possible action on electing the committee vice chairperson.

Mayor Rosenberg said that the commission does not have a vice chairperson and would like to have one.

Watson nominated Bohlken to be the chairperson. Brueggeman seconded the nomination. Bohlken accepted the nomination.

Bornemann motioned to elect Bohlken as committee vice chairperson. Watson seconded, and the motion carried unanimously 6-0.

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.

Lynch said that the request is for signage and the rendering is included in the packet. The signage will be an unlit building wall sign facing River Drive. Signage was not addressed during the previous approval.

Bohlken motioned to amend the specific implementation plan at 16 Fulton Street to allow for signage in a PUD, Planned Unit Development Zoning District. Lindman seconded, and the motion carried unanimously 6-0.

Discussion and possible action Alexander Davis Final Plat.

Lindman said that this is the final plat for the former mall site. The CISM staff report highlighted a few concerns. The creation of the outlots creates landlocked parcels. Lindman said in part of the developer's agreement there is a contractual obligation with WOZ that they will dedicate the Outlot 8 back to the public. The plat has been updated to show this. The state was contacted, and they agree that it is adequate for them to approve the plat. The TID boundary cuts through part of it and will be amended in the future. Through the developer's agreement, the property will be deeded to the city and then the right-of-way will be dedicated. In the future, it can come back to the city for control. The plat shows where streets will lay out. Lot 4 is the initial development parcel.

CLARIFICATION: Following the meeting it was clarified that the plat map will dedicate Outlot 8 as right of way once the plat is recorded. There will be no additional approvals by city council to create right of way. The resolution will be updated to reflect this when it goes to city council for final approval.

Brueggeman motioned to approve the Alexander Davis Final Plat. Bornemann seconded, and the motion carried unanimously 6-0.

Next meeting date.

The next meeting is scheduled for September 20, 2022.

Adjournment.

Watson motioned to adjourn, seconded by Bohlken. The motion carried unanimously 6-0 and the meeting adjourned at 5:07 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on September 20, 2022.



STAFF REPORT

TO: City of Wausau Plan Commission
FROM: William Hebert, Chief Inspector / Zoning Administrator
DATE: Sept 13, 2022

GENERAL INFORMATION

APPLICANT: Steven Severson, Director of Operations, Penkert Properties, LLC

LOCATION: 900 S 25th St.

EXISTING ZONING: PUD

PURPOSE: Amend Specific Implementation Plan

EXISTING LAND USE: Apartments

SIZE OF PARCEL: Approximately 17.88 acres

ZONING & LAND USE: North: Town of Wausau (forest)
South: SR-2 (vacant, forest)
East: Town of Wausau (farmland, forest)
West: SR-2 (single family homes)

HISTORY: The Mount View Estates (now Towering Pines) apartments were approved in 2009 to allow construction of several apartment buildings totaling 96 units. Access to a public street was from two driveway accesses to S 25th St. A gated access drive was approved from Buteo Cove for fire and rescue vehicles.

S 25th Street between McIntosh St and Townline Road is in the Town of Wausau. In spring 2022 a portion of S 25th Street was closed due to poor condition of the road. The gated access to Buteo Cove was opened so that residents of the apartment had a second access out of the complex. As of today the gate has been permanently removed by the property owner.

City staff were made aware of the gate removal and advised the new owner of the original requirement that the driveway be gated for emergency services only. The owners wish to petition the plan commission to change the SIP and permanently remove the gate at S 21st St.

ANALYSIS:

South 25th Street is a town of Wausau road. Since this is a town road, the city of Wausau is unable to make improvements. It doesn't appear that paving the road is in the near future plans for the township.

It should be noted that Buteo Cove is a public street and was developed with the option of extending the road to the east to connect with 25th Street and/or to the south with an eventual connection to Townline Road. One of the original proposals had several streets and future subdivision of land in this area.

PLAN COMMISSION OPTIONS:

Approve the change to the Specific Implementation Plan to allow removal of the gated access to S 21st St.

Or

Deny the petition to remove. Staff would then require the current owner to re-install a gated access for emergency use only.

From: [Steven Severson](#)
To: [William Hebert](#)
Cc: [Kevin Penkert](#); [Towering Pines Luxury Estates](#)
Subject: [EXTERNAL] Buteo Cove Gate and South 25th Street
Date: Thursday, August 11, 2022 5:21:26 PM

Bill,

I am writing to you today regarding the gate located between Towering Pines Apartments and South 21st Street in Wausau. The gate was removed in order to allow access to and from McIntosh Street due to the unstable and, quite frankly, dangerous condition of South 25th Street as a result of surface rutting and erosion after it rains. The condition of the road has already caused numerous accidents and road closures.

Although the City of Wausau is the recipient of our taxes, South 21st Street is located in the Town of Wausau and, therefore, the City of Wausau apparently feels there is little incentive to make the necessary improvements.

We have discussed this issue with Michael Martins, who is the Alderman for the 2nd District of Wausau, where the property is located. Myself and the Property Manager attended the Wausau City Council meeting on June 9th and because there was no public comment, we were unable to provide any sort of feedback or input at that time, although the City Council did acknowledge that the condition of South 25th Street has been an ongoing issue for many years.

The City of Wausau said they would recommend that the County submits an application for Federal funding and in that process, the City would provide a letter supporting the County in their request for Federal funding. It was decided that once the County has applied for Federal funding, the City of Wausau would be willing to contribute to the funding of improvements to South 25th Street. Has the City followed through on this commitment? We were also told that the Township was/is willing to pay up to 60% of the cost to upgrade the road. I can confirm that number with our contact in the Township, if needed.

While the development plan was amended to include the gate located between the property and Buteo Cove, we do not understand the reason for the gate or why our tenants should not have access to South 21st Street.

Primrose Estates has direct access to 21st Street and the geography of 21st Street, with its curves and corners, does not allow for excessive speed. This makes me question whether the complaints your office has received from the homeowner(s) living on 21st Street are valid. Is there a reason why the tenants of Towering Pines Apartments should not have the same access to South 21st Street as do the tenants at Primrose Estates or as any other citizen of the community does? Is there any evidence that allowing our tenants access to South 21st Street has created any concerns outside of the complaints made by the homeowner(s) residing on South 21st Street?

In summary, the condition of South 25th Street creates a safety hazard for the tenants of Towering Pines Apartments and is a liability concern to the City of Wausau and the Township should someone be injured or killed as a result of the condition of the roadway. The City, Township and Penkert Properties, LLC all agree that South 25th Street needs to be repaired. As taxpayers of the City of Wausau, it is our position that we have a right to utilize South 21st Street and fully intend to do so, temporarily, until improvements have been made to South

25th Street.

Your response is welcomed.

Steven Severson, ARM®

Director of Operations, Penkert Properties, LLC

C: (715) 660-0849 | F: (715) 426-4795 | www.penkertproperties.com

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Gated Access to Buteo Cove/S 21st St.

City of Wausau / DPW

Date Printed: 9/13/2022

0 0.03 0.05
mi

Mile Marker

Highway Exit

Municipal Boundaries

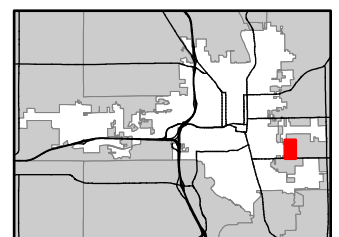
Parcel

Zoning (Label Only)

Red: Band_1

Green: Band_2

Blue: Band_3

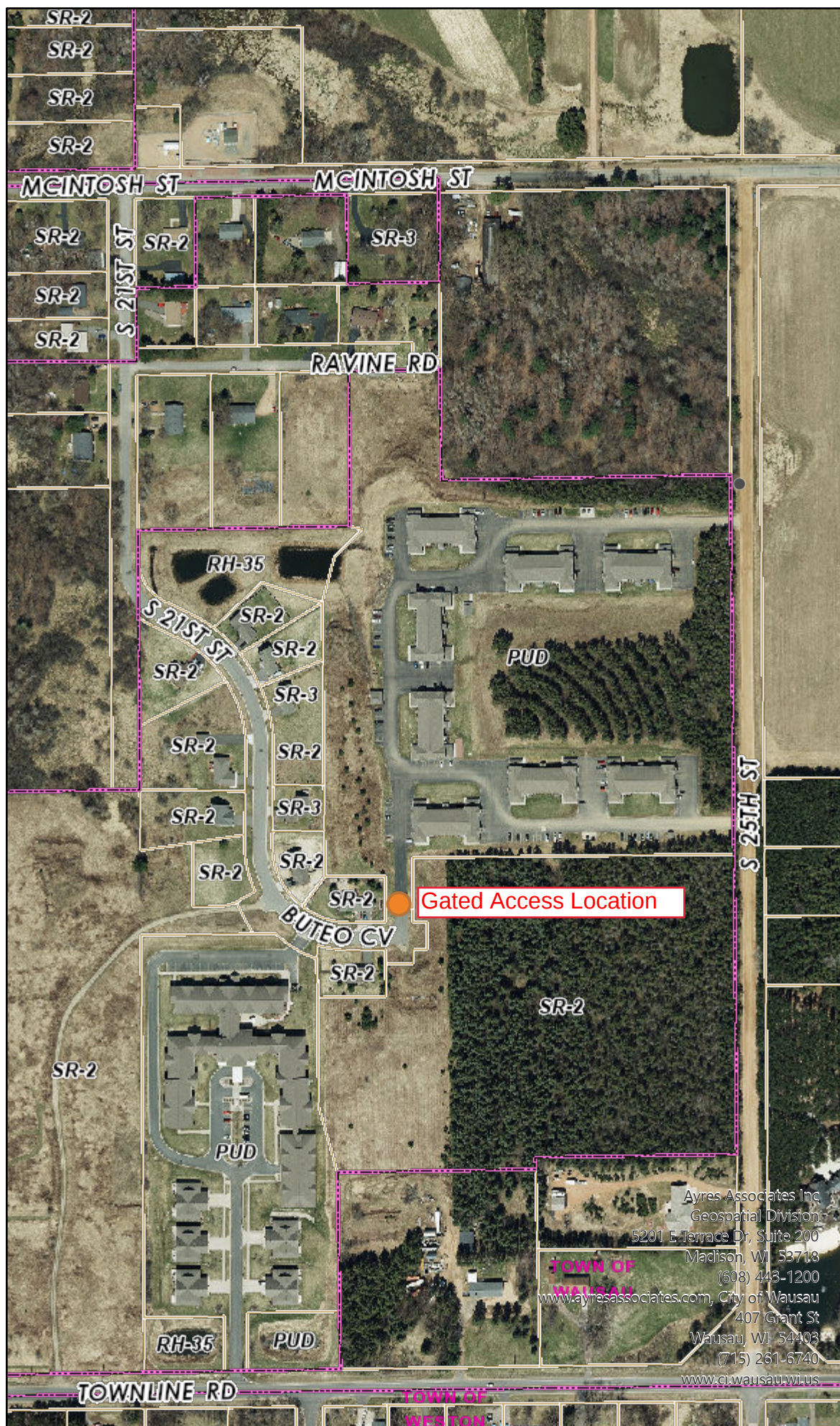


NOTES:

1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.

2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.

3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us



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Geospatial Division
5201 E Terrace Dr, Suite 200
Madison, WI 53718
(608) 443-1200
www.ayresassociates.com, City of Wausau
407 Grant St
Wausau, WI 54403
(715) 261-6740
www.ci.wausau.wi.us

September 2022

We, the neighbors on South 21st Street, Wausau, Wisconsin, are demanding that the gate at Buteo Cove that was *illegally* removed be put back in place and remain closed.

VALUE: We have invested in homes on South 21st Street (which WAS a dead end street at Buteo Cove at the time of our home purchases) knowing that the vehicular traffic from the apartment complex on South 25th Street did not come through to South 21st Street. A big part of choosing to make those home investments, and live on South 21st Street, was due to the benefits that a limited amount of vehicular traffic had to offer. The value and desirability for future resale of our homes ARE higher due to being located on a street as such. Don't take that away from us!

PEACEFUL: There was always a limited amount of vehicular traffic on South 21st Street, which maintained a very peaceful neighborhood... until recently. Every day many pedestrians utilize South 21st Street for recreation, to walk... to walk by themselves, to walk with their pets, to walk with their children, to ride bicycles, etc., because of the safe, peaceful environment it is (or was). That environment is now being threatened by the removal of the gate at Buteo Cove. In the last month or so the gate at Buteo Cove was *illegally* removed thus allowing all of the tenants from the apartment complex located on South 25th Street, Wausau, Wisconsin, access to enter through to South 21st Street. There was a VERY noticeable increase in traffic, not only an increase of cars fitted with proper mufflers, but also an increase of other vehicles and motorcycles with mufflers that are not stock, and/or are damaged. At times, some of the additional vehicular traffic coming through from the apartments make South 21st Street their drag strip. With the gate in place, South 21st Street WAS the peaceful, SAFE neighborhood that we sought out and invested in. Don't take that away from us!

SAFE, SECURE AND PRIVATE: Many of our families have children or grandchildren. Without the gate at Buteo Cove they no longer have that safe, secure, private environment that they had. The drag strip that South 21st Street has become has taken that away from all of our families. Living on South 21st Street with a gate that limited the traffic DID increase safety, security, and privacy. This WAS, AND STILL IS VERY important to us! That was one of the main reasons that we chose to live on South 21st Street. Don't take that away from us!

THEY KNEW: The tenants at this apartment complex rented their apartments knowing that they had to travel on South 25th Street, which was (and still is) a gravel road, in order to access and leave their apartment complex. The homeowners on South 21st Street bought their homes knowing that they were investing in a home on a paved and gated, dead end road. They made their investments knowing that there would ONLY be vehicular traffic from nine OR LESS other households on a daily basis because of the gate that WAS in place at the time of their purchase (the gate that was later removed *illegally*). Don't take that away from us!

THEY ALSO KNEW: It is our understanding that the owner/owners of this apartment complex, which are not the original owners, are the ones who took down the gate at Buteo Cove *illegally*. When they invested in this apartment complex they would have been made aware that the ridge (between the apartment complex on South 25th Street and the homes on South 21st Street) AND the gate at Buteo Cove were NOT to be removed. The new owners WOULD HAVE KNOWN at the time of purchase that South 25th Street was the road that they, and their tenants, were to use. When we, the homeowners on South 21st Street, invested in our homes, WE KNEW that there was a ridge to provide the privacy that we desired, AND WE KNEW that there was a gate at Buteo Cove to provide limited vehicular traffic, increasing the safety, the security, and the privacy for our families. Don't take that away from us!

Instead of petitioning to change the street that WE live on, petition to get the street that this apartment complex is on in order to get it paved. It is NO FAULT OF OURS (the neighbors on South 21st Street) that the city of Wausau and the town of Wausau can't come up with a solution to get South 25th Street paved. This apparently is the motive of the current owners of the apartment complex by making these changes. BUT, in exchange, our neighborhood environment along with the many benefits for choosing our neighborhood are being taken away.

A home with good resale value is typically one that is located on a safe and quiet street, away from the hustle and bustle.

(www.moving.com)

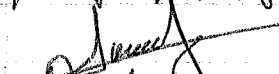
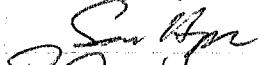
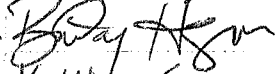
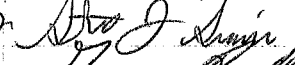
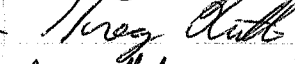
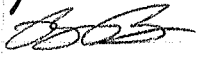
Petition to maintain current zoning AND to replace gate at Buteo Cove

Petition of the homeowners on South 21st Street demanding to maintain the current zoning and the current conditions, and to also replace the gate that was illegally removed at Buteo Cove.

The following is the legal description of described properties:

SEC 31-29-08 PT OF E1/2 SE1/4 - LOT 1 CSM VOL 72 PG 152 (#15881)
DOC #1577526, MORE COMMONLY KNOWN AS 900 SOUTH 25th STREET

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now in order to maintain the current status of zoning of above stated property, to maintain the conditions placed on the stated (in petition letter) ridge and gate which were in place at the time of our home investments/purchases, and to require the reestablishment of the gate to its legal state.

Date	Signature	Printed Name	Address	Comment
7-11-22		Josh Willhite	913 S. 21st	
7-11-22		Diane Nutter	919 S. 21st	
7-11-22		Leonardo Osorio	1003 S 21st	
7-11-22		Derek Nelson	2106 Buteo Cove	
7-11-22		Sam Hanger	2105 Buteo Cove	
7-11-22		Brittany Hanger	2105 Buteo Cove	
7-11-22		Kathleen Simmons	926 S. 21st Street	
7-11-22		Steve Simmons	926 S. 21st Street	
7-11-22		Greg Wutter	919 S. 21st Street	
7-11-22		Julie Nelson	2106 Buteo Cove	
7-13-22		Brandon Benz	2100 Townline RD - Primrose Retirement	

Dear Wausau City Council,

We are writing to request your consideration with an issue of community concern. A metal gate along Buteo Cove that previously separated our dead end road from the parking lot of the Towering Pines apartments was removed, without notice, during the Spring of 2022. Our neighborhood is a low traffic area, separated from any main roads by a vacant lot and the gate was put up for the express purpose of keeping cars from driving through the private drive of a neighboring business and reducing traffic to a trickle.

Initially, we were under the impression that the gate would only be opened to allow emergency vehicles access to the apartment complex. Without notice or warning, the gate was removed and our neighborhood and a local business have faced issues with increased traffic to and from the apartment complex. We understand that the gate was initially opened to allow access to the apartments during a time when South 25th Street was impassable from McIntosh Street. This issue has since been addressed and access to the Mountain View Estates is possible from both the North and South ends of South 25th Street, yet we have seen a steady flow of traffic to and from the apartment complex that endangers our community.

Our street is often used by children, families, and elderly residents for walking and biking. We chose to buy homes in this neighborhood so our children could play outside safely without major concern for traffic. Many vehicles traveling through the previously gated lot drive well above the speed limit (including some instances of multiple vehicles racing) while coming through our neighborhood and do not seem cognizant of the need to watch for pedestrians and playing children. Additionally, there have been multiple violent conflicts at the apartment complex that have required law enforcement intervention, including multiple incidents which have involved weapons. As a community, we are concerned that continued traffic from this neighborhood may increase the risk of violent crime.

Prior to the gate being removed, there had been a concern about motorists driving around the gate through the adjacent lots illegally, and the city addressed our concerns at the time by placing barriers on either side of the gate. The removal of the gate seems counterintuitive to the already addressed concerns, therefore we are writing in hopes that the city will take action to remedy the removal of this gate.

Thank you for your time and consideration,

Residents of Mount View Estates

Department of Public Works
Planning Division



Joseph M. Pribanich
City Planner

MEMO

TO: Tom Wood, Harris & Associates, Inc., for Wade Micoley, WM Development

FROM: Joseph M. Pribanich, City Planner

DATE: August 17, 2009

SUBJECT: Amend General Development Plan and Approve Precise Plan for Mount View Estates Apartments on 17.88 Acres along South 25th Street

* * * * *

Please be advised that your request to amend the general development plan and approve the precise implementation plan for 17.88 acres along South 25th Street was acted upon by the Wausau Common Council on August 11, 2009. The Common Council approved the amended general development plan and precise plan. Please see the two enclosed resolutions for additional information regarding this action.

If you have any questions about the enclosed resolutions, please contact me at 261-6753.

cc: Wade Micoley
Mary Claire Lanser

CCamendGenDev.PET

RESOLUTION OF THE PLAN COMMISSION

Amending the general development plan for 17.88 acres along South 25th Street to allow for construction of a 96-unit multi-family residential apartment complex in an existing Unified Development District. (Micoley)

Committee Action: Approved 5 – 1

Fiscal Impact: Construction of this apartment complex will increase the City tax base.

File Number: 09-0811

Date Introduced: August 11, 2009

WHEREAS, the Plan Commission held a public hearing on July 21, 2009 to review a request by Tom Wood, representing Wade Micoley, WM Development, to amend the general development plan for approximately 17.88 acres located along South 25th Street to allow for construction of a 96-unit, low density, multi-family residential apartment complex within an existing Unified Development District; and

WHEREAS, the development will consist of eight 12-unit, two-story structures, each to contain eight 2-bedroom and four 1-bedroom apartment units; and

WHEREAS, the development will be served by a private, U-shaped road with access to South 25th Street and will include a gated access drive from Buteo Cove for fire and rescue vehicles; and

WHEREAS, the development conforms to several elements of the City's comprehensive plan, should be compatible with other land uses and zoning in the immediate vicinity, and should not be injurious to the use and enjoyment of other property in the area; and

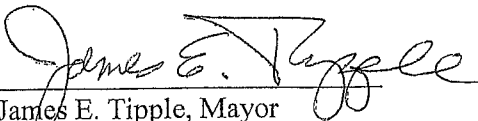
WHEREAS, the site is adequately served by existing or planned streets and utilities to accommodate the proposed development; and

WHEREAS, at the public hearing, owners/residents of property at 1285 South 25th Street, 702 South 21st Street, and 1925 Townline Road expressed opposition to the proposed apartment complex; a petition was received, signed by 40 residents representing 32 area homes, in opposition to the proposed apartment complex; a letter of opposition was received from the owner of 2305 McIntosh; and Town of Wausau Chairman James Riehle expressed concerns about traffic and the impact of stormwater drainage on Town roads; and

WHEREAS, District 1 Alderperson Jim Rosenberg expressed support for the proposed development and District 2 Alderperson Deb Hadley and District 9 Alderperson Matt Kaiser also appeared at the public hearing; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau hereby approves an amendment to the general development plan for 17.88 acres along South 25th Street, as presented, to allow for construction of a 96-unit multi-family residential apartment complex, subject to the condition that the existing tree buffer that currently surrounds the development shall remain in place as shown on the petitioner's plans.

Approved:


James E. Tipple, Mayor

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PLAN COMMISSION

Approving the precise implementation plan for Mount View Estates Apartments along South 25th Street. (Micoley)

Committee Action: Approved 5-1

Fiscal Impact: None.

File Number: 09-0811

Date Introduced: August 11, 2009

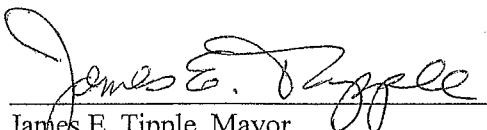
WHEREAS, the Plan Commission met on July 21, 2009 to review a request by Tom Wood, Harris & Associates, Green Bay, representing owner Wade Micoley, WM Development, LLC, to approve the precise implementation plan, as presented, for construction of a 96-unit multi-family residential apartment complex along South 25th Street in an existing Unified Development District; and

WHEREAS, the precise implementation plan closely conforms to the approved general development plan; and

WHEREAS, the petitioner has submitted sufficient information for approval of the precise implementation plan; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the precise implementation plan for Mount View Estates Apartments along South 25th Street, as presented, subject to the condition that the petitioner shall obtain the required stormwater management permit(s).

Approved:


James E. Tipple, Mayor

Under new management, Towering Pines Apartments are taking away our once peaceful, safe, and private neighborhood. Towering Pines Apartments is an 8 building - 12 unit apartment complex with about 96 apartments and assumingly over 100 residences.

When we moved to our new home in 2016, S 21st Street was marked as a dead end road with an "emergency access only sign on the gate" to Towering Pines. We invested in a property we felt granted us privacy and would be a safe area to raise our kids with limited vehicular traffic. Towering Pines has two points of access off of S 25th Street, having a third, is only inviting more traffic to a once peaceful neighborhood.

On April 27, 2022, the gate separating S 21st Street and Towering Pines was opened. 2 stop signs were placed on the street. Neighbors on S 21st Street were told the open gate was temporary due to road construction on 25th Street when contacting the City of Wausau, Town of Wausau, and Towering Pines directly. The stop signs were constantly ignored by the increased number of drivers going to and from Towering Pines. Our quiet neighborhood saw a noticeable increase in traffic during the early morning and after work hours. These drivers also use the retirement homes adjacent private driveway/parking lot as their own personal access from Townline Road to the Apartments.

Sometime before June 20th, 2022, the gate was removed completely off its wooden posts. To this day (9/20/2022), the gate has been absent from the property. Our neighborhood has felt less safe and secure for our families and children. Each weekday, 2 buses pick up and drop off over 10 children in our neighborhood who walk to their homes. One bus drops off children around a curved blind spot of the road. The bus then turns around at the dead end street. We have witness cars slamming on their breaks or tailing the bus as it tries to deliver kids home safely.

When calling Towering Pines to discuss our concerns, the manager of the property, who would not give her name, stated it was not her or the ownerships responsibility to police what vehicles use the once gated entrance nor did they have concern for the pedestrians as apartment residences speed down S 21st Street.

We have a 5-year-old and a 3-year-old. Both our boys are adventurous, curious, and active. We spend our summers outside as much as possible. For their birthday this year they were gifted a basketball hoop, which sets in our driveway. We do our best as parents to diligently watch them while they play but it only takes one time for a ball to roll into the road and they chase after it without thinking. Per Psychological Science.org "Every 2 mins a child is hit by a car in the US. Getting hit by a car is the third leading cause of death for kids 5- to 9-years-old. Evidence shows that kids are three times as likely to get hit by a car when traffic speed exceeds 25 miles an hour."(www.psychologicalscience.org) Currently there are no speed limit signs on S 21st Street, however the speed limit on the parallel, connecting road is 35 miles per hour. Cars can easily hit 40 miles per hour traveling from the apartments down S 21st Streets curved road.

The neighbors on S 21st Street urge the Board to proceed with taking any and all steps to protect our neighborhood from the negative traffic of Towering Pines Apartments, by reinstalling the gate separating Towering Pines and S 21st Street and the gate to remain closed, for emergency use as originally intended.

Thank you,
Residences at 2105 Buteo Cove



Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 9, 2022
Subject: John Marshall School - Historic Landmark Designation

The Historic Preservation Commission held a public hearing last month for the designation of John Marshall School as a local historic landmark. The minutes from the meeting are attached to this memo, along with some information about the building. The commission found the building to be historically significant and recommended moving forward with the landmark designation.

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

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

Based on these criteria, staff recommends Plan Commission approval of the landmark designation. The area around John Marshall school has been built out for many years, largely with single-family homes. That is not expected to change in the near future, i.e., there is not a redevelopment plan for the immediate area. The comprehensive plan acknowledges the value of preserving the city's history. Also, Wausau's municipal code (2.82.010) states that it is a matter of public policy that the protection, enhancement, perpetuation and use of buildings of special architectural character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people.

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, February 17, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: Brad Lenz, Sam Wessel, William Hebert, Brian Stahl, Melissa Engen, Thomas Brown, Gary Gisselman, Jonathan Creisher, Christine Martens, Larry Nigbur, Brian Davies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

John Marshall School History .

John Marshall School's rich history spans a period of seventy years. It began when a large tract of land, which includes the present site of John Marshall School, was annexed from the town of Weston to the city of Wausau in 1920. With an eye to the future, the Wausau School District had already purchased a portion of this land in 1919 for a school site.

A school was built on this site in 1922 at a cost of \$107,950. The new school had four classrooms, a gym and a ground floor maintenance plant. The new John Marshall School boasted a student body of 23 and had one full-time teacher and a teacher-principal. A year later the student population had grown to 97.

The school was named for perhaps the United States greatest jurist, John Marshall, who in 1801 became Chief Justice of the Supreme Court. He established the Supreme Court's power to interpret the constitution.

In 1923 the John Marshall Community Club was founded. This group was an organization similar to a Parent Teacher Organization but also included other interested people from the community. Club meetings usually began with a community sing, followed by a speaker. The evening would often end with dancing. The records from the first year of the John Marshall Community Club show they held a February Masked Ball, bought a basketball, set up a health room, bought curtains for the stage (which had spaces local business firms could rent for display of advertisements), had a fair, played cards and had talks on community health concerns. In 1926 the Community Club bought a bust of John Marshall for the school. That year they also discussed an issue that has been brought up many times since then, should the School Board or the Community Club be responsible for purchasing playground equipment? No resolution was noted in the records.

Leo Crooks, an early Community Club president, was the originator of "Stunt Night." Each room in the school was responsible for a "stunt" and the performance raised money for club activities. Stunt Night grew into a city-wide production with all city schools participating. It was a special annual community event until the early 1970's.

In 1930 John Marshall School needed its first addition. A south wing added four classrooms and a kitchen.

During the Great Depression in 1934 the Community Club requested a crossing guard for Grand Avenue and bought basketballs and sweatshirts for the basketball team. Since these were hard times, the Community Club also answered the need to help pay for milk for lower grade students who couldn't afford it. That year, in addition to Stunt Night, a musical pageant was performed by the children. At the end of 1935, the treasury had a balance of \$34.87.

The School was enlarged again in 1947. The north wing was added at a cost

of \$97,000. Four classrooms, a shop and a boiler room were added. Student enrollment was now at 260 and the school staff totaled 11 teachers.

By 1954 the K-6 elementary school was again bursting at the seams, with 500 students and a staff of 16 teachers. This growth prompted the addition of six classrooms and office space on the south of the building at a cost of \$240,000.

In 1956 the PTO- Community Club budget included money for playground improvement, girl and boy scouts, safety patrol, an opaque projector, and phonograph records for the skating rink.

In 1971 two classrooms in the school were remodeled and became the new library or instructional materials center (IMC). The school then had a student body of 300 and a staff of 14.5 teachers. Ten volunteer instructional aides helped in the classroom and 23 mother volunteers helped in the IMC.

Currently in January 1991 John Marshall School has 450 students enrolled in kindergarten through grade six. These students are taught by 18.5 regular classroom teachers. They also receive instruction from specialists in art, physical education, library, and music. Other support services are provided on a part time basis by a school social worker, a school psychologist, and a speech/language clinician. John Marshall also provides services for students with learning disabilities, houses the district program for K-6 students with emotional disabilities, and has a district program for phonologically impaired early childhood students.

In early 1991 we are nearing completion of the most recent addition to John Marshall School. A wing added to the west of the school has provided four classroom spaces, four small group instructional spaces, a kitchen facility, a gymnasium, locker rooms, storage space, receiving/custodial space and a storage warming facility for outdoor recreational use. During the past year a renovation plan for the existing building was developed and the first phase was implemented. This included the complete removal and replacement of the heating and air handling systems throughout the existing building. The entire electrical system with the exception of classroom lighting was removed and replaced. The plumbing system was removed and replaced in the 1922, 1930, and 1947 sections of the building and restrooms in these areas were completely renovated. Asbestos was removed throughout the building. The building was brought up to current code standards with the installation of fire rated stairwell enclosures, smoke alarms, and a new fire alarm system. A hallway was opened up on the ground floor level and outside doors installed in the multipurpose room to provide needed exit routes from this level. Improvements were also begun on the clock and communications system throughout the building.

With it's expanded and renovated facility, John Marshall School can now better meet the diverse needs of its large student body into the 21st century.

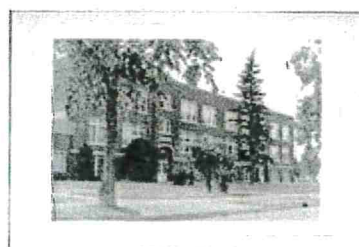
COVID-19 Updates: For the most up-to-date information on accessing our services [learn more here](#).

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PROPERTY RECORD

1918 LAMONT ST

Architecture and History Inventory

[PRINT](#)[EMAIL A FRIEND](#)[FACEBOOK](#)[TWITTER](#)[MORE...](#)

NAMES

Historic Name: **John Marshall School**

Other Name: _____

Contributing: _____

Reference Number: **51037**

PROPERTY LOCATION

Location (Address): **1918 LAMONT ST**

County: **Marathon**

City: **Wausau**

Township/Village: _____

Unincorporated Community: _____

Town: _____

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1922**

Additions: **1947 2000**

Survey Date: **19832017**

Historic Use: **elementary, middle, jr.high, or high**

Architectural Style: **Collegiate Gothic**

Structural System:

Wall Material: **Brick**

Architect: **Parkinson and Dockendorff**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS

NOTES

Additional Information: Herman Duern was contractor.

1947 addition by Oppenhamer & Obel. 2000 addition by SDS Architects, Eau Claire.

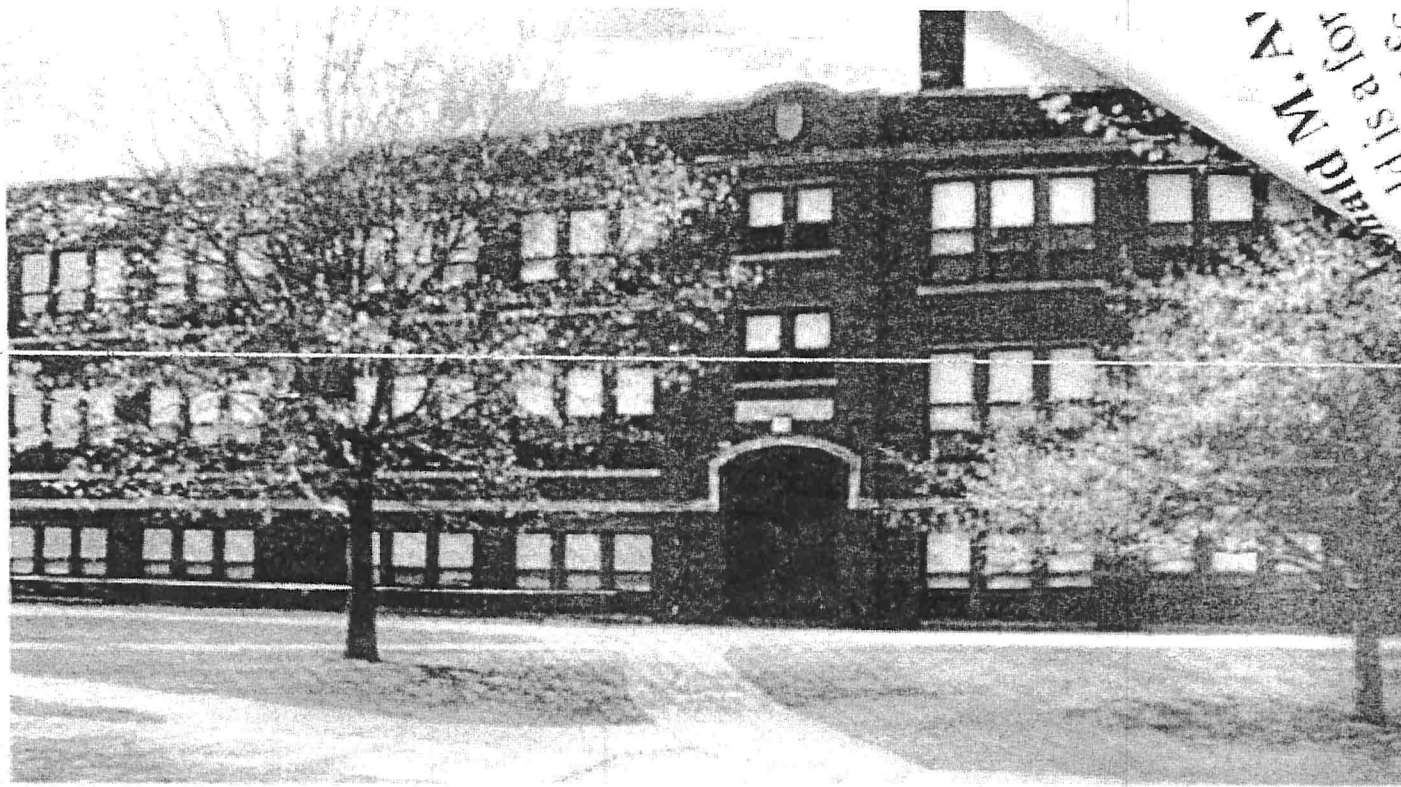
Bibliographic References: (A) City Directory, 1922. In Aucutt, Hettinga and Jansen, "Wausau Beautiful" (2nd ed., 2010), 203.

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:



John Marshall Elementary School. DMA.

24. John Marshall Elementary School, 1918 Lamont Street, 1922, additions in 1947, 2000. La Crosse architects **Bernard Dockendorff** and **A.E. Parkinson** designed this school. Dockendorff, a La Crosse native who studied at the Technicum in Darmstadt, Germany, at the end of the 19th century and Parkinson, a native of England trained by his father, did more than 150 schools and 800 public buildings altogether. John Marshall school is in the collegiate style favored for schools around Wisconsin and the country early in the 20th century. The school is named for a the U.S. Supreme Court justice. Additions were by **Oppenhamer and Obel** in 1947 and **SDS Architects**, Eau Claire, in 2000.



STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: Sept 12, 2022

GENERAL INFORMATION

APPLICANT: Hannah Reyes, Cup and Cake (Kreger's Bakery)

LOCATION: 1506 N 3rd St.

EXISTING ZONING: NMU, Neighborhood Mixed Use

PURPOSE: Plan Commission Approval

EXISTING LAND USE: Commercial / Bakery

SIZE OF PARCEL: Approximately .16 acres

SURROUNDING ZONING AND LAND USE:

This parcel is located on North 3rd Street, north of Dekalb Street and south of E Bridge Street. The west side of the block is zoned NMU and the east side is zoned UMU.

ANALYSIS

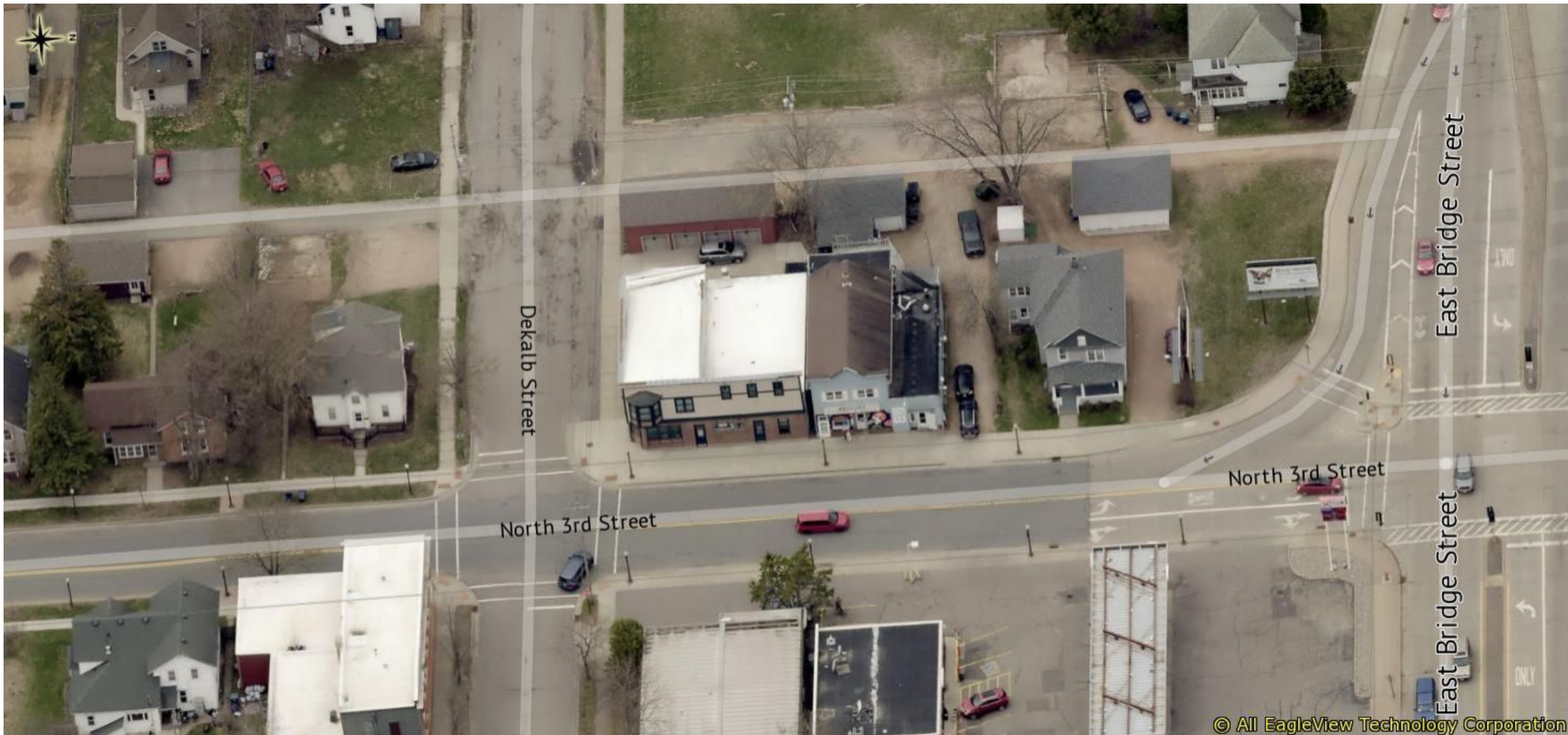
The business owner proposes to install a blade sign above the business entry door. The sign will be 2 feet by 3 feet. The image will be burned into the wood sign. A metal bracket will hang the sign off of the front of the building over the entry way. It will extend over the sidewalk and provide a minimum 8 foot walking clearance. The sign image and front view of the entry is on the next page.

Recommendation

Staff recommends approval of the sign as proposed.



1506 N 3rd Street





MEMO

TO: Members of City Plan Commission

FROM: Brad Lenz, City Planner

DATE: September 12, 2022

SUBJECT: Extraterritorial Review of Royal View Estates

Included in the packet is a plat for a proposed subdivision located in the town of Rib Mountain. Title 21 of the Wausau Municipal Code gives the City the ability to review subdivisions in unincorporated areas of Marathon County within three miles of the city. The proposed subdivision lies north of South Mountain Road (County Highway N) and west of Bittersweet Road. It is located approximately 2.5 miles from the city limits and on the other side of Rib Mountain.

There are no expected impacts to the city of Wausau in terms of stormwater management, streets, utilities, or other public facilities. The Parks Department advises the Town of Rib Mountain to collect parkland dedication fees from this development to enhance the park system in the area. The Town is also advised to consider requiring a trail easement through this property from the State property to County Rd N. A connection of Rib Mountain State Park to Nine Mile was identified as part of the Rib Mountain State Park Master Plan Update and this development offers an opportunity for a connection to Cty Hwy N. The connection would also be utilized by the residents of the town to access the state park.

CITY OF WAUSAU FORMAL APPLICATION FOR APPROVAL OF A PRELIMINARY PLAT

Note: Section 21.12.020 of the *Wausau Municipal Code* requires subdividers to provide the City Engineer with a letter of intent and sketch of the proposed subdivision at least 30 days before a preliminary plat is submitted. Additional information on the letter of intent and sketch plan can be obtained from the City Engineering Department.

Instruction: This application should be completed and returned to the City Engineer with six (6) copies of a preliminary plat (at least one copy should be 11"X17" or smaller). The preliminary plat should be prepared in accordance with the requirements of Chapter 21.24 of the *Wausau Municipal Code*. A copy of Chapter 21.24 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*).

SECTION I. Applicant Information

1) Are you the Owner of the subdivision or the Owner's Agent? ☐ Owner ☒ Agent

2) Your Name: Tom Rasenz REI Engineering

3) Your Mailing Address: 4000 N. 20th Ave
Wausau WI 54401

4) Your Contact Information: 715-675-9784
(Phone Number) (Fax Number)

TRASNZ @ REIENGINEERING.COM
(E-mail address and/or alternate phone number, if available)

5) If you are the Owner's Agent, list any OTHER owners of land within the subdivision:

CURRENT
OWNER

HAROLD/MARIAN HALL (SUCCEESSES)
(Name)

223071 BURBONNET RD.
(Street Address)

Wausau WI 54401
(City, State, Zip Code)

YVONNE HALL
715-212-9370
(Phone Number)

PROPOSED
OWNER

BPW DEVELOPMENT, LLC
(Name)

150435 STANBERRY LANE.
(Street Address)

Wausau WI 54401
(City, State, Zip Code)

715-571-8022
(Phone Number)

7) Name of Surveyor & Business Name (if different from above):

JOSH PRINTICE
(Surveyor's Name)

REI ENGINEERING
(Surveyor's Business Name)

8) Address of Surveyor: 4000 N. 20th Ave.
(Surveyor's Street Address)

Wausau WI 54401
(City, State, Zip Code)

9) Surveyor Contact Information: 715-675-9784
(Phone Number) (Fax Number)

JPRINTICE @ REIENGINEERING.COM
(E-mail address and/or alternate phone number, if available)

10) Name of Engineer & Business Firm that will be doing the stormwater management plan and other engineering work (sanitary sewers, water mains, streets, etc.) related to the plat:

Jim Borysenko / Mike Mour
(Name)
715-675-9784
(Phone Number)
REI
(Business Name)
4000 N. 20th Ave
(Street Address)
Wausau WI 54401
(City, State, Zip Code)
(FAX Number)
mmour@reiengineering.com
(E-mail Address)

NOTE: Name, Address, and Telephone Number of technician responsible for subdivision design and of the surveyor responsible for surveys should also be shown on the preliminary plat as submitted.

SECTION II. Subdivision Information — Plat and Street Names

11) Proposed Name of Subdivision: Royal View Estates 1st Addition

(Please call the Marathon County Register of Deeds Office at 715-261-1470 to select a unique plat name.)

12) Street Names: *To ensure proper emergency response, all new street names must follow standard guidelines established by the City of Wausau and Marathon County. Please call the Marathon County Department of Conservation, Planning, and Zoning (at 715-261-6040) to select unique road names. Attach a written response from that office with a listing of approved street names.*

Proposed Street Names: LAVENDER Lane
STRAWBERRY Lane

☒ Check this box if you have no preferred street names and agree to allow the City of Wausau to determine appropriate names.

SECTION III. Subdivision Information — Basic Facts and Proposals

13) Location and Description of Property (government lot, section, township, range and town or city):

PART OF THE NW 1/4 - SE 1/4 & SW 1/4 - SE 1/4, SEC. 16, T. 28 N,
R. 7 E, TOWN OF RIB MOUNTAIN

14) Size of tract in acres and/or of existing lots, if any, in square feet: 0 ACRES

15) Existing zoning classification of property: RA-1

16) Will any rezoning be proposed? If so, please describe: yes SR-2 & MR4

17) Number of lots proposed in subdivision: 49

18) Area of lots proposed: Minimum 20,000 sq ft Average 25,000 sq ft Maximum 20.1 ACRES

19) Briefly describe proposed sanitary facilities:

Water: Rio Mt. Metro

Sewage Disposal: Rio Mt. Metro

20) How do you propose to handle stormwater runoff from the subdivision in order to comply with Chapter 15.56 of the *Wausau Municipal Code*?

- Stormwater Pond within Outlet 2

- Grassed Swale Between Lots 46/47

21) Have you contacted the U.S. Army Corps of Engineers and/or Wisconsin Department of Natural Resources about wetland and navigable water issues? ☒ Yes ☐ No

22) How do you propose to handle parkland dedication/fee requirements? Please describe:

Town of Rio Mt.

23) List existing covenants on the property, if any: N/A

24) List covenants proposed for the property, if any: Similar to Royal View

Estates

Completed by: Tom Rasner

Today's Date: 7/28/22

Tom Rasner
(Your Signature)

NOTE 1: If you wish to submit additional information, attach extra pages to this form.

NOTE 2: Please keep a copy of this form for your records.

NOTE 3: Please inform the City Engineering Department, in writing, of any changes in surveyor, engineering firm, etc. that occur after submittal of this application.

PRELIMINARY PLAT OF
ROYAL VIEW ESTATES 1ST ADDITION
A SUBDIVISION PLAT OF ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN
OF RIB MOUNTAIN, 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 A PARCEL OF LAND BEING ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00°12'27" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 24.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N" AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°12'27" WEST, COINCIDENT WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 2554.12 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE NORTH 89°44'43" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 1319.76 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, THENCE SOUTH 00°11'22" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, 2568.25 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N"; THENCE NORTH 88°51'18" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 728.09 FEET; THENCE SOUTH 89°23'30" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 591.09 FEET TO SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,372,544 SQUARE FEET, 77.423 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE RPW DEVELOPMENT, LLC, AGENT OF SAID PARCEL.

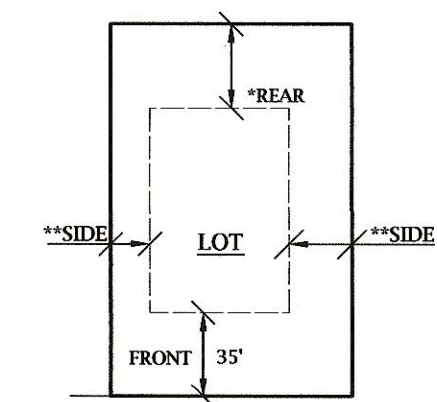
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

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 TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY 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 20TH DAY OF JULY 2022

REI ENGINEERING, INC.
JOSHUA W. PRENTICE
WI P.L.S. S-2852



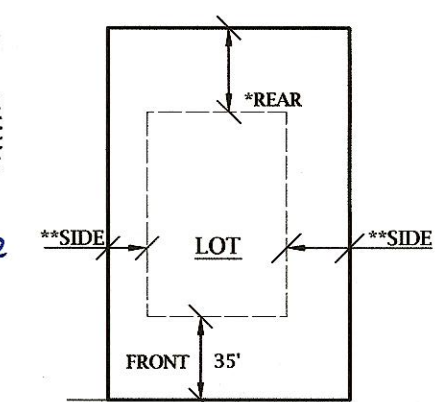
MINIMUM SETBACK REQUIREMENTS
LANDS WITHIN THE TOWN OF RIB MOUNTAIN

LOTS 1-18
MR-4 ZONING
FRONT YARD/STREET - 35'
REAR YARD - 25'
SIDE - 10' OR 12' **

FROM SECTION 17.093 OF THE RIB MOUNTAIN ZONING CODE

**REAR YARD SETBACK = 25 FEET FROM BUILDING (HOME) TO REAR PROPERTY LINE & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE PROPERTY LINES.

**SIDE YARD SETBACK = 10 OR 12 FEET FROM BUILDING (HOME) TO SIDE PROPERTY LINES & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE PROPERTY LINES



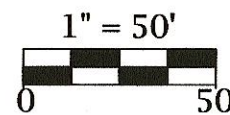
MINIMUM SETBACK REQUIREMENTS
LANDS WITHIN THE TOWN OF RIB MOUNTAIN

LOTS 19-49
SR-2 ZONING
FRONT YARD/STREET - 35'
REAR YARD - 35'
SIDE - 10' OR 15' **

FROM SECTION 17.093 OF THE RIB MOUNTAIN ZONING CODE

**REAR YARD SETBACK = 35 FEET FROM BUILDING (HOME) TO REAR PROPERTY LINE & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE PROPERTY LINES.

**SIDE YARD SETBACK = 10 OR 15 FEET FROM BUILDING (HOME) TO SIDE PROPERTY LINES & 10 FEET FROM BUILDING (ACCESSORY) TO SIDE PROPERTY LINES



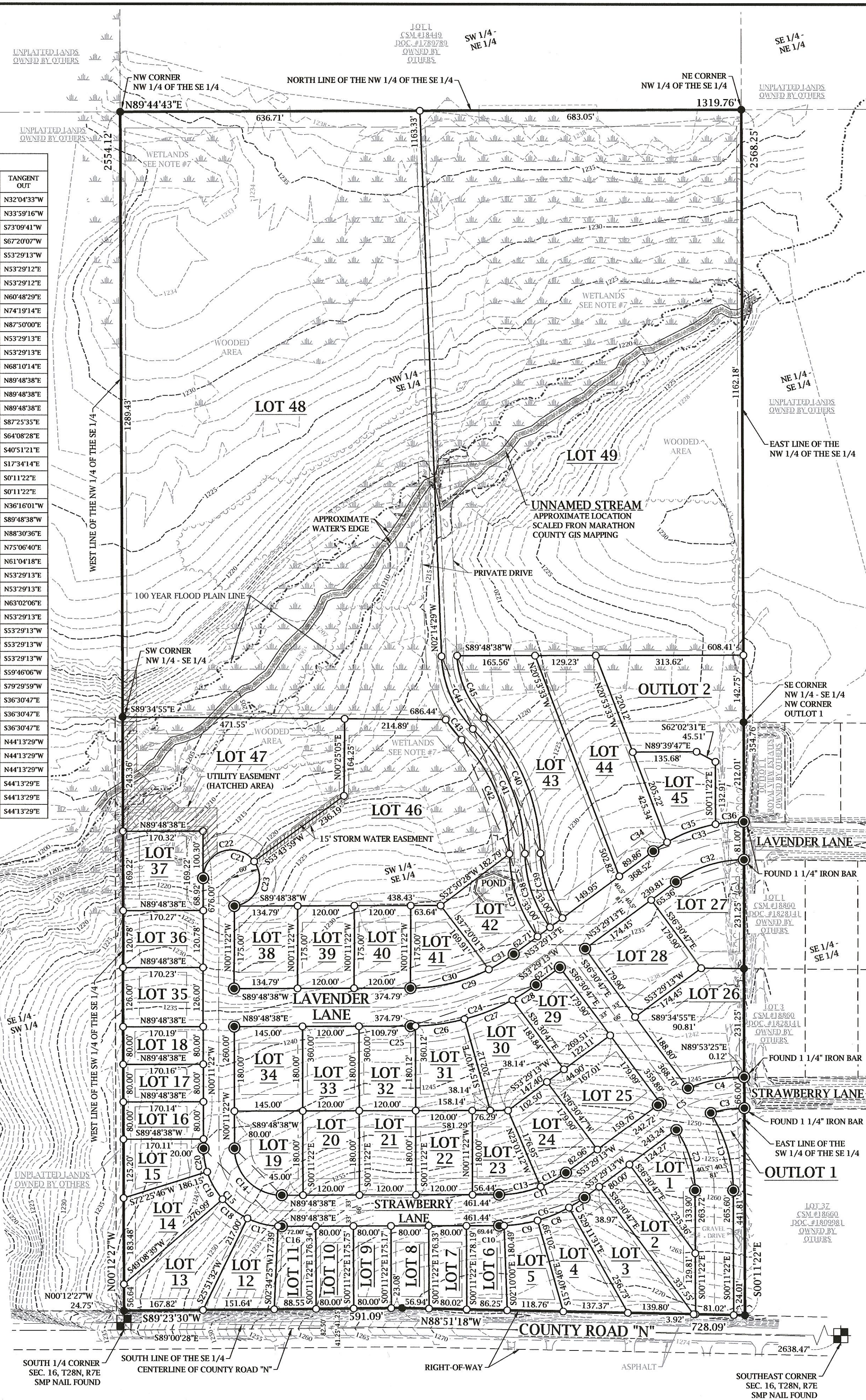
LEGEND	
○	1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET
●	#10X18" REBAR WEIGHING 4.303 LBS./LIN. FT. SET (UNLESS NOTED)
●	1-1/4 IN. O.D. IRON PIPE FOUND
(126.00')	RECORDED BEARING/LENGTH
---	MEASURED BEARING/LENGTH
---	EXISTING OVERHEAD UTILITIES
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER
---	EXISTING STORM WATER
---	EXISTING UNDERGROUND FIBER OPTIC LINE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING PROPERTY LINE
---	EXISTING TREE LINE
---	BUILDING SETBACK LINE

GENERAL NOTES:

- BEARINGS AND COORDINATES ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°00'28" EAST.
- ELEVATIONS ARE REFERENCED TO THE NAVD 88 DATUM AND ESTABLISHED BY USING THE WISCONSIN NETWORK.
- THERE DOES NOT APPEAR TO BE ANY STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- BUILDING SETBACKS ARE SHOWN IN THE ABOVE DETAILS.
- PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS' HOTLINE TICKET #20221915983.
- FIELD WORK WAS COMPLETED ON 5-18-2022.
- WETLANDS SHOWN WERE DELINEATED BY STAR ENVIRONMENTAL IN JUNE 2021.
- EXISTING PARCEL IS CURRENTLY ZONED RA-1. THE PROPOSED ZONING FOR LOTS 1-18 IS MR-4 AND THE PROPOSED ZONING FOR LOTS 19-49 IS SR-2.
- 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 1, 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.

Curve Table											
CURVE	LOT NO.	RADIUS LENGTH	CHORD LENGTH	CHORD ANGLE	ARC LENGTH	TANGENT ANGLE	TANGENT OUT				
C1	OUTLOT 1	313.59'	N106°07'57"W	172.23'	31°53'11"	174.47'	N00°11'22"W	N32°04'33"W			
C2	LOT 1	232.50'	N17°05'19"W	135.17'	33°47'54"	137.15'	N00°11'22"W	N33°59'16"W			
C3	OUTLOT 1	240.00'	S81°47'23"W	72.01'	17°15'25"	72.29'	N89°34'55"W	S73°09'41"W			
C4	LOT 26	306.00'	S78°48'00"W	121.64'	22°55'47"	122.46'	N89°44'07"W	S67°20'07"W			
C5	LOT 25	306.00'	S54°09'54"W	7.24'	1°21'22"	7.24'	S54°50'35"W	S53°29'13"W			
C6	LOTS 3-6	306.00'	N71°38'55"E	190.76'	36°19'26"	194.00'	N89°48'38"E	N53°29'12"E			
C7	LOT 3	306.00'	N57°08'51"E	39.07'	7°19'16"	39.10'	N60°48'29"E	N53°29'12"E			
C8	LOT 4	306.00'	N67°33'52"E	72.00'	13°30'46"	72.17'	N74°19'14"E	N60°48'29"E			
C9	LOT 5	306.00'	N81°04'37"E	72.00'	13°30'46"	72.17'	N87°50'00"E	N74°19'14"E			
C10	LOT 6	306.00'	N88°49'19"E	10.56'	1°58'38"	10.56'	N89°48'38"E	N87°50'00"E			
C11	LOTS 23-24	240.00'	N71°38'55"E	149.82'	36°19'25"	152.15'	N89°48'38"E	N53°29'13"E			
C12	LOT 24	240.00'	N69°49'43"E	61.34'	14°41'01"	61.51'	N68°10'14"E	N53°29'13"E			
C13	LOT 23	240.00'	N78°59'26"E	90.11'	21°38'25"	90.65'	N89°48'38"E	N68°10'14"E			
C14	LOT 19	100.00'	S45°11'22"E	141.42'	90°00'00"	157.08'	S00°11'22"E	N89°48'38"E			
C15	LOTS 11-15	166.00'	S45°11'22"E	234.76'	90°00'00"	260.75'	S00°11'22"E	N89°48'38"E			
C16	LOT 11	166.00'	S88°48'29"E	8.00'	2°45'47"	8.01'	S87°25'35"E	N89°48'38"E			
C17	LOT 12	166.00'	S75°47'02"E	67.00'	23°17'07"	67.46'	S64°08'28"E	S87°25'35"E			
C18	LOT 13	166.00'	S52°29'54"E	67.00'	23°17'07"	67.46'	S40°51'21"E	S64°08'28"E			
C19	LOT 14	166.00'	S29°12'47"E	67.00'	23°17'07"	67.46'	S17°34'14"E	S40°51'21"E			
C20	LOT 15	166.00'	S08°52'48"E	50.16'	17°22'52"	50.36'	S00°11'22"E	S17°34'14"E			
C21	LOTS 46-47	60.00'	N48°03'32"W	88.89'	26°41'59"	276.73'	N84°04'17"E	S01°12'27"E			
C22	LOT 47	60.00'	S71°46'18"W	114.10'	14°55'20"	150.72'	N36°16'01"W	S01°12'27"E			
C23	LOT 46	60.00'	N23°54'08"E	104.10'	120°20'19"	126.02'	N84°04'17"E	N36°16'01"W			
C24	LOTS 29-32	450.00'	S71°38'55"W	280.53'	36°19'25"	285.29'	S53°29'13"W	N89°48'38"E			
C25	LOT 32	450.00'	N89°09'37"E	10.21'	1°18'02"	10.21'	N89°48'38"E	N88°30'36"E			
C26	LOT 31	450.00'	N81°48'38"E	105.00'	13°23'56"	105.23'	N88°30'36"E	N75°06'40"E			
C27	LOT 30	450.00'	N68°05'29"E	109.99'	14°02'23"	110.27'	N75°06'40"E	N61°04'18"E			
C28	LOT 29	450.00'	N57°16'45"E	59.53'	7°35'05"	59.57'	N61°04'18"E	N53°29'13"E			
C29	LOTS 41-42	369.00'	N71°38'55"E	230.04'	36°19'25"	233.93'	N89°48'38"E	N53°29'13"E			
C30	LOT 41	369.00'	N76°25'22"E	170.88'	26°46'33"	172.44'	N89°48'38"E	N63°02'06"E			
C31	LOT 42	369.00'	N58°15'39"E	61.42'	9°32'53"	61.49'	N63°02'06"E	N53°29'13"E			
C32	LOT 27	240.00'	S71°57'09"W	152.03'	36°55'52"	154.70'	N89°34'55"W	S53°29'13"W			
C33	OUTLOT 43 & OUTLOT 2	321.00'	S71°52'33"W	202.53'	36°46'41"	206.05'	N89°44'07"W	S53°29'13"W			
C34	LOT 44	321.00'	S56°37'39"W	35.17'	6°16'53"	35.19'	S59°46'06"W	S53°29'13"W			
C35	LOTS 45	321.00'	S69°38'13"W	110.00'	19°43'53"	110.55'	S79°29'59"W	S59°46'06"W			
C36	OUTLOT 2	321.00'	S84°52'56"W	60.22'	10°45'54"	60.31'	N89°44'07"W	S79°29'59"W			
C37	LOTS 42 & 48	306.00'	S18°50'10"E	185.83'	35°21'15"	188.82'	S01°09'32"E	S36°30'47"E			
C38	LOTS 48 & 49	273.00'	S18°50'10"E	165.79'	35°21'15"	168.45'	S01°09'32"E	S36°30'47"E			
C39	LOTS 43 & 49	240.00'	S18°50'10"E	145.75'	35°21'15"	148.09'	S01°09'32"E	S36°30'47"E			
C40	LOTS 43 & 49	425.00'	N22°41'31"W	311.98'	43°03'57"	319.45'	N01°09'32"W	N44°13'29"W			
C41	LOTS 48 & 49	382.00'	N22°41'31"W	287.76'	43°03'57"	294.64'	N01°09'32"W	N44°13'29"W			
C42	LOTS 48 & 49	359.00'	N22°41'31"W	263.53'	43°03'57"	269.84'	N01°09'32"W	N44°13'29"W			
C43	LOTS 48 & 49	267.50'	S38°23'47"E	54.33'	11°39'25"	54.42'	S32°34'05"E	S44°13'29"E			
C44	LOTS 48 & 49	234.50'	S23°13'59"E	168.01'	41°59'00"	171.83'	S02°14'29"E	S44°13'29"E			
C45	LOTS 43 & 49	201.50'	S23°13'59"E	144.37'	41°59'00"	147.65'	S02°14'29"E	S44°13'29"E			

PARCEL AREA TABLE		
LOT	SQ. FT.	ACRES
1	18,163	0.417
2	23,171	0.532
3	28,581	0.656
4	22,316	0.512
5	17,797	0.409
6	14,891	0.342
7	14,181	0.326
8	14,040	0.322
9	14,037	0.322
10	14,084	0.323
11	14,888	0.342
12	20,395	0.468
13	32,689	0.750
14	25,235	0.579
15	16,901	0.388
16	13,610	0.312
17	13,612	0.312
18	13,614	0.313
19	23,954	0.550
20	21,600	0.496
21	21,600	0.496
22	21,600	0.496
23	20,000	0.459
24	22,158	0.509
25	30,045	0.690
26	41,402	0.950
27	32,183	0.739
28	31,383	0.720
29	22,044	0.460
30	28,844	0.662
31	24,546	0.563
32	21,600	0.496
33	21,600	0.496
34	26,100	0.599
35	21,446	0.492
36	20,562	0.472
37	28,818	0.662
38	23,588	0.542
39	21,000	0.482
40	21,000	0.482
41	20,000	0.459
42	25,057	0.576
43	26,236	0.603
44	56,004	1.286
45	24,085	0.553
46	149,428	3.430
47	117,922	2.707
48	871,679	20.011
49	790,042	18.137
OUTLOT 1	13,372	0.307
OUTLOT 2	65,986	1.515



DATE	REVISION	BY	CHK'D
REI Engineering, INC. 4080 N. 20TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9784 FAX: 715.675.6460 EMAIL: PAUL@REIENGINEERING.COM			

Agenda Item No.

8

STAFF REPORT TO CISM COMMITTEE – September 8, 2022

AGENDA ITEM
Discussion and possible action on Transportation Project Plat for Project 6999-09-02, Stewart Avenue, 72 nd Avenue to 48 th Avenue
BACKGROUND
The Transportation Project Plat (TPP) has been established by EMCS, the City’s consultant for the reconstruction of Stewart Avenue from 72 nd Ave to 48 th Ave. The plat shows areas where temporary limited easements, permanent limited easements and fee purchases will be necessary to complete the project. This TPP will be used to purchase the appropriate right-of-way needs.
FISCAL IMPACT
The fiscal impact to acquire the parcels identified in the TPP is estimated at \$150,000.
STAFF RECOMMENDATION
Staff recommends approving the Transportation Project Plat.
Staff contact: Allen Wesolowski 715-261-6762

STATE OF WISCONSIN

DEPARTMENT OF TRANSPORTATION

TRANSPORTATION PROJECT PLAT TITLE SHEET

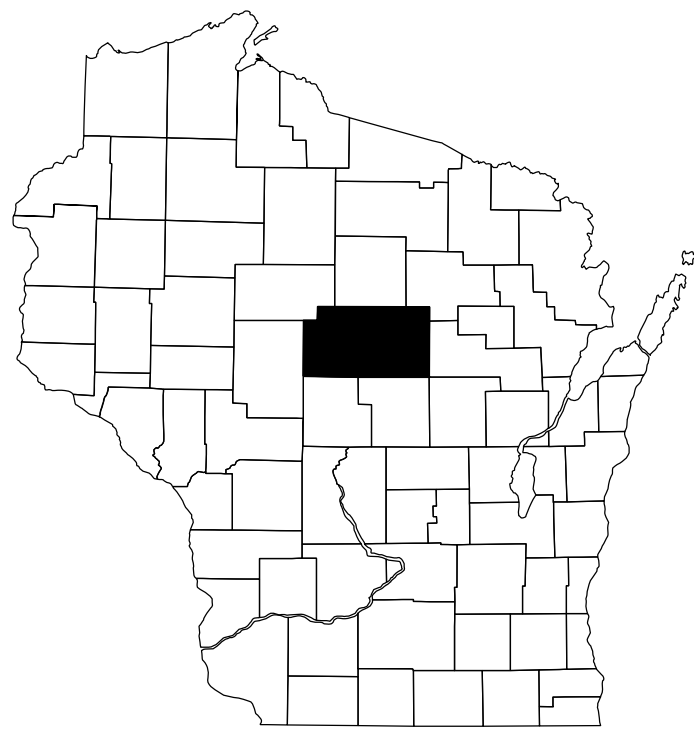
6999-09-02

C WAUSAU, STEWART AVENUE

S 72ND AVENUE TO S 48TH AVENUE

LOC STR

MARATHON COUNTY



CONVENTIONAL SYMBOLS

SECTION LINE	---	SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	•
QUARTER LINE	---	SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	GEODETIC SURVEY MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	IP •
NEW REFERENCE LINE		SIXTEENTH CORNER MONUMENT		OFF-PREMISE SIGN	
NEW R/W LINE	---	SIGN			
EXISTING R/W OR HE LINE	---				
PROPERTY LINE	---				
LOT, TIE & OTHER MINOR LINES	---				
SLOPE INTERCEPT	---				
CORPORATE LIMITS	---				
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	---				
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---				
TEMPORARY LIMITED EASEMENT AREA	---				
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---				
TRANSMISSION STRUCTURES	---				
BUILDING	---				
TO BE REMOVED	---				
BRIDGE	---				
CULVERT	---				
PARALLEL OFFSETS	---				

CONVENTIONAL ABBREVIATIONS

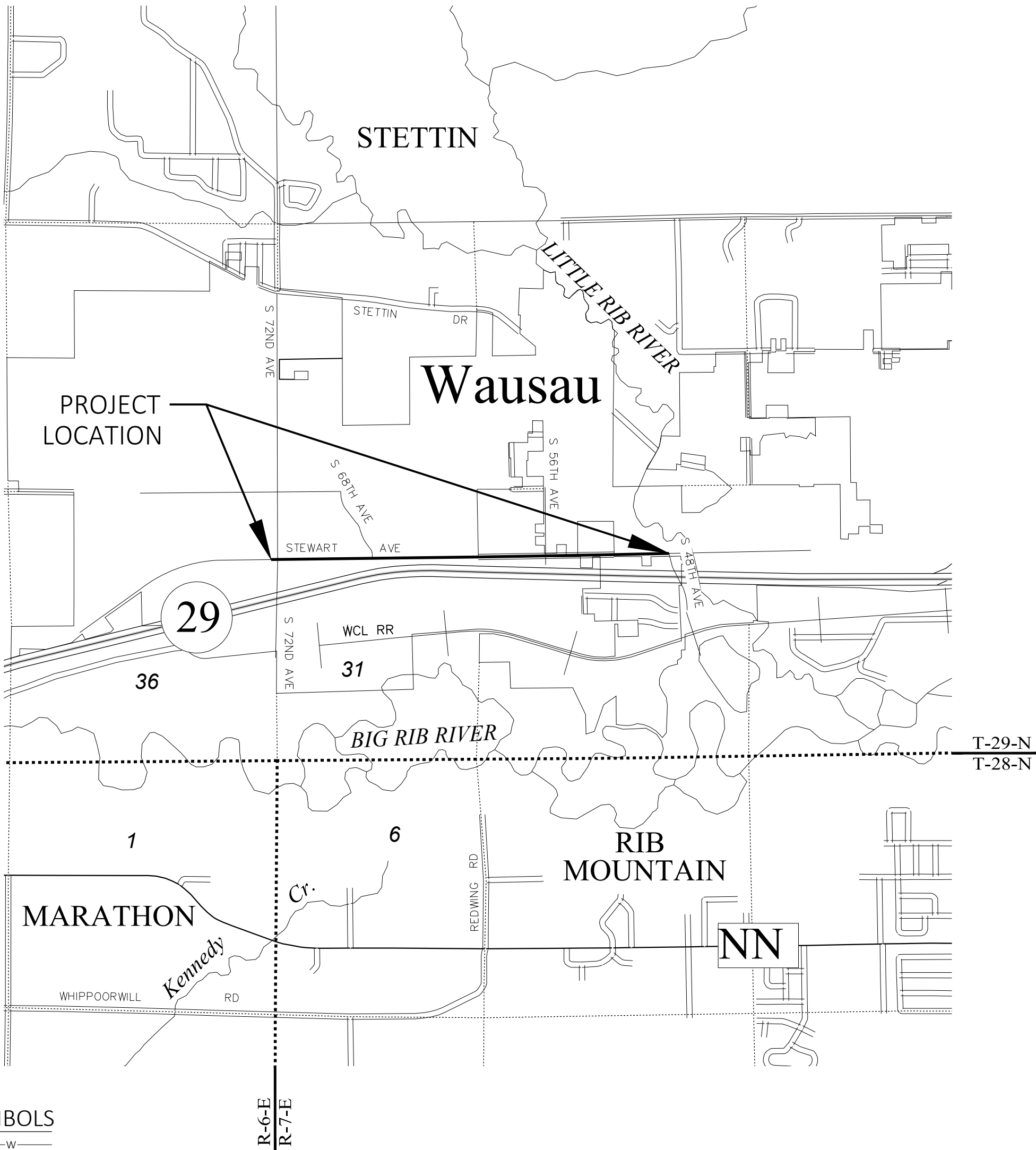
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ / DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

CONVENTIONAL UTILITY SYMBOLS

WATER	---
GAS	---
TELEPHONE	---
OVERHEAD TRANSMISSION LINES	---
ELECTRIC	---
CABLE TELEVISION	---
FIBER OPTIC	---
SANITARY SEWER	---
STORM SEWER	---
ELECTRIC TOWER	---



THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 6999-09-02

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), MARATHON COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU OR THE TOWN OF STETTIN.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

PROJECT NUMBER 6999-09-02 -4. 01
SHEET 2 OF 2
AMENDMENT NO:

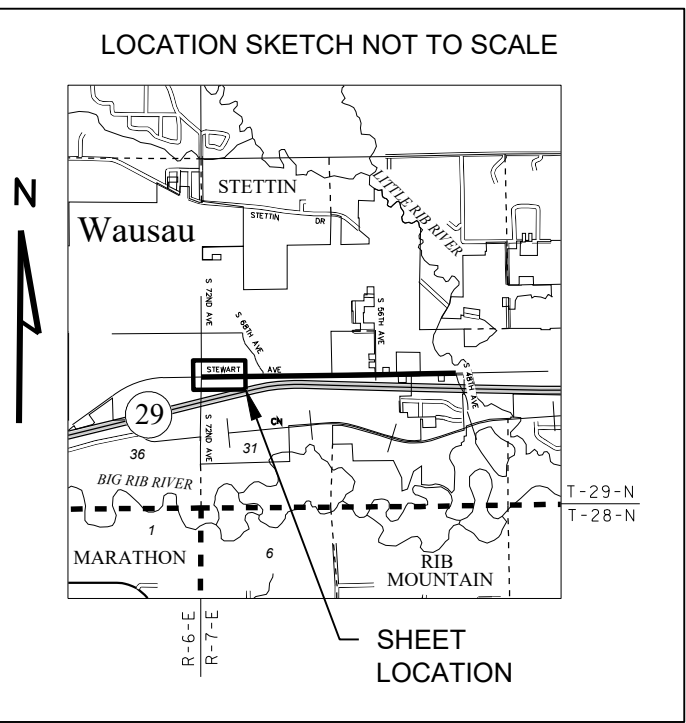
TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.01

THAT PART OF LOT 1 OF CSM 4281, PART OF OUTLOT 1 OF CSM 12575, PART OF LOT 1 OF CSM 4787 AND PART OF LOT 1 OF CSM 4767 LOCATED IN PART OF THE N1/2 OF THE FRACTIONAL NW1/4, PART OF PARCEL 4 OF CSM 6176, PART OF LOT 1 OF CSM 609, PART OF LOT 1 OF CSM 250, PART OF LOTS 1 AND 2 OF CSM 9120, PART OF LOT 1 OF CSM 4168 AND PART OF LOT 1 OF 393 LOCATED IN PART OF THE S1/2 OF THE FRACTIONAL NW1/4, ALL IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

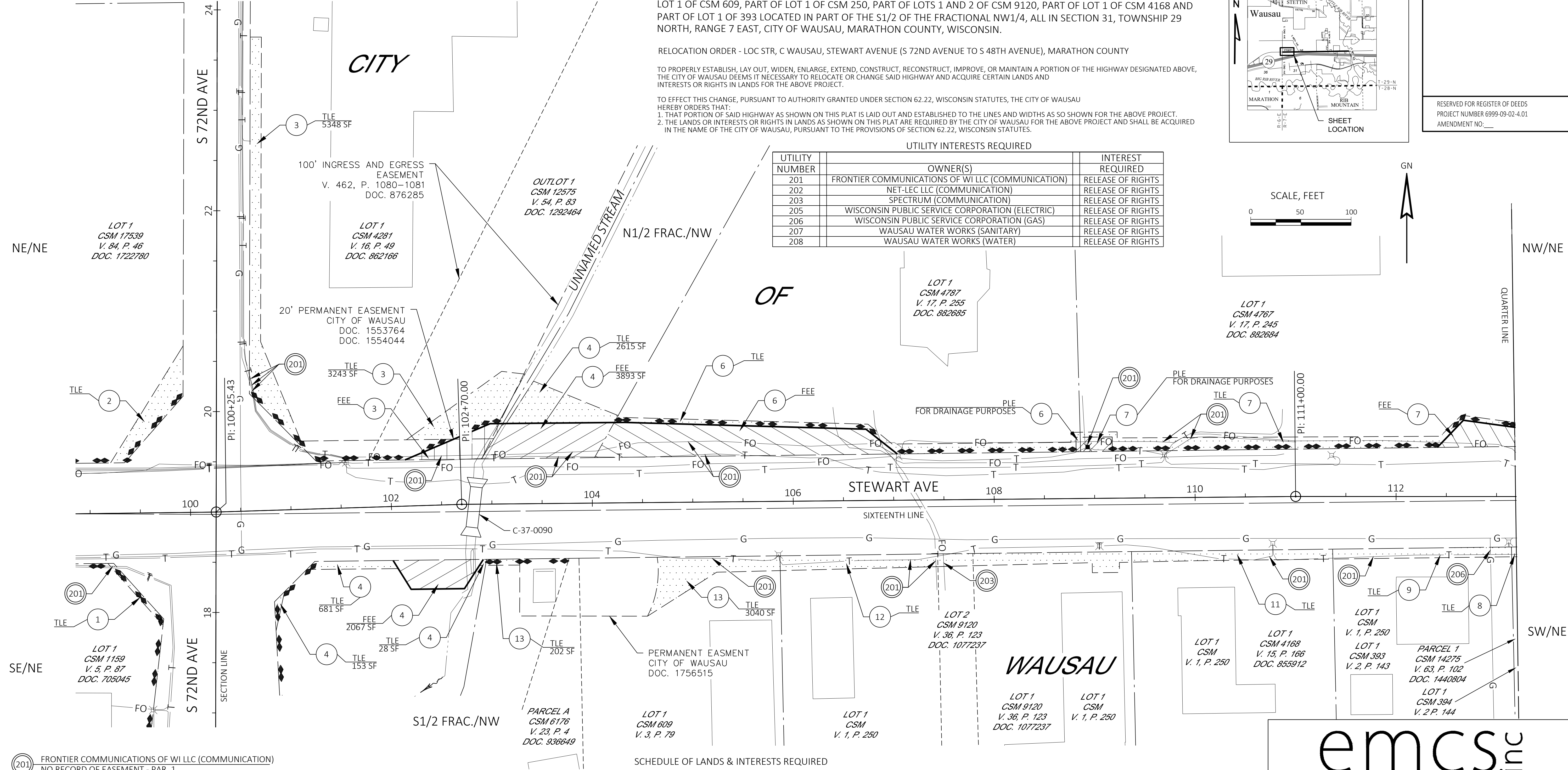
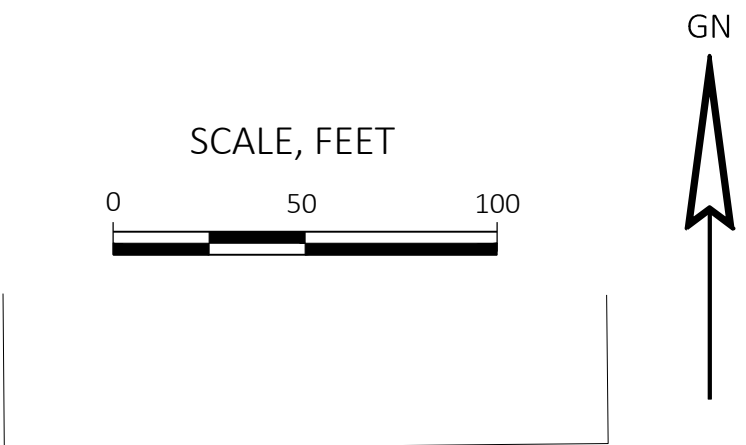
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.01
AMENDMENT NO:___

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS
202	NET-LEC LLC (COMMUNICATION)	RELEASE OF RIGHTS
203	SPECTRUM (COMMUNICATION)	RELEASE OF RIGHTS
205	WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)	RELEASE OF RIGHTS
206	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS
207	WAUSAU WATER WORKS (SANITARY)	RELEASE OF RIGHTS
208	WAUSAU WATER WORKS (WATER)	RELEASE OF RIGHTS



- (201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 1
VOL. 66 PG. 561 DOC. 604190 - PAR. 2, 3, 4, 6 & 7
VOL. 155 PG. 286 DOC. 645939 - PAR. 9
VOL. 155 PG. 604 DOC. 646161 - PAR. 11, 12 & 13
VOL. 158 PG. 567 DOC. 647598 - PAR. 8
VOL. 440 PG. 101 DOC. 859525 - PAR. 13
VOL. 578 PG. 187 DOC. 959612 - PAR. 7
- (202) NET-LEC LLC (COMMUNICATION)
DOC. 1607184 - PAR. 12
- (203) SPECTRUM (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 12

- (205) WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)
DOC. 1770320 - PAR. 13
- (206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 9
- (207) WAUSAU WATER WORKS (SANITARY)
DOC. 1756515 - PAR. 13
- (208) WAUSAU WATER WORKS (WATER)
DOC. 1756515 - PAR. 13

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			PLE SF	TLE SF
			NEW	EXISTING	TOTAL		
1	MARATHON COUNTY, A WISCONSIN MUNICIPAL CORPORATION	TLE	---	---	---	---	355
2	APOGEE WAUSAU GROUP, INC., A WISCONSIN CORPORATION	TLE	---	---	---	---	2264
3	KINGSPAN LIGHT & AIR LLC, A DELAWARE LIMITED LIABILITY COMPANY	FEE/TLE	1556	---	1556	---	8591
4	CITY OF WAUSAU, A WISCONSIN MUNICIPALITY	FEE/TLE	5960	---	5960	---	3477
6	BADGER HOUSING ASSOCIATES III, A WISCONSIN CO-PARTNERSHIP	FEE/PLE/TLE	8254	---	8254	63	3247
7	OSHCON CORPORATION, A WISCONSIN CORPORATION	FEE/PLE/TLE	1521	---	1521	455	4586
8	WTH 9, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	47
9	BRIAN LUEDTKE PROPERTIES, LLC. A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	1746
11	INDUSTRIAL TOWEL AND UNIFORM, INC., A WISCONSIN CORPORATION	TLE	---	---	---	---	1997
12	RUTH A. VAN ERT, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY	TLE	---	---	---	---	4622
13	DP REAL ESTATE LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	3242

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

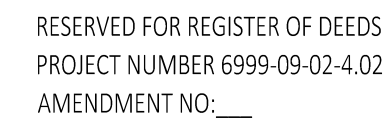
THAT PART OF LOT 1 OF CSM 14700 AND PART OF LOT 1 OF CSM 809 LOCATED IN PART OF THE NW1/4 OF THE NE1/4, THAT PART OF PARCEL 1 OF CSM 14275, PART OF LOT 1 OF CSM 3510 AND PART OF LOT 1 OF CSM 394 LOCATED IN PART OF THE SW1/4 OF THE NE1/4, ALL IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PRELIMINARY DESIGN NOTE
CONFIRM IF PARCEL 16 WAS TRANSFERRED FROM
"GENERAL TELEPHONE COMPANY OF WISCONSIN,
A WISCONSIN CORPORATION" TO "FRONTIER
COMMUNICATIONS OF WI LLC".



(201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 158 PG. 567 DOC. 647598 - PAR. 4, 8 & 16

(204) TDS METROCOM LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 14

(205) WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)
DEED BOOK 252 PG. 122 - PAR. 4, 8, 14 & 16

(206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 14

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.03

THAT PART OF PARCEL 2 OF CSM 11835 LOCATED IN PART OF THE NE1/4 OF THE NE1/4 OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

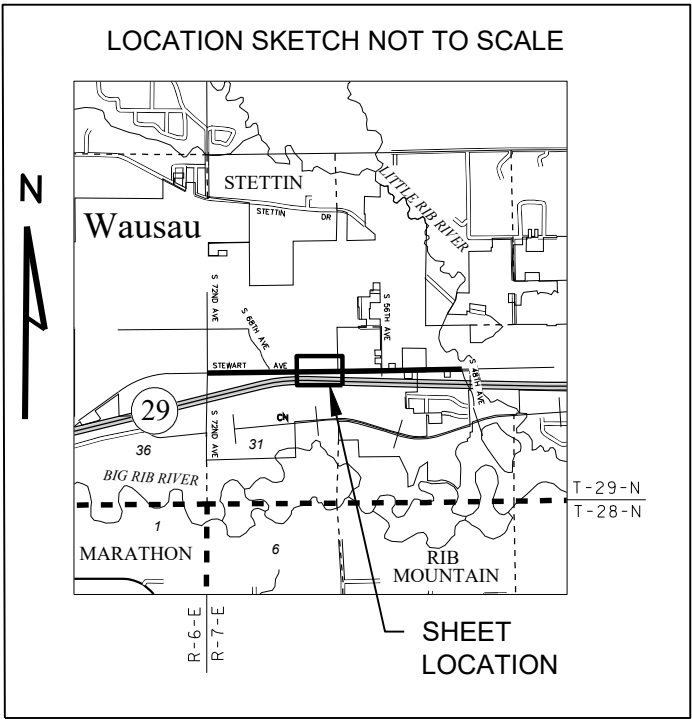
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE
			NEW	EXISTING	TOTAL	SF
17	RODNEY STEIF, A 1/2 INTEREST, PAULA KNOBLOCK, A 1/4 INTEREST AND PAUL KNOBLOCK, A 1/4 INTEREST, AS TENANTS IN COMMON D/B/A S & K INVESTMENTS	FEE/TLE	194	---	194	1873



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.03
AMENDMENT NO:____

4

NW/NE

CITY

OF

LOT 3
CSM 11809
V. 50, P. 97
DOC. 1234475

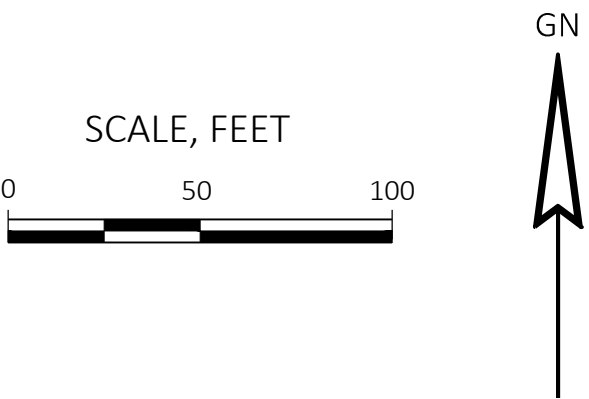
PARCEL 2
CSM 11835
V. 50, P. 123
DOC. 1235929

NE/NE

STEWART AVE

SE/NE

WAUSAU



OUTLOT 1
CSM 11809
V. 50, P. 97
DOC. 1234475

UNNAMED
OPEN WATER

NW/NW

SW/NW

SECTION LINE

SIXTEENTH LINE

Pl: 129+00.00

128

130

SIXTEENTH LINE

132

134

136

138

140

SW/NE

ALL TLES ARE FOR SLOPE GRADING PURPOSES

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.04

THAT PART OF THE SW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST,
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

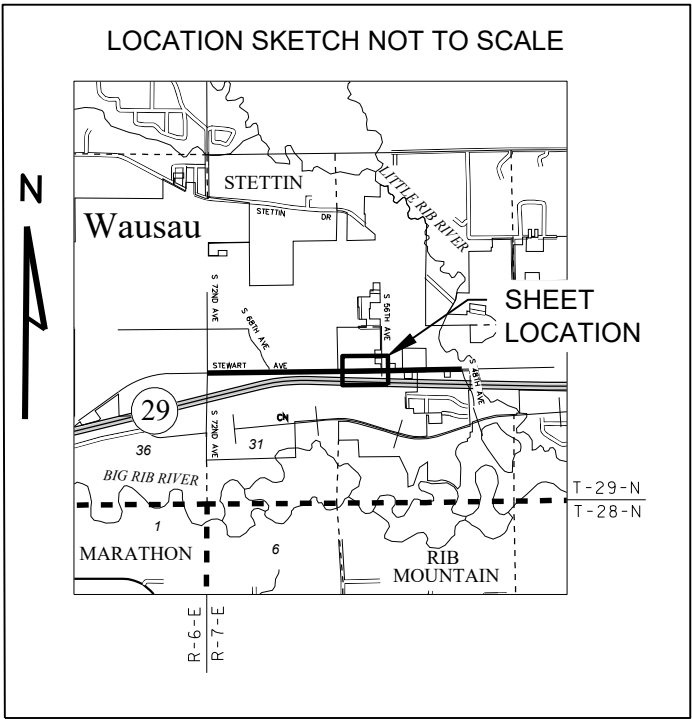
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE,
THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND
INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU
HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED
IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER
OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	TLE SF
18	JEFF P. WEBSTER AND LISA R. TESKE, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	TLE	703
19	MARGARET E. SCHLAIS TRUST DATED NOVEMBER 21, 2003	TLE	2038



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.04
AMENDMENT NO: ____

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
203	SPECTRUM (COMMUNICATION)	RELEASE OF RIGHTS
206	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS

- (203) SPECTRUM (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 19
- (206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 19

TOWN

OF

STETTIN

CITY

OF

WAUSAU



NE/NW

SE/NW

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN
FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN
STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU
I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH
PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR
THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.05

THAT PART OF LOTS 1 AND 2 OF CSM 4789 LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

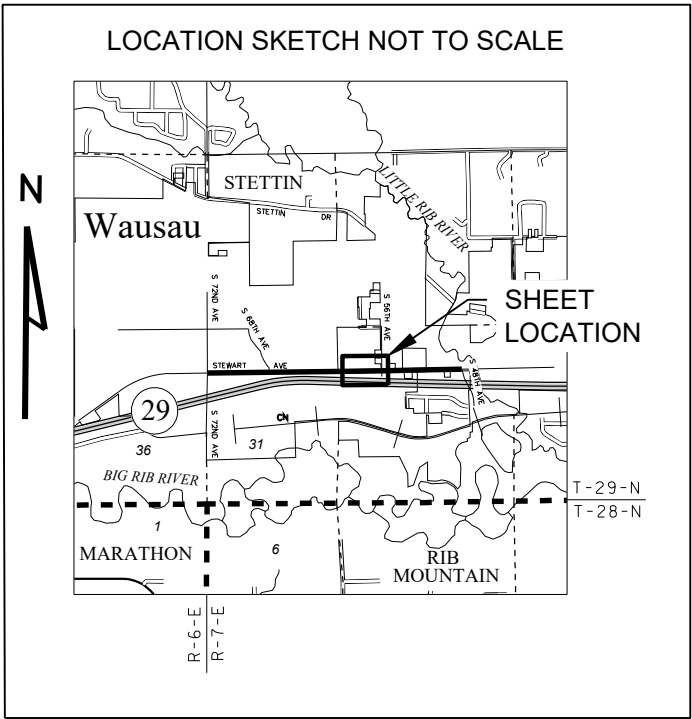
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE TOWN OF STETTIN.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE
			NEW	EXISTING	TOTAL	
21	GERALDINE M. STEIF REVOCABLE TRUST OF FEBRUARY 19, 2005	TLE	---	---	---	406
22	PAUL A KNOBLOCK AND PAULA J STEIF N\K\A PAULA J KNOBLOCK, HUSBAND AND WIFE	FEE/TLE	1149	---	1149	1557
23	RODNEY J. STEIF	FEE/TLE	1683	---	1683	750
24	GERALDINE M. STEIF REVOCABLE TRUST OF FEBRUARY 19, 2005, A 50% INTEREST, AND THE STEIF FAMILY TRUST OF FEBRUARY 19, 2005, A 50% INTEREST	FEE/TLE	1497	---	1497	1178
26	EDITH M. ROSE, AS LIFE TENANT, AND JAY C. BLAHER, AS REMAINDERMAN	TLE	---	---	---	368
27	MICHAEL TRANETZKI	TLE	---	---	---	294

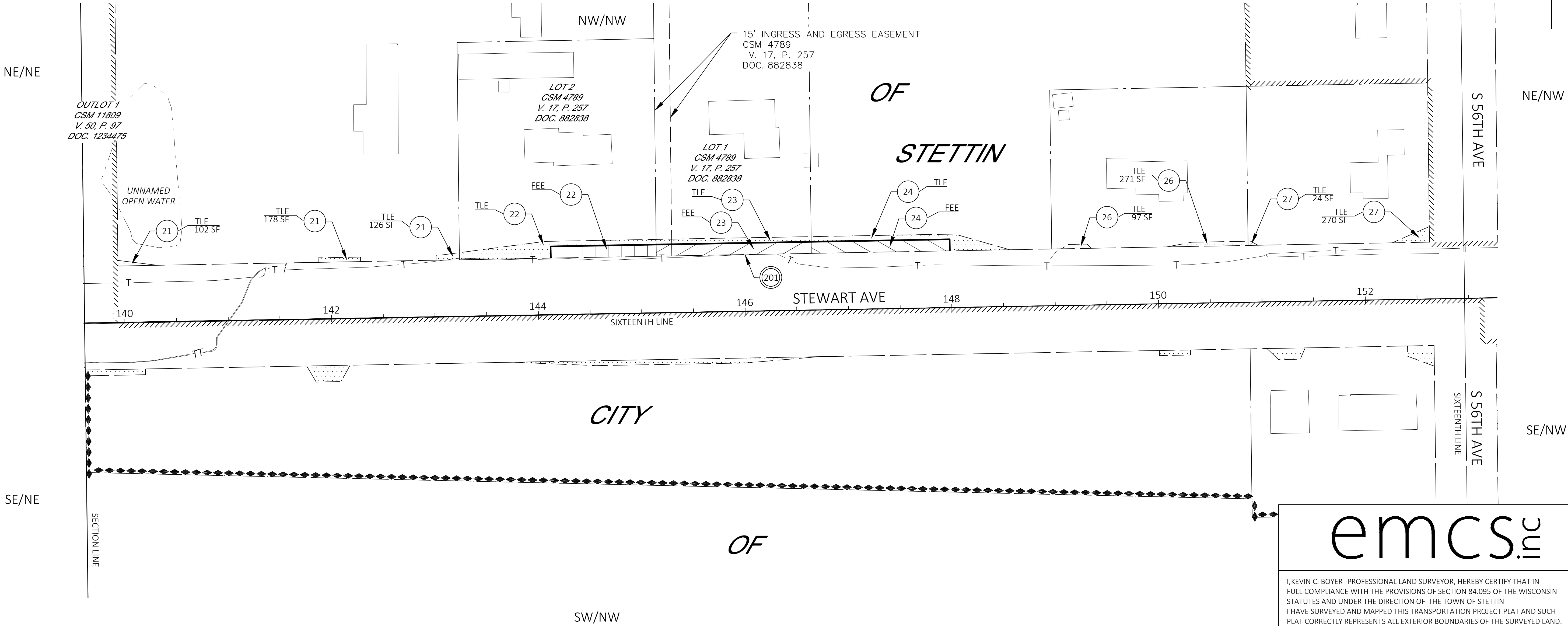


RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.05
AMENDMENT NO:___

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS

FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 59 PG. 236 DOC. 600564 - PAR. 27
VOL. 59 PG. 240 DOC. 600568 - PAR. 21, 22, 23 & 24



ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.04 FOR INTERESTS REQUIRED
IN THE CITY OF WAUSAU.

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.06

THAT PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

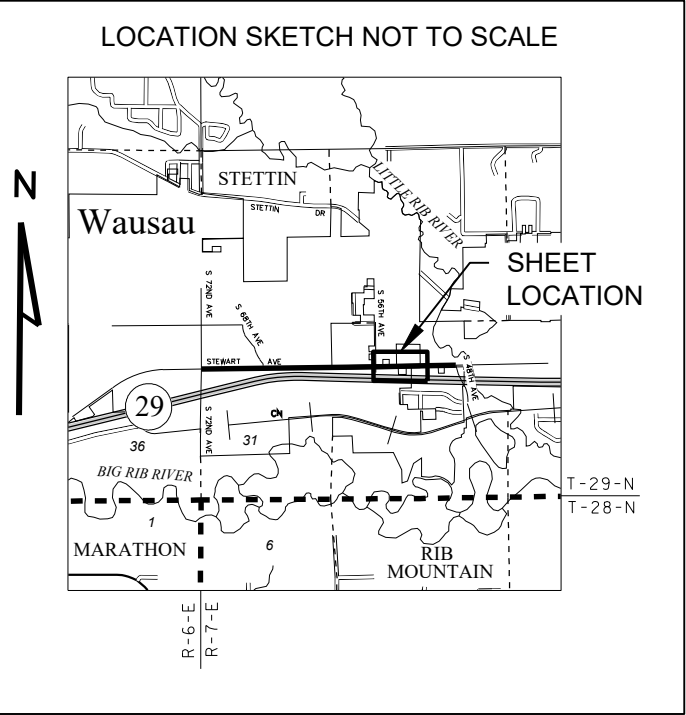
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

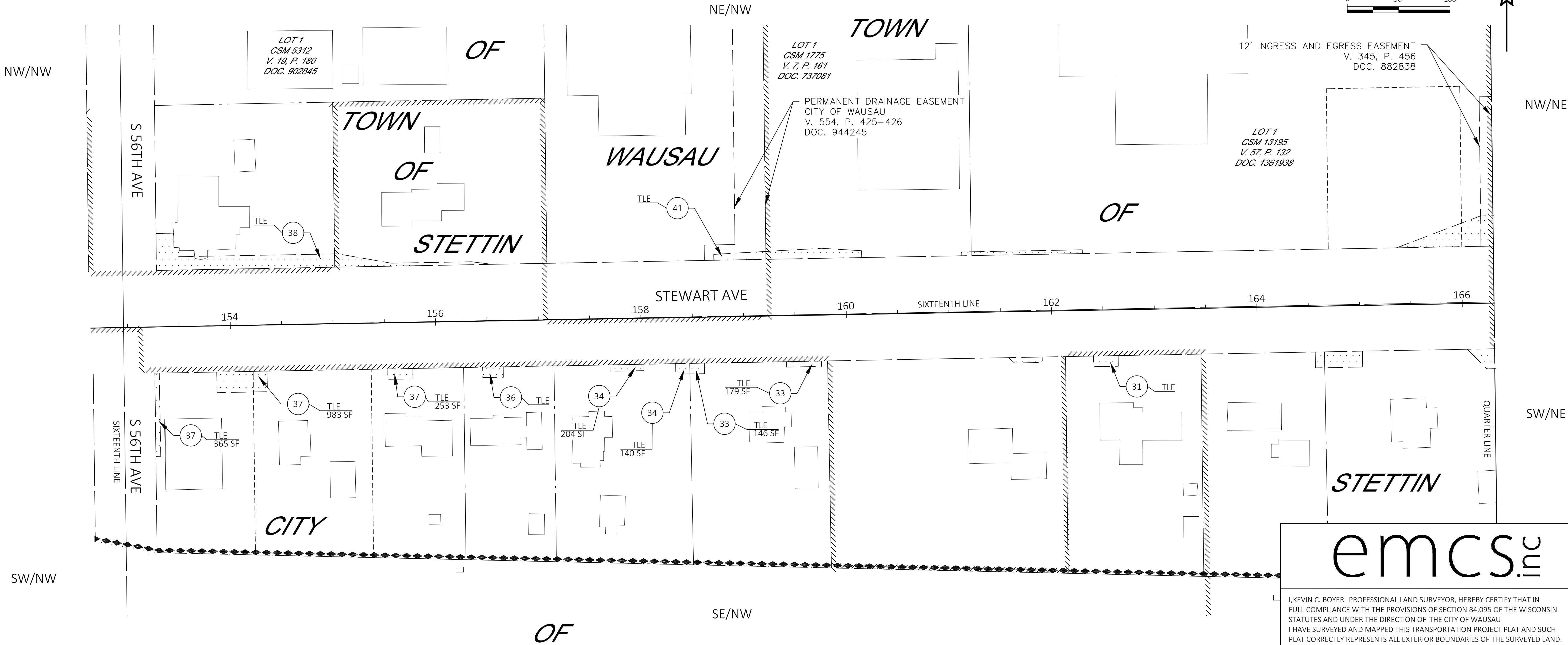
OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	TLE SF
31	JOSHUA D. ZENTNER	TLE	249
33	TRAVIS VOLM	TLE	325
34	STEVEN J. KAQUATOSH	TLE	344
36	TOU XOUA YANG	TLE	203
37	ROD KLEIBER PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	1601
38	TODD M. WOLD, AS VENDEE BY LAND CONTRACT FROM JUANITA L. ARROWOOD, AS VENDOR	TLE	2688
41	WAUSAU HOSPITALS, INC., A WISCONSIN CORPORATION	TLE	342



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.06
AMENDMENT NO. ____

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS



emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.07 FOR INTERESTS REQUIRED IN THE TOWN OF STETTIN.

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.07

THAT PART OF LOT 1 OF CSM 1775 AND PART OF LOT 1 OF CSM 13195 LOCATED IN PART OF THE NE1/4 OF THE NW1/4 AND THAT PART OF THE SE1/4 OF THE NW1/4, ALL IN SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

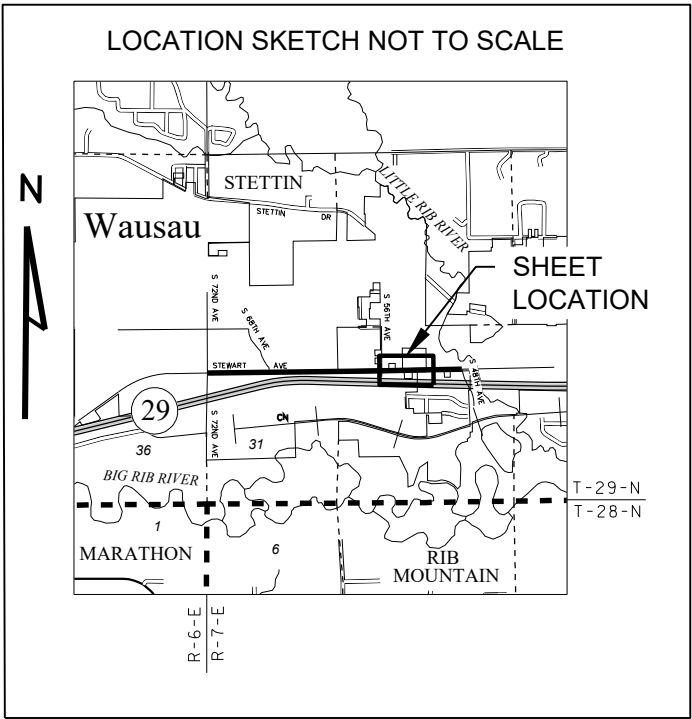
RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE TOWN OF STETTIN.			
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	TLE SF
28	MARLENE D. SAVATKE	TLE	905
29	KORY J. KUCIREK	TLE	139
32	MAYADA TASHTOOSH	TLE	160
39	ATLAS APARTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	706
42	GB AND WAUSAU, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	830
43	5300 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	1970



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.07
AMENDMENT NO:___

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS

SCALE, FEET



GN

NW/NE

SW/NE

NE/NW

NW/NW

SW/NW

S 56TH AVE

S 56TH AVE

STEWART AVE

SIXTEENTH LINE

QUARTER LINE

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.06 FOR INTERESTS REQUIRED IN THE CITY OF WAUSAU.

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.08

THAT PART OF LOT 1 OF CSM 1998 AND PART OF LOT 1 OF CSM 10488 LOCATED IN PART OF THE NW1/4 OF THE NE1/4, THAT PART OF PARCEL 1 OF CSM 8889 LOCATED IN PART OF THE SW1/4 OF THE NE1/4, ALL IN SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

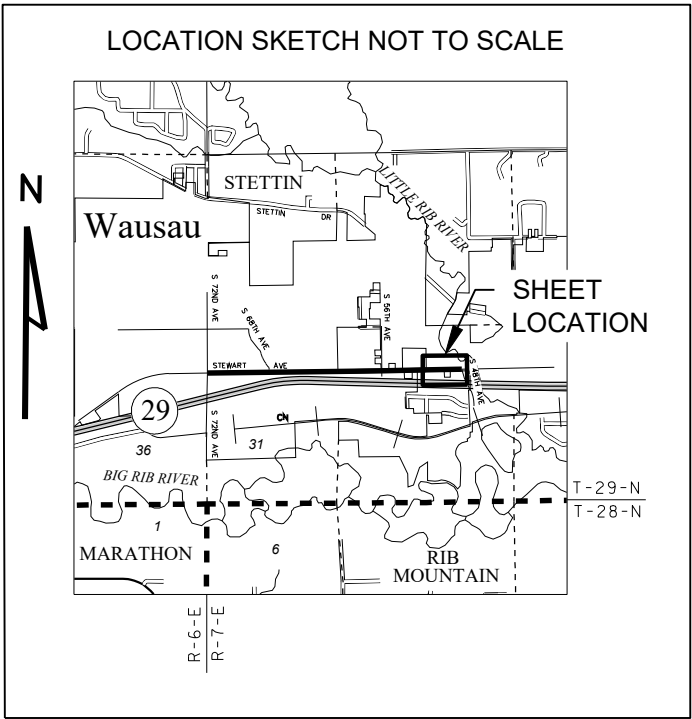
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

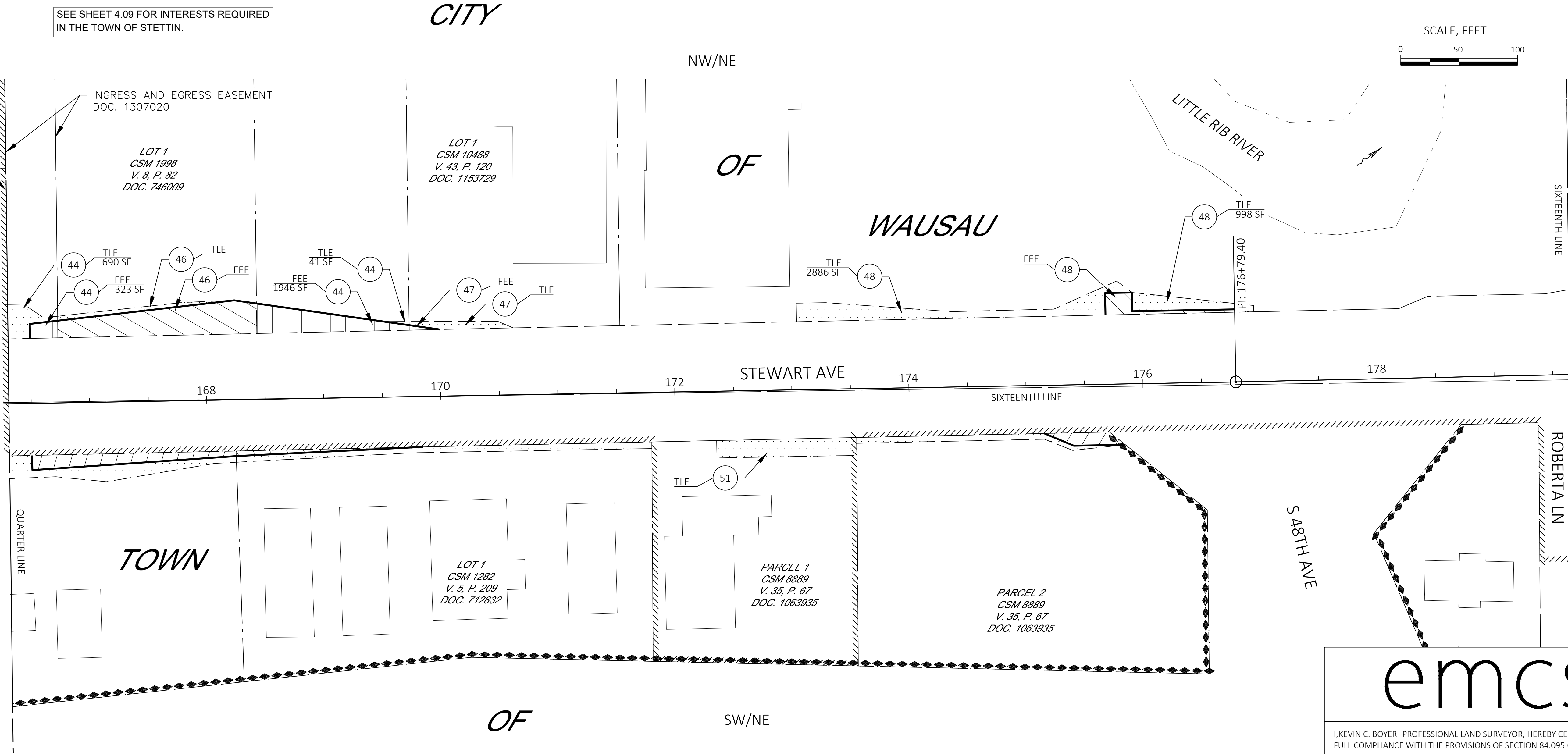
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
44	5108 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, CHARLES A DHIDORZI, AN 16/20 INTEREST, CHRISTOPHER J. GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, CHRISTOPHER JOHN GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, BRIAN C. GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, BRIAN CHARLES GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST	FEE/TLE	2269	---	2269	731
46	5108 STEWART AVENUE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	3793	---	3793	450
47	STEWART WOODS 5000, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	56	---	56	497
48	MAC VENTURES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	688	---	688	3884
51	4901 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	1804



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.08
AMENDMENT NO. ____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.09 FOR INTERESTS REQUIRED
IN THE TOWN OF STETTIN.



UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS
207	WAUSAU WATER WORKS (SANITARY)	RELEASE OF RIGHTS
208	WAUSAU WATER WORKS (WATER)	RELEASE OF RIGHTS

- 201 FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 59 PG. 239 DOC. 600567 - PAR. 44 & 48
VOL. 60 PG. 235 DOC. 601023 - PAR. 46 & 47
- 207 WAUSAU WATER WORKS (SANITARY)
VOL. 428 PG. 212 DOC. 851158 - PAR 47
- 208 WAUSAU WATER WORKS (WATER)
VOL. 36 PG. 484 DOC. 590129 - PAR 48

emcs inc

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.09

THAT PART OF LOT 1 OF CSM 1282 AND PART OF PARCEL 2 OF CSM 8889 LOCATED IN PART OF THE SW1/4 OF THE NE1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

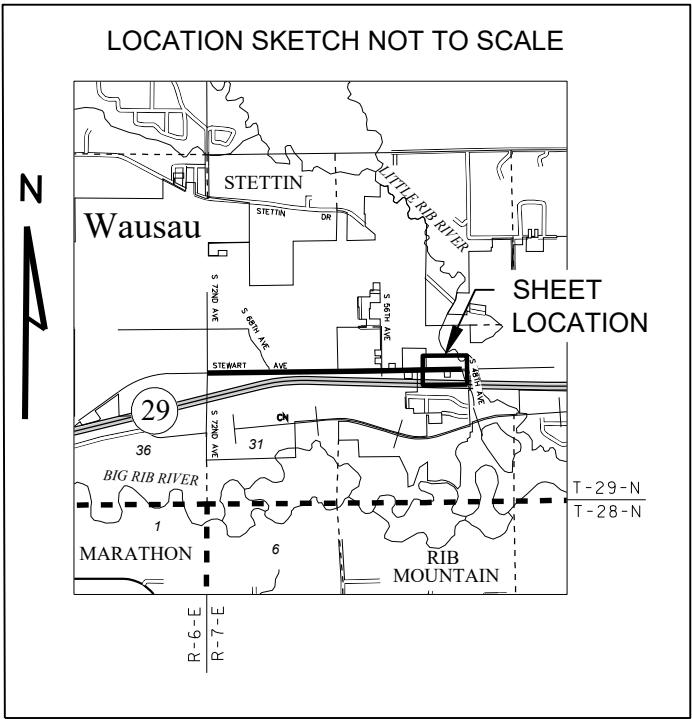
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

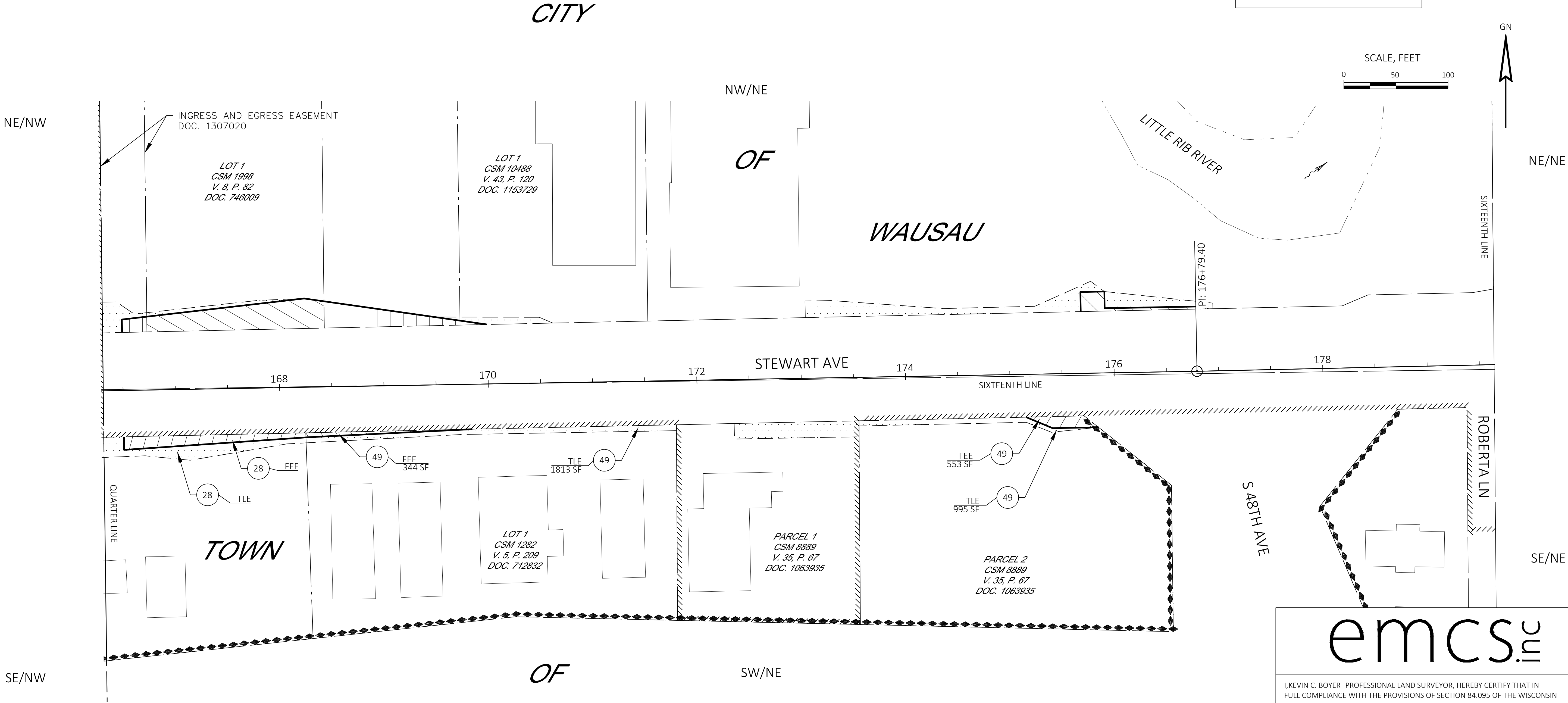
OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE TOWN OF STETTIN.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED		TLE SF
			NEW	EXISTING	
28	MARLENE D. SAVATKE	FEE/TLE	1474	---	1474
49	4905 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	897	---	897
					1949
					2808



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.09
AMENDMENT NO:___

4



4

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.08 FOR INTERESTS REQUIRED
IN THE CITY OF WAUSAU.

emcs inc

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

SIGNATURE: _____ DATE: _____
PRINT NAME: _____