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

OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	**PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time:	**Tuesday, November 15, 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 October 18, 2022 meeting.

2. **PUBLIC HEARING:** Discussion and possible action on rezoning 306 South 4th Avenue from SR-7, Single Family Residential-7 Zoning District to TF-10, Two Flat Residential-10 Zoning District. (Mueller)

3. Discussion and possible action on rezoning 306 South 4th Avenue from SR-7, Single Family Residential-7 Zoning District to TF-10, Two Flat Residential-10 Zoning District. (Mueller)

4. Discussion and possible action on approving a conditional use at 1102 Grand Avenue to allow for a residential recreational lakefront use for a 16x12 terrace area, in a NMU, Neighborhood Mixed-Use Zoning District. (Butler)

5. Discussion and possible action on amending the Specific Implementation Plan at 1520 Elm Street and 1601 Elm Street for parking lot changes, in a PUD, Planned Unit Development Zoning District.

6. Discussion and possible action on approving the Specific Implementation Plan at 301 Washington Street to allow for a five-story mixed use building with underground parking, in a PUD, Planned Unit Development Zoning District.

7. Next meeting date.

8. 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 11/10/2022 @ 10:00 A.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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

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

Time and Date: The Plan Commission met on Tuesday, October 18, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, George Bornemann.

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Jim Schaeffer

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 September 20, 2022.

Bohlken motioned to approve the minutes from the September 20, 2022 meeting. Herbst seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Discussion and possible action on rezoning 6801 Stettin Drive from SR-2, Single Family Residential-2 Zoning District to MI, Medium Industrial Zoning District.

Lenz said that the property is located off of Stettin Drive and is adjacent to the business campus. The property is being used for farmland. The rezoning request is Medium Industrial Zoning District and is located near the parcel. Staff recommends approval.

Mayor Rosenberg opened the public hearing.

Jim Schaeffer, 6205 Stettin Drive, said that he owns the property and is in favor of the rezone.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on rezoning 6801 Stettin Drive from SR-2, Single Family Residential-2 Zoning District to MI, Medium Industrial Zoning District.

Herbst motioned to rezone 6801 Stettin Drive from SR-2, Single Family Residential-2 Zoning District to MI, Medium Industrial Zoning District. Bohlken seconded, and the motion carried unanimously 6-0. This item will go to Common Council on November 9th.

PUBLIC HEARING: Discussion on approving a conditional use at 1102 Grand Avenue to allow for a residential recreational lakefront use for a 16x12 terrace area, in a NMU, Neighborhood Mixed-Use Zoning District.

Mayor Rosenberg opened the public hearing.

Lenz said that this item is being reviewed because it is within fifty feet of the ordinary high-water mark and is considered an overlay district. The plans are located in the packet.

Todd Butler said they purchased the property and is in the process of developing the shorefront to use it residentially. A stairway has been built and the shore is very steep. The stairway was necessary to gain access to the water. The area will be big enough for a few chairs and possible fire pit for the residential use.

Mayor Rosenberg closed the public hearing.

Discussion on approving a conditional use at 1102 Grand Avenue to allow for a residential

recreational lakefront use for a 16x12 terrace area, in a NMU, Neighborhood Mixed-Use Zoning District.

Herbst said that the stairway is very scary and there aren't any railings. Herbst asked if the railings will be placed the deck area.

Bohlken asked if the deck will be anchored down. Butler said that stairway and terrace area will have railings. The floating dock is restrained to the bank with cables. The terrace area will also be restrained to a concrete anchor at the top of the slope. Everything will be tied together.

Discussion and possible action on approving a dual-post sign at 815 Grand Avenue.

Hebert said that a sign permit has been requested for trailer sales. The sign will need to be 15' back from the base of the curb of the sidewalk so there is plenty of room for people to use the sidewalk.

Bohlken asked if the building will be used for the business. Hebert said he did not believe so.

Herbst asked if he purchased the property or if it is just being leased. Hebert answered that he did not believe that it was sold.

Lindman said that the city maintains the sidewalks on Grand Avenue and would like to see trailers 10' back from the sidewalk. Hebert said that he asked that the sign be put on the building, but the owner did not want the sign on the building.

Bornemann asked if the signage would be permanent. Hebert confirmed this and added that if the tenant left, the City could order the sign to be removed.

Lindman stated that he would not be in favor of the signage.

Bornemann motioned to approve the dual-post sign at 815 Grand Avenue. Watson seconded, and the motion failed unanimously 0-6.

Discussion and possible action on amending the Official City Map for the realignment of 28th Avenue from Hilltop Avenue to West Wausau Avenue.

Lindman explained the official city map in the packet, saying that it was originally mapped for the County to extend County Road R to the north. He said that the County and the Village of Maine are no longer interested in a four-lane road. The City would like to reduce the amount of property within the official city map, which would unencumber some of the private property. He said the gray areas on the map would be removed. He said that the right-of-way and streets will remain, and there is enough right-of-way remaining to build a two-lane road if needed.

Motion made by Bohlken to approve the amendment. Second by Bornemann.

Herbst asked how the residents would be affected by the change. Lindman said that the right-of-way and street would remain, but the official city map on private property would be removed. Herbst asked if the City would still plow snow up to Wausau Ave. Lindman confirmed and said the existing street would remain fully functional. Herbst asked if a four-lane road would be needed in the future, to which Lindman said that the traffic counts do not warrant it. Herbst said there is a fair amount of traffic and there are maintenance issues with 28th Avenue.

Rosenberg confirmed that this action does not change the current functioning of the street – private property

owners would now have full access to their properties. Lindman agreed and noted that the red areas on the map would remain until further decisions are made about a future road. Rosenberg noted that she was contacted by one of the owners in the area who wanted to expand their facility but couldn't until this change was made.

The motion passed unanimously, 6-0. This item will go to Council on October 25th.

Next meeting date.

The next meeting is scheduled for November 15, 2022.

Adjournment.

Watson motioned to adjourn, seconded by Herbst. The motion carried unanimously 6-0 and the meeting adjourned at 5:25 p.m.

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

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William D. Hebert, Zoning Administrator

DATE: November 8, 2022

GENERAL INFORMATION

APPLICANT: Kurt Mueller

LOCATION: 306 S 4th Ave

EXISTING ZONING: SR-7, single family

REQUESTED ZONING: TF-10, Two Flat

PURPOSE: Change zone to allow for a two family (duplex).

SIZE OF PARCEL: .17 acres

BACKGROUND

This home is a two story structure. When this property was listed for sale this summer, it was noted to have potential as a two family structure. Included with this item is the MLS listing with pictures of the home's interior and exterior. There is also a floor plan from the appraisal showing the layout out on the second floor. The upper level has access from an exterior stair.

Upon being sold in September, 2022, the new owner applied for a secondary address. This request was flagged by our inspections department as all of our records showed this structure being a single family home and assessment records had this property as a single family home as well.

Since the building appears easily setup for conversion to a two flat structure, the new owner is interested in applying for a zoning change to allow the use. In fact, the home is currently occupied by two separate families.

STAFF COMMENTS

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

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

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

Staff comments to the above criteria are as follows:

1. Section 23.01.03 of the code pertains to protecting the health, safety, morals, comfort, convenience, and general welfare of the public. The proposed amendment is not anticipated to negatively impact the public as the proposed zoning district is generally compatible with neighboring zoning districts.

2. From a land use perspective, the comprehensive plan encourages a mix of land uses – ones that are not incompatible with each other. The near area has a mix of single family, duplex, multiple family and town homes in the neighborhood.

3. The intensity of uses would not change significantly. There already appears to be adequate off-street parking. The lot area, width and depth meet the minimum requirements of TF-10 zoning.

4. The zoning map amendment is being proposed by the property owner he believed that a two family structure would be allowed.

RECOMMENDATION

Approve the zone change request.

If approved, the owner shall contact inspections department to schedule an inspection to life safety items such as smoke detectors, egress requirements, etc.

City of Wausau
Department of Public Works
GIS Division
407 Grant St
Wausau WI 54403
(715) 261-6740
www.ci.wausau.wi.us

NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING 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. AERIAL PHOTOGRAPH VISIBLE ON THIS MAP WAS TAKEN SPRING 2020.

306 S 4th Ave

200ft Buffer

200 Foot Buffer
Building
Parcel
Road

N
W E
S

0 100 200
Feet

Map Date: 10/28/2022

ALL FIELDS CUSTOMIZABLE

MLS #	22203774
Class	Residential
Type	Single Family
Asking Price	$132,000
Address	306 S 4TH AVENUE
City	Wausau
State	WI
Zip	54401
Municipality	Wausau, City of
Status	Sold
Sale/Rent	For Sale
Area	Wausau

Style	Two Story
Bedrooms	4
# Full Baths	2
# Half Baths	0
Garage Capacity	0
Basement	Yes
Age	100+ Yrs
Sewer/Water	Pb Sewer/Pb Water
Ab Ground Finished Sq Ft	2001-2500
Total Finished SQFT Range	2001-2500
Waterfront	No
Electronic Consent	Yes

GENERAL

Agent - Agent Name and Phone	HANNAH KNOX - Phone: 715-573-7672
Agent - License ID	95612-94
Listing Agent 2 - Agent Name and Phone	THE SWIDERSKI GROUP - Phone: 715-846-2000
BA % or $?	%
SA: % or $?	%
Acreage	0.17
Year Built	1895
Above Grade Fin Sq Ft	2080
Main	990
SS	No
Full Bath 1 Level	MAIN
Full Bath 2 Level	UPPER
Half Bath Level	NONE
Half Bath 2 Level	NONE
Bedroom 1 Level	L
Bedroom 2 Level	U
Bedroom 3 Level	U
Bedroom 4 Level	U
Listing Is Primary In	Central
Limited Service	No
Update Date	9/6/2022
HotSheet Date	9/6/2022
Input Date	7/27/2022 10:23 AM
Days On Market	41
Cumulative DOM	41
Listing Date	7/27/2022
Off Market Date	9/6/2022
Status Date	9/6/2022
Price Date	9/6/2022
General Date	9/6/2022

Listing Office 1 - Office Name and Phone	SCS REAL ESTATE - phone: 715-846-2000
Listing Office 1 - License ID	937946-91
Listing Office 2 - Office Name and Phone	SCS REAL ESTATE - phone: 715-846-2000
Listing Office 2 - License ID	937946-91
BA: %/$	2.400000
SA: %/$	2.400000
Total Finished Sq Ft	2080
Below Grade Fin Sq Ft	0
County	Marathon County
Tax PIN #	29129072630619
FC	No
# Fireplaces	0
Directions	When heading west on Stewart Ave, turn right onto S 4th Ave
Associated Document Count	1
EXA: Y/N	N
VAR: Y/N	Y
EXC: Y/N	N
IDX Include	Yes
VOW Include	Yes
VOW Comment	Yes
VOW Address	Yes
VOW AVM	Yes
Age	127
Agent to Agent Remarks	Active-Delayed until 7/29/22, open house 7/31/2022, reviewing offers 8/01/2022. Do not lock the doorknob on front door. Only use deadbolt. Turn off lights and leave card when done. Survey feedback welcome! Thank you!

FEATURES

EXTERIOR
Wood
ROOF
Shingle
INTERIOR
Ceiling Fan(s)
Pantry
Walk-thru Bedroom
EXT. FEATURES
Patio
Porch
Front Porch

APPLIANCES
Refrigerator
Dishwasher
Washer
Dryer
Oven/Range-Electric
Range hood
BASEMENT
Full
GARAGE TYPE
None
HEAT TYPE
Forced Air
FUEL TYPE
Natural Gas

WATER HEATER
Natural Gas
COOLING
None
FLOORING TYPE
Carpet
Vinyl
Laminate
UTILITY/LAUNDRY
Lower Level Laundry
FIREPLACE
No

STYLE
Victorian
DRIVEWAY
Gravel
SEWER/SEPTIC
City
ZONING
Residential
TOTAL SQ FT SOURCE
Assessor
WAUSAU AREA SCH DIST
Wausau West

FINANCIAL

Original Price $132,000

Addendum Add S, RECR

SOLD STATUS

How Sold	Conventional	**Selling Office 1 - Office Name and Phone**	SCS REAL ESTATE - phone: 715-846-2000
Contract Date	7/27/2022	**Selling Office 1 - License ID**	937946-91
Final Closing Date	9/6/2022	**Selling Office 2 - Office Name and Phone**	SCS REAL ESTATE - phone: 715-846-2000
Sold Price	$145,000	**Selling Office 2 - License ID**	937946-91
Selling Agent 1 - Agent Name and Phone	HANNAH KNOX - Phone: 715-573-7672	**Sale Concessions**	N
Selling Agent 1 - License ID	95612-94	**Concession Amount**	$0.00
Selling Agent 2 - Agent Name and Phone	THE SWIDERSKI GROUP - Phone: 715-846-2000	**Sale Type**	Arms Length Sale
Buyer Name	Mueller		

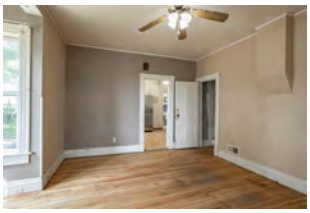
REMARKS

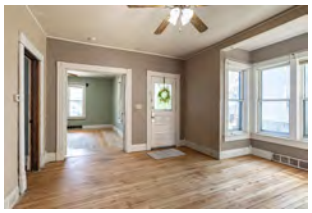
Remarks Showings to begin on 7/29. Investment property opportunity! This beautiful two story home is tucked away in a neighborhood near UWSP's Wausau campus. Its packed with charm, natural light, and high ceilings but needs someone to bring it back to life. It has the potential to be a duplex with a second kitchen area upstairs, this space could also be converted to a laundry area/workspace. There is no shortage of room in this home. There is a main floor bedroom off the dining room and 3 bedrooms plus a bonus room upstairs with ample closet space. There is new carpet throughout the upstairs and the appliances in the kitchen are also new.

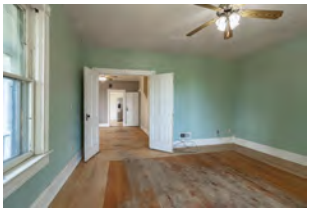
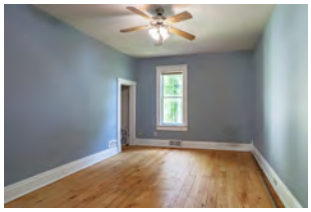
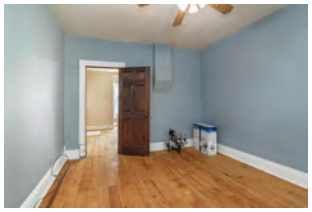
SHOWING TIME INSTRUCTIONS

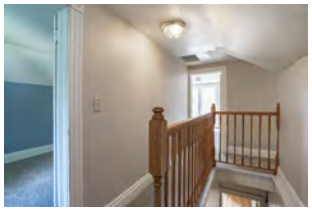
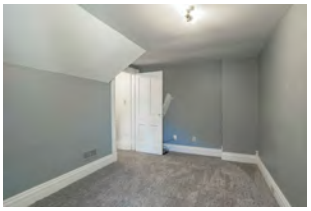
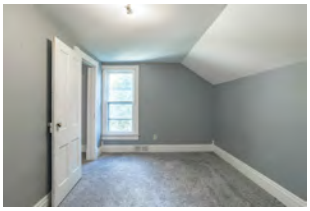
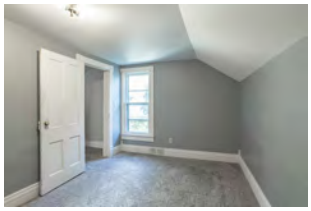
Showing Time Instructions Combo box

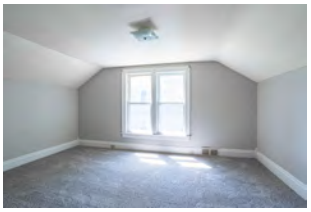
ADDITIONAL PICTURES

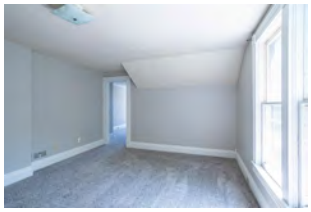
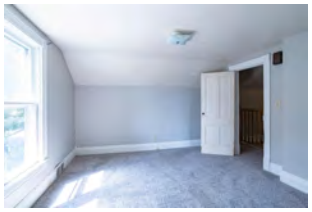


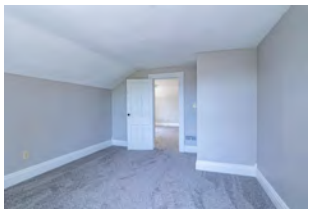
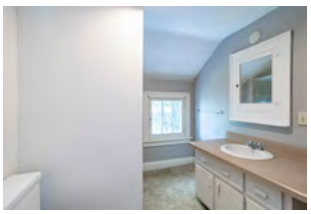




DISCLAIMER

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Building Sketch

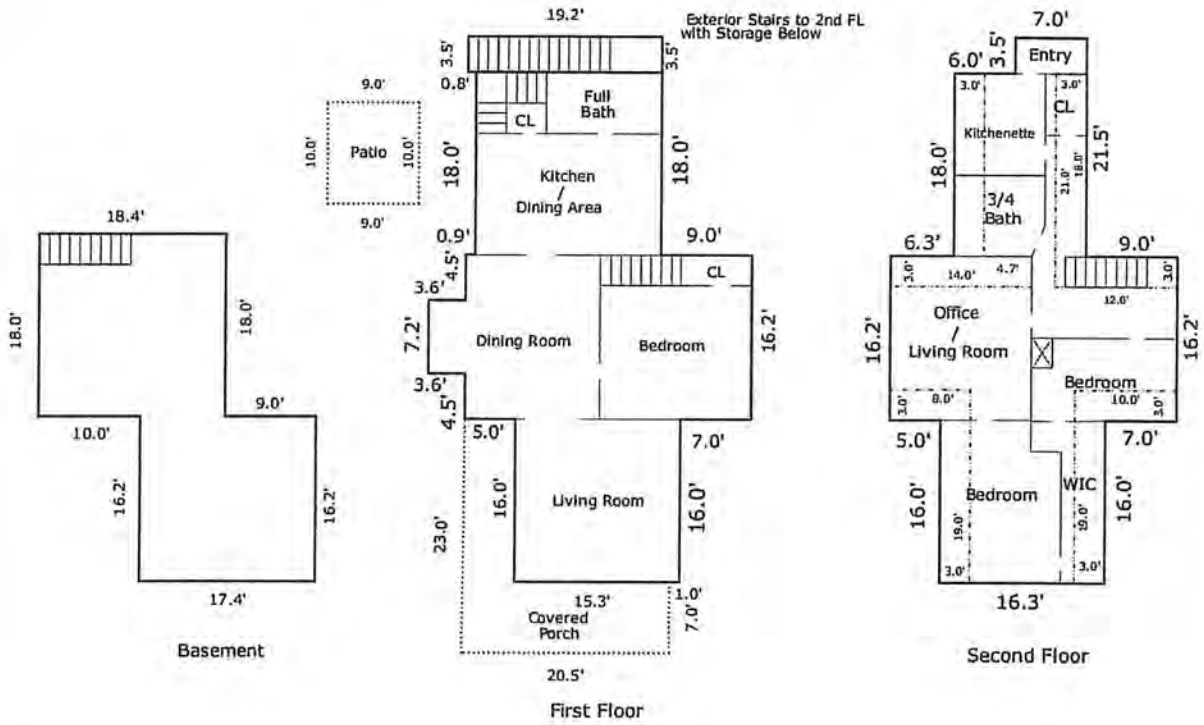
SKETCH/AREA TABLE ADDENDUM

File No 9794-22

SUBJECT

Property Address	306 S 4th Ave		
City	Wausau	State WI	Zip 54401
Borrower			
Lender/Client			
Appraiser Name	Janet Williams, SRA	Appr Address	1816 Grand Ave., Wausau, WI 54403

IMPROVEMENTS SKETCH



Comments:

CALCULATIONS

Scale: 1" = 18'

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1076.38	
	Second Floor	977.76	
	NonStan Liv SqFt	-90.00	
	NonStan Liv SqFt	-78.00	
	NonStan Liv SqFt	-72.00	
	NonStan Liv SqFt	-96.00	1718.15
BSMT	Basement	613.08	613.08
P/P	Covered Porch	224.40	
	Patio	90.00	314.40
OTH	Ext Stairs to 2FL	67.20	67.20

LIVING AREA BREAKDOWN

Breakdown				Subtotals
First Floor				
0.5 x	0.0	x	18.4	0.00
	18.0	x	18.4	331.20
	28.3	x	4.5	127.35
	0.0	x	19.3	0.00
	16.0	x	16.3	260.80
	0.0	x	23.3	0.00
	4.5	x	28.3	127.35
	7.2	x	31.9	229.68
0.5 x	0.0	x	16.3	0.00
Second Floor				
0.5 x	0.0	x	16.2	0.00
	16.0	x	16.3	260.80
	18.0	x	13.0	234.00
	0.0	x	22.0	0.00
	28.3	x	16.2	458.46
	3.5	x	7.0	24.50
0.5 x	0.0	x	6.0	0.00
NonStan Liv SqFt				

Memorandum

From: Brad Lenz
To: Plan Commission
Date: November 9, 2022
Subject: 1102 Grand Ave – Findings Report for Conditional Use Permit

Introduction

The petitioners applied for a conditional use permit to allow for the construction of a terrace area along the river frontage of their property. According to the zoning code, the River Edge Overlay Zoning District is established on any property within 50 feet from the ordinary high water mark of the Wisconsin River (W.M.C. § 23.02.93(3)). Since the structure would fall within this overlay zone, a conditional use permit through Plan Commission is required for its construction.

The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use. The petitioners explained additional details of the project. There was no additional *substantial evidence* presented at the public hearing.

Substantial Evidence

"Substantial evidence" means facts and information, other than personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion (W.M.C. § 23.10.32(6)(a)). Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission.

Recommended Findings

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

- Is in harmony with the Comprehensive Plan
- Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

- Is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.
- The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

Recommended Motion

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

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

Staff recommends approval as proposed.

Comments

The proposed conditional use is not changing the principal use of the property as a single-family residence (with a home office). The terrace and shoreline areas, as accessory uses, are intended to improve the property overall. As stated in their application materials, the petitioners have taken precautions to minimize the negative impacts to the riverfront by maintaining as much existing vegetation as possible. They are minimizing the use of machinery needed in the construction process, and plan to reestablish vegetation that is lost.

While a public multi-use path has been preliminary identified to run through this area in some fashion in the future, a formal design is not currently in the works. Other properties along this stretch of the riverbank (i.e., between Thomas Street and Sturgeon Eddy Road) already have similar structures at various points along the riverbank. In designing a trail, the City would need to take into consideration these existing structures and work with the property owners.

1102 Grand Ave

200ft Buffer

NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING 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. AERIAL PHOTOGRAPH VISIBLE ON THIS MAP WAS TAKEN SPRING 2016.

200 Foot Buffer
Parcel
Building
Road

N
W E
S

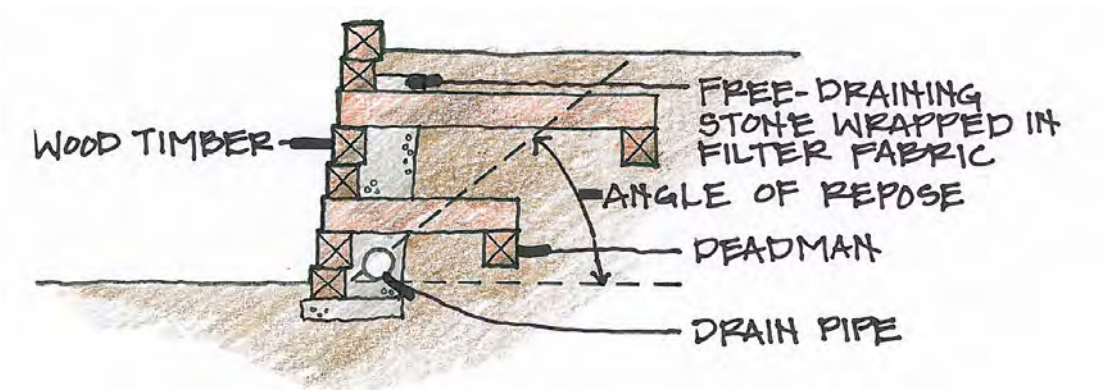
0 100 200 300
Feet

Map Date: 10/10/2022

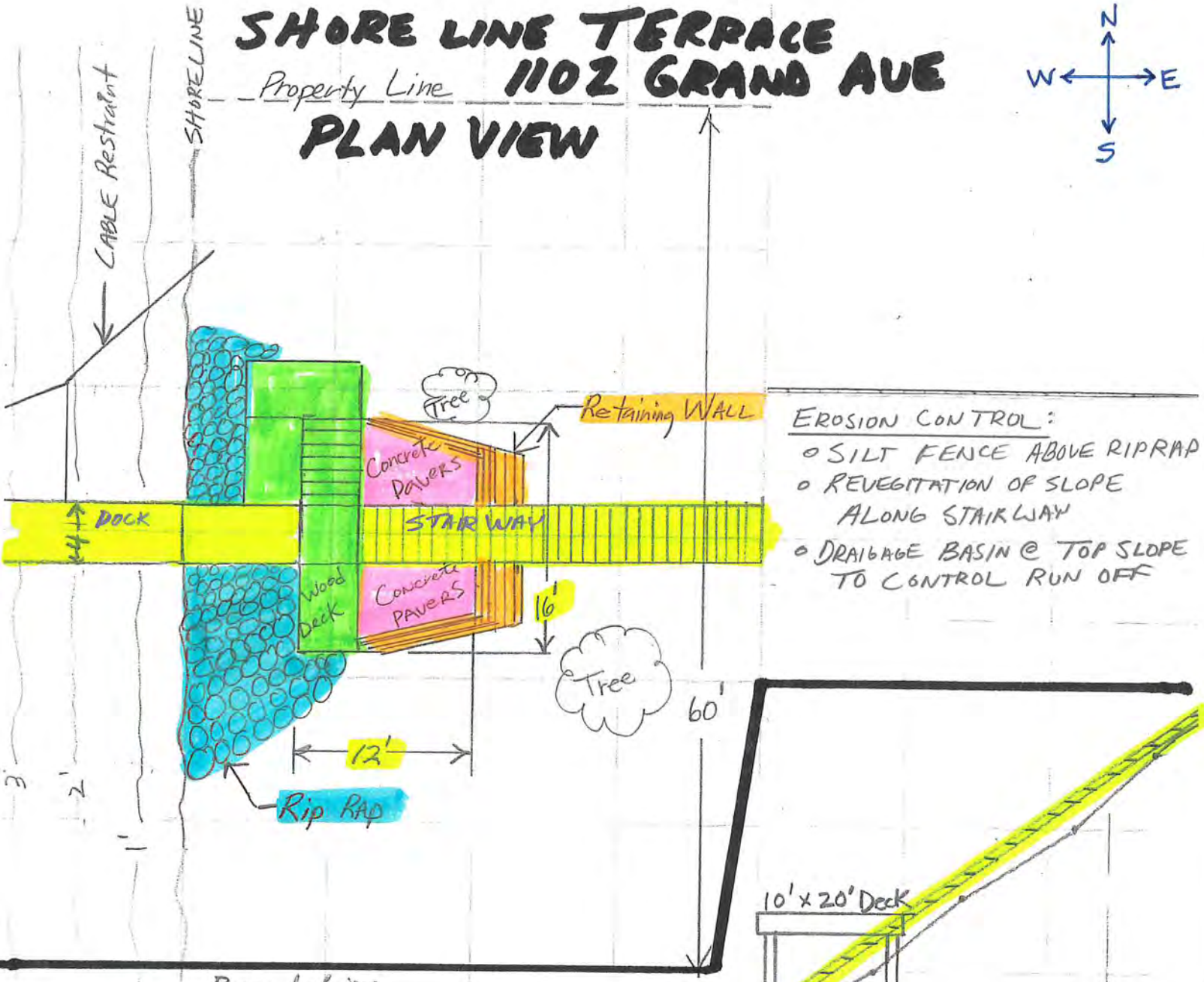
1102 Grand Ave - Conditional Use Permit Supplemental Information

The primary purpose for the proposed 8ft x 12ft terrace area is to allow for space on the slope for recreational use(chairs, patio table, ect.) and a resting area near the bottom of the stairs. It is not practical to use equipment on the slope, so all work will be completed by hand with as little additional soil disturbance as possible. Silt fence will be used above and below the work area to eliminated the possibility of soil erosion. The retaining wall will be similar to the picture shown above, and constructed using the details shown below. The terrace area will be above the 100-year flood elevation. The walking surface of the area will be constructed using concrete pavers. Once completed,the area with be planted with creeping myrtle to quickly stabilize the slope.

Retaining Wall Design Details

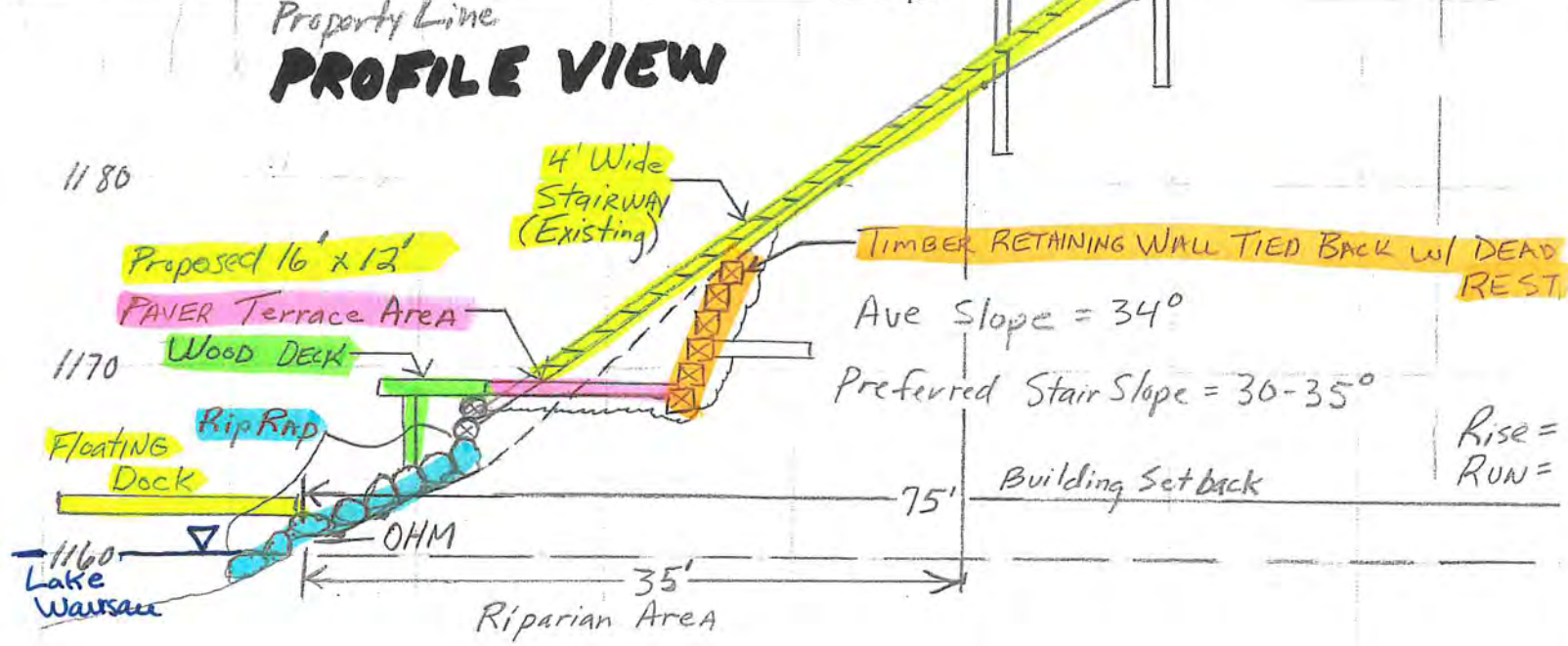


SHORE LINE TERRACE
1102 GRAND AVE



EROSION CONTROL:

- SILT FENCE ABOVE RIPRAP
- REVEGITATION OF SLOPE ALONG STAIRWAY
- DRAIBAGE BASIN @ TOP SLOPE TO CONTROL RUN OFF



Memorandum

From: Andrew Lynch
To: Plan Commission
Date: November 9, 2022
Subject: Specific Implementation Plan (SIP) at 1520 Elm Street and 1601 Elm Street for parking lot changes in a Planned Unit Development (PUD)

Introduction
JAKnetter Architects, on behalf of Lokre Development, is petitioning for changes to the Specific Implementation Plan (SIP) for the housing and retail development at 1520 Elm Street and the remote parking lot at 1601 Elm Street. JAKnetter has been responsive to the changes City staff has suggested. This project is currently under construction.

The changes are outlined in detail in the attached cover letter and noted on the attached site plan. In brief, they are as follows:
1601 Elm Street
- Revise west parking lot and change the traffic flow to one way.
- Moving the dumpster corral.
- Removing the grill area.
- New landscape island in east parking lot.

1520 Elm Street
- Revised traffic flow from one-way to two-way.
- Pedestrian aisle in the lot and pedestrian crossing of Elm Street.
- Landscape islands in the lot.

Amendments to Specific Implementation Plan
Per Section 23.10.44 of the City's zoning ordinance, the process for review and approval of the SIP shall be identical to that for conditional use permits per section 23.10.32(5) through (9).

Staff Comments:
The changes proposed do address the staff concerns from the previous approval in June of 2021 regarding the landscaping islands and pedestrian connection across Elm Street. Staff initially had concerns over the traffic flow of 1601 Elm St and the increased parking against the retaining wall to accommodate the retail spaces. Included with the packet is a letter from the owner of the Best Western Plus Wausau Tower Inn allowing Bantr residents and guests to use the hotel easement and access to 17th Ave. Treatment of the railing on the west retaining wall to something more opaque that would help reduce the visibility of parked vehicles from the roadway would be welcome.
The pedestrian crossing was also revised to accommodate appropriate curb ramps on either side of Elm and into the parking lot.

The Plan Commission may motion to:

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

Staff recommends approval of the amendments to the SIP as proposed.

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

October 6, 2022 (Revised November 2, 2022)

William D. Hebert,MPA
Division of Inspections
Brad Lenz, ACIP
City Planner
City of Wausau
407 Grant Street
Wausau, WI 54403

RE: Proposed Wausau Bantr Parking Revision and Updated South Parking Lot Design Narrative
1601 Elm Street and 1520 Elm Street

Bill and Brad,
On behalf of Lokre Development we are submitting a Site Plan design package to the City of Wausau for review and approval at the November Plan Commission meeting. This package includes architectural design drawings only with focus on committee acceptance to incorporate a parking lot revision to the west end of the 1601 Elm Street development. Also included is an updated site plan design for the remote south parking lot across the street as originally proposed to the city at 1520 Elm Street. As the fall season is upon us, we are hoping to gain approval in order to quickly move into final construction of the parking lot and site work at the main building site before the end of the year. We are also providing a new revised site design for the remote south parking lot for review with the intent of finalizing the remaining approvals which will include landscaping and civil documents in the next round of the city's meeting schedule. Listed below is a quick summary of the design narrative proposed for each parcel:

1601 Elm Street – Main Building Site:
Since the receipt of Plan Commission and State Approval, Lokre Development has identified the need for some minor revisions to the site plan that will add parking at the west end and assist in the overall success of the project. Below is a quick summary with attached drawings for reference and information:

1. We are requesting to revise the west parking lot area to pave up to the existing west railing and retaining wall condition and incorporate angled parking for the west end retail use. This revision consists of some minor changes to the islands for circulation and a reduced concrete sidewalk width along the west building facade from 10' to 6'-8". By utilizing this area, we are able to gain (8) additional parking stalls, going from (10) to (18) stalls. This request is taking a cue from the previous development which utilized this area for parking stalls along the west property line – see attached photo of the previous condition. The 1st floor retail component of this mixed-use building will be much better suited with more parking adjacent to the entries and is looking to gain approval by incorporating the same design intent as the original development. Treatment of the railing is open for discussion and concrete curb stops will be placed at each stall along the west property line.

2. The dumpster corral area at the SE corner of the site has been removed and (2) parking stalls have been added. Garbage will be stored in the garage and removal will be coordinated with maintenance and the waste company.
3. The potential grill area in the NE corner has been removed. The existing north concrete curb line will remain and be used and tied into the new pavement.
4. A new landscape island has been added in the center of the east parking field in order to adhere to city covenants of one needed every 180 lineal feet.

1520 Elm Street – South Remote Parking Lot:

Plan Commission Approval included the need to redesign the south parking lot which will be used for additional parking to support the rooftop restaurant. JAK is providing an updated site plan with revisions addressing those concerns and is requesting some feedback from the Plan Commission on the design intent before releasing the landscaping and civil design engineers for final documents. Below is a quick summary with attached drawings for reference and information:

1. Our original layout depicted a one-way flow of traffic which has been eliminated and replaced with two-way circulation throughout the parking lot which will be more accommodating to visitors. 24' wide drive aisles are maintained and landscape islands have been added. The existing curb cut on Elm Street will remain although there is a possibility that it may shift slightly to the west. There are (80) parking stalls (including 4 handicap stalls) provided on the south lot which equates to a total parking count of 356 for the entire development. (276 surface and interior parking stalls at 1601 Elm + 80 stalls at 1520 Elm = 356 total stalls). Bicycle parking is identified at both sites as well.
2. There is a central 7'-0" wide pedestrian aisle located from south to north for patrons to use and have safe access to the mixed-use facility. The pedestrian path will lead to a crosswalk at Elm Street with accessible curb cuts. JAK will work with the Engineering Department as required but sees the need for yellow pedestrian crosswalk signs on both sides of the street and believes a clearly defined crosswalk with a central cone sign in the street with verbiage "yield to pedestrians in the crosswalk – it is a state law" would assist in the safety. See photos for reference on the attached site plan sheet.
3. Landscape islands help define the parking field and 20'-0" tall cut-off light fixtures will be located centrally inside the parking lot and maintain city foot-candle requirements.
4. Final design documents for landscaping, lighting calculations and civil drawings will be submitted once this design concept is approved.

Please feel free to contact me directly with any questions at 262-278-4383.
Sincerely,
JAKnetter ARCHITECTS, Inc.

Jay Knetter, AIA
President

View looking South along existing West Property Line showing previous development with parking lined up to existing railing at property line.

Best Western Plus Wausau Tower Inn

201 N. 17th Avenue Wausau, Wisconsin 54401 United States
Telephone: 715.845.4341. Email: jay@wausautowerinn.com

Date: Nov 7, 2022

To,
12 Gauge Construction LLC
2013 S. Stoughton Rd
Madison, WI 53716

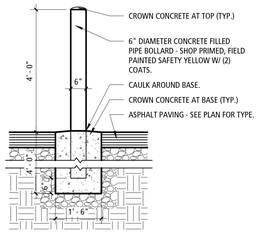
Subject: Easement and Entrance use

Dear Jim,
Please be aware that we have agreed with our neighbor, owner's of the Bantr Apartments, located at 1520 Elm St, Wausau WI 54401 to share our easement and entrances. Their tenants and our guests can use either entrances located on 17th Ave (owned by us) and Elm Street (owned by Bantr Apartments) and we plan to share common easement space between our properties.

If you have any questions, please feel free to contact me.

Thanks

Jay Govardhan
Owner
Nidus Holding Company LLC
Best Western Plus Wausau Tower Inn



3 BOLLARD SECTION DETAIL
1/2" = 1'-0"

SITE PLAN LEGEND

OVERALL SITE INFORMATION:
OVERALL SITE AREA: 115,886 SF (2.66 ACRES)
BUILDING FOOTPRINT: 41,286 GSF (FOOTPRINT)

SURFACE PARKING:
NON-ACCESSIBLE PARKING: 110
ACCESSIBLE PARKING: 5
TOTAL SURFACE PARKING: 115

LOWER LEVEL ENCLOSED GARAGE PARKING:
NON-ACCESSIBLE PARKING: 105
ACCESSIBLE PARKING: 0
TOTAL LOWER LEVEL ENCLOSED PARKING: 105

FIRST FLOOR ENCLOSED GARAGE PARKING:
NON-ACCESSIBLE PARKING: 50
ACCESSIBLE PARKING: 6
TOTAL FIRST FLOOR ENCLOSED PARKING: 56

TOTAL PARKING (SURFACE & ENCLOSED): 276

BUILDING INFORMATION:
LOWER LEVEL PARKING AREA: 40,131 SF
FIRST FLOOR AREA (FOOTPRINT): 41,286 SF
SECOND FLOOR AREA: 41,397 SF
THIRD FLOOR AREA: 41,397 SF
FOURTH FLOOR AREA: 41,397 SF
PARTIAL FIFTH FLOOR & ROOF AREA: 41,397 SF
TOTAL BUILDING AREA: 247,005 SF

TOTAL LIVING UNITS PROVIDED:
SEE PARKING & UNIT MATRIX FOR OVERALL UNIT COUNTS AND BREAKDOWN PER FLOOR (INCLUDES (3) TYPE 'A' ACCESSIBLE UNITS)

CODE REQUIREMENTS:	COMPLIANT (YES / NO):
10'-0" BUILDING SETBACK	YES
ELEVATED FROM THE PUBLIC SIDEWALKS	YES
PARKING SCREENING: MINIMIZE THE VISUAL IMPACT	YES
TRASH SCREENING: MINIMIZE THE VISUAL IMPACT (DECORATIVE ARCHITECTURAL FENCE & VEGETATION)	YES

BUILDING REQUIREMENTS:	COMPLIANT (YES / NO):
MIN BUILDING HEIGHT IS 1-/2 STORIES / MAX 3-1/2 STORIES	YES
PARAPET TO HIDE ROOF TOP UNITS (ROOF STRUCTURE TO HIDE EQUIPMENT)	YES

PARKING / UNIT MATRIX

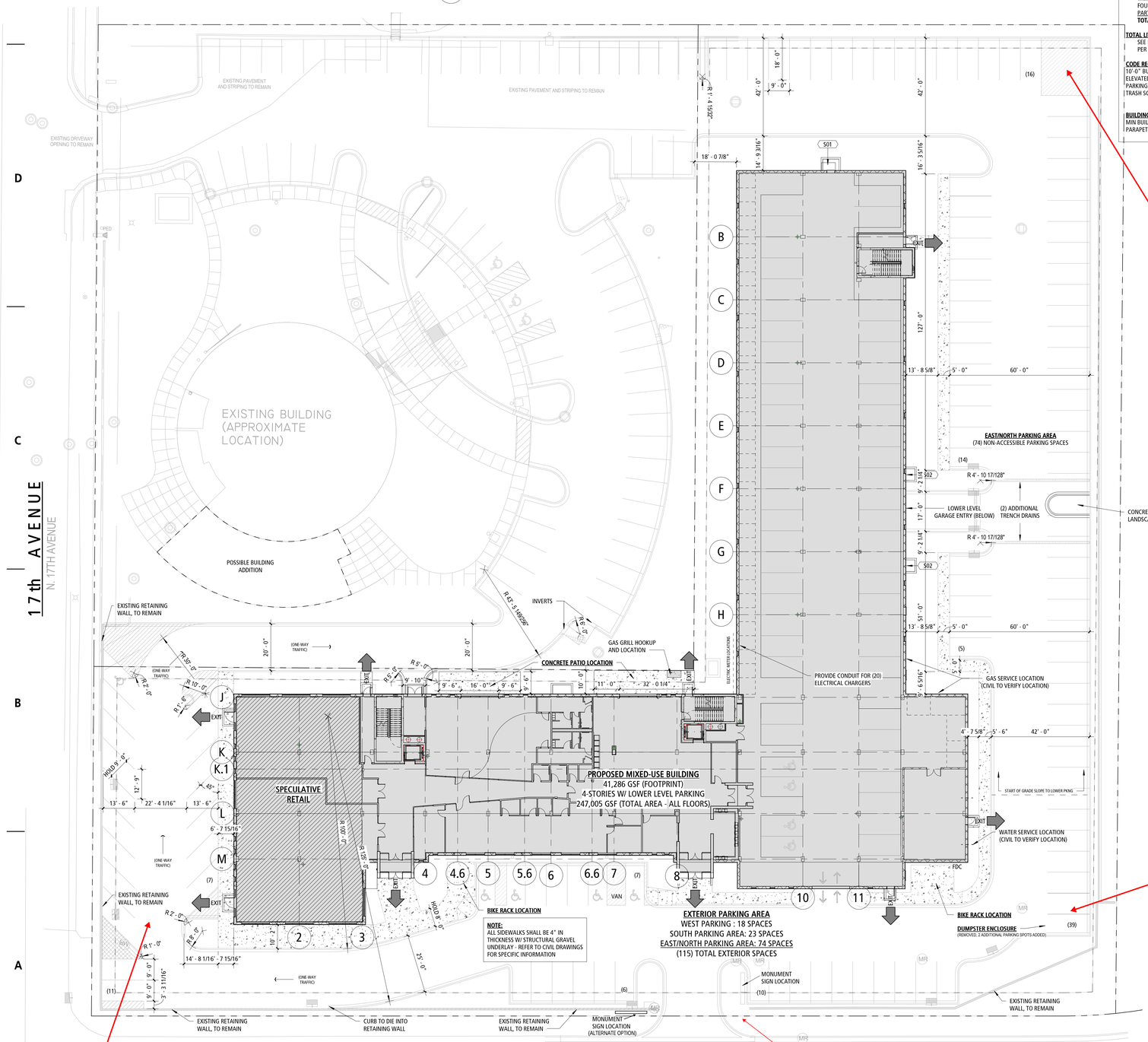
UNITS / PARKING	LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
STUDIO	--	--	25 UNITS	25 UNITS	25 UNITS	75 UNITS
STUDIO TYPE "A"	--	--	--			--
1-BEDROOM	--	--	10 UNITS	12 UNITS	12 UNITS	34 UNITS
1-BEDROOM TYPE "A"	--	--	2 UNITS			2 UNITS
2-BEDROOM	--	--	6 UNITS	7 UNITS	7 UNITS	20 UNITS
2-BEDROOM TYPE "A"	--	--	1 UNIT			1 UNIT
3-BEDROOM	--	--	3 UNITS	3 UNITS	3 UNITS	9 UNITS
PARKING (ENCLOSED)	105 SPACES	56 SPACES				
PARKING (SURFACE)		115 SPACES				
PARKING / UNIT TOTAL		276 SPACES				141 UNITS

NOTES
(2) 1-BEDROOM & (1) 2-BEDROOM TYPE 'A'UNITS TO BE LOCATED ON SECOND FLOOR ONLY. ALL REMAINING UNITS TO BE TYPE 'B' UNITS.

PARKING INCLUDES ON-SITE PARKING COUNTS ONLY.

KEYNOTES - SITE PLAN

KEY	KEYNOTE DESCRIPTION
S01	CONCRETE LIGHT WELL FOR LOWER LEVEL EXHAUST SYSTEMS - REFER TO DEISGN / BUILD CONTRACTOR MEP/FP DRAWINGS FOR SPECFIC INFORMATION
S02	EXHAUST LOUVERS ABOVE - REFER TO DEISGN / BUILD CONTRACTOR MEP/FP DRAWINGS FOR SPECFIC INFORMATION



GRILL AREA REMOVED.

DUMPSTER AREA REMOVED AND (2) PARKING STALLS ADDED.

PROPOSED SITE PLAN WITH WEST PARKING TO RAILING AND DOUBLE LOADED ANGLED PARKING.

33 ARCHITECTURAL SITE PLAN
1" = 20'-0" 31 / A014

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

PROJECT INFORMATION:

WAUSAU BANTR

1520 ELM STREET
WAUSAU, WISCONSIN
54401

DRAWING ISSUANCE:

CONSTRUCTION DRAWINGS

REVISIONS

#	DATE	DESCRIPTION
3	1/4/22	STATE REVISIONS
7	8/19/22	CONSTRUCTION DRAWINGS CB #5

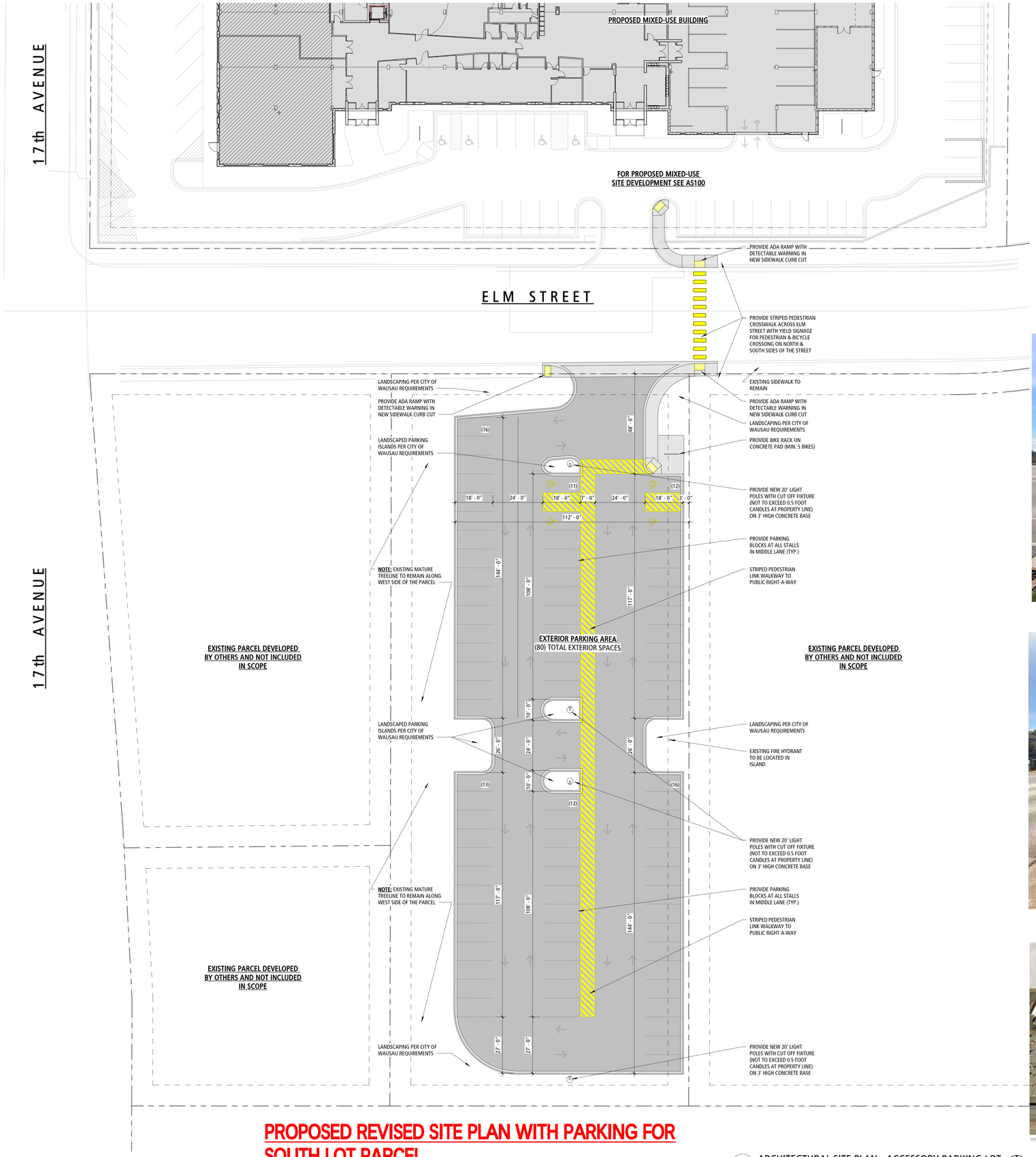
06 October 2022

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

ARCHITECTURAL SITE PLAN

AS100

© JAKnetter Architects



PROPOSED REVISED SITE PLAN WITH PARKING FOR SOUTH LOT PARCEL.

34 ARCHITECTURAL SITE PLAN - ACCESSORY PARKING LOT
1" = 20'-0" 31 / A014

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

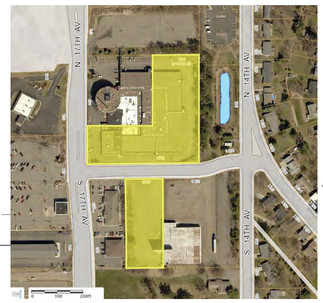
PROJECT INFORMATION:

WAUSAU BANTR

1520 ELM STREET
WAUSAU, WISCONSIN
54401

DRAWING ISSUANCE:

CONSTRUCTION DRAWINGS



REVISIONS

#	DATE	DESCRIPTION
7	8/19/22	CONSTRUCTION DRAWINGS CB #5

31 OCTOBER 2022

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

OFF STREET PARKING LOT SITE PLAN

AS101

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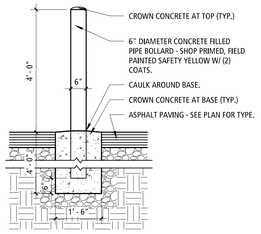
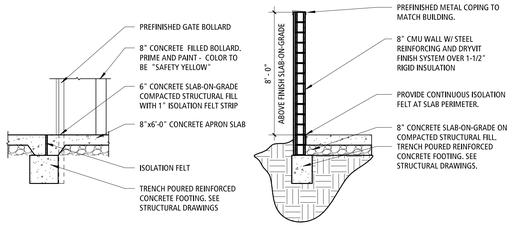


3 BOLLARD SECTION DETAIL
1/2" = 1'-0"



4 TYPICAL DUMPSTER WALL SECTIONS
1/4" = 1'-0"

SITE PLAN LEGEND

OVERALL SITE INFORMATION:	
OVERALL SITE AREA:	115,886 SF (2.66 ACRES)
BUILDING FOOTPRINT:	41,286 GSF (FOOTPRINT)
SURFACE PARKING:	
NON-ACCESSIBLE PARKING:	100
ACCESSIBLE PARKING:	4
TOTAL SURFACE PARKING:	104
LOWER LEVEL ENCLOSED GARAGE PARKING:	
NON-ACCESSIBLE PARKING:	105
ACCESSIBLE PARKING:	0
TOTAL LOWER LEVEL ENCLOSED PARKING:	105
FIRST FLOOR ENCLOSED GARAGE PARKING:	
NON-ACCESSIBLE PARKING:	50
ACCESSIBLE PARKING:	6
TOTAL FIRST FLOOR ENCLOSED PARKING:	56
TOTAL PARKING (SURFACE & ENCLOSED):	**265**
BUILDING INFORMATION:	
LOWER LEVEL PARKING AREA:	40,131 SF
FIRST FLOOR AREA (FOOTPRINT):	41,286 SF
SECOND FLOOR AREA:	41,397 SF
THIRD FLOOR AREA:	41,397 SF
FOURTH FLOOR AREA:	41,397 SF
3 PARTIAL FIFTH FLOOR & ROOF AREA:	41,397 SF
TOTAL BUILDING AREA:	**247,005 SF**

TOTAL LIVING UNITS PROVIDED:
SEE PARKING & UNIT MATRIX FOR OVERALL UNIT COUNTS AND BREAKDOWN PER FLOOR (INCLUDES (3) TYPE 'A' ACCESSIBLE UNITS)

CODE REQUIREMENTS:	COMPLIANT (YES / NO):
10'-0" BUILDING SETBACK	YES
ELEVATED FROM THE PUBLIC SIDEWALKS	YES
PARKING SCREENING: MINIMIZE THE VISUAL IMPACT	YES
TRASH SCREENING: MINIMIZE THE VISUAL IMPACT (DECORATIVE ARCHITECTURAL FENCE & VEGETATION)	YES
BUILDING REQUIREMENTS:	**COMPLIANT (YES / NO):**
MIN BUILDING HEIGHT IS 1-/2 STORIES / MAX 3-1/2 STORIES	YES
PARAPET TO HIDE ROOF TOP UNITS (ROOF STRUCTURE TO HIDE EQUIPMENT)	YES

PARKING / UNIT MATRIX

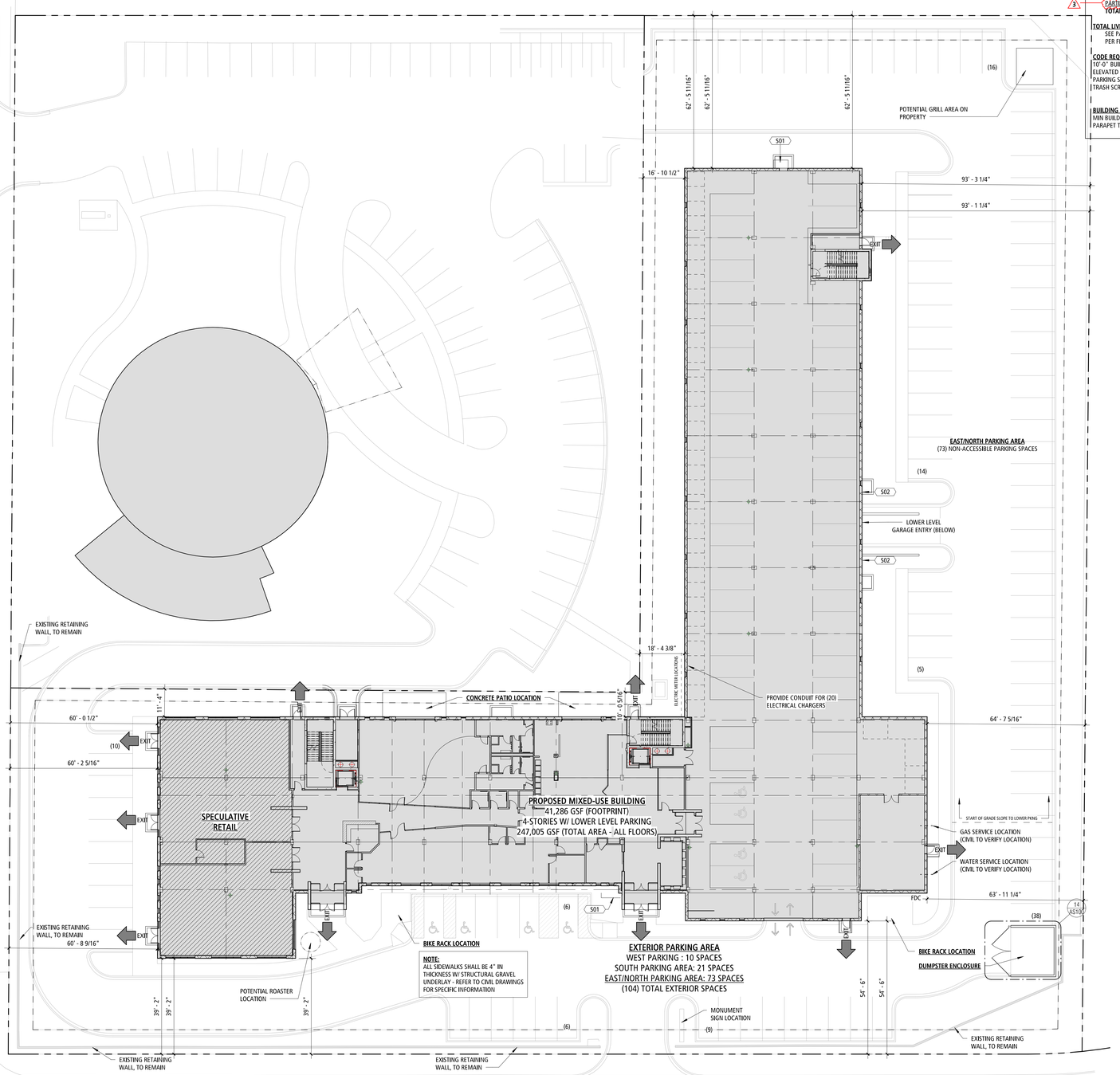
UNITS / PARKING	LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
STUDIO	--	--	25 UNITS	26 UNITS	26 UNITS	77 UNITS
STUDIO TYPE "A"	--	--	1 UNIT			1 UNIT
1-BEDROOM	--	--	10 UNITS	11 UNITS	11 UNITS	32 UNITS
1-BEDROOM TYPE "A"	--	--	1 UNIT			1 UNIT
2-BEDROOM	--	--	6 UNITS	7 UNITS	7 UNITS	20 UNITS
2-BEDROOM TYPE "A"	--	--	1 UNIT			1 UNIT
3-BEDROOM	--	--	3 UNITS	3 UNITS	3 UNITS	9 UNITS
PARKING (ENCLOSED)	105 SPACES	56 SPACES				
PARKING (SURFACE)		104 SPACES				
PARKING / UNIT TOTAL		265 SPACES				141 UNITS

NOTES
(1) EFFICIENCY, (1) 1-BEDROOM, (1) 2-BEDROOM & (1) 3-BEDROOM TYPE 'A'UNITS TO BE LOCATED ON SECOND FLOOR ONLY. ALL REMAINING UNITS TO BE TYPE 'B' UNITS.

PARKING INCLUDES ON-SITE PARKING COUNTS ONLY.

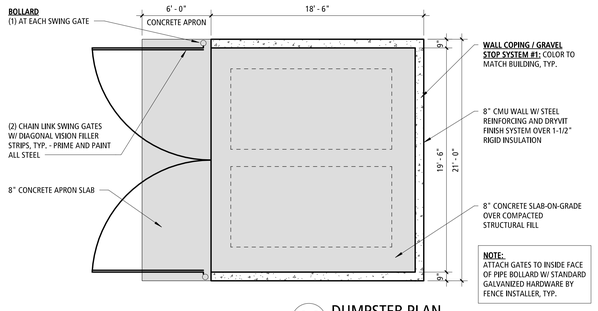
KEYNOTES - SITE PLAN

KEY	KEYNOTE DESCRIPTION
S01	CONCRETE LIGHT WELL FOR LOWER LEVEL EXHAUST SYSTEMS - REFER TO DEISGN / BUILD CONTRACTOR MEP/FP DRAWINGS FOR SPECFIC INFORMATION
S02	EXHAUST LOUVERS ABOVE - REFER TO DEISGN / BUILD CONTRACTOR MEP/FP DRAWINGS FOR SPECFIC INFORMATION

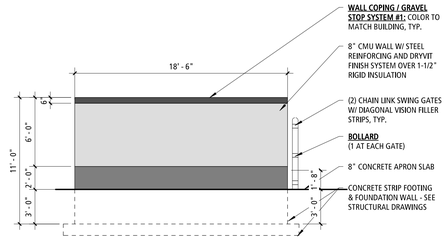


STATE APPROVED SITE PLAN FOR REFERENCE.

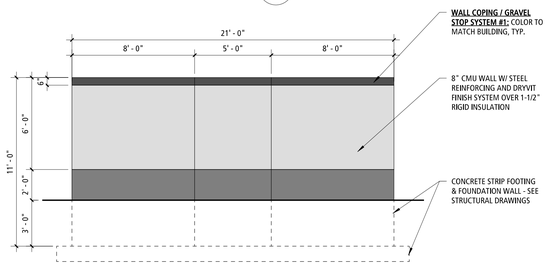
33 ARCHITECTURAL SITE PLAN
1" = 20'-0" 31 / A014



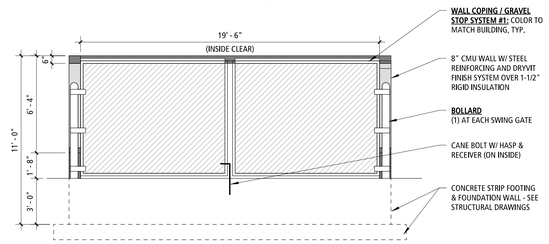
14 DUMPSTER PLAN
3/16" = 1'-0" 33 / AS100



21 DUMPSTER - TYP SIDE ELEVATION
3/16" = 1'-0"



28 DUMPSTER - REAR ELEVATION
1/4" = 1'-0"



35 DUMPSTER - FRONT ELEVATION
1/4" = 1'-0"

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

PROJECT INFORMATION:

WAUSAU BANTR

1520 ELM STREET
WAUSAU, WISCONSIN
54401

DRAWING ISSUANCE:

STATE REVISION 2.0
PLAN REVIEW
SUBMISSION

REVISIONS

#	DATE	DESCRIPTION
3	1/4/22	STATE REVISIONS

18 AUGUST 2021

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

ARCHITECTURAL SITE PLAN

AS100

© JAKnetter Architects

GENERAL NOTES - FLOOR PLAN

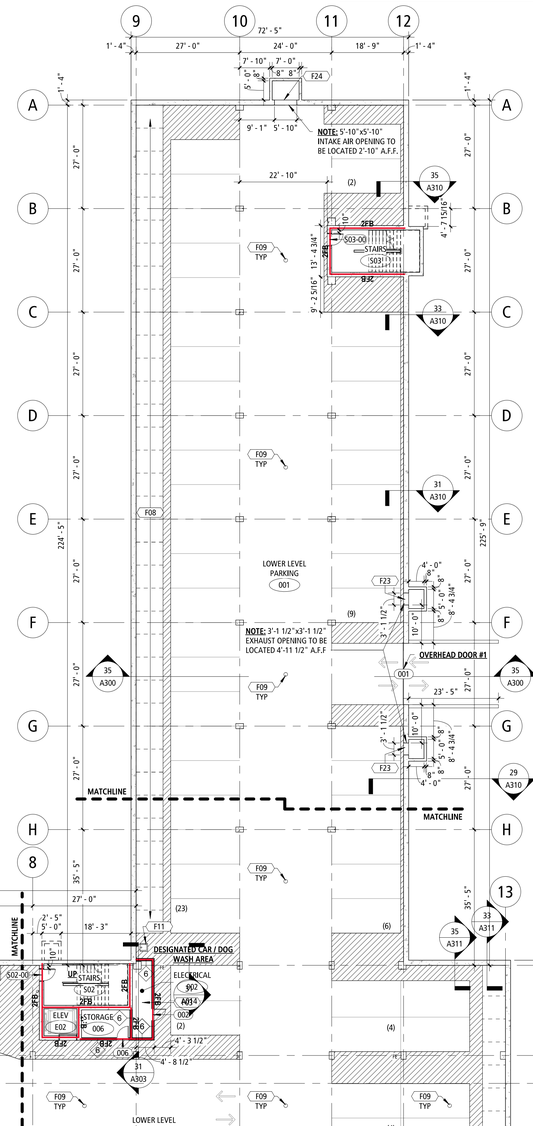
1. BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2. DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
3. VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH G.C.
4. PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE, ETC.
5. PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
6. LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
7. PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
8. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT IN ELECTRICAL AND GAS UTILITY ROOMS. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH OWNER & GENERAL CONTRACTOR.
9. PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER & GENERAL CONTRACTOR.
10. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
11. ALL TYPE 'B' UNITS SHALL HAVE BACKING INSTALLED WITHIN THE STUD CAVITY FOR POTENTIAL ACCESSIBLE ACCESSORY INSTALLATION.

KEYNOTES - FLOOR PLAN

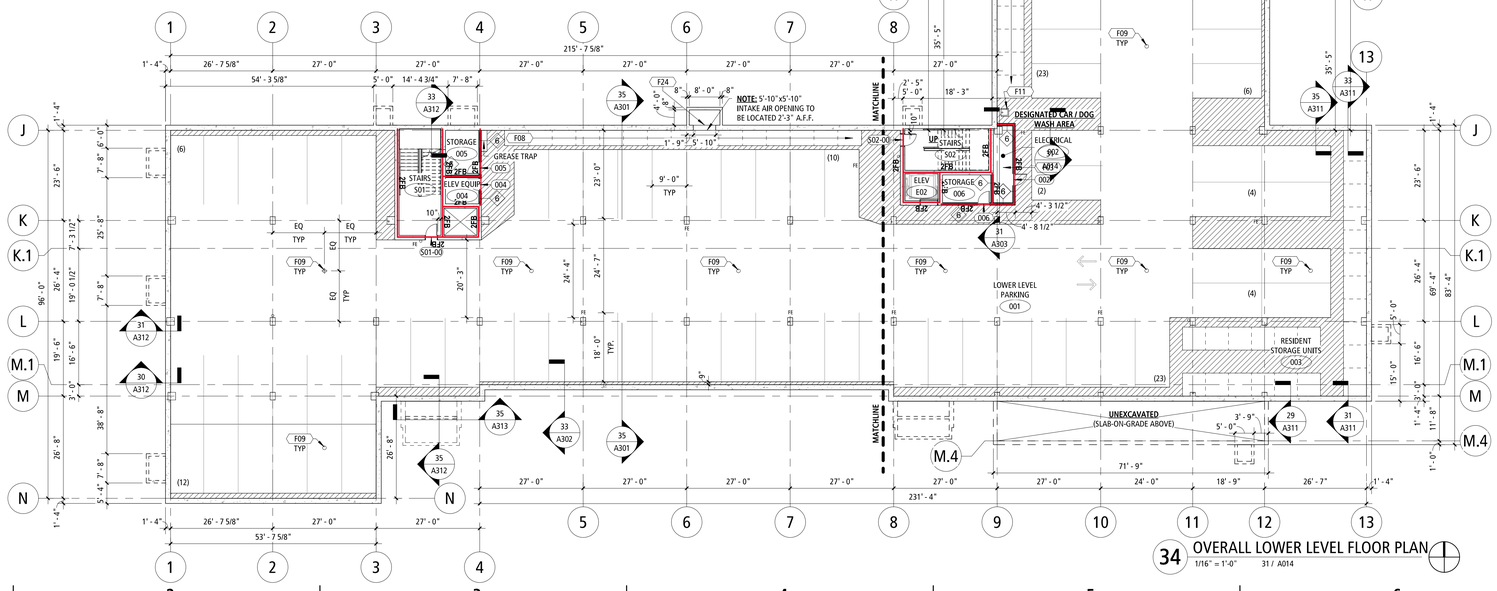
KEY	KEYNOTE DESCRIPTION
F02	HVAC INTAKE / EXHAUST LOCATION FOR PARKING GARAGE - REFER TO DESIGN/BUILD CONTRACTOR DRAWINGS FOR SPECIFICATIONS AND INFORMATION
F03	ELECTRICAL SERVICE LOCATION
F04	WATER SERVICE LOCATION
F05	GAS SERVICE LOCATION
F06	ROOF TOP UNIT LOCATION FOR RESTAURANT AND YOGA STUDIO (15-TON TO BE CONFIRMED BY DESIGN/BUILD MECHANICAL CONTRACTOR
F08	RESIDENT STORAGE UNITS - WALL DESIGN TBD
F09	6" DIA FLOOR DRAIN - REFER TO DESIGN/BUILD PLUMBING CONTRACTOR DRAWINGS FOR SPECIFIC INFORMATION
F11	WALL MOUNTED SERVICE SINK - SEE DESIGN/BUILD DRAWINGS FOR SPECIFIC SPECIFICATIONS & RECOMMENDATIONS
F13	WASHER / DRYER BY OWNER
F14	ALIGN GYP BD BETWEEN DIFFERING WALL TYPES
F23	EXHAUST LOUVERS ABOVE - REFER TO DEISGN / BUILD CONTRACTOR MEP/FP DRAWINGS FOR SPECFIC INFORMATION
F24	CONCRETE LIGHT WELL BELOW FOR LOWER LEVEL INTAKE SYSTEMS - REFER TO DEISGN / BUILD CONTRACTOR MEP/FP DRAWINGS FOR SPECFIC INFORMATION
F25	ELEVATOR SMOKE CURTAIN - MODEL 200, BY SMOKE GUARD (TYPICAL @ SECOND, THIRD & FOURTH FLOOR (RESIDENCE FLOORS ONLY))

FLOOR PLAN LEGEND

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



STATE APPROVED LOWER LEVEL FLOOR PLAN DEPICTING PARKING FOR REFERENCE.



34 OVERALL LOWER LEVEL FLOOR PLAN
1/16" = 1'-0" 31 / A014

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

PROJECT INFORMATION:

WAUSAU BANTR

1520 ELM STREET
WAUSAU, WISCONSIN
54401

DRAWING ISSUANCE:

CONSTRUCTION DRAWINGS

REVISIONS

#	DATE	DESCRIPTION
1	9/30/21	CB #1
2	11/4/21	CB #2
3	1/4/22	STATE REVISIONS
4	1/20/22	STATE REVISIONS - 2.0
7	8/19/22	CONSTRUCTION DRAWINGS CB #5

18 February 2022

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

OVERALL LOWER LEVEL FLOOR PLAN

A100

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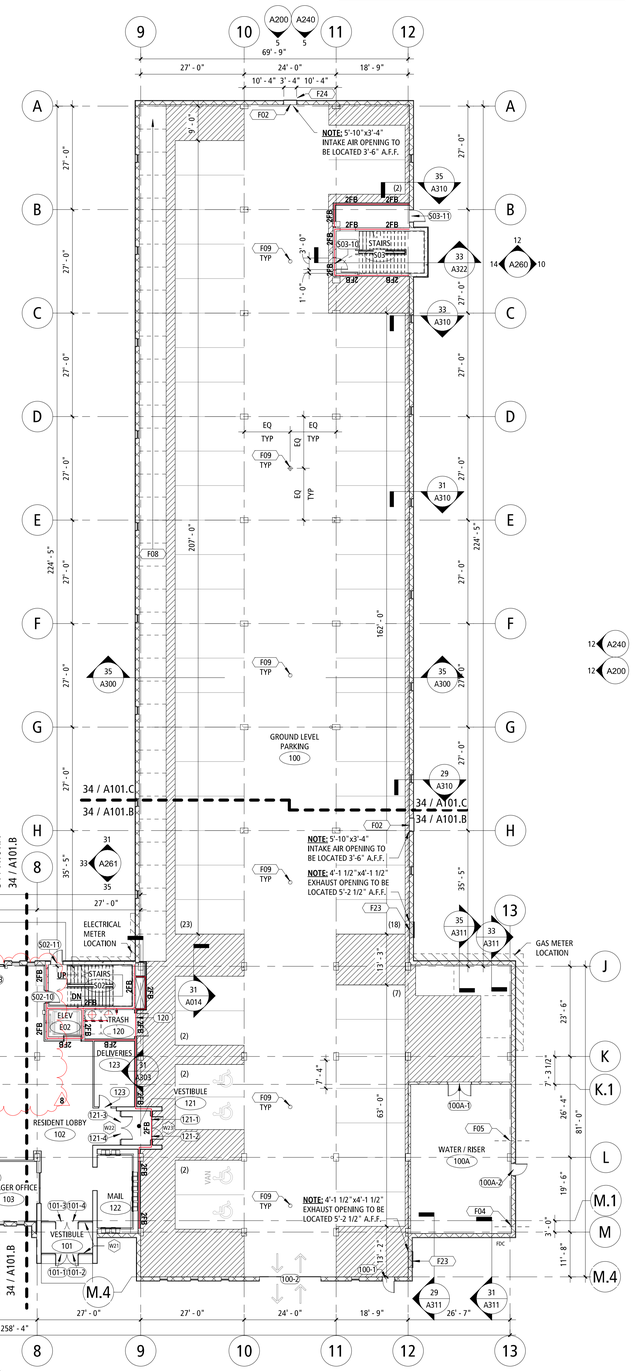

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7	8/19/22	CONSTRUCTION DRAWINGS CB #5
8	9/13/22	CB #6
	9/15/22	UPDATED

18 February 2022

PROJECT NUMBER	PROJECT MANAGER
28000-00	JK

OVERALL FIRST FLOOR PLAN

A101

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Memorandum

From: Brad Lenz
To: Plan Commission
Date: November 9, 2022
Subject: Specific Implementation Plans – 301 Washington Street

The general development plan of the Planned Unit Development (PUD) for this project was approved earlier this year by the Plan Commission and Common Council. Please see attached Resolution and previous staff report. The specific implementation plans for Block 4 ("Foundry on 3rd") are currently up for review and are included in the packet. The plans also include a thin strip of Block 5 labeled "proposed easement" for shared access between Block 4 and Block 5 (i.e., the next project phase).

The current plans are consistent with the previously approved general development plan. The total residential unit count is 153 units, compared to 154 units from the general plan. Underground parking is now showing 133 stalls compared to 131 originally conceived in the general plan. Commercial space has decreased somewhat from 17,500 square feet to 16,280 square feet. Common spaces, indoor and outdoor, are consistent with the original plans, with more details now provided, particularly for landscaping.

Additional parking for the project has been envisioned to occur in the public parking ramp across Jackson Street. A skywalk from the project to the ramp is being depicted in the current plans. Since the skywalk will mainly lie within right-of-way, and since the specific details pertaining to designating stalls in the ramp are yet to be determined, a subsequent agreement between the developer and the City will be executed. Ample parking exists in the ramp to serve this phase as well as the next.

Generalized signage for the project is shown in the renderings. The wall and projecting signs appear to conform to the zoning code. When specific signage is determined, such as for tenants of the commercial space, the city's sign permit process will check that specific standards are being followed.

The building plans are in line with the zoning code's exterior building design standards. The façade is articulated through the use of recesses, changes in materials, balconies, and windows. The materials used are predominantly Class I – stone, brick, and glass – with other classes being used as accents.

Lighting of the site will be provided mostly by ambient light from public street fixtures. If accent lighting on the building and/or signage is to be added, a plan shall first be submitted to city staff to ensure conformance with the zoning code.

Overall, the plans are showing a couple of variations from base zoning standards of the City. First, as noted in the general plan, the micro-units at 356 square feet are smaller than the minimum standard of 400 square feet. Second, drive aisle widths in the underground parking at 23'8" are four inches short of the 24-foot standard. Either/both of these standards can be flexed through approval of the specific plans.

Upon approval of the specific plans, as noted above, staff will continue to work with the developers through the city's standard permitting process as well as through a developer agreement for the skywalk and parking in the public ramp.

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

RESOLUTION OF THE PLAN COMMISSION

Amending the General Development Plan at 301 & 411 Washington Street to allow for a mixed-use development with underground parking, commercial on the first floor and apartments above, in a PUD, Planned Unit Development Zoning District.

Committee Action:	Approved 6-0		
Fiscal Impact:	None.		
File Number:	19-0921	**Date Introduced:**	September 27, 2022

WHEREAS, on June 21, 2022, the Plan Commission considered a request to amend the general development plan at 301 & 411 Washington Street to allow for a mixed-use development with underground parking, commercial on the first floor and apartments above; and

WHEREAS, the plans for Blocks 4 and 5 are for multi-story residential apartments and Block 4 would contain retail space on a portion of the ground floor; and

WHEREAS, the influx of new residents will help support existing and new businesses; and

WHEREAS, mixed-use buildings are desirable to provide street-level activation and amenities for the public, including new and existing downtown residents; and

WHEREAS, the current site plan generally conforms to the previous redevelopment plans for the site, except with the elimination of a connection where 4th Street was historically located between Washington and Jackson Streets; and

WHEREAS, the current plans do not show public access in the former 4th Street corridor, but instead is a ramp down to underground parking with an outdoor space at ground level for residents; and

WHEREAS, the micro units are shown at 355 square feet, which is below the minimum size allowed in the zoning code of 400 square feet; now therefore

BE IT RESOLVED that the Common Council of the City of Wausau hereby amends the general development plan at 301 & 411 Washington Street to allow for a mixed-use development with underground parking, commercial on the first floor and apartments above, in a PUD, Planned Unit Development Zoning District.

Approved:

Katie Rosenberg, Mayor

Memorandum

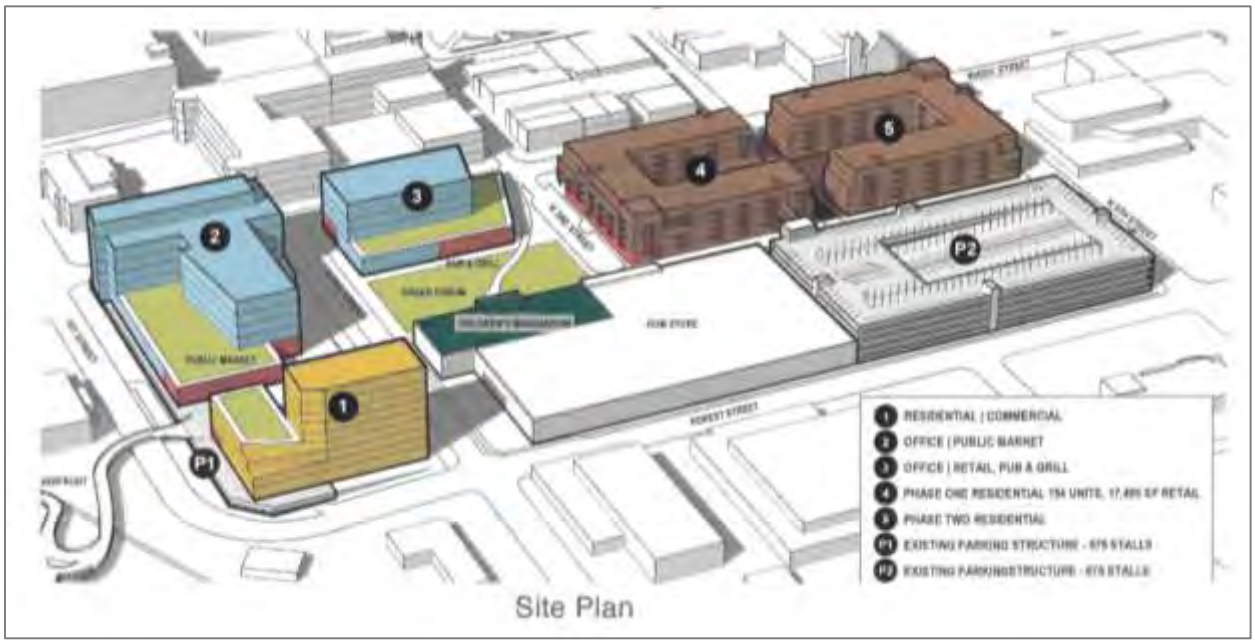
From: Brad Lenz
To: Plan Commission
Date: June 15, 2022
Subject: Amend the General Development Plan of the PUD at Former Mall Site

Background

T. Wall Enterprises is proposing the first phases of development of the former Wausau Center Mall property. The mall previously occupied eight city blocks, including two large parking structures. The redevelopment process is ongoing with the demolition of the mall building, the dedication of right-of-way for future streets, and related activities. The general development plan of the planned unit development (PUD) needs to be amended to allow for new uses on the site.

The site plan below shows how the mall is being divided into different "blocks" for redevelopment. The current general development plan pertains to Blocks 4 and 5, which are located southeast of the intersection of Washington and 3rd Streets (shown in brown below).

Image 1. Overall site plan of former mall site (Source: Wausau Opportunity Zone)



The plans for both Blocks 4 and 5 are for multi-story residential apartments. Block 4 would contain retail space on a portion of the ground floor. Both blocks would include underground

parking. Additional parking would be accommodated in the existing parking structure ("Sears Ramp").

Statistics on number of units, square footage of retail space, and other details are provided in the packet. The developer has also included site plans, floor plans, and building renderings. Additional details will be required when the Plan Commission reviews the specific implementation plans in the future. Staff feels that adequate information is provided for the general development plan.

Criteria for Approval

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

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

Some of the above criteria pertain to the *establishment* of a new PUD (versus amending an existing PUD, as in this case), while others are better suited to the specific implementation plans, which will come at a later stage. General staff comments follow in the next section.

Staff Comments

Overall, staff feels that the density of the project is good, especially for a downtown area. The influx of new residents will help support existing and new businesses. Mixed-use buildings are desirable to provide street-level activation and amenities for the public, including new and existing downtown residents. The city's Comprehensive Plan supports increasing density downtown, particularly new residential development which can help stimulate additional investment in the city.

Utilization of the existing parking structure will mean the development will need to provide less parking within the new project. Exactly how that parking will be shared/provided to the developer will need to be detailed in a developer agreement. Structured parking also allows more flexibility in how on-street parking is provided – this will be determined through engineered plans being developed by the City's design consultant.

The current site plan generally conforms to previous redevelopment plans for the site. One key difference that has evolved in the planning process is the elimination of a connection where 4th Street was historically located (between Washington and Jackson Streets). The Wausau Center Urban Design & Transportation Master Plan, done with Toole Design and adopted by the City, showed a new 4th Street extending down from Washington Street and connecting to the parking structure. Early plans from WOZ showed a pedestrian connection in the same 4th Street corridor, instead of a full city street.

The current plans do not show public access in the former 4th Street corridor, i.e., between Blocks 4 and 5. This area is instead being shown as a ramp down to underground parking with an outdoor space at ground level for residents. Planning staff has advocated for at least a public pedestrian connection in this area where 4th Street used to be. This connection would greatly improve access to the parking structure and help the overall walkability of downtown.

Another aspect of the general development plan that should be noted is the square footage of the micro units. They are currently being shown at 355 square feet. This would be under the minimum size currently allowed in the zoning code, which is 400 square feet. This number was downsized from 800 square feet when the new zoning code took effect in 2020.

The current action for the Plan Commission to take is to review the general development plan of the PUD and send a recommendation to the Common Council. A specific implementation plan with more details would need to be reviewed by the Plan Commission at a later date to complete the zoning approval.

FOUNDRY ON 3RD

201 N 3RD STREET
WAUSAU, WI

T. Wall Enterprises
Development, LLC

SHEET INDEX - SIP

SHEET DISCIPLINE AND NUMBER	DESCRIPTION
ARCHITECTURAL	
G000.	COVER
G001.ASP	ARCHITECTURAL SITE LAYOUT PLAN
G002.	EXTERIOR PERSPECTIVES
G003.	EXTERIOR PERSPECTIVES
G004.	EXTERIOR PERSPECTIVES
G005.	EXTERIOR PERSPECTIVES
G006.	EXTERIOR PERSPECTIVES
G007.	INTERIOR PERSPECTIVE
G008.	BUILDING DATA AND UNIT MATRIX
CIVIL	
C.1	EXISTING
C.2	UTIL
C.3	ZONING
LANDSCAPE	
L.1	LANDSCAPE
L.2	LANDSCAPE
L.3	LANDSCAPE
L.4	LANDSCAPE
ARCHITECTURAL	
A100-A.	LOWER LEVEL PLAN - AREA A
A100-B.	LOWER LEVEL PLAN - AREA B
A100.	LOWER LEVEL PLAN
A101-A.	FIRST FLOOR PLAN - AREA A
A101-B.	FIRST FLOOR PLAN - AREA B
A101.	FIRST FLOOR PLAN
A102-A.	SECOND FLOOR PLAN - AREA A
A102-B.	SECOND FLOOR PLAN - AREA B
A102.	SECOND FLOOR PLAN
A103-A.	THIRD FLOOR PLAN - AREA A
A103-B.	THIRD FLOOR PLAN - AREA B
A103.	THIRD FLOOR PLAN
A104-A.	FOURTH FLOOR PLAN - AREA A
A104-B.	FOURTH FLOOR PLAN - AREA B
A104.	FOURTH FLOOR PLAN
A105-A.	FIFTH FLOOR PLAN - AREA A
A105-B.	FIFTH FLOOR PLAN - AREA B
A105.	FIFTH FLOOR PLAN
A109.	ROOF PLAN
A200.	EXTERIOR ELEVATIONS
A201.	EXTERIOR ELEVATIONS
A202.	EXTERIOR ELEVATIONS
A203.	EXTERIOR ELEVATIONS
A300.SW	SKYWALK PLANS
A301.SW	SKYWALK EXTERIOR ELEVATIONS/ 3D VIEW
STRUCTURAL	
S100.	FOUNDATION PLAN
S200.	BOTTOM CHORD (THIRD FLOOR) FRAMING PLAN
S300.	TOP CHORD (ROOF) FRAMING PLAN
S400.	STRUCTURAL ELEVATIONS
S401.	STRUCTURAL ELEVATIONS & SECTIONS
S501.	SUBSTRUCTURE DETAILS
S901.	TYPICAL STEEL DETAILS

CITY OF WAUSAU - SIP SUBMITTAL

NOVEMBER 1, 2022

JLA ARCHITECTS

JLA PROJECT NUMBER: 21-1111-01

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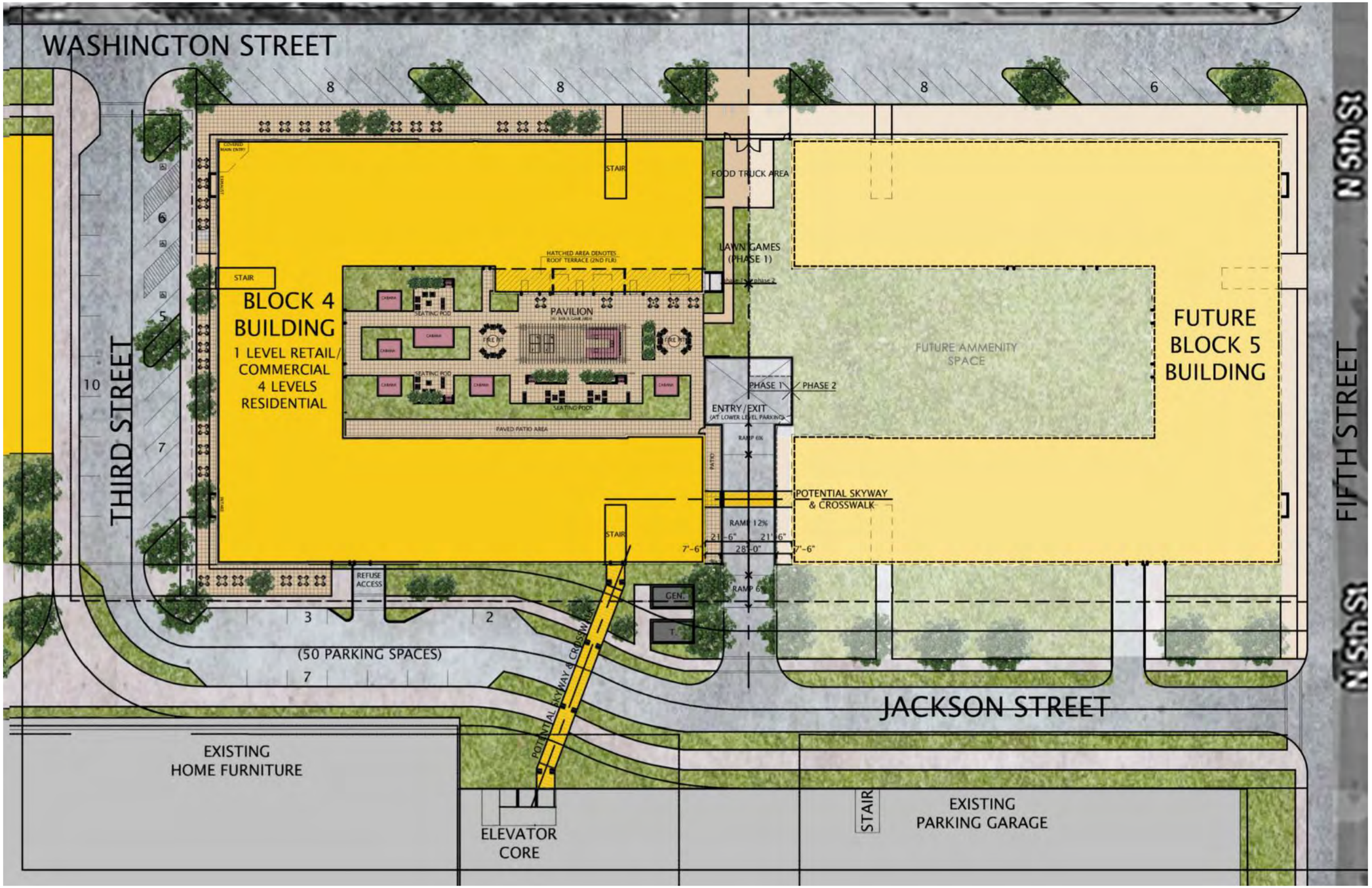

ARCHITECTURAL SITE LAYOUT PLAN

1" = 50'-0"

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER

21-1111-01

T. Wall Enterprises Development, LLC

FOUNDRY ON 3RD

CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE LAYOUT PLAN

SHEET NUMBER

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ARCHITECTS
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Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

G002.

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JLA-AP.COM

JLA PROJECT NUMBER

21-1111-01

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Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

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JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

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21-1111-01

T. Wall Enterprises
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FOUNDRY ON 3RD

CITY OF WAUSAU - SIP SUBMITTAL

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR PERSPECTIVES

SHEET NUMBER

G004.

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JLA
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JLA-AP.COM

JLA PROJECT NUMBER

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SHEET TITLE

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SHEET NUMBER

G005.

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JLA ARCHITECTS

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JLA-AP.COM

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EXTERIOR PERSPECTIVES

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G006.

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SHEET TITLE

INTERIOR PERSPECTIVE

SHEET NUMBER

G007.

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FOUNDRY ON 3RD

BUILDING DATA: RESIDENTIAL

UNIT TYPES	AVERAGE UNIT AREA	FIRST FLOOR Qty	FIRST FLOOR Aggregate Area	SECOND FLOOR Qty	SECOND FLOOR Aggregate Area	THIRD FLOOR Qty	THIRD FLOOR Aggregate Area	FOURTH FLOOR Qty	FOURTH FLOOR Aggregate Area	FIFTH FLOOR Qty	FIFTH FLOOR Aggregate Area	QTY TOTALS	AREA SUB-TOTALS	%
UNIT A1.0	356 S.F	5	1,780 S.F	8	2,848 S.F	-	-	-	-	-	-	13	4,628 S.F	8.5%
UNIT A1.1	356 S.F	2	712 S.F	-	-	-	-	-	-	-	-	2	712 S.F	1.3%
UNIT A1.2	356 S.F	1	356 S.F	-	-	-	-	-	-	-	-	1	356 S.F	0.7%
UNIT A2.0	517 S.F	-	-	-	-	6	3,102 S.F	6	3,102 S.F	6	3,102 S.F	18	9,306 S.F	11.8%
UNIT A2.1	515 S.F	-	-	-	-	2	1,030 S.F	2	1,030 S.F	2	1,030 S.F	6	3,090 S.F	3.9%
UNIT A2.2	517 S.F	4	2,068 S.F	6	3,102 S.F	-	-	-	-	-	-	10	5,170 S.F	6.5%
UNIT A2.3	515 S.F	-	-	2	1,030 S.F	-	-	-	-	-	-	2	1,030 S.F	1.3%
UNIT B1.0	600 S.F	-	-	-	-	1	600 S.F	1	600 S.F	1	600 S.F	3	1,800 S.F	2.0%
UNIT B2.0	720 S.F	-	-	-	-	1	720 S.F	1	720 S.F	1	720 S.F	3	2,160 S.F	2.0%
UNIT B3.0	776 S.F	1	776 S.F	5	3,880 S.F	6	4,656 S.F	6	4,656 S.F	6	4,656 S.F	24	18,624 S.F	15.7%
UNIT B3.1	772 S.F	-	-	1	772 S.F	-	-	-	-	-	-	1	772 S.F	0.7%
UNIT B3.2	776 S.F	-	-	1	776 S.F	-	-	-	-	-	-	1	776 S.F	0.7%
UNIT B4.0	813 S.F	-	-	1	813 S.F	1	813 S.F	1	813 S.F	1	813 S.F	4	3,252 S.F	2.6%
UNIT C1.0	807 S.F	-	-	-	-	-	-	-	-	1	807 S.F	1	807 S.F	0.7%
UNIT C1.1	803 S.F	-	-	-	-	-	-	-	-	1	803 S.F	1	803 S.F	0.7%
UNIT C2.0	1,034 S.F	1	1,034 S.F	1	1,034 S.F	1	1,034 S.F	1	1,034 S.F	1	1,034 S.F	5	5,170 S.F	3.3%
.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UNIT D1.0	1,038 S.F	-	-	3	3,114 S.F	4	4,152 S.F	4	4,152 S.F	3	3,114 S.F	14	14,532 S.F	9.2%
UNIT D1.1	1,034 S.F	-	-	1	1,034 S.F	1	1,034 S.F	1	1,034 S.F	-	-	3	3,102 S.F	2.0%
UNIT D1.2	1,038 S.F	-	-	1	1,038 S.F	-	-	-	-	-	-	1	1,038 S.F	0.7%
UNIT D2.0	1,083 S.F	-	-	-	-	2	2,166 S.F	2	2,166 S.F	2	2,166 S.F	6	6,498 S.F	3.9%
UNIT D3.0	1,131 S.F	-	-	2	2,262 S.F	2	2,262 S.F	2	2,262 S.F	2	2,262 S.F	8	9,048 S.F	5.2%
UNIT D4.0	1,198 S.F	-	-	4	4,792 S.F	4	4,792 S.F	2	2,396 S.F	4	4,792 S.F	14	16,772 S.F	9.2%
UNIT D4.1	1,194 S.F	1	1,194 S.F	-	-	-	-	-	-	-	-	1	1,194 S.F	0.7%
UNIT D4.2	1,185 S.F	1	1,185 S.F	-	-	-	-	-	-	-	-	1	1,185 S.F	0.7%
UNIT D5.0	1,127 S.F	-	-	-	-	-	-	2	2,254 S.F	-	-	2	2,254 S.F	1.3%
UNIT F1.0	1,479 S.F	-	-	1	1,479 S.F	1	1,479 S.F	1	1,479 S.F	1	1,479 S.F	4	5,916 S.F	2.6%
UNIT F2.0	1,486 S.F	-	-	1	1,486 S.F	1	1,486 S.F	1	1,486 S.F	1	1,486 S.F	4	5,944 S.F	2.6%
.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
.	-	-	-	-	-	-	-	-	-	-	-	-	-	-

UNIT BREAKDOWN	
STUDIOS	
Total Qty:	52
Total Percentage	34.0%
Total Area:	24,292 S.F
Average Unit Size:	467 S.F
1 BEDROOM	
Total Qty:	36
Total Percentage	23.7%
Total Area:	27,384 S.F
Average Unit Size:	761 S.F
1 BEDROOM PLUS	
Total Qty:	7
Total Percentage	4.7%
Total Area:	6,780 S.F
Average Unit Size:	969 S.F
2 BEDROOM	
Total Qty:	50
Total Percentage	32.9%
Total Area:	55,623 S.F
Average Unit Size:	1,112 S.F
3 BEDROOM	
Total Qty:	8
Total Percentage	5.2%
Total Area:	11,860 S.F
Average Unit Size:	1,483 S.F

BUILDING SUMMARY DATA		FIRST FLOOR Total Qty	FIRST FLOOR Total Area	SECOND FLOOR Total Qty	SECOND FLOOR Total Area	THIRD FLOOR Total Qty	THIRD FLOOR Total Area	FOURTH FLOOR Total Qty	FOURTH FLOOR Total Area	FIFTH FLOOR Total Qty	FIFTH FLOOR Total Area	Total Bldg Qty	TOTAL AREAS	%	Unit A.S.F.	Total BR Count
UNIT TOTALS:		16	9,105 S.F	38	29,460 S.F	33	29,326 S.F	33	29,184 S.F	33	28,864 S.F	153	125,939 S.F	100.0%	823 S.F	219
AMENITY AREAS:					-		-				-		-			
COMMON SPACES: (w/out Amenity Areas)			28,179 S.F		6,210 S.F		6,344 S.F		6,315 S.F		6,168 S.F		53,216 S.F			
BUILDING TOTALS:	Area:		37,284 S.F		35,670 S.F		35,670 S.F		35,499 S.F		35,032 S.F		179,155 S.F		1,171 S.F Per Unit	
	Efficiency:		24.4%		82.6%		82.2%		82.2%		82.4%		70.3%			

BUILDING DATA: RETAIL

BUILDING SUMMARY DATA		FIRST FLOOR Total Qty	FIRST FLOOR Total Area	SECOND FLOOR Total Qty	SECOND FLOOR Total Area	THIRD FLOOR Total Qty	THIRD FLOOR Total Area	FOURTH FLOOR Total Qty	FOURTH FLOOR Total Area	FIFTH FLOOR Total Qty	FIFTH FLOOR Total Area	Total Bldg Qty	TOTAL AREAS	%	
Retail Space #1	8,292 S.F	1	8,292 S.F	-	-	-	-	-	-	-	-	1	8,292 S.F	50.0%	Retail Spaces
Retail Space #2	7,988 S.F	1	7,988 S.F	-	-	-	-	-	-	-	-	1	7,988 S.F	50.0%	
.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
RETAIL SPACE TOTALS:		2	16,280 S.F	-	-	-	-	-	-	-	-	2	16,280 S.F	100.0%	8,140 S.F A.S.F.
COMMON SPACES:			(21,004 S.F)		-		-		-		-		(21,004 S.F)		
BUILDING TOTALS:	Area:		37,284 S.F										37,284 S.F		18,642 S.F Per Space
	Efficiency:		43.7%		0.0%		0.0%		0.0%		0.0%		43.7%		

Total Qty:	2
Total Percentage	100.0%
Total Area:	16,280 S.F
Average Unit Size:	8,140 S.F

BUILDING DATA - TOTALS

Total Leasable 918 A.S.F. per Space Qty.	Total Leasable Area	Common Space	Building Totals Area	Building Totals Efficiency
153	125,939	53,216	179,155	70.30%
2	16,280	-	37,284	43.7%
155	142,219	53,216	216,439	65.7%

NOTE: Final Unit Counts, Types, Mix, and Sizes are subject to change. The Total Unit Count & Density for Entire Development shall be regulated by the Approved PUD/GDP Package and subsequently Approved PUD/SIP Packages. Unit Types Include Mirrored Units, S-Type Units (steel stud), and Type A Units.

PARKING AND BIKE STORAGE DATA	
LOWER LEVEL PARKING SPACES	133 TOTAL SPACES
LOWER LEVEL BIKE STORAGE SPACES	116 TOTAL SPACES
SKYWALK - REQUESTING PARKING SPACES FROM PARKING STRUCTURE	50 TOTAL SPACES

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER
21-1111-01

T. Wall Enterprises Development, LLC

FOUNDRY ON 3RD

CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING DATA AND UNIT MATRIX

SHEET NUMBER

G002.

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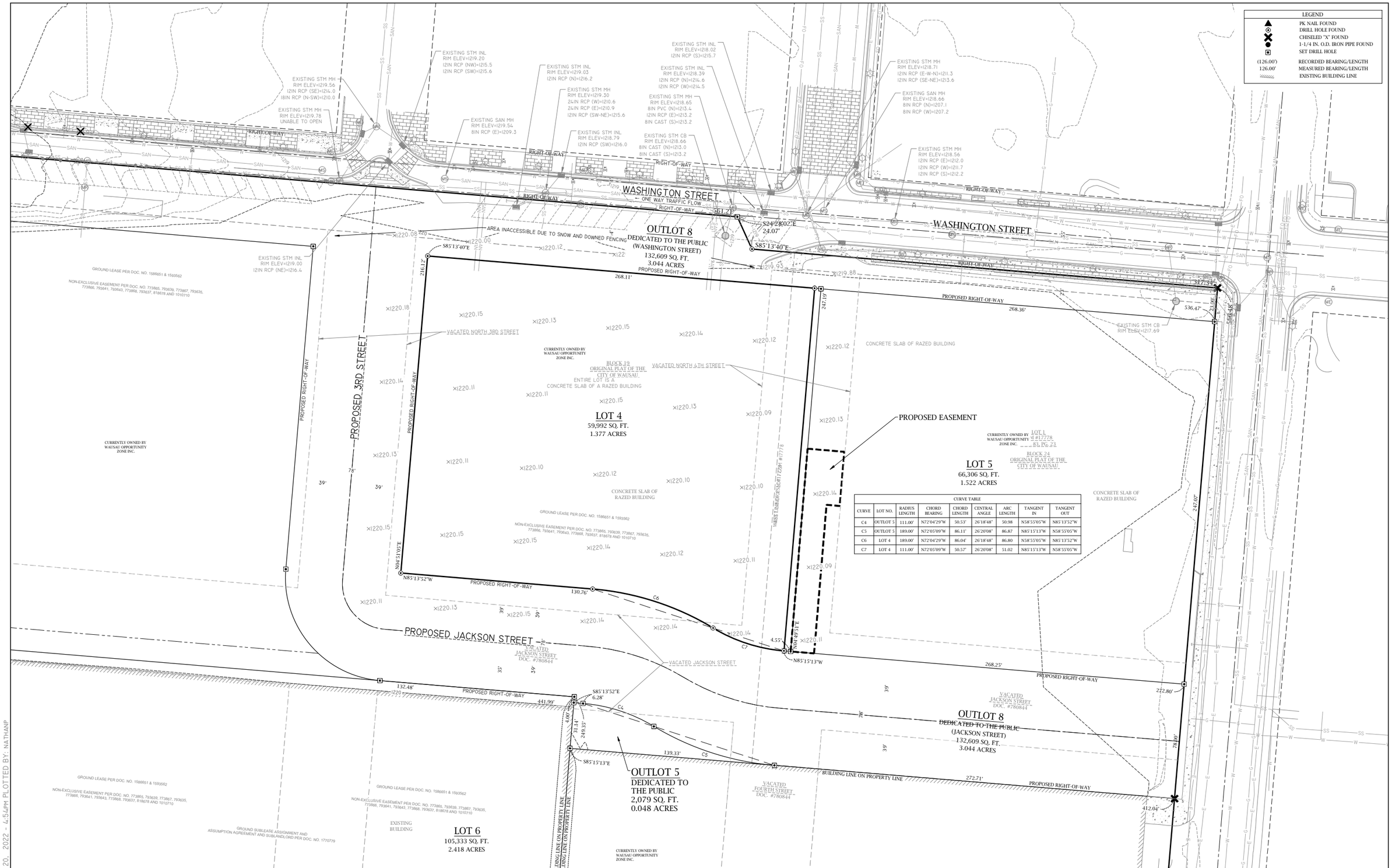


CURVE TABLE								
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN	TANGENT OUT
C4	OUTLOT 5	111.00'	N72°04'29"W	50.53'	26°18'48"	50.98	N58°55'05"W	N85°13'52"W
C5	OUTLOT 5	189.00'	N72°05'09"W	86.11'	26°20'08"	86.87	N85°15'13"W	N58°55'05"W
C6	LOT 4	189.00'	N72°04'29"W	86.04'	26°18'48"	86.80	N58°55'05"W	N85°13'52"W
C7	LOT 4	111.00'	N72°05'09"W	50.57'	26°20'08"	51.02	N85°15'13"W	N58°55'05"W

DRAWING FILE: P:\9400-9499\9485 GHIDORZI MALL\DWG\SURVEY\9485 FINAL PLAT.DWG LAYOUT: CIVIL EXHIBIT
PLOTTED: OCT 20, 2022 - 4:54PM PLOTTED BY: NATHANP

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

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

N

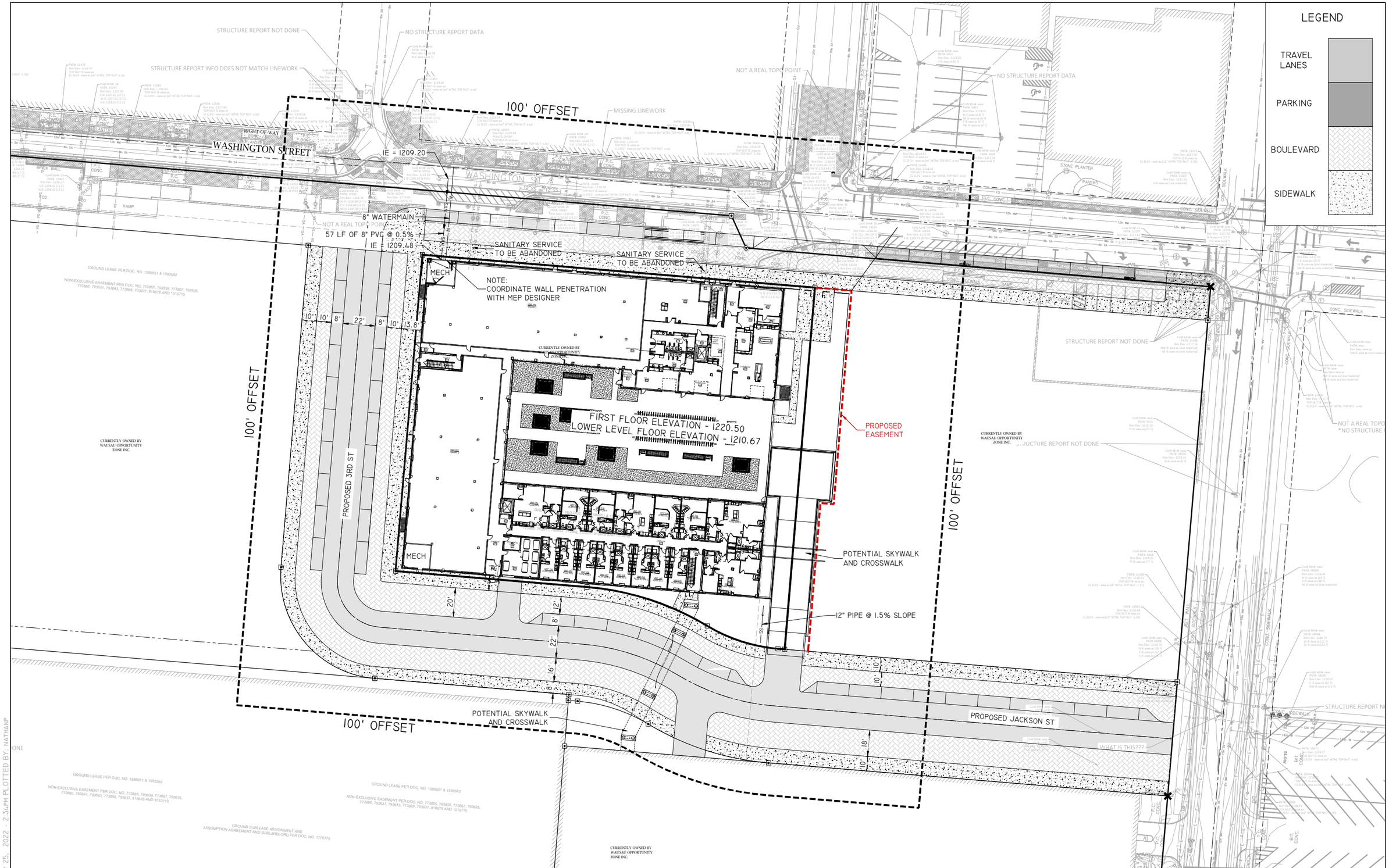
DATE	REVISION	BY	CHK'D

DESIGNED BY: GSW	CHECKED BY: TAR
SURVEYED BY: REI	APPROVED BY: JJB
DRAWN BY: LAZ	DATE: 03/25/21

FOUNDRY ON 3RD EXISTING CONDITIONS

FORMER WAUSAU CENTER MALL
301 WASHINGTON STREET
WAUSAU, WISCONSIN

REI
REI No. 9485
SHEET EXISTING



DRAWING FILE: P:\9400-9499\9485C - PROPOSED LOT 4\DRAWING\DESIGN\9485C-DESIGN.DWG LAYOUT: UTIL
PLOTTED: OCT 25, 2022 - 2:34PM PLOTTED BY: NATHANP

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

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 30 60

N

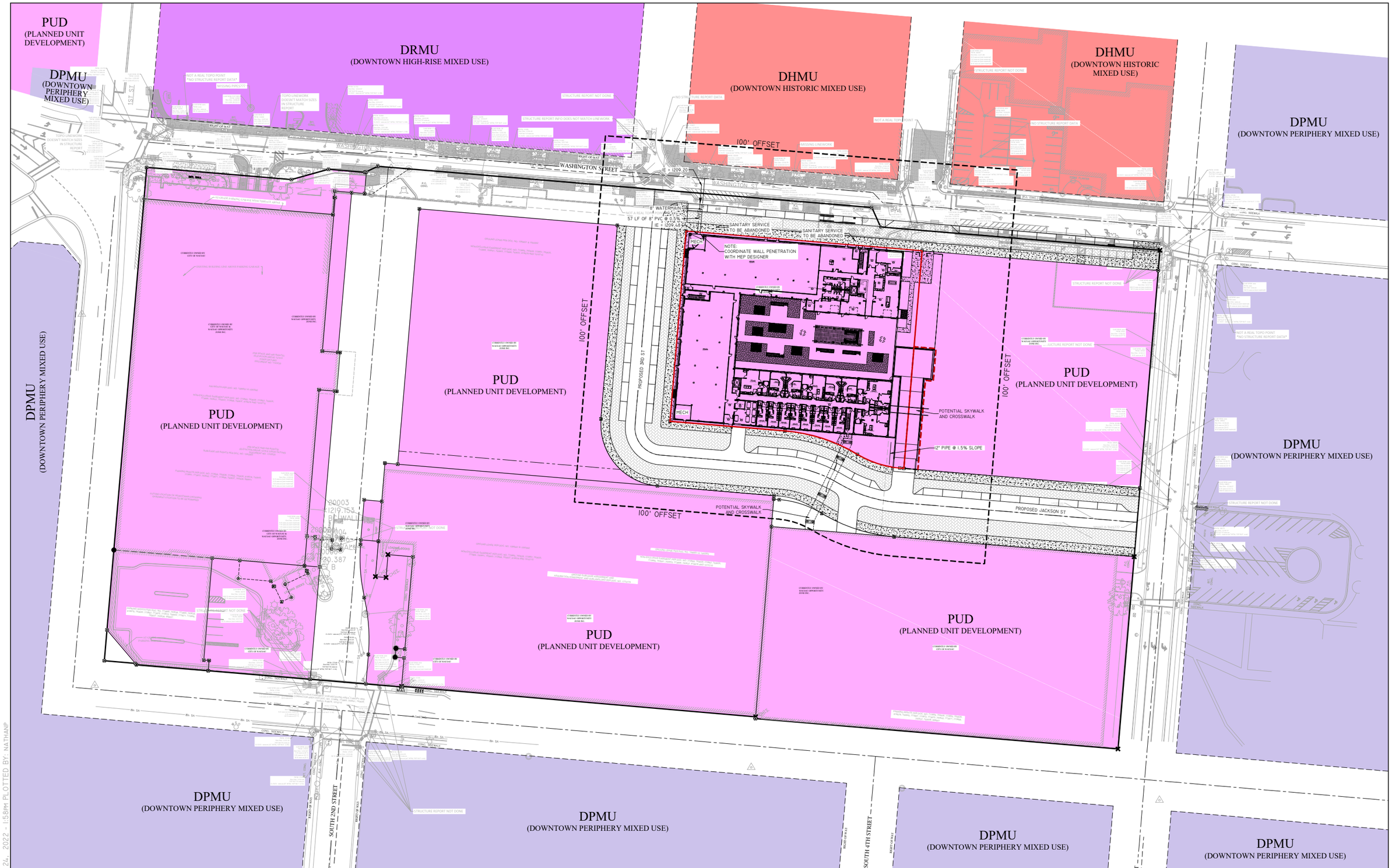
DATE	REVISION	BY	CHKD

SURVEYED BY: AJB, BDE	DESIGNED BY:	SURVEY DATE: 01/24/22
SURVEY CHKD BY: JWP	CIVIL CHKD BY:	CIVIL DATE: 10/19/22
SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: LAZ

FOUNDRY ON 3RD UTILITY PLAN

WASHINGTON STREET
WAUSAU, WISCONSIN

REI
REI No. 9485C
SHEET UTIL


PUD
(PLANNED UNIT DEVELOPMENT)
DPMU
(DOWNTOWN PERIPHERY MIXED USE)
DRMU
(DOWNTOWN HIGH-RISE MIXED USE)
DHMU
(DOWNTOWN HISTORIC MIXED USE)
DHMU
(DOWNTOWN HISTORIC MIXED USE)
DPMU
(DOWNTOWN PERIPHERY MIXED USE)
DPMU
(DOWNTOWN PERIPHERY MIXED USE)
DPMU
(DOWNTOWN PERIPHERY MIXED USE)
PUD
(PLANNED UNIT DEVELOPMENT)
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(PLANNED UNIT DEVELOPMENT)
PUD
(PLANNED UNIT DEVELOPMENT)
DPMU
(DOWNTOWN PERIPHERY MIXED USE)
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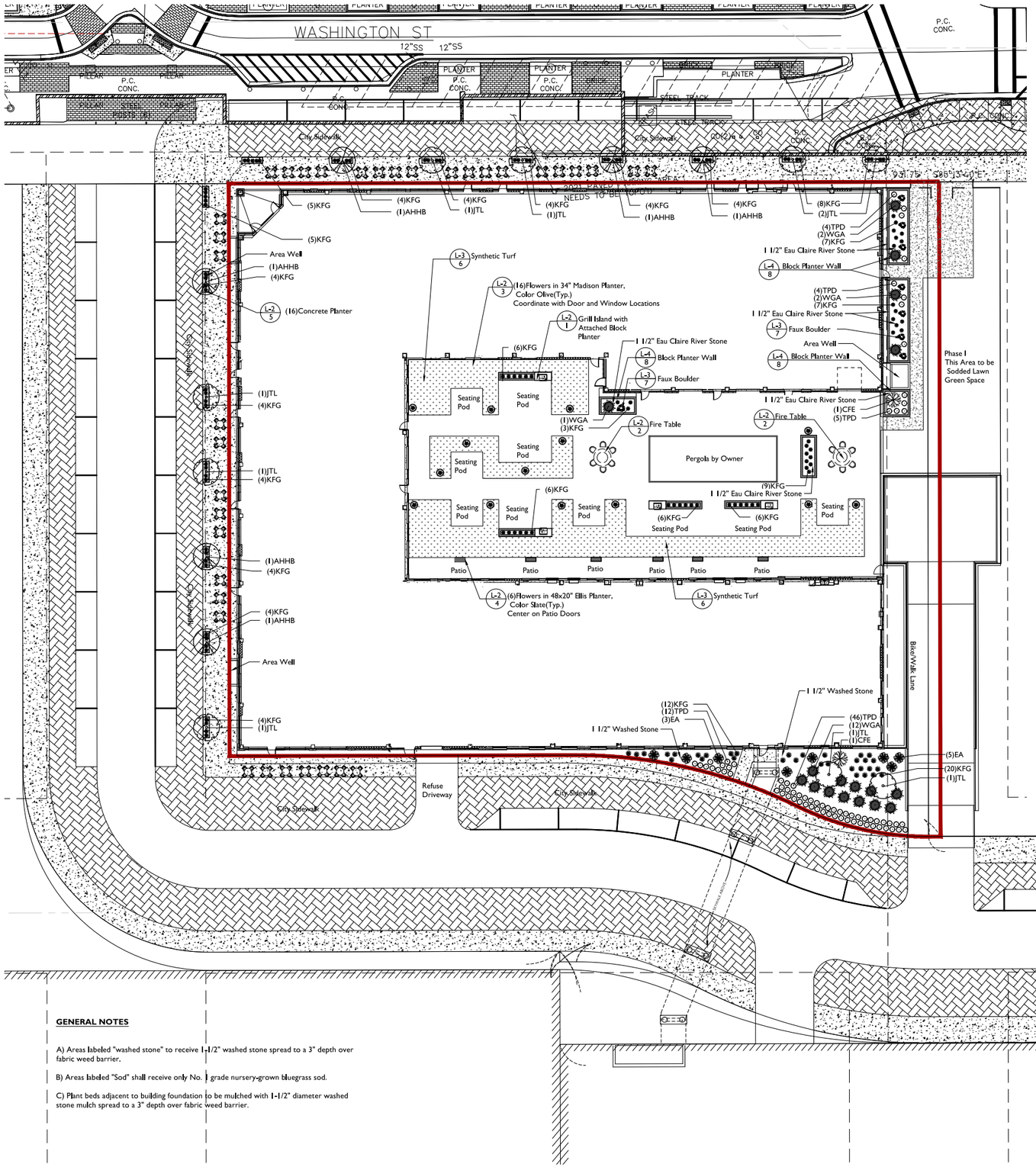
DPMU
(DOWNTOWN PERIPHERY MIXED USE)
DPMU
(DOWNTOWN PERIPHERY MIXED USE)
DPMU
(DOWNTOWN PERIPHERY MIXED USE)
WASHINGTON STREET
100' OFFSET
100' OFFSET
100' OFFSET
100' OFFSET
PROPOSED 3RD ST
PROPOSED JACKSON ST
SOUTH 2ND STREET
SOUTH 4TH STREET
8" WATERMAIN
57 LF OF 8" PVC @ 0.5%
IE = 1209.48
IE = 1209.20
SANITARY SERVICE
TO BE ABANDONED
SANITARY SERVICE
TO BE ABANDONED
NOTE:
COORDINATE WALL PENETRATION
WITH MEP DESIGNER
MECH
MECH
POTENTIAL SKYWALK
AND CROSSWALK
POTENTIAL SKYWALK
AND CROSSWALK
12" PIPE @ 1.5% SLOPE
STRUCTURE REPORT NOT DONE
NO STRUCTURE REPORT DATA
NOT A REAL TOPO POINT
"NO STRUCTURE REPORT DATA"
STRUCTURE REPORT INFO DOES NOT MATCH LINEWORK
MISSING LINEWORK
TOPO LINEWORK
DOESN'T MATCH SIZES
IN STRUCTURE
REPORT
RIGHT OF WAY
CONC. SIDEWALK
CURB & GUTTER
P.C. CONC.
P.C. CONC.
CONC. SIDEWALK
CONC. SIDEWALK
CONC. SIDEWALK
CONC. SIDEWALK
CONC. SIDEWALK
CONC. SIDEWALK
CONC. SIDEWALK
CONC. SIDEWALK
CONC. SIDEWALK
CURB & GUTTER
CURB & GUTTER
CURB & GUTTER



GENERAL NOTES

A) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.

B) Areas labeled "Sod" shall receive only No. 1 grade nursery-grown bluegrass sod.

C) Plant beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.

Plant Material List

Broadleaf Deciduous

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	ERBT	Eastern Redbud	Cercis Canadensis	1 3/4" B&B
5	AHHB	Amer Hophornbeam	Ostrya Virginiana	1 3/4" B&B
6	JTL	Japanese Tree Lilac	Syringa Reticulata	1 3/4" B&B

Conifer Evergreen

Quantity	Code Name	Common Name	Scientific Name	Planting Size
8	EA	Emerald Arborvitae	Thuja Occidentalis 'smaragd'	5' B&B
17	WGA	Woodward Globe Arborvitae	Thuja Occidentalis 'woodwardii'	#5 CONT.

Perennial

Quantity	Code Name	Common Name	Scientific Name	Planting Size
146	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
71	TPD	Tara Prairie Dropseed	Sporobolus Heterolepis 'tara'	#1 CONT.

Shrub

Quantity	Code Name	Common Name	Scientific Name	Planting Size
2	CFE	Chicago Fire Winged Euonymus	Euonymus Alatus 'timber Creek'	3' B&B

Plantings

SCALE: 1"=20'-0"

the bruce company OF WISCONSIN, INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

FOUNDRY ON 3rd

201 NORTH 3rd STREET
WAUSAU, WISCONSIN

Checked By: SS
Drawn By: 10/31/22 RS

Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-1

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I:\2022 CAD\STEVE SHORT\FOUNDRY ON THIRD\FOUNDRY 22C1.DWG Created: 7/1/2022, Saved: 10/31/2022, Printed: 10/31/2022

SUMMIT® S-460™ BUILT-IN

FULL SPECS

COOKING SYSTEM

Stainless steel burners: 4

9 mm diameter stainless steel rod cooking grates

Stainless steel Flavorizer® bars

Main burners: BTU-per-hour input: 48,000

Sear Station® burner: BTU-per-hour input: 18,000

Smoker burner: BTU-per-hour input: 6,800

Rear-mounted infrared rotisserie burner: BTU-per-hour input: 18,000

Snap-Jet® individual burner ignition system

COOKING AREA

Primary cooking area (square inches): 468

Warming rack area (square inches): 112

Total cooking area (square inches): 580

CONSTRUCTION

Stainless steel shroud with center-mounted thermometer

FEATURES

Grill Quill® handle light(s): 1

Lighted control knobs

Owner's guide and grilling guide

Limited warranty

Island not included

FUEL

Natural gas

— OR —

Liquid propane (20-lb LP tank sold separately)

*Please check with your retailer to ensure you purchase the correct model you are looking for (Natural gas or LP). Due to the complexity of the technology, gas train components, and the level of disassembly that would have to be performed, we are not allowing conversions or offering kits. This decision was made in the interest of safety. *Not all models are available in LP or NG.*

LID FINISH/COLOR/ITEM

Stainless steel

Stainless steel (LP): 1

Stainless steel (NG): 1

DIMENSIONS (LID OPEN)

Height (inches): 49.5

Width (inches): 24

Depth (inches): 21

Olde Quarry™

COPING OPTIONS

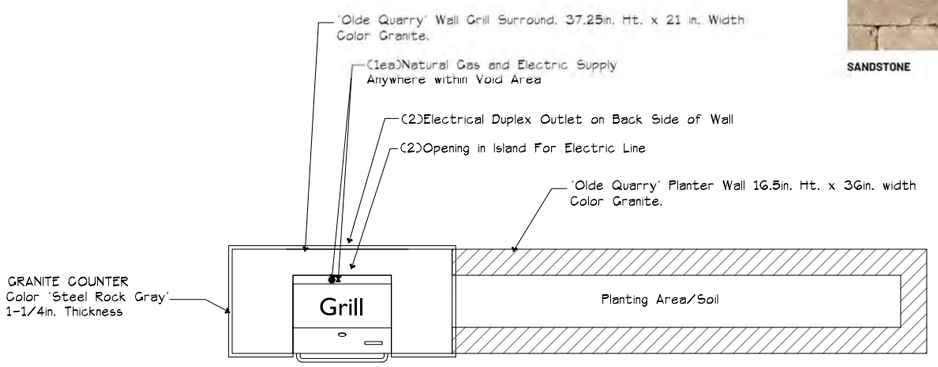
We recommend using Ledgestone™, Natural Stone, Universal Coping or Brussels Fullnose™.

COFFEE CREEK

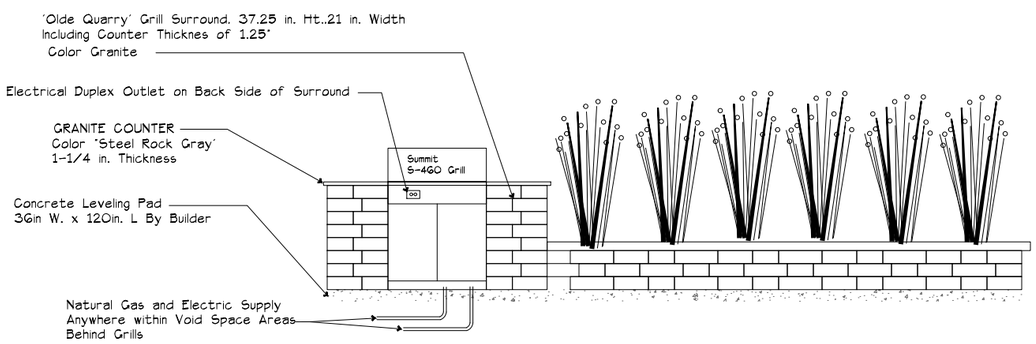
GRANITE

SANDSTONE

SIERRA



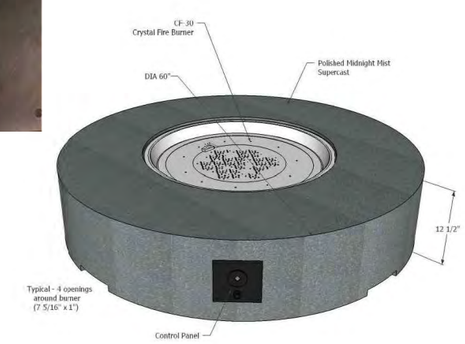
Top View



Front View

L-2 / 1 **GRILL ,ISLAND & Planter**

Scale: 1/2" = 1'-0"



L-2 / 2 Natural Gas Fire Table w/ 60 Minute Timer

the bruce company OF WISCONSIN, INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

FOUNDRY ON 3rd

201 NORTH 3rd STREET
WAUSAU, WISCONSIN

Checked By: SS
Drawn By: 10/31/22 RS

Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-2

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1:2022 CAD:STEVE SHORT/FOUNDRY ON THIRD/FOUNDRY 22C1.DWG Created: 7/5/2022, Saved: 10/31/2022, Printed: 10/31/2022

L-3
3
Madison Planter

L-3
4
Ellis Planter

Product Information

Planter TF 4180

Size:	96" x 30" x 30" H
Weight:	2,820 Lbs.
Material:	Reinforced concrete
Reinforcing:	3/8" Dia. Steel rebar
Drain hole:	(1) 2" Drain hole
Hardware:	(4) 5/8" Dia. lifting inserts

Note:
Lifting inserts are to ONLY be used when planters are EMPTY

Accepts Reservoir System.

Finish Options

Standard
-Exposed Aggregate
-Weatherstone

WAUSAU TILE

P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM
PO Box 1520, Wausau, WI 54402-1520

L-3
5
Concrete Bench

L-3
6
Synthetic Turf

L-3
7
Faux Boulders

the bruce company
OF WISCONSIN, INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
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FOUNDRY ON 3rd

201 NORTH 3rd STREET
WAUSAU, WISCONSIN

Checked By: SS
Drawn By: 10/31/22 RS

Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-3

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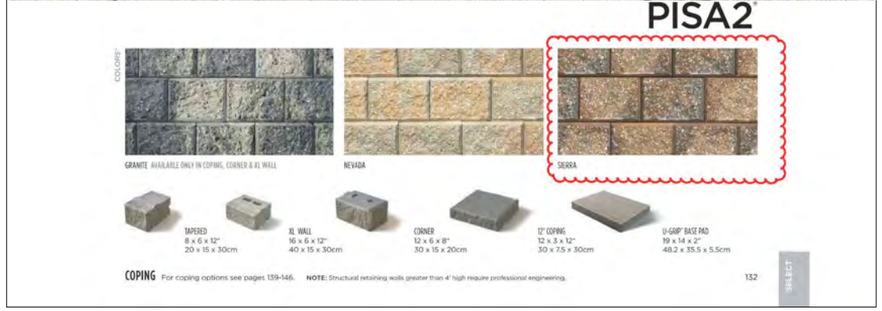
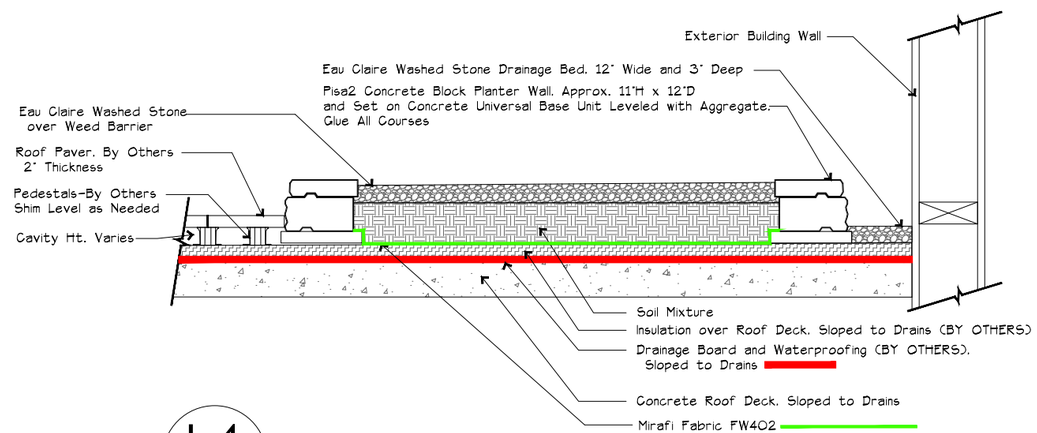
1:2022 CAD\STEVE SHORT\FOUNDRY ON THIRD\FOUNDRY 3RD.DWG Created: 7/5/2022, Saved: 10/31/2022, Printed: 10/31/2022





L-4
8

Block Planters

Scale: 1" = 1'-0"

the bruce company OF WISCONSIN, INC.
LANDSCAPE ARCHITECTS
LANDSCAPE CONTRACTORS
2830 PARMENTER STREET
P.O. BOX 620330
MIDDLETON, WI 53562-0330
TEL (608) 836-7041
FAX (608) 831-6266

FOUNDRY ON 3rd

201 NORTH 3rd STREET
WAUSAU, WISCONSIN

Checked By: SS
Drawn By: 10/31/22
RS

Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:
Revised:

L-4

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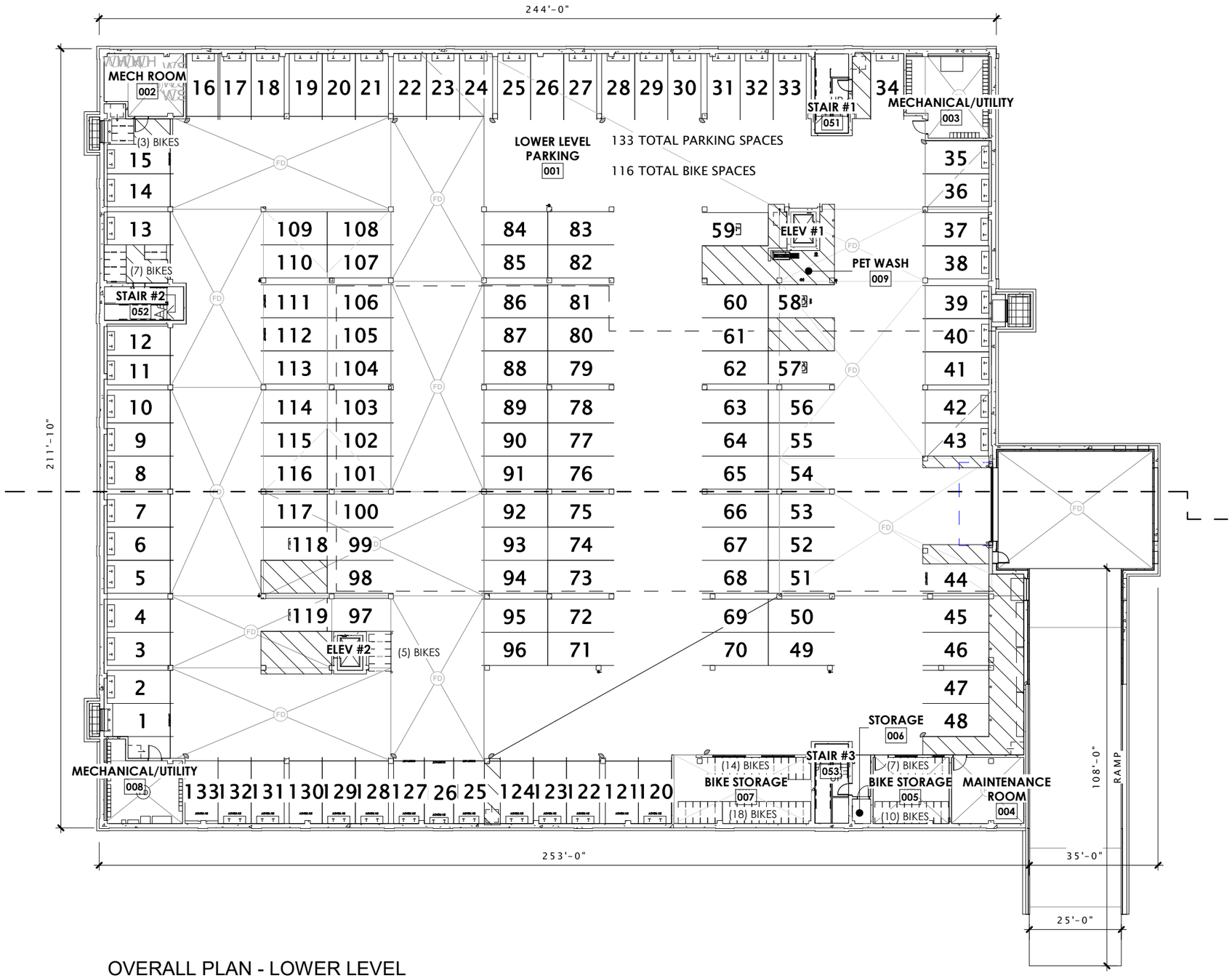
I:\2022 CAD\STEVE SHORT\FOUNDRY ON THIRD\FOUNDRY 22C.LDWG Created: 7/5/2022, Saved: 10/31/2022, Printed: 10/31/2022



OVERALL PLAN - LOWER LEVEL

1" = 30'-0"

10/28/2022 12:13:31 PM

JLA ARCHITECTS

MADISON | MILWAUKEE | DENVER

JLA-AP.COM

JLA PROJECT NUMBER

21-1111-01

T. Wall Enterprises Development, LLC

FOUNDRY ON 3RD

CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

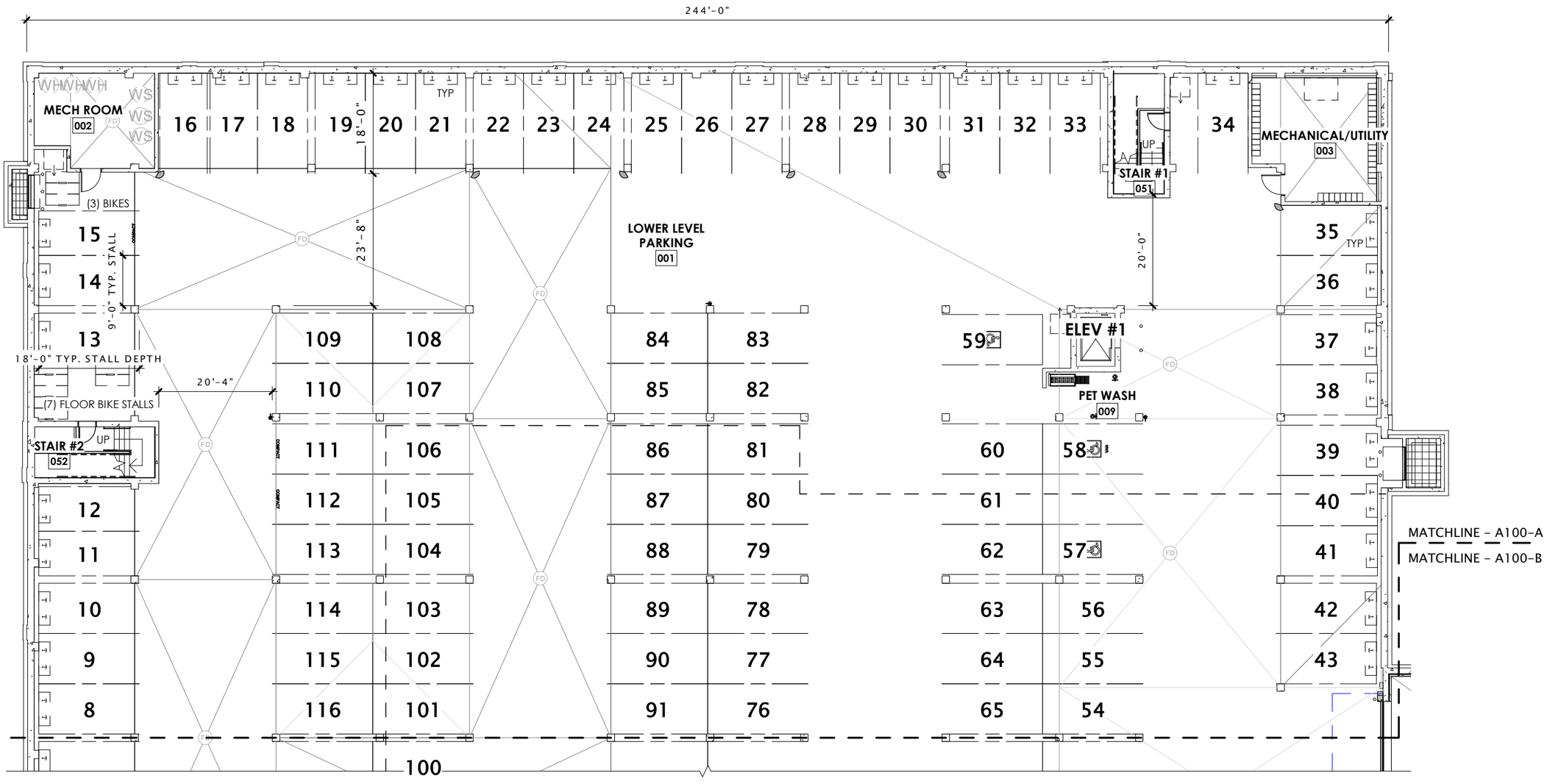
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100.



LOWER LEVEL - AREA A

1" = 20'-0"

10/28/2022 12:13:24 PM

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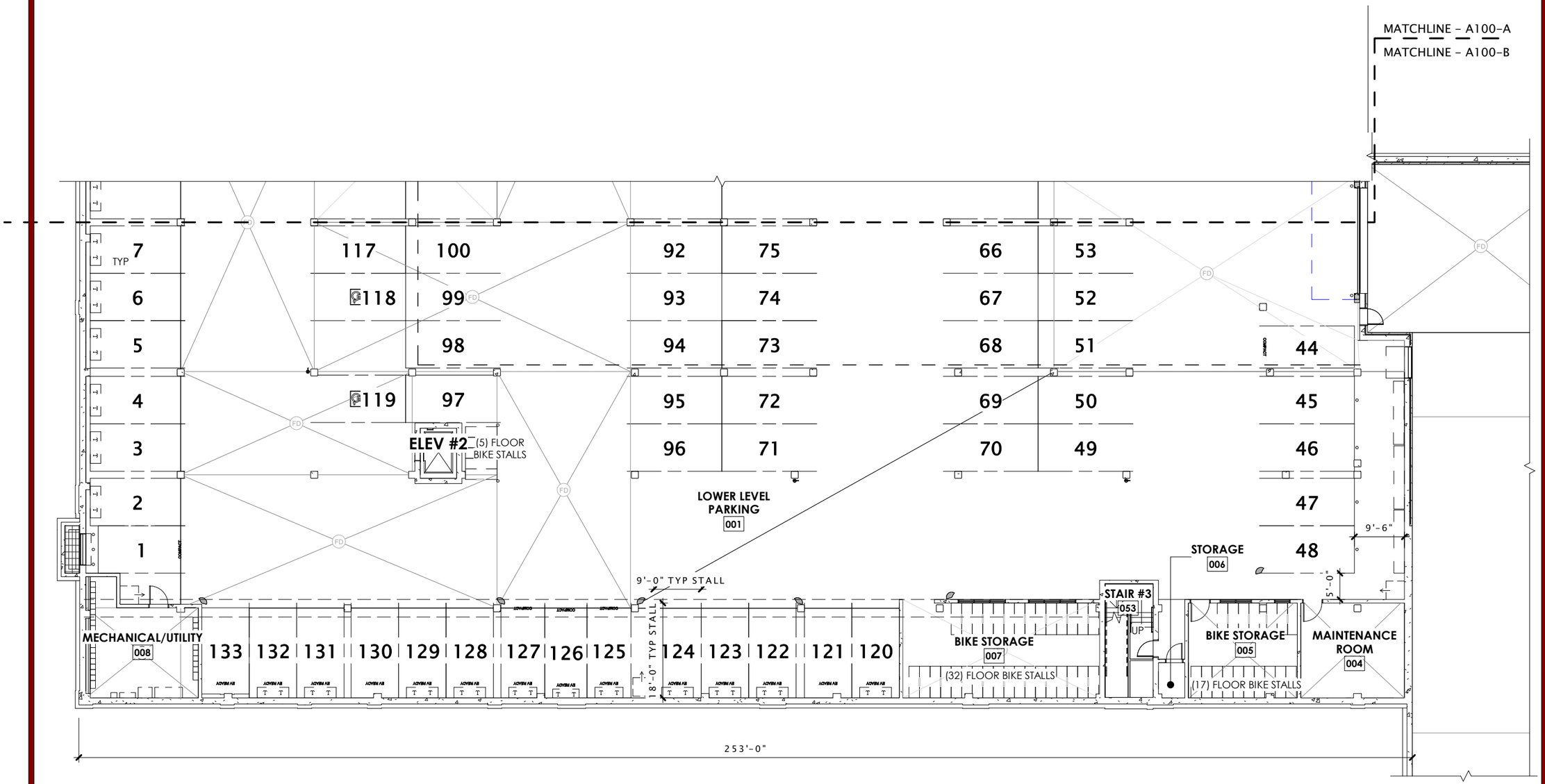
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN - AREA A

SHEET NUMBER

A100-A.



LOWER LEVEL - AREA B

1" = 20'-0"

10/28/2022 12:13:27 PM

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DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

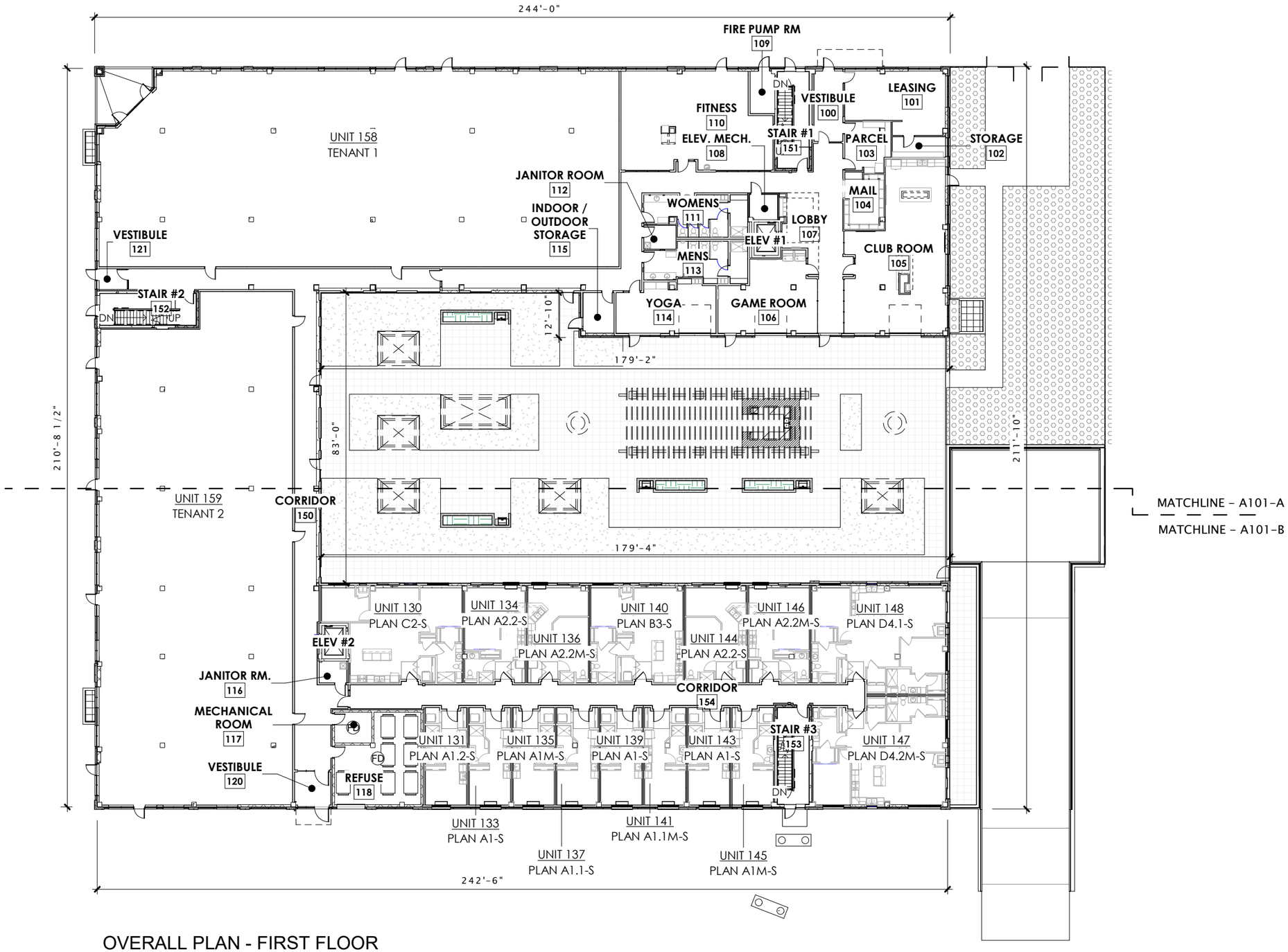
Mark	Description	Date

SHEET TITLE

LOWER LEVEL PLAN - AREA B

SHEET NUMBER

A100-B.



OVERALL PLAN - FIRST FLOOR

1" = 30'-0"

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DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

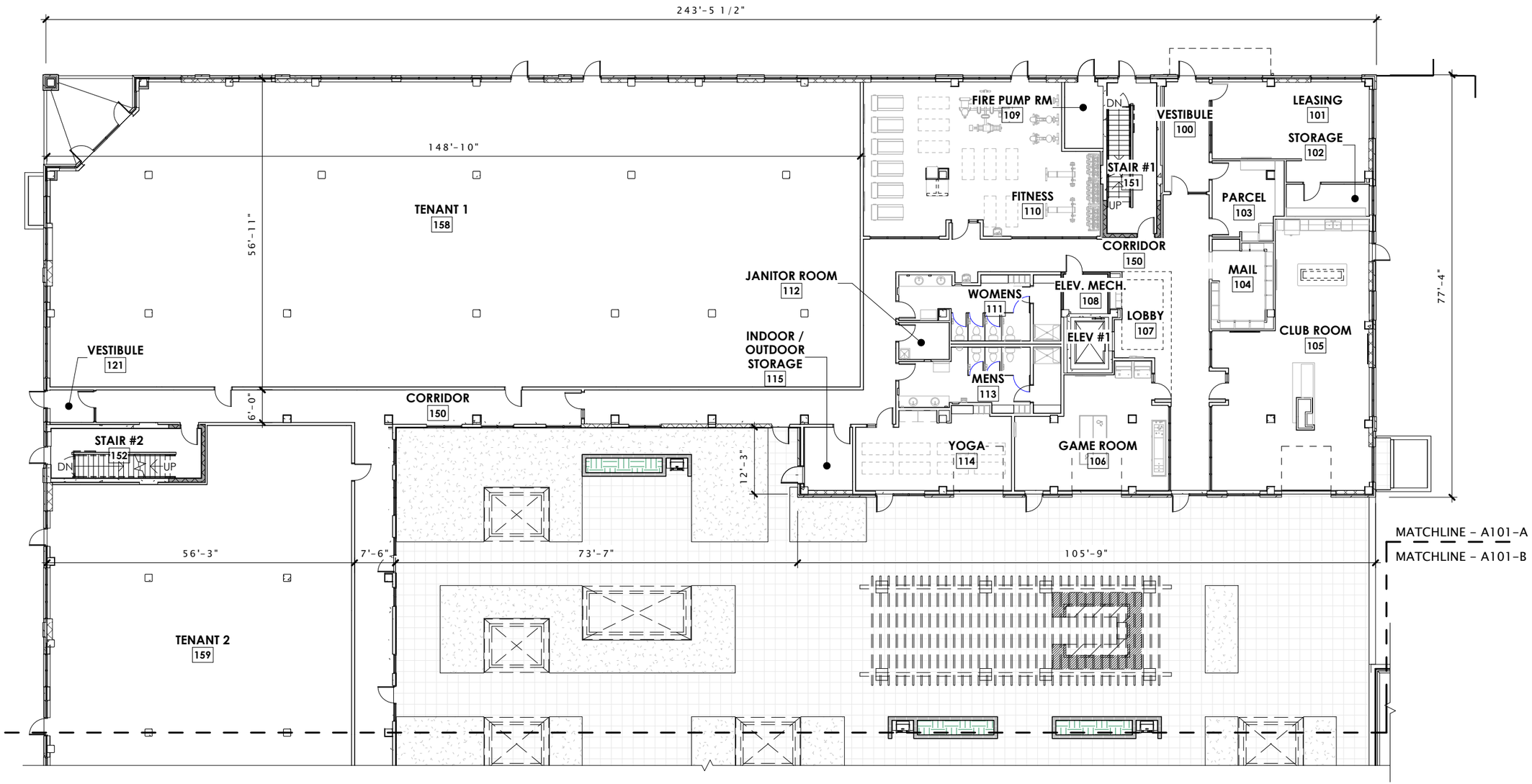
SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101.

10/28/2022 1:28:08 PM



FIRST FLOOR - AREA A

1" = 20'-0"

10/28/2022 12:13:36 PM

JLA ARCHITECTS

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REVISION SCHEDULE

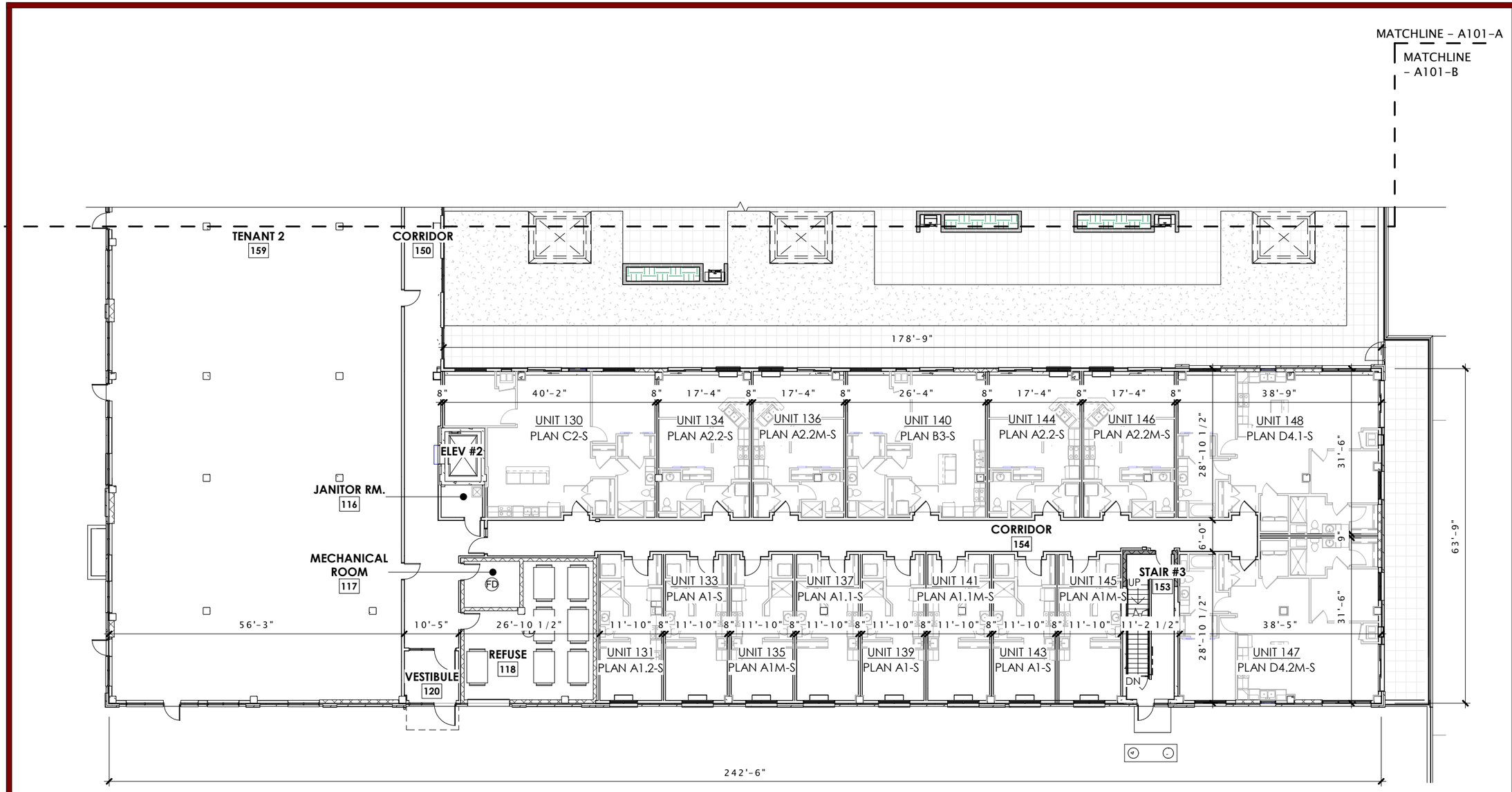
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN - AREA A

SHEET NUMBER

A101-A.



FIRST FLOOR - AREA B

1" = 20'-0"

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REVISION SCHEDULE

Mark	Description	Date

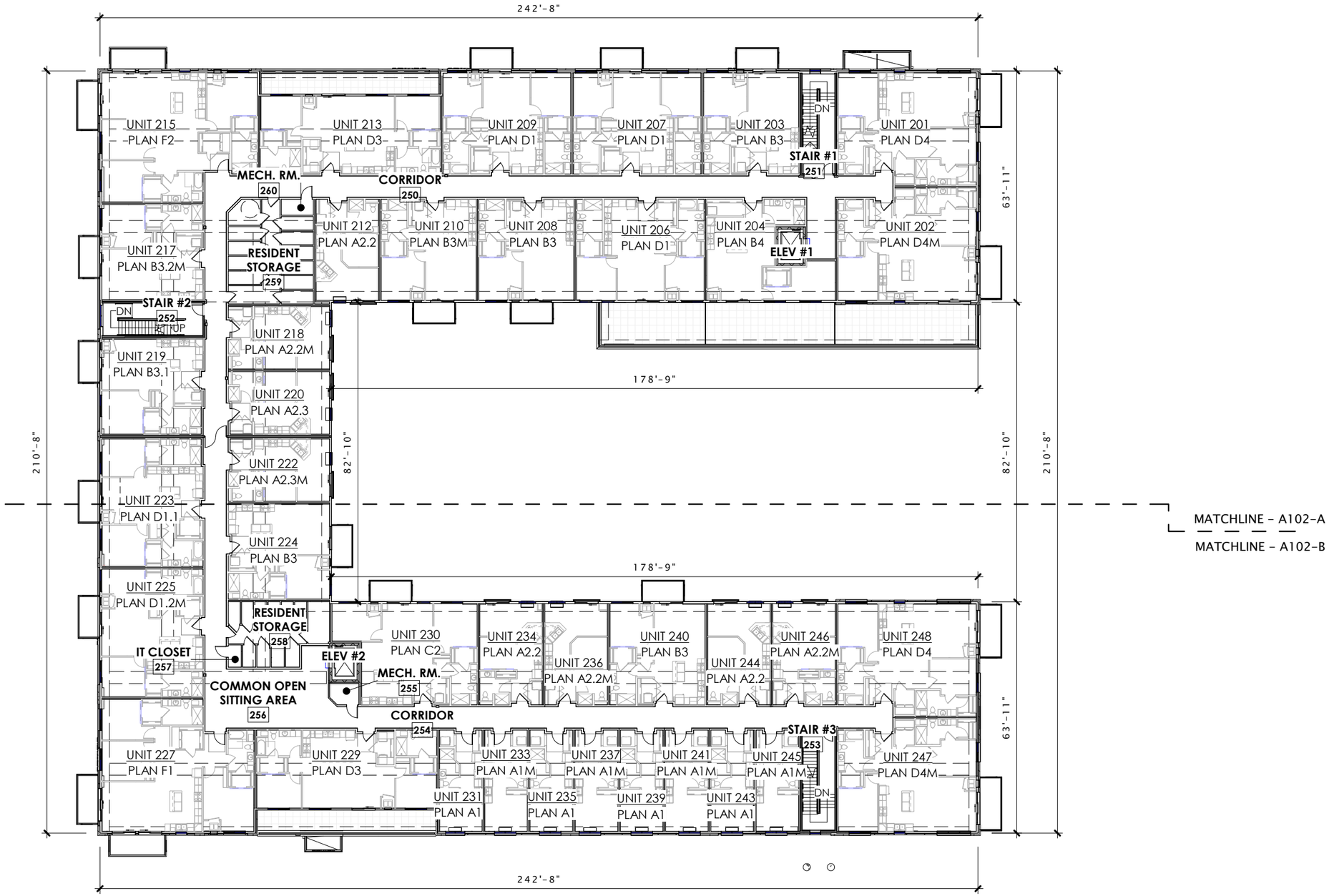
SHEET TITLE

FIRST FLOOR PLAN - AREA B

SHEET NUMBER

A101-B.

10/28/2022 1:28:05 PM



OVERALL PLAN - SECOND FLOOR

1" = 30'-0"

JLA ARCHITECTS

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Mark	Description	Date

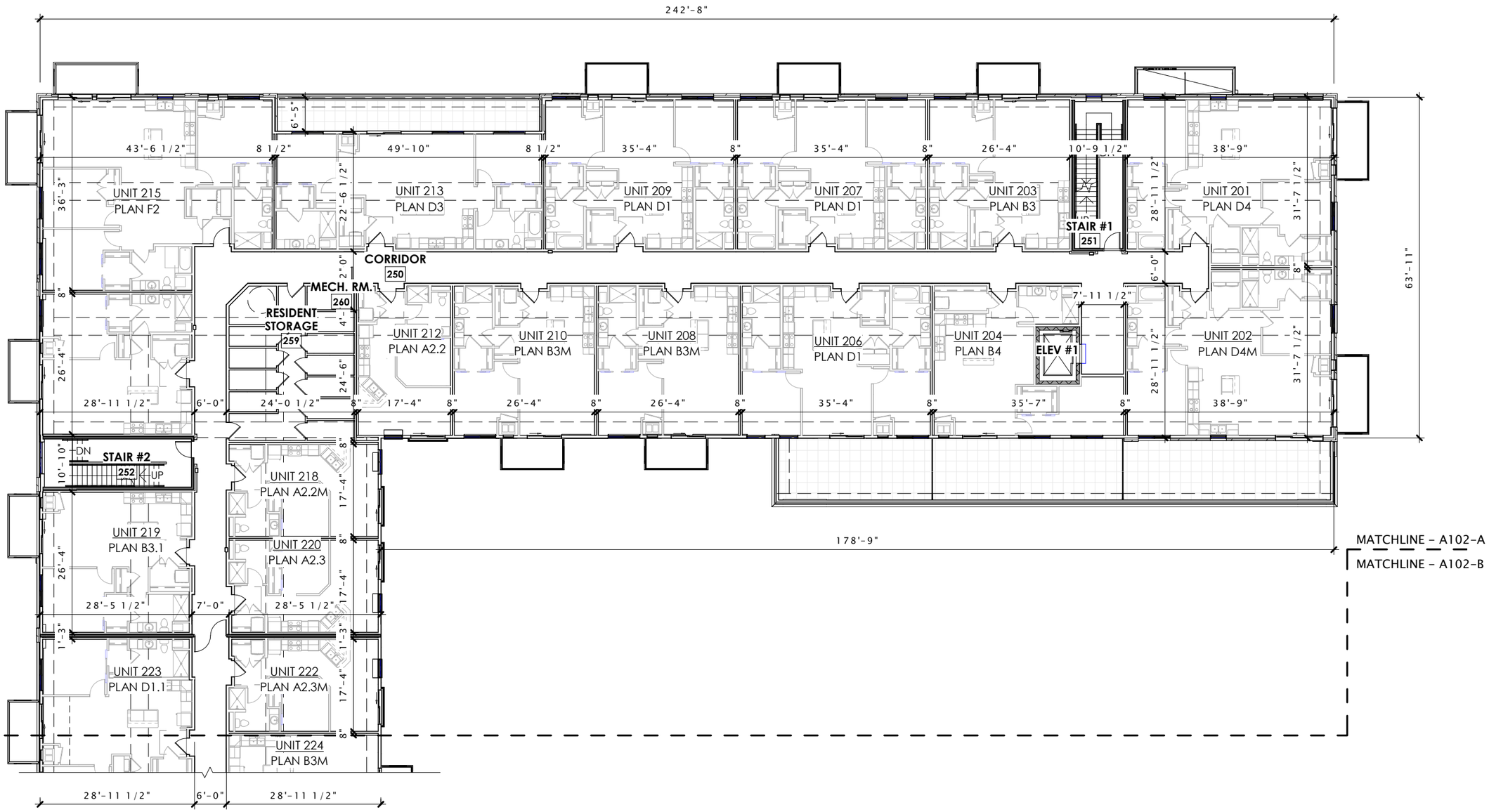
SHEET TITLE

SECOND FLOOR PLAN

SHEET NUMBER

A102.

10/28/2022 12:14:02 PM



SECOND FLOOR - AREA A

1" = 20'-0"

10/28/2022 12:13:54 PM

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REVISION SCHEDULE

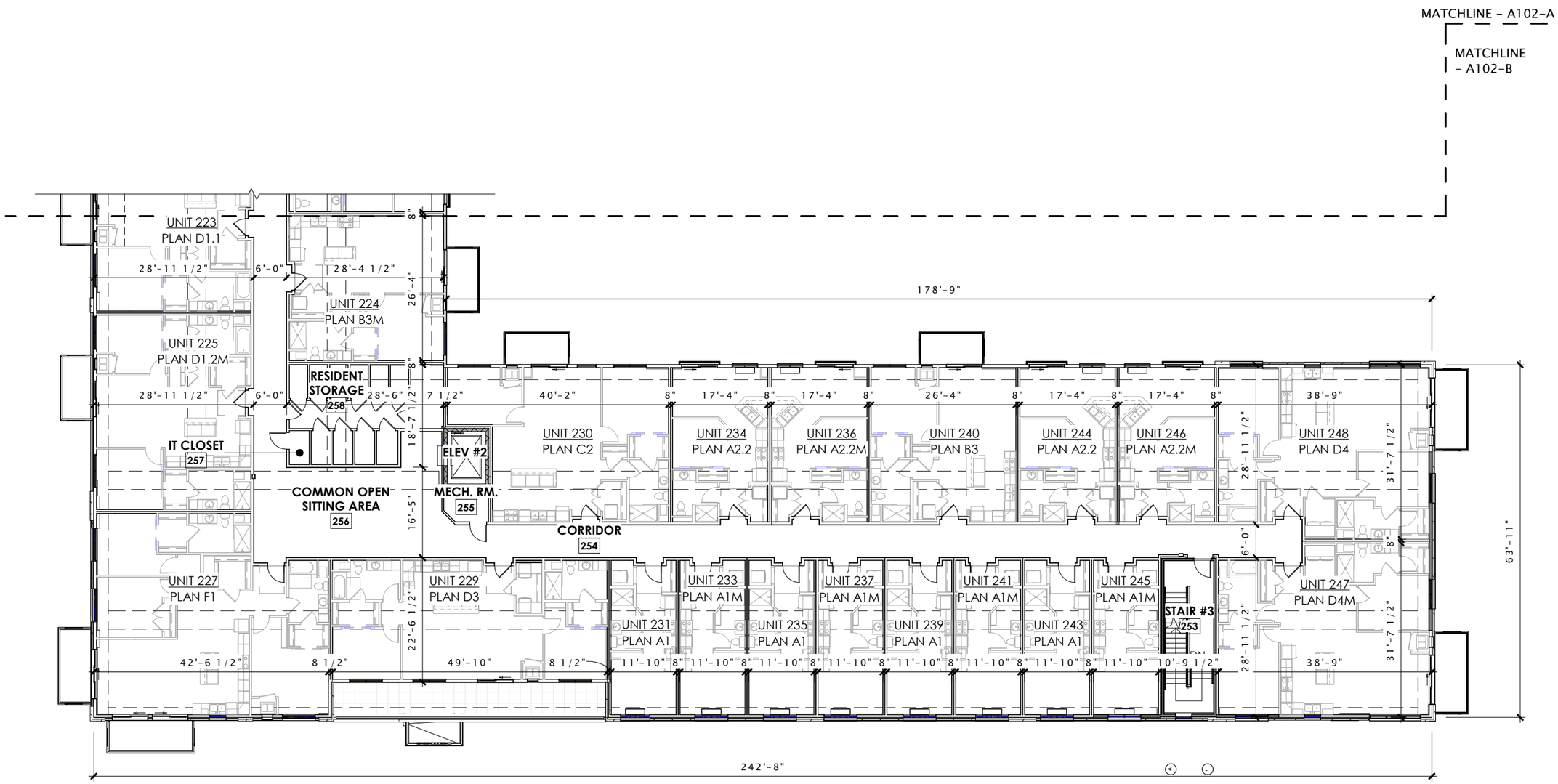
Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN - AREA A

SHEET NUMBER

A102-A.



SECOND FLOOR - AREA B

1" = 20'-0"

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN - AREA B

SHEET NUMBER

A102-B.

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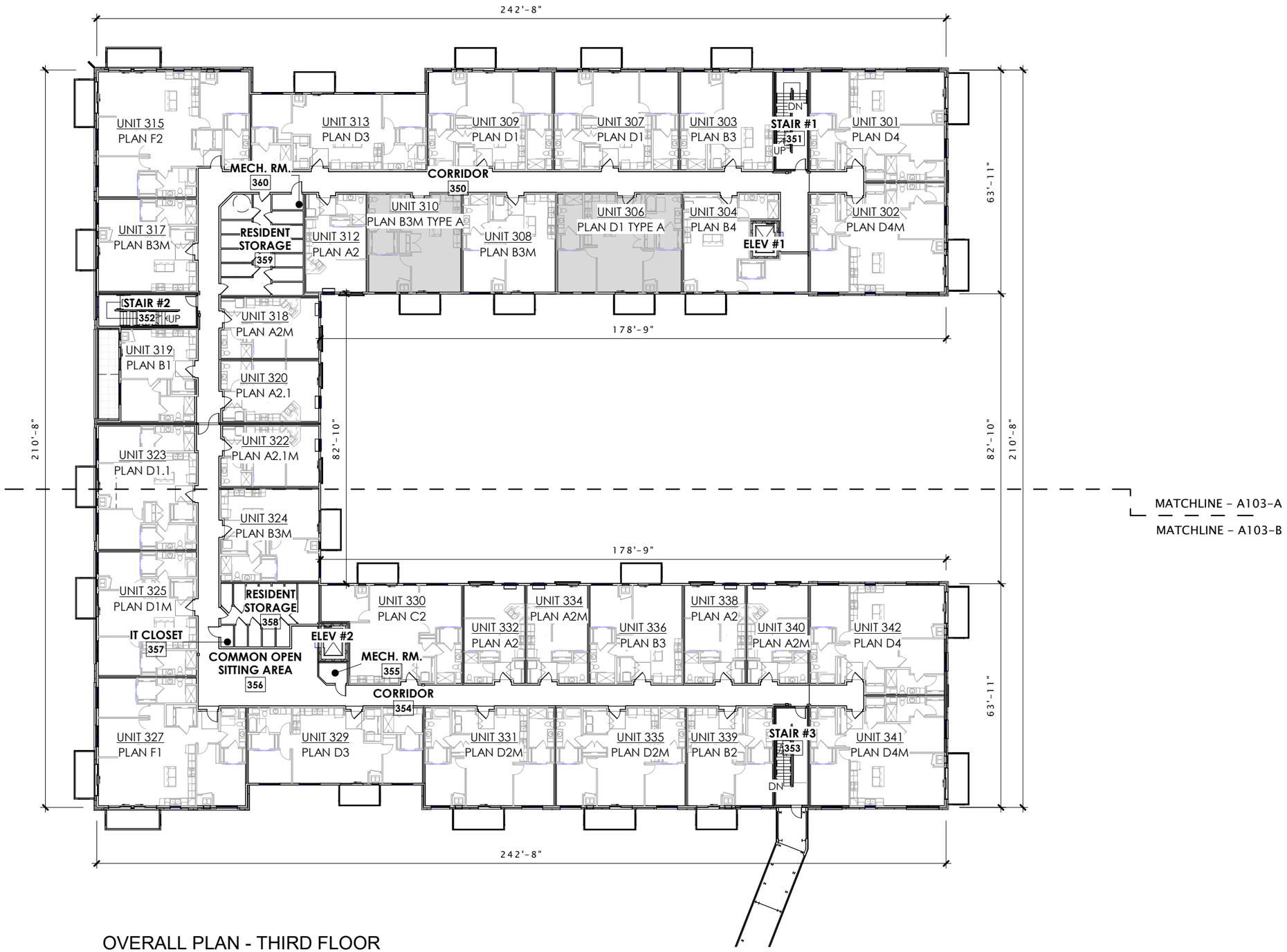

OVERALL PLAN - THIRD FLOOR

1" = 30'-0"

10/28/2022 12:14:23 PM

JLA ARCHITECTS

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REVISION SCHEDULE

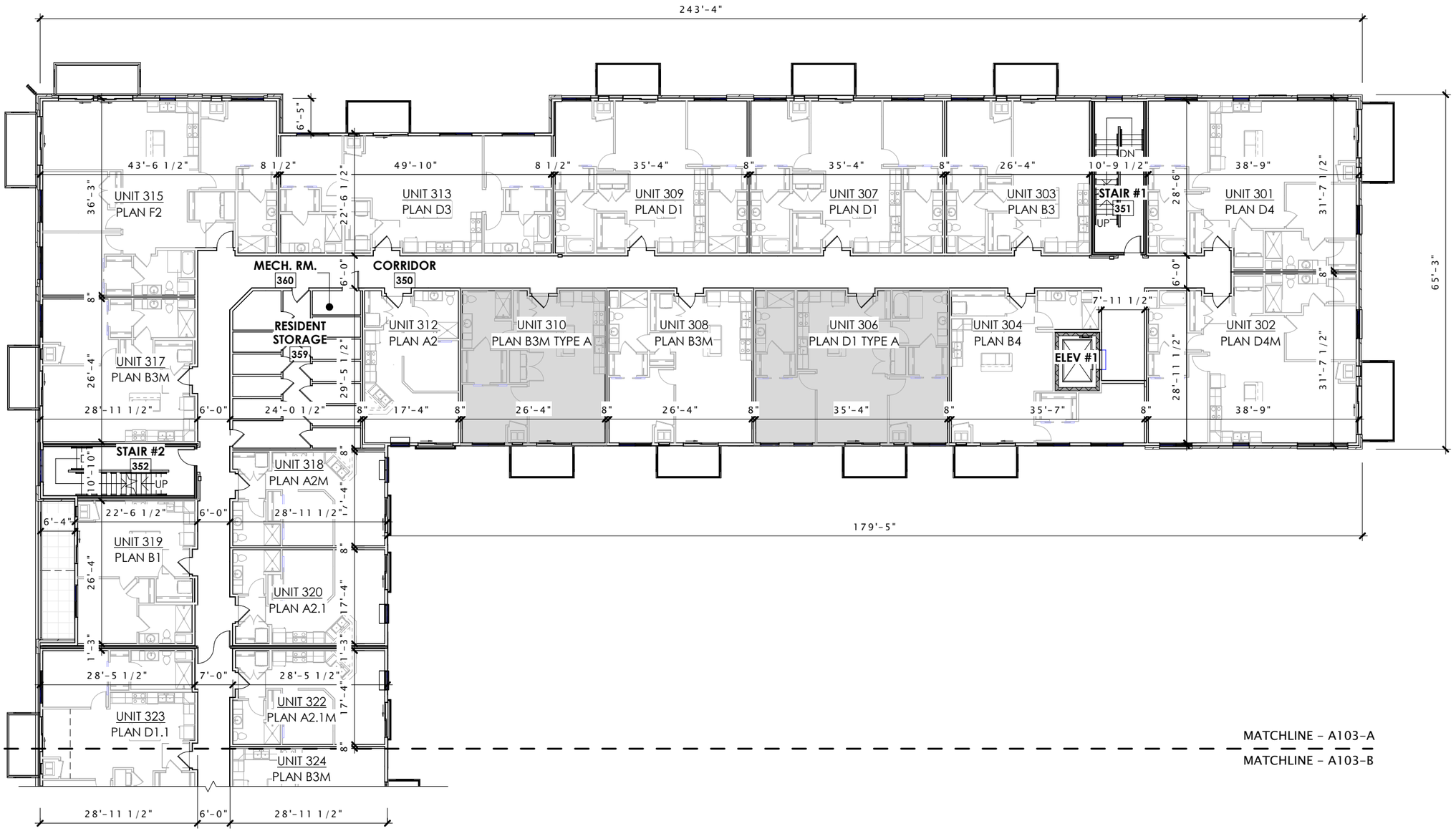
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN

SHEET NUMBER

A103.



THIRD FLOOR - AREA A

1" = 20'-0"

10/28/2022 12:14:09 PM

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REVISION SCHEDULE

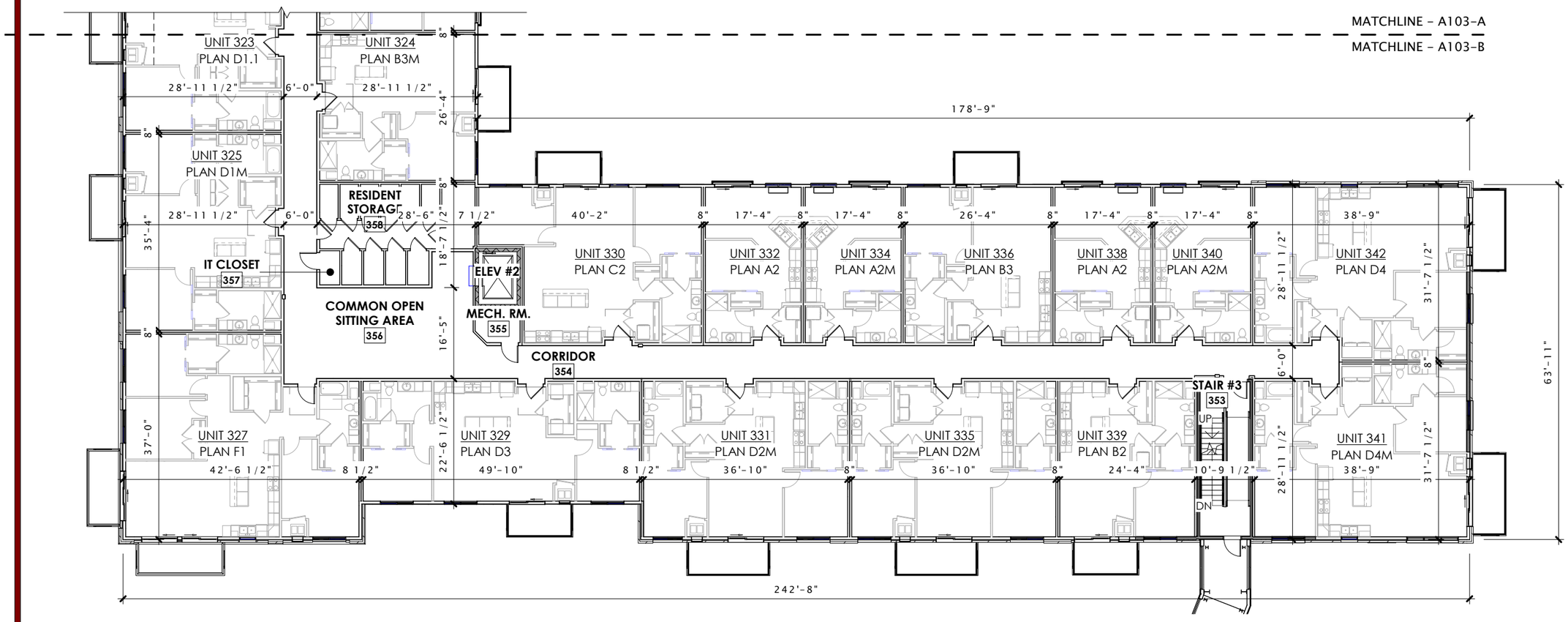
Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN - AREA A

SHEET NUMBER

A103-A.



THIRD FLOOR - AREA B

1" = 20'-0"

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLAN - AREA B

SHEET NUMBER

A103-B.

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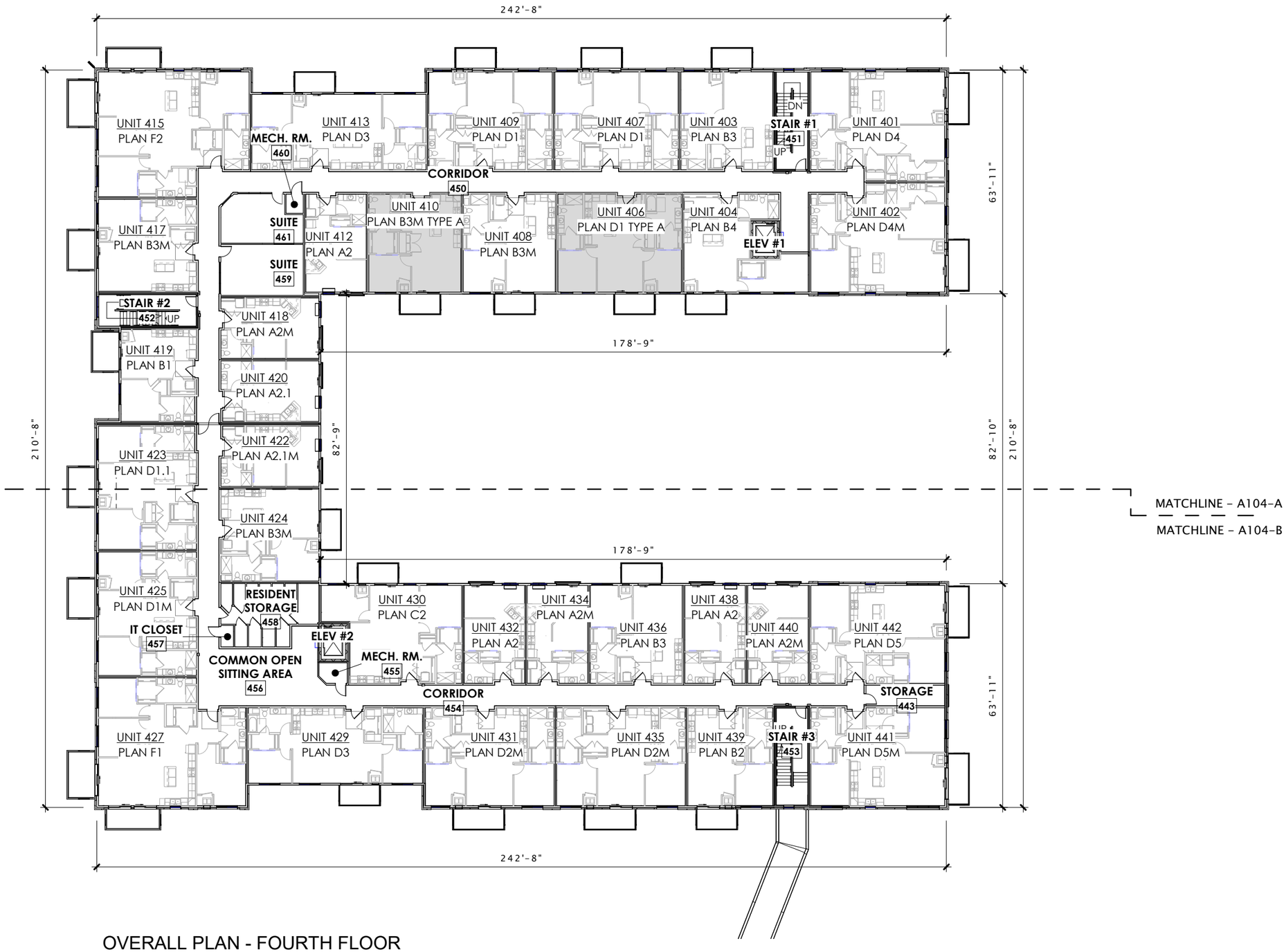

OVERALL PLAN - FOURTH FLOOR

1" = 30'-0"

JLA ARCHITECTS

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21-1111-01

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REVISION SCHEDULE

Mark	Description	Date

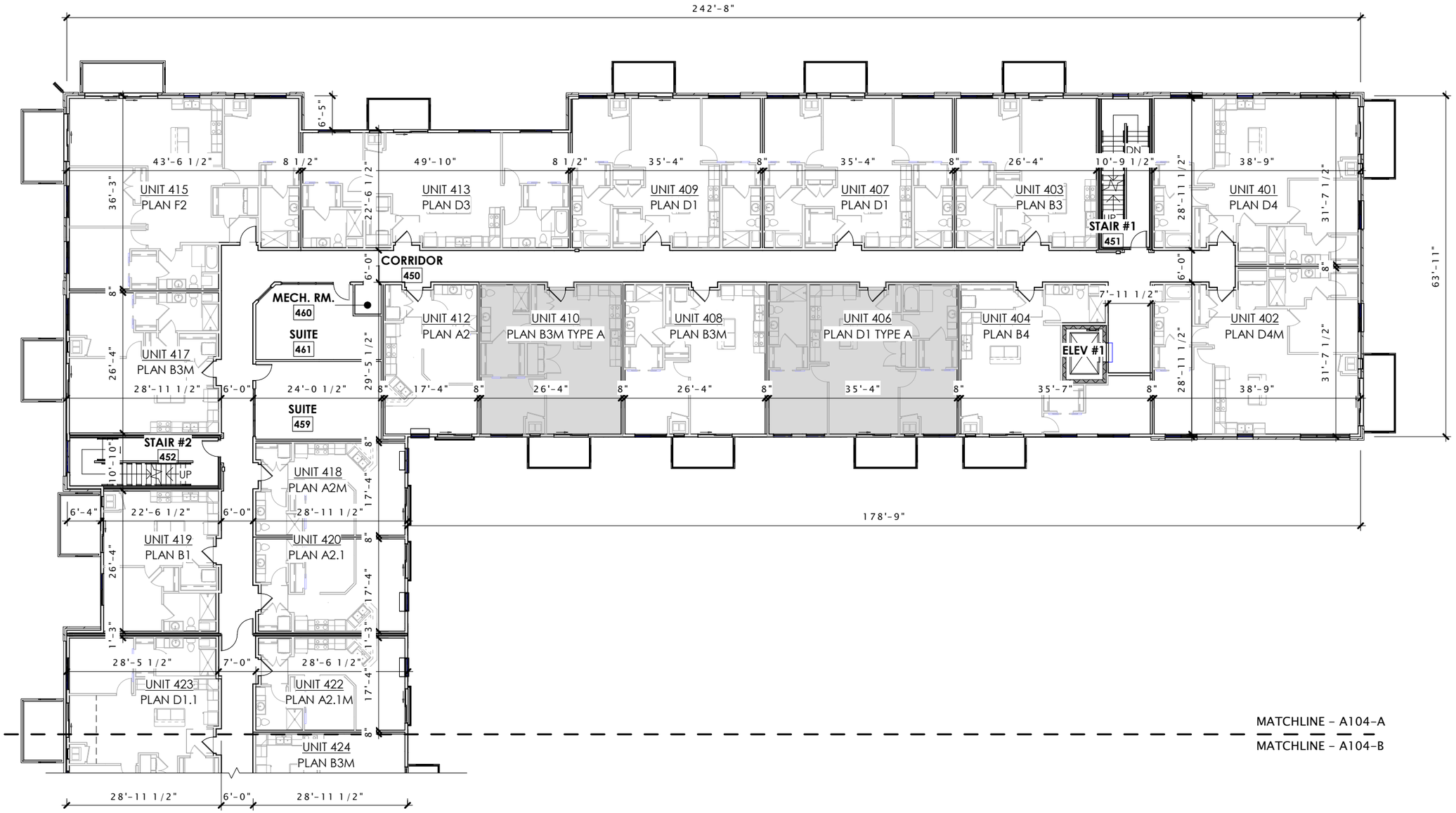
SHEET TITLE

FOURTH FLOOR PLAN

SHEET NUMBER

A104.

10/28/2022 12:14:43 PM



FOURTH FLOOR - AREA A

1" = 20'-0"

10/28/2022 12:14:29 PM

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JLA-AP.COM

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T. Wall Enterprises Development, LLC

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CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

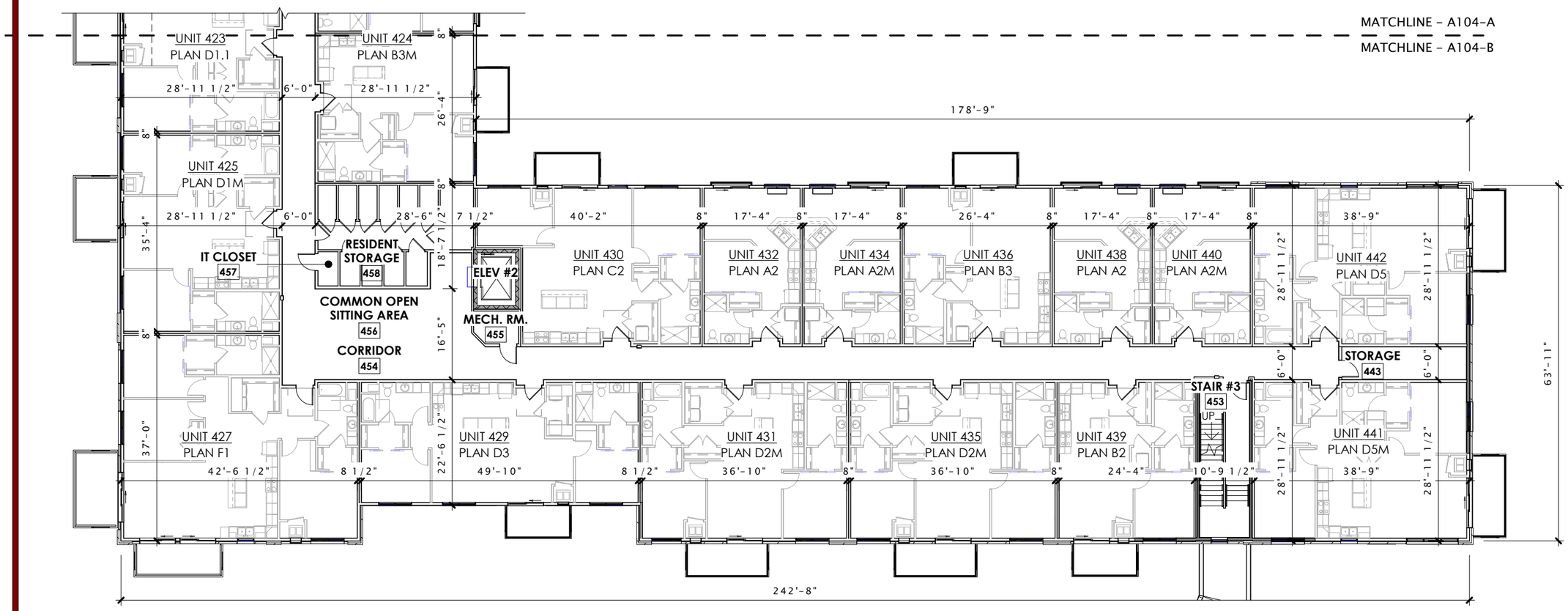
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN - AREA A

SHEET NUMBER

A104-A.



FOURTH FLOOR - AREA B

1" = 20'-0"

10/28/2022 12:14:34 PM

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CITY OF WAUSAU - SIP SUBMITTAL

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REVISION SCHEDULE

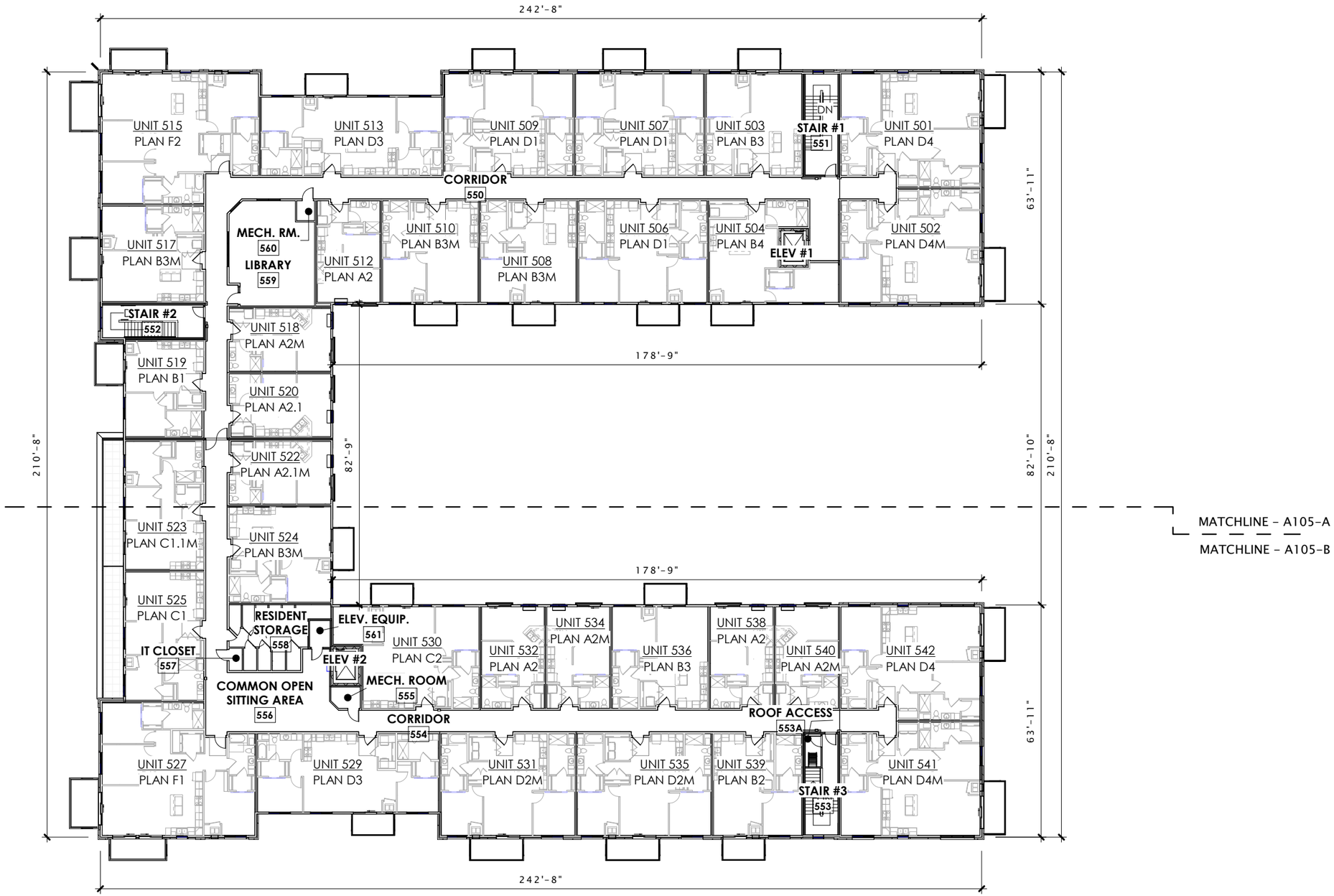
Mark	Description	Date

SHEET TITLE

FOURTH FLOOR PLAN - AREA B

SHEET NUMBER

A104-B.



OVERALL PLAN - FIFTH FLOOR

1" = 30'-0"

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CITY OF WAUSAU - SIP SUBMITTAL

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REVISION SCHEDULE

Mark	Description	Date

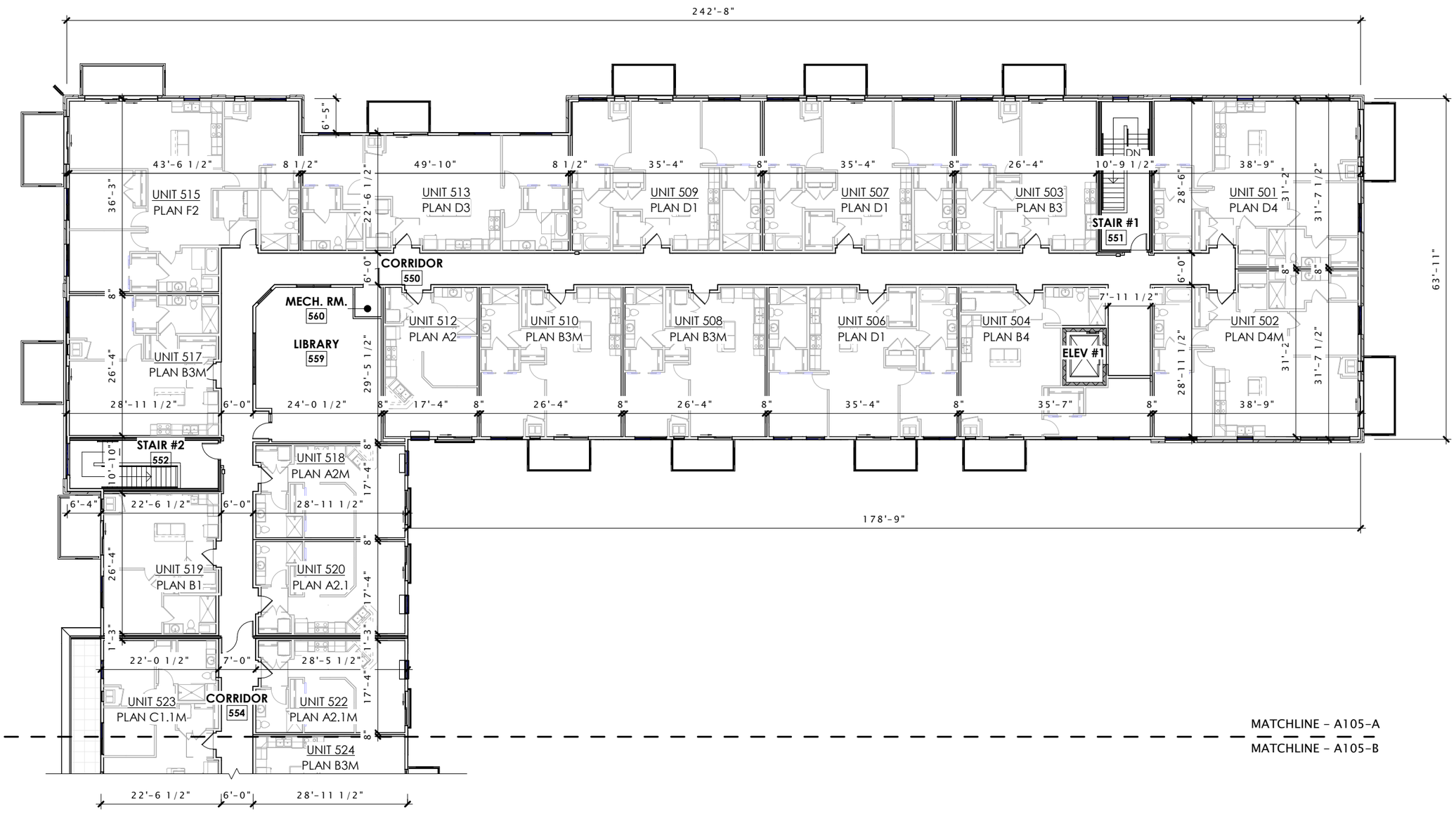
SHEET TITLE

FIFTH FLOOR PLAN

SHEET NUMBER

A105.

10/28/2022 12:14:59 PM



FIFTH FLOOR - AREA A

1" = 20'-0"

10/28/2022 12:14:48 PM

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REVISION SCHEDULE

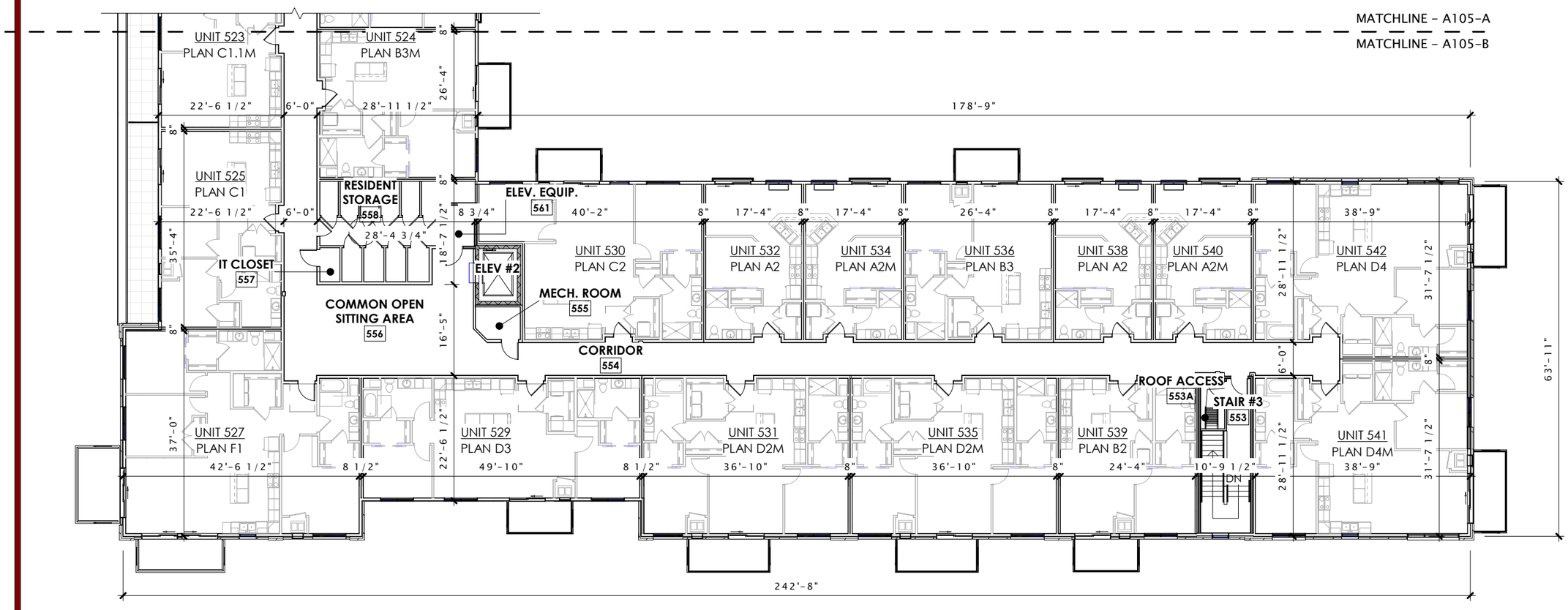
Mark	Description	Date

SHEET TITLE

FIFTH FLOOR PLAN - AREA A

SHEET NUMBER

A105-A.



FIFTH FLOOR - AREA B

1" = 20'-0"

10/28/2022 12:14:52 PM

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REVISION SCHEDULE

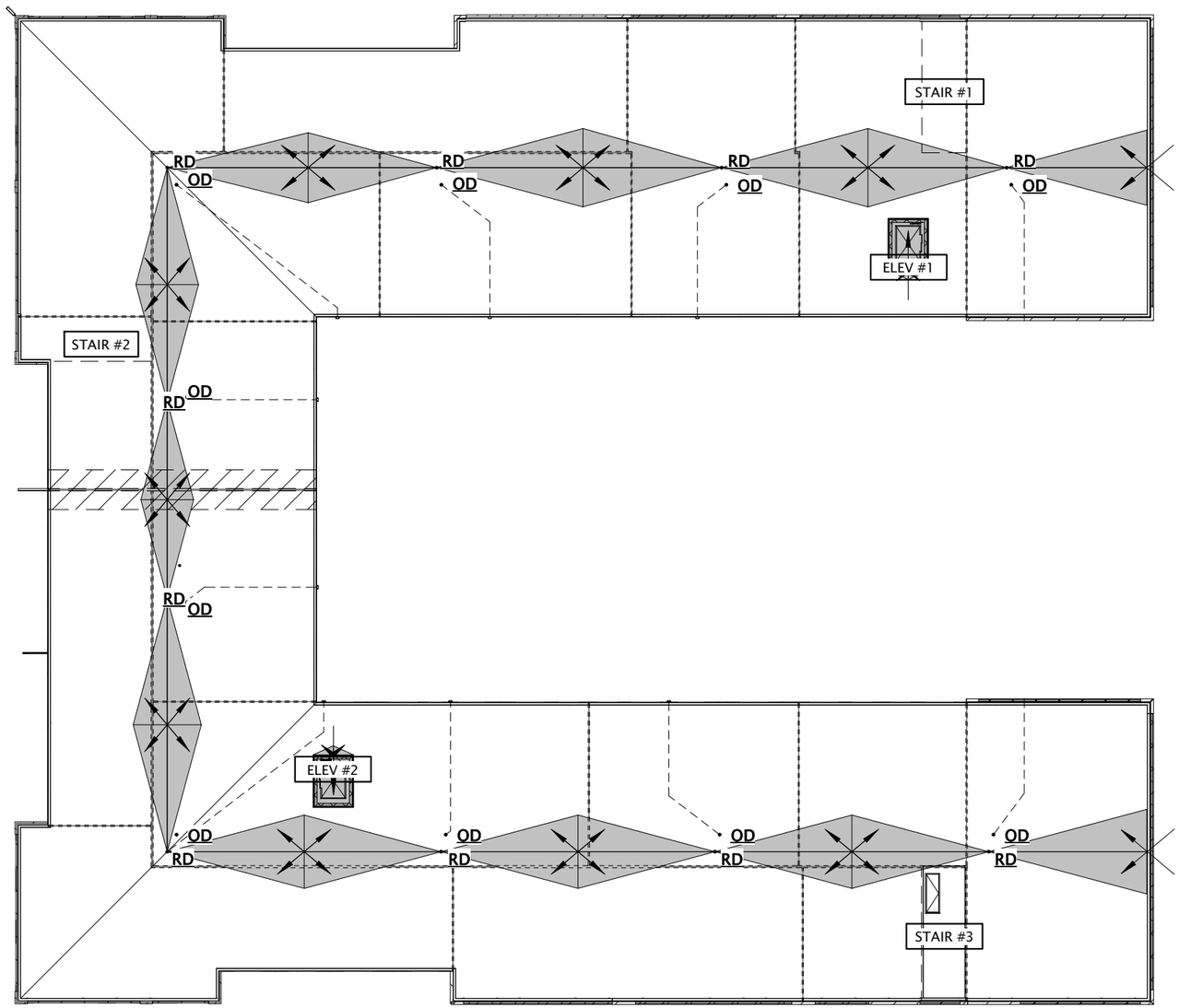
Mark	Description	Date

SHEET TITLE

FIFTH FLOOR PLAN - AREA B

SHEET NUMBER

A105-B.



ROOF PLAN

1" = 30'-0"

10/28/2022 12:15:02 PM

JLA ARCHITECTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A109.

EXTERIOR MATERIALS SCHEDULE - SIP

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTE
1	MASONRY - 1 (STONE)	ECHELON MASONRY	STONE VENEER - CORDOVA STONE	16" x 24" STACK BOND	ALABASTER - GROUND FACE	MORTAR COLOR TBD
2	MASONRY - 2 (BRICK)	HEBRON	BRICK VENEER	UTILITY SIZE	CHAMPAGNE - TEXTURE TBD	MORTAR COLOR TBD
3	MASONRY - 3 (BRICK)	HEBRON	BRICK VENEER	UTILITY SIZE	BRANDYWINE	MORTAR COLOR TBD
4	MASONRY - 4 (CMU)	COUNTY MATERIALS	CMU VENEER - PREMIER ULTRA BURNISHED	16" x 8"	MOONBEAM (63-214A)	MORTAR COLOR TBD
5	MASONRY - BRICK CORBEL	HEBRON	BRICK VENEER	SEE PLANS	CHAMPAGNE - TEXTURE TBD	MORTAR COLOR TBD
6	MASONRY - BRICK CORBEL	HEBRON	BRICK VENEER	SEE PLANS	BRANDYWINE	MORTAR COLOR TBD
7	PANEL SIDING - 1 (GRAY)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING - SMOOTH	VARIES - SEE PLANS	IRON GRAY	STATEMENT COLLECTION COLOR
8	PANEL SIDING - 2 (WHITE)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING - SMOOTH	VARIES - SEE PLANS	ARCTIC WHITE	FARMHOUSE WHITE (DREAM COLLECTION) AS ALTERNATE
9	PANEL SIDING - 3 (BLUE)	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING - SMOOTH	VARIES - SEE PLANS	EVENING BLUE	STATEMENT COLLECTION COLOR
10	VENTED SOFFIT PANELS	TBD	PREFINISHED METAL	VARIES - SEE PLANS	MATTE BLACK	PAC-CLAD/ UNICAD STANDARD COLOR
12	VINYL WINDOWS	LINDSAY WINDOWS & DOORS, LLC	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
13	VINYL PATIO DOORS	LINDSAY WINDOWS & DOORS, LLC	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	SEE WINDOW SCHEDULE	
14	ALUMINUM STOREFRONT WINDOWS / DOORS	KAWNEER	TRIFAB 451T / 500 WIDE STYLE	SEE DOOR SCHEDULE	ANODIZED CLEAR	
15	OVERHEAD GARAGE DOOR (VEHICULAR)	RYTEC	SPIRAL	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
16	OVERHEAD GARAGE DOOR (REFUSE)	CLOPAY	MODEL 3718	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
17	OVERHEAD GARAGE DOOR (PEDESTRIAN)	CLOPAY	902-FULL VIEW	SEE DOOR SCHEDULE	ANODIZED CLEAR	
18	STEEL SERVICE DOOR	TBD	INSULATED	SEE DOOR SCHEDULE	PAINT TO MATCH ADJACENT MATERIALS	
19	BALCONY DECK EDGE SIDING	JAMES HARDIE	HARDIEPANEL VERTICAL SIDING - SMOOTH	VARIES - SEE PLANS	JET BLACK	DREAM COLLECTION COLOR
20	PICKET GUARDRAIL SYSTEM	KANE	STERLING CLASSIC SERIES	SEE PLANS	BLACK	PROVIDE FINIALS ON 72" TALL FENCING
21	GLASS GUARDRAIL SYSTEM	KANE	TWO-LINE CHESTERFIELD GLASS	SEE PLANS	ANODIZED	
22	BALCONY DECKING	TREX SELECT	COMPOSITE - SELECT 1" SQUARE	1x6	CLAM SHELL	
23	AWNING / BALCONY TENSION ROD	TBD	PAINTED STEEL	SEE PLANS	BLACK	COLOR MATCH BALCONY RAILINGS
24	PREFINISHED METAL WALL PANELS	TBD	TBD	SEE PLANS	MATCH ADJACENT STOREFRONT	
25	PREFINISHED METAL WALL PANELS	TBD	TBD	SEE PLANS	MATCH ADJACENT PATIO DOOR	
27	CORNER BLADE SIGN	TBD	PREFINISHED METAL	SEE PLANS	SEE PLANS	
28	METAL WALL COPING - 1 (GRAY)	FABRICATED	PREFINISHED METAL	6" MIN. HEIGHT	GRAY	
29	METAL WALL COPING - 2 (WHITE)	FABRICATED	PREFINISHED METAL	6" MIN. HEIGHT	WHITE	
30	METAL WALL COPING - 3 (BLUE)	FABRICATED	PREFINISHED METAL	6" MIN. HEIGHT	BLUE (MATCH ADJACENT SIDING COLOR)	
31	RESIDENTIAL HVAC LOUVER / GRILLE	FABRICATED	EXTRUDED ALUMINUM	TBD	PAINT TO MATCH ADJACENT MATERIALS	GC TO COORDINATE WITH HVAC
32	HVAC LOUVER / GRILLE	FABRICATED	TBD	TBD	PAINT TO MATCH ADJACENT MATERIALS	GC TO COORDINATE WITH HVAC
33	BUILDING GRAPHICS	TBD	TBD	SEE PLANS	N/A	
34	BUILDING SIGNAGE	FABRICATED	WALL-MOUNTED CUT-OUT CHARACTERS	18" HIGH LETTERING	WHITE	
35	BUILDING SIGNAGE	FABRICATED	WALL-MOUNTED CUT-OUT CHARACTERS	18" HIGH LETTERING	GRAY	
36	BUILDING SIGNAGE	TBD	PAINTED	16" HIGH LETTERING WITH BORDER	WHITE	
47	VERTICAL SHADE SAIL PRIVACY DIVIDER	TBD	TBD	SEE PLANS	TBD	
48	T. WALL PLAQUE AND TIME CAPSULE	TBD	TBD	TBD	TBD	OWNER-PROVIDED, CONTRACTOR-INSTALLED
49	OWNERSHIP GROUP PLAQUE	TBD	TBD	TBD	TBD	OWNER-PROVIDED, CONTRACTOR-INSTALLED
50	BRICK EMBOSSMENT FIELD	FIELD FABRICATED	RANDOM VENEER EXTRUSION	SEE PLANS	COLOR MATCH ADJACENT MASONRY VENEER	
51	RECTANGULAR PIER FOUNDATION	FIELD FABRICATED	CAST-IN-PLACE	SEE STRUCTURAL PLANS	N/A	SKYWALK ITEM
52	CYLINDRICAL CONCRETE PIER	FIELD FABRICATED	CAST-IN-PLACE	SEE STRUCTURAL PLANS	N/A	SKYWALK ITEM
53	STRUCTURAL STEEL SUPPORT COLUMN	TBD	PAINTED STEEL COLUMN	SEE STRUCTURAL PLANS	COLOR MATCH SKYWALK FACADE	SKYWALK ITEM
54	PREFINISHED METAL WALL PANELS	METAL SALES OR EQUAL	METAL WALL PANELS - SMOOTH	VARIES - SEE PLANS	MATTE BLACK	SKYWALK ITEM
55	CURTAIN WALL PANELS	KAWNEER OR EQUAL	GLAZING PANELS WITH VERTICAL WET JOINTS	VARIES - SEE PLANS	COLOR MATCH SKYWALK FACADE	SKYWALK ITEM
56	METAL WALL COPING - 4 (BLACK)	FABRICATED	PREFINISHED METAL	VARIES - SEE PLANS	BLUE (MATCH ADJACENT SIDING COLOR)	SKYWALK ITEM

JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
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JLA PROJECT NUMBER

21-1111-01

T. Wall Enterprises Development, LLC

FOUNDRY ON 3RD

CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

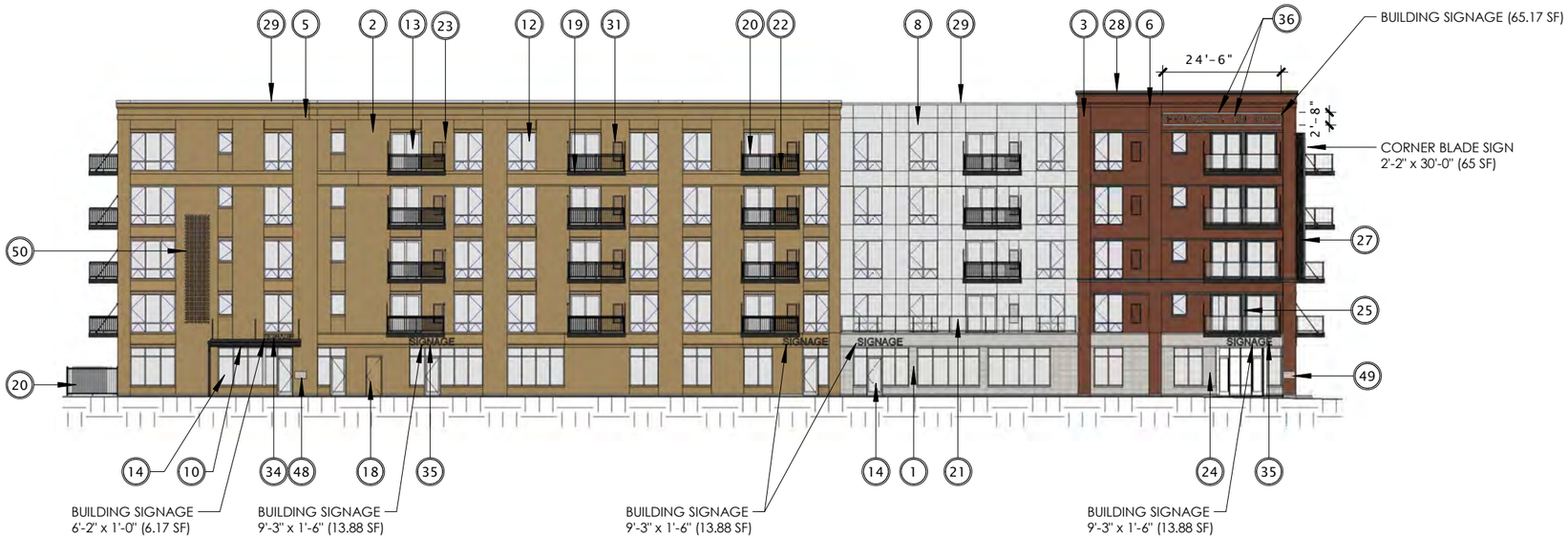
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A200.

10/28/2022 12:15:12 PM



NORTH

1" = 30'-0"

EAST

1" = 30'-0"

10/28/2022 12:15:18 PM

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T. Wall Enterprises Development, LLC

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CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201.

SOUTH

1" = 30'-0"

WEST

1" = 30'-0"

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JLA PROJECT NUMBER

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CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

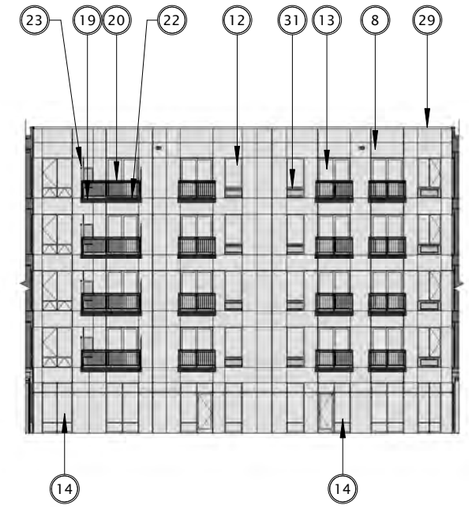
SHEET NUMBER

A202.

10/28/2022 12:15:22 PM

NORTH COURTYARD

1" = 30'-0"



EAST COURTYARD

1" = 30'-0"

SOUTH COURTYARD

1" = 30'-0"

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

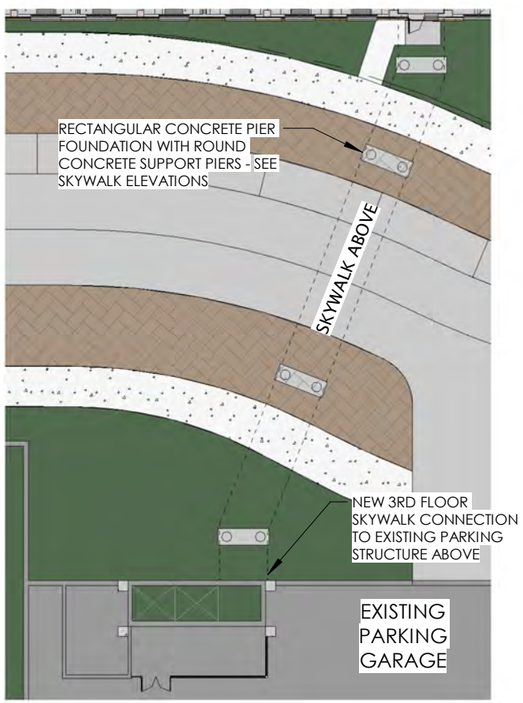
EXTERIOR ELEVATIONS

SHEET NUMBER

A203.

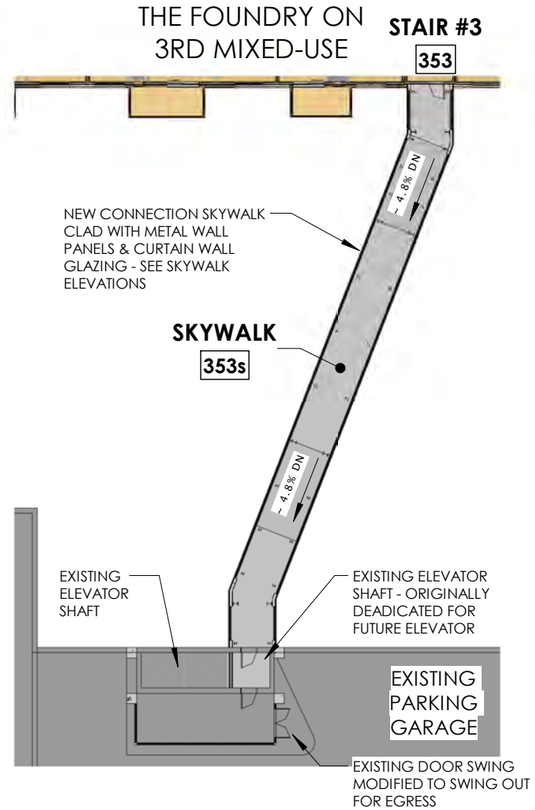
10/28/2022 12:15:27 PM

THE FOUNDRY ON
3RD MIXED-USE



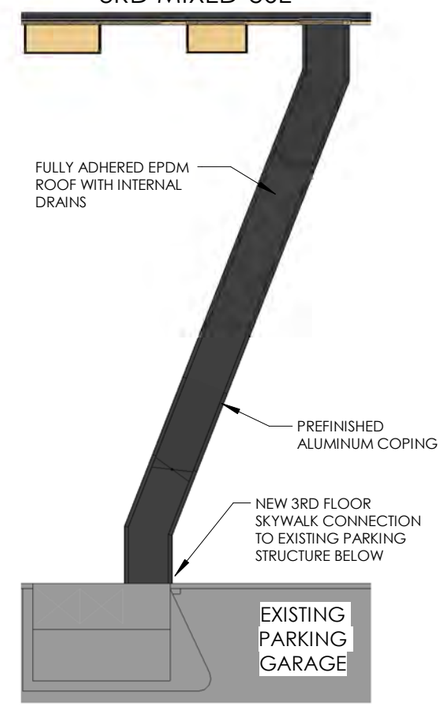
FIRST FLOOR SKYWALK
1" = 30'-0"

THE FOUNDRY ON
3RD MIXED-USE



THIRD FLOOR SKYWALK
1" = 30'-0"

THE FOUNDRY ON
3RD MIXED-USE



SKYWALK ROOF
1" = 30'-0"

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CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

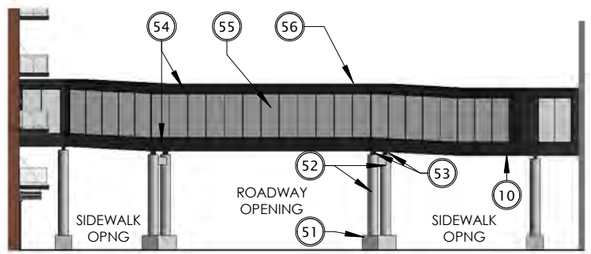
SHEET TITLE

SKYWALK PLANS

SHEET NUMBER

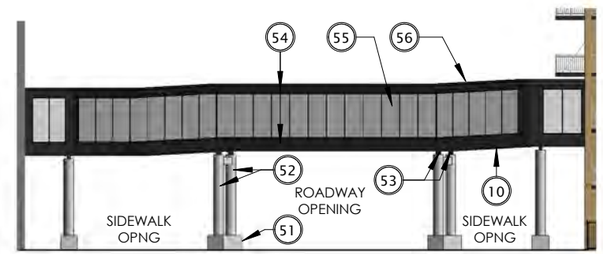
A300.SW

10/28/2022 2:20:17 PM



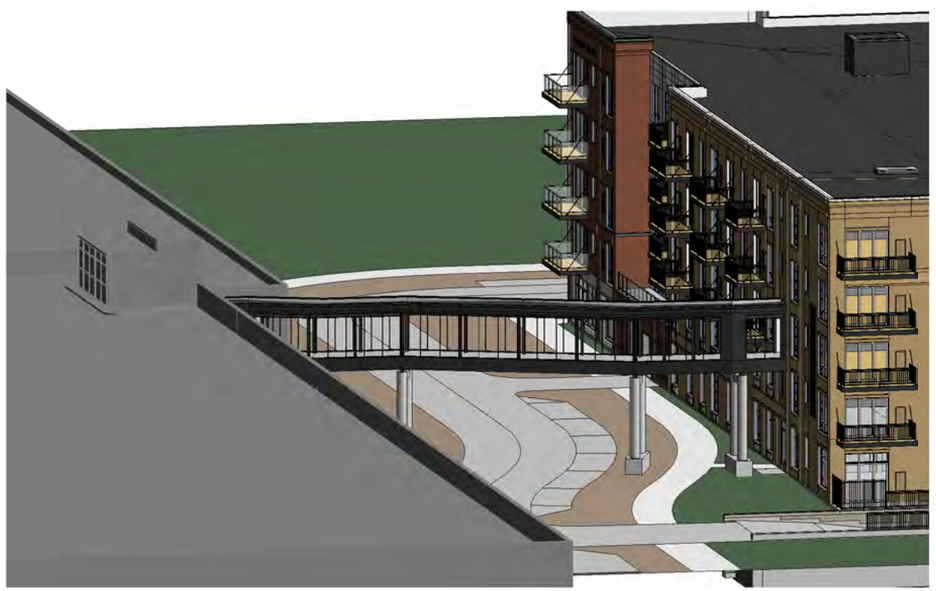
WEST SKYWALK

1" = 30'-0"



EAST SKYWALK

1" = 30'-0"



SKYWALK - 3D VIEW

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CITY OF WAUSAU - SIP SUBMITTAL

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

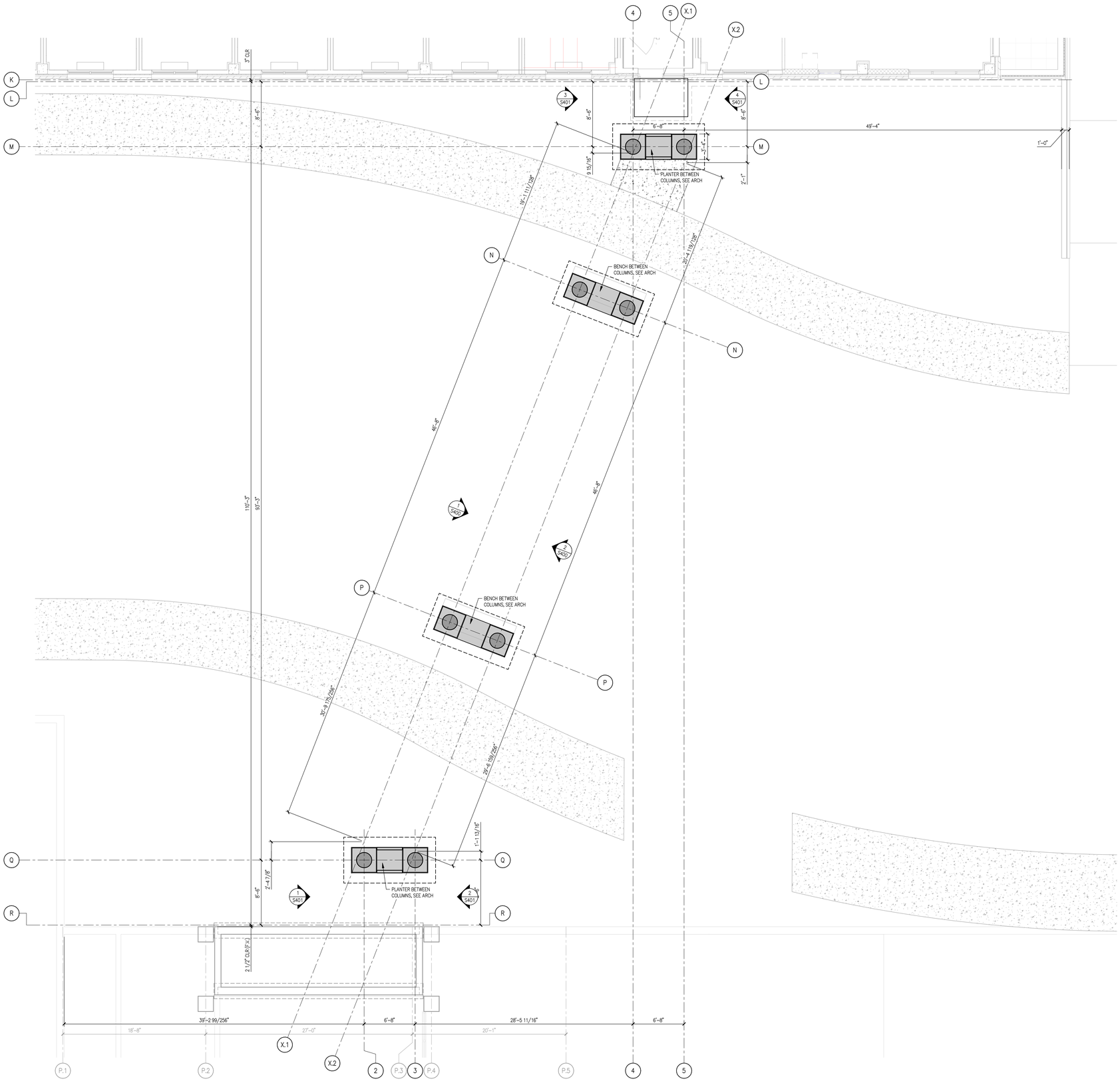
SHEET TITLE

SKYWALK EXTERIOR ELEVATIONS/ 3D VIEW

SHEET NUMBER

A301.SW

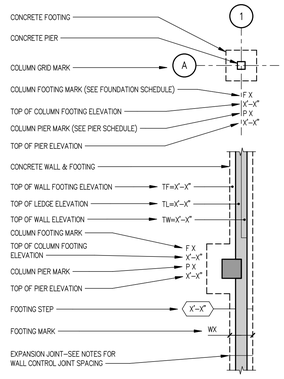
10/28/2022 2:20:22 PM



1 S100 SKYWALK FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

FOUNDATION LEGEND



PLAN NOTES

1. SEE SHEET S001 FOR ADDITIONAL NOTES.
2. SEE 1/S501 FOR ANCHOR BOLT REQUIREMENTS.
3. PROVIDE EPOXY COATED REINFORCEMENT BARS IN ALL CONCRETE COLUMNS AND PIERS.

JLA ARCHITECTS
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Fax: 608-821-4780

SKYWALK AT THE FOUNDRY

PROGRESS DOCUMENTS

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DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

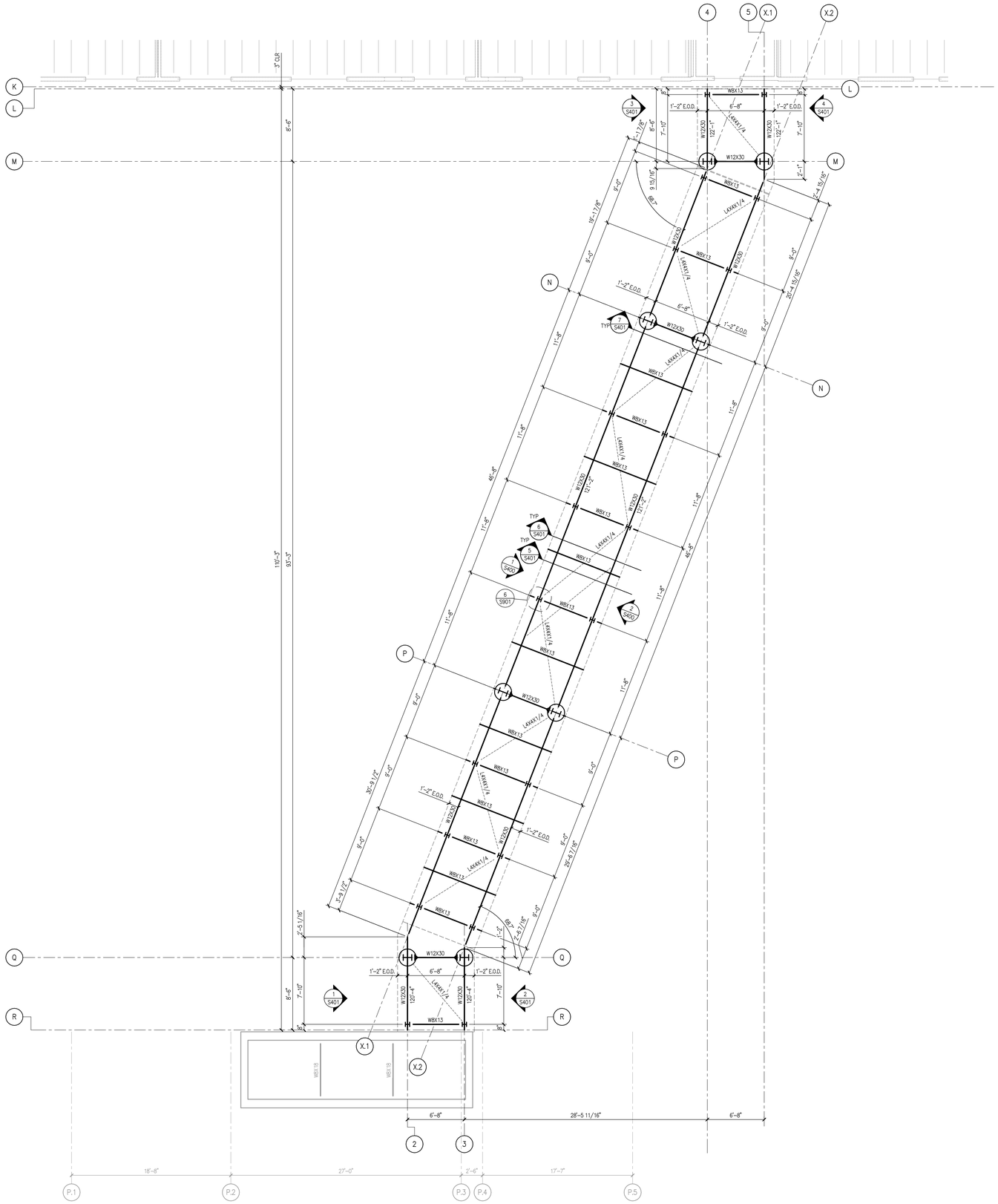
SHEET TITLE

FOUNDATION PLAN

SHEET NUMBER

S100

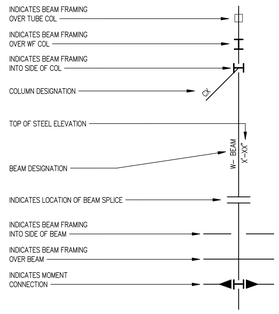
10/24/2022 9:05:11 AM



1 S200 BOTTOM CHORD (THIRD FLOOR) FRAMING PLAN

SCALE: 3/16" = 1'-0"

STRUCTURAL STEEL LEGEND



JLA ARCHITECTS
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JLA-AP.COM

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SKYWALK AT THE FOUNDRY

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Mark	Description	Date

SHEET TITLE

BOTTOM CHORD (THIRD FLOOR) FRAMING PLAN

SHEET NUMBER

S200

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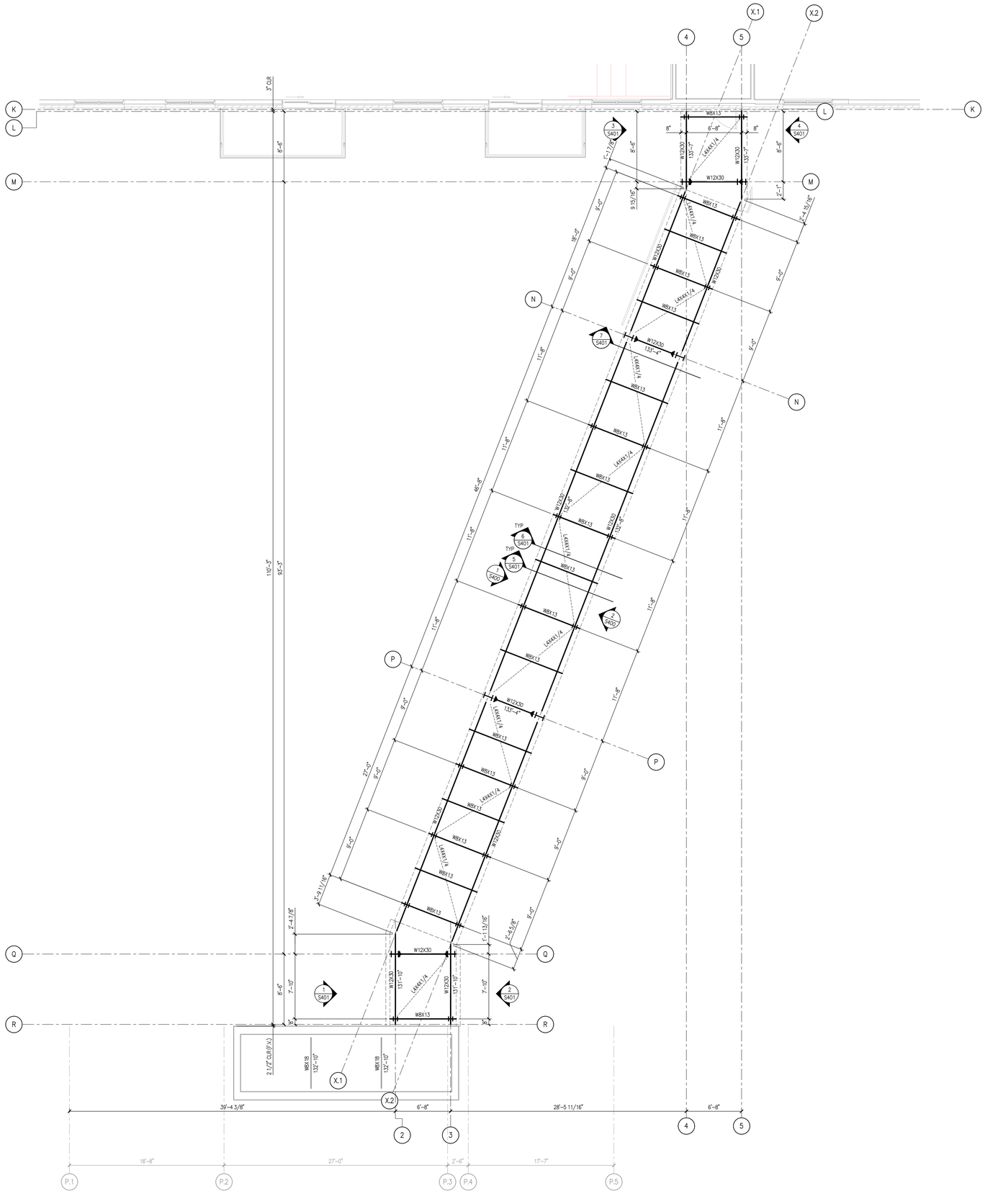
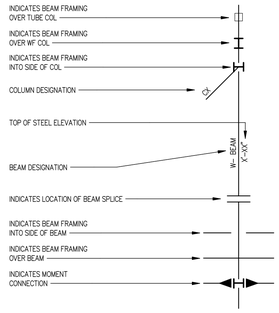


1 S300 TOP CHORD (ROOF) FRAMING PLAN
SCALE: 3/16" = 1'-0"

STRUCTURAL STEEL LEGEND



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SKYWALK AT THE FOUNDRY

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REVISION SCHEDULE

Mark	Description	Date

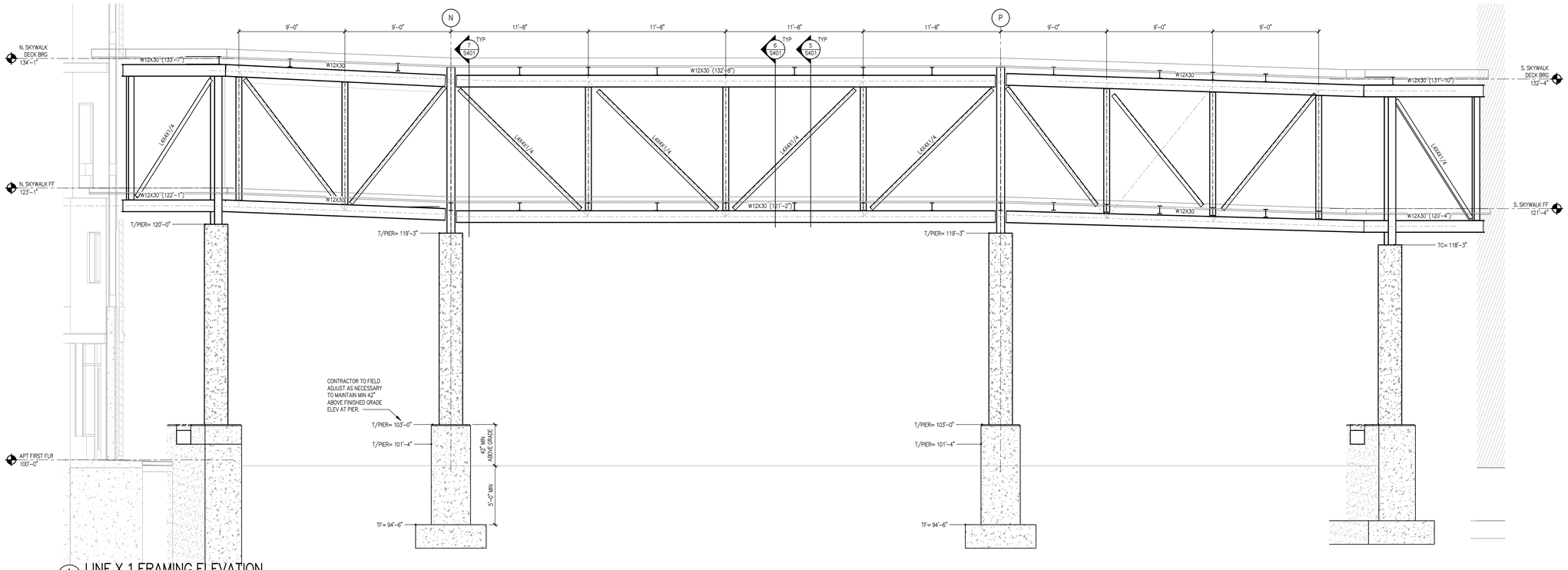
SHEET TITLE

TOP CHORD (ROOF) FRAMING PLAN

SHEET NUMBER

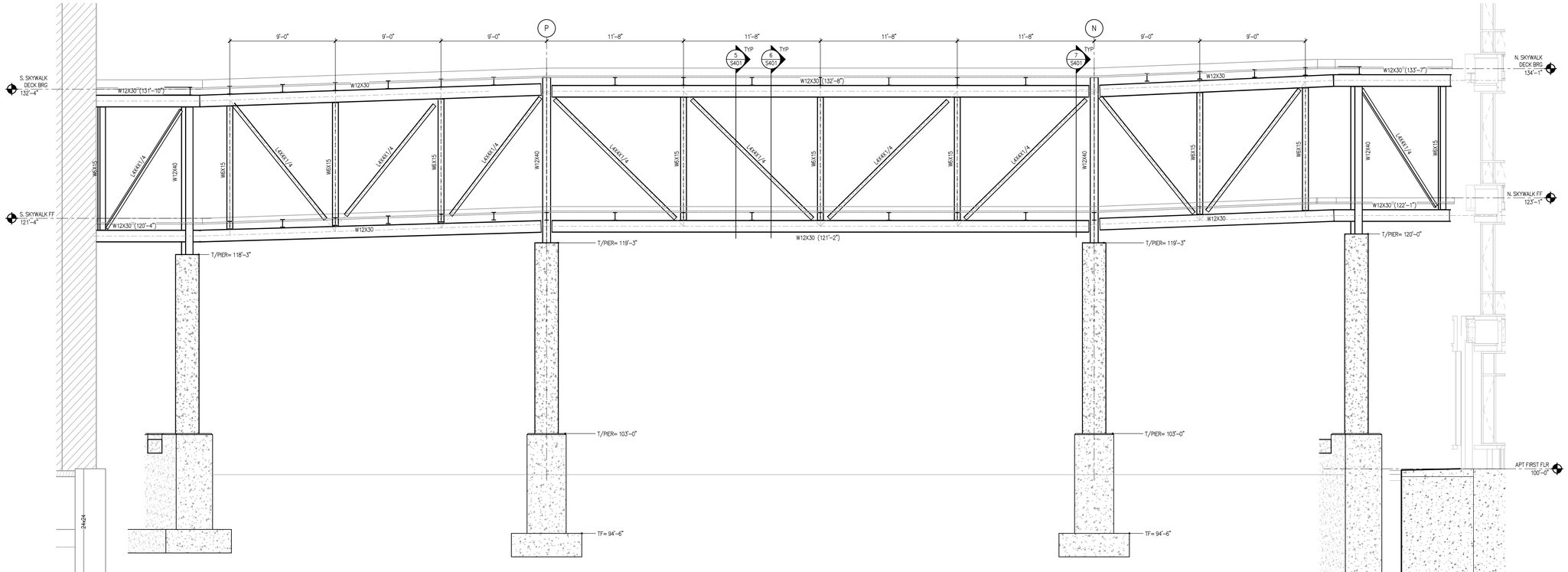
S300

10/24/2022 9:05:13 AM



1 S400 LINE X.1 FRAMING ELEVATION

SCALE: 1/4" = 1'-0"



2 S400 LINE X.2 FRAMING ELEVATION

SCALE: 1/4" = 1'-0"

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SKYWALK AT THE FOUNDRY

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

STRUCTURAL ELEVATIONS

SHEET NUMBER

S400

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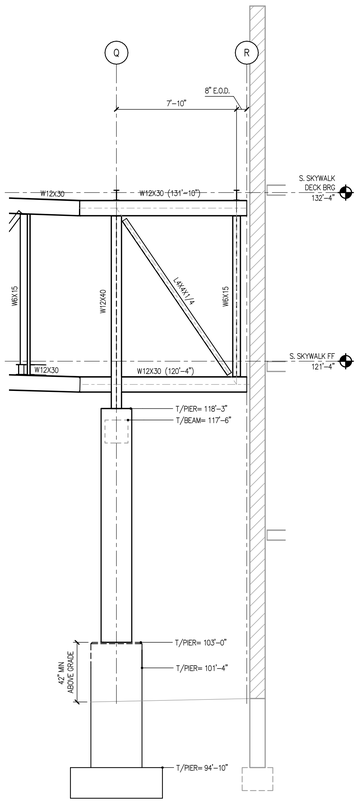
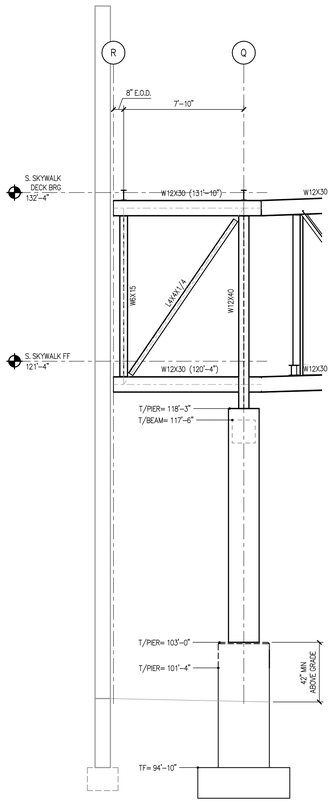
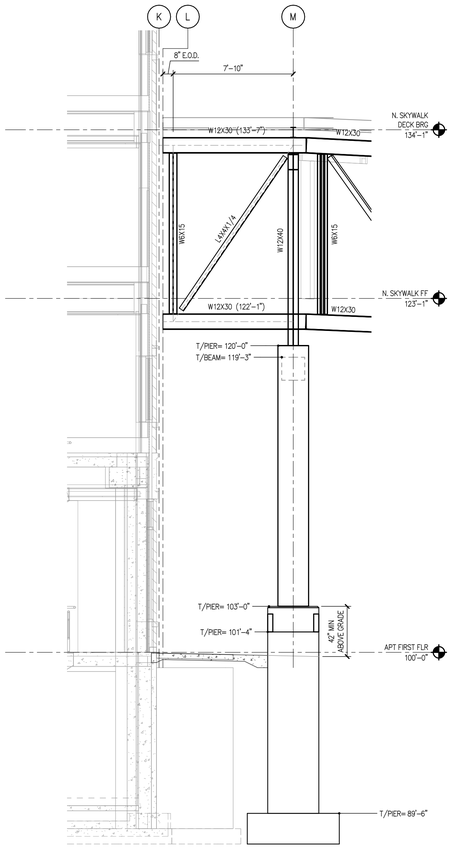


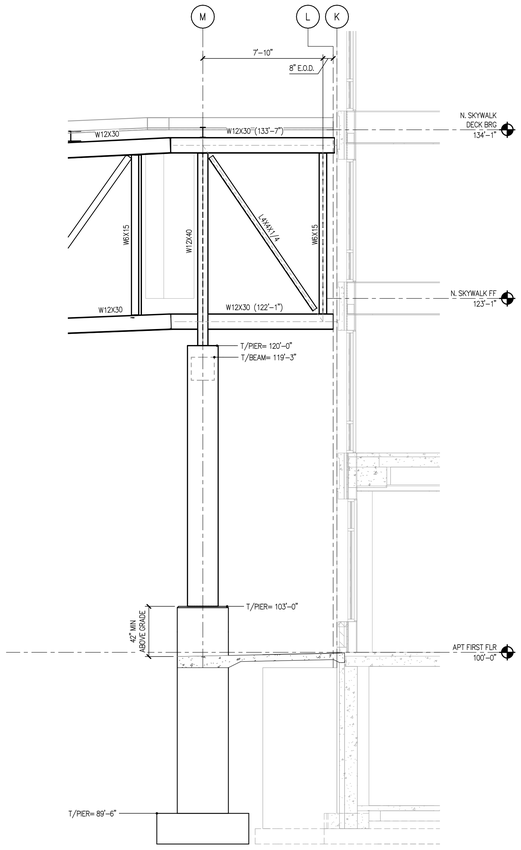
1 S401 LINE 2 FRAMING ELEVATION
SCALE: 1/4" = 1'-0"



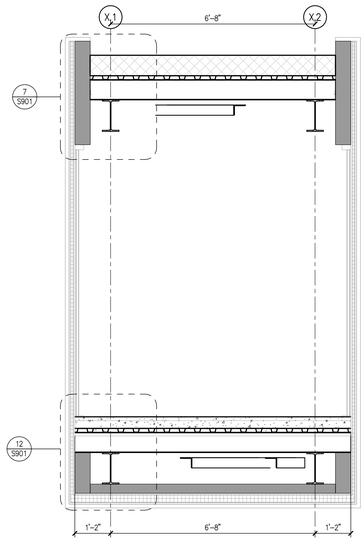
2 S401 LINE 3 FRAMING ELEVATION
SCALE: 1/4" = 1'-0"



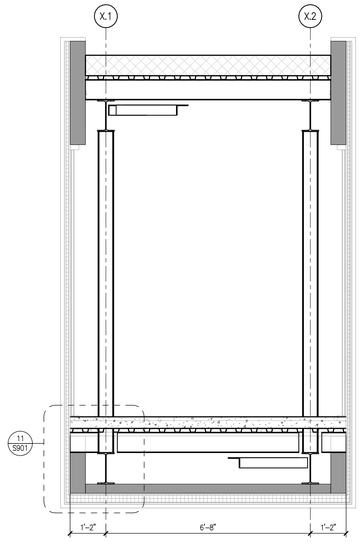
3 S401 LINE 4 FRAMING ELEVATION
SCALE: 1/4" = 1'-0"



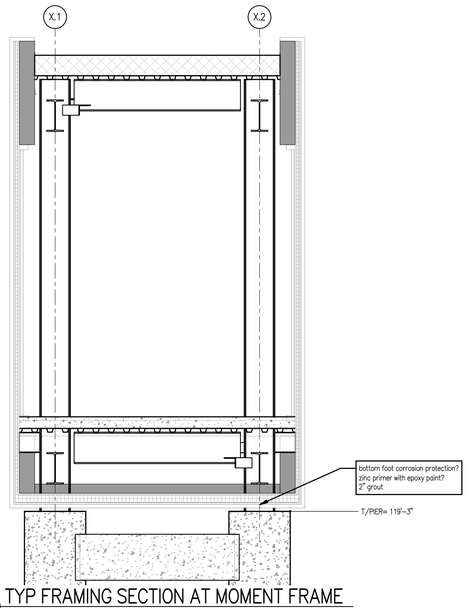
4 S401 LINE 5 FRAMING ELEVATION
SCALE: 1/4" = 1'-0"



5 S401 TYP FRAMING SECTION AT TRUSS VERT
SCALE: 1/2" = 1'-0"



6 S401 TYP FRAMING SECTION AT FLOOR BEAM
SCALE: 1/2" = 1'-0"



7 S401 TYP FRAMING SECTION AT MOMENT FRAME
SCALE: 1/2" = 1'-0"

JLA ARCHITECTS
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JLA-AP.COM

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SKYWALK AT THE FOUNDRY

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REVISION SCHEDULE

Mark	Description	Date

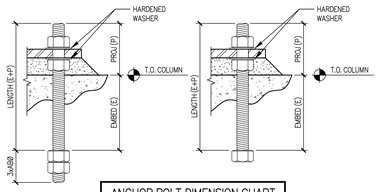
SHEET TITLE

STRUCTURAL ELEVATIONS & SECTIONS

SHEET NUMBER

S401

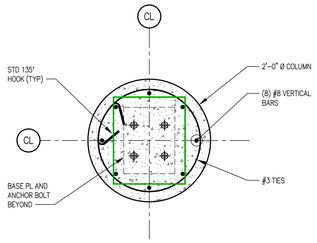
10/26/2022 9:50:15 AM



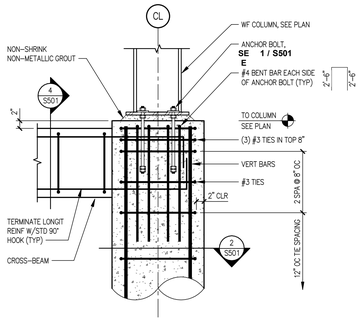
ANCHOR BOLT DIMENSION CHART			
DIAMETER	LENGTH (E+P)	EMBEDMENT (E)	PROJECTION (P)
1"	20"	15"	5"

NOTES:
1. PROVIDE ANCHOR BOLTS CONFORMING TO ASTM F1554, GRADE 36 UNO.
2. PROVIDE 2" GROUT AT GC OPTION.

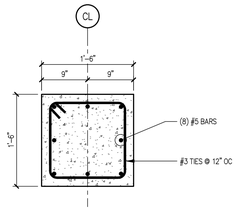
1 S501 ANCHOR BOLT DIMENSION CHART
SCALE: 3/4" = 1'-0"



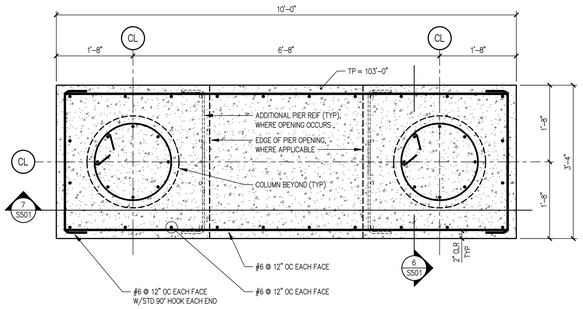
2 S501 COLUMN SECTION
SCALE: 1" = 1'-0"



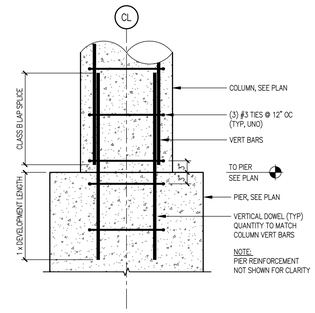
3 S501 TOP OF COLUMN
SCALE: 3/4" = 1'-0"



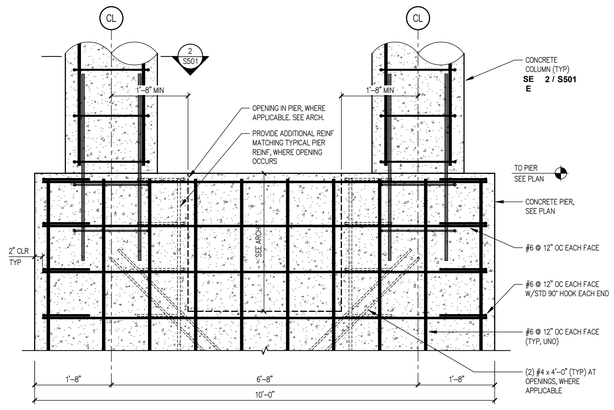
4 S501 CROSS-BEAM SECTION
SCALE: 1" = 1'-0"



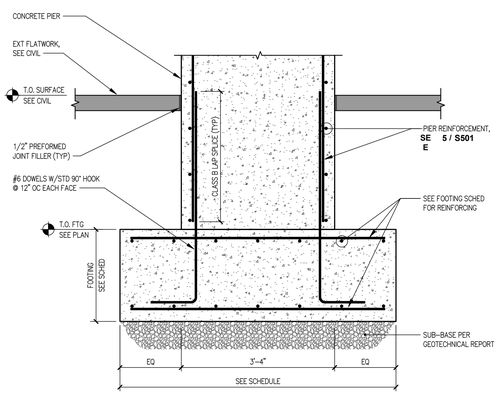
5 S501 PIER SECTION
SCALE: 3/4" = 1'-0"



6 S501 BASE OF COLUMN
SCALE: NTS



7 S501 PIER ELEVATION
SCALE: 3/4" = 1'-0"



8 S501 FOOTING SECTION
SCALE: 3/4" = 1'-0"

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JLA PROJECT NUMBER: 21-1111-01

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SKYWALK AT THE FOUNDRY

PROGRESS DOCUMENTS

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

DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SUBSTRUCTURE DETAILS

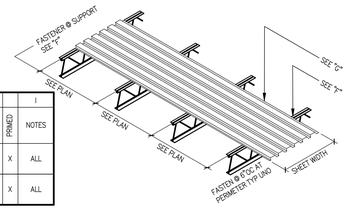
SHEET NUMBER

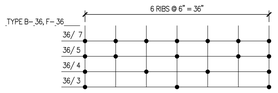
S501

10/26/2022 9:05:16 AM

A	B	C	D		E	F	G	H	I
DECK ID	DECK TYPE (DEPTH)	GAUGE	MIN SECTION PROPERTIES		DESIGN # OF SPANS	SUPPORT CONN PATTERN	SIDELAP CONN (PER SPAN)	GALV	NOTES
			Sx pos	Sx neg				PRIMED	
D1 ROOF DECK	1.5B	20	0.234 IN^3	0.247 IN^3	3	36/ 5	1–#12	X	ALL
D2 FLOOR DECK	1.5CD	20	0.224 IN^3	0.235 IN^3	3	36/ 4	1–#12	X	ALL

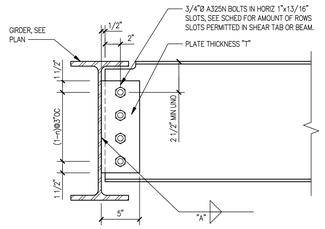
NOTES:
1. ALL DECK PROPERTIES SHOWN SHALL BE WITHIN ±3%
2. DECK YIELD STRENGTH SHALL BE MINIMUM 40 KSI STEEL.
3. SEE ARCHITECTURAL PLAN FOR PITCH CHANGES & FINISH.
4. ENDLAPS SHALL OCCUR AT SUPPORT POINTS.
5. DECK CONNECTION AT PERIMETER SUPPORT STEEL WILL BE 6"OC TYPICAL.
6. SUPPORT FASTENER OPTIONS:
   a. #12 SCREWS
   b. HILTI X–HCN–24 FASTENERS, (SUPPORT STEEL 1/8" – 3/8" THICK)
   c. HILTI X–ENP–19 L15 FASTENERS, (SUPPORT STEEL > 1/4" THICK)
   d. 5/8" PUDDLE WELD
7. SIDELAP FASTENER OPTIONS:
   a. #12 SELF–DRILLING SCREWS
   b. HILTI SLC FASTENERS
   c. 5/8" PUDDLE WELD





TYPICAL FASTENER LAYOUT

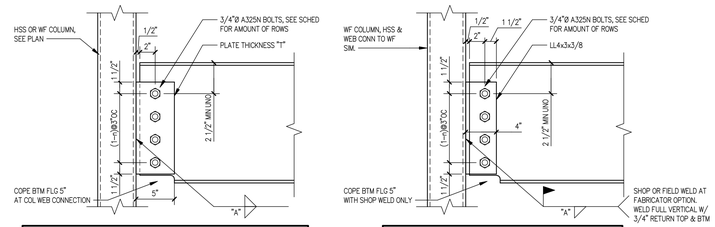
1 S901 METAL DECK SCHEDULE AND DECK ATTACHMENT
SCALE: 1" = 1'–0"



A BOLTING SCHEDULE FOR PLATE CONNECTIONS (WELD–BOLT)[1]			
ROWS OF 3/4"Ø A325N BOLTS (n)	NOMINAL BEAM DEPTH	PLATE THICKNESS "T" (in)	WELD SIZE "A" (in)
2	W8 – W10	3/8	1/4
3	W12 – W14	3/8	1/4

NOTES:
1. SEE PLAN FOR LOCATIONS OF SINGLE PLATE OR DOUBLE ANGLE CONNECTIONS AS NOTED A
2. UNLESS NOTED OTHERWISE, PROVIDE SHEAR CONNECTIONS INDICATED BY THIS DETAIL.
3. DETAILER IS RESPONSIBLE FOR FULLY DEVELOPING GEOMETRY AND DIMENSIONAL INFORMATION REQUIRED TO FABRICATE.

2 S901 BEAM–TO–BEAM CONNECTION SCHEDULE
SCALE: 1 1/2" = 1'–0"

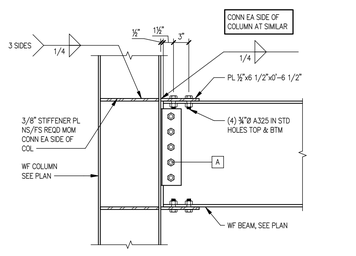


B BOLTING SCHEDULE FOR PLATE CONNECTIONS (WELD–BOLT)[1]			
ROWS OF 3/4"Ø A325N BOLTS (n)	NOMINAL BEAM DEPTH	PLATE THICKNESS "T" (in)	WELD SIZE "A" (in)
2	W8 – W10	3/8	1/4
3	W12 – W14	3/8	1/4
4	W16 – W18	3/8	5/16

C BOLTING SCHEDULE FOR DOUBLE ANGLE CONNECTIONS (WELD–BOLT)[1]		
ROWS OF 3/4"Ø A325N BOLTS (n)	NOMINAL BEAM DEPTH	WELD SIZE "A" (in)
2	W8 – W10	1/4
3	W12 – W14	1/4
4	W16 – W18	5/16

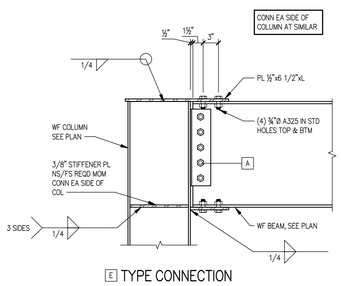
NOTES:
1. SEE PLAN FOR LOCATIONS OF SINGLE PLATE, DOUBLE ANGLE, OR END PLATE CONNECTIONS AS NOTED B OR C.
2. BOTH SINGLE PLATE OR DOUBLE ANGLE CONNECTION CONFIGURATION ARE ACCEPTABLE, UNLESS NOTED OTHERWISE. FABRICATOR AND DETAILER SHALL SELECT WHICH OPTION IS BEST SUITED FOR THE FABRICATION PROCESS AND THE ANTICIPATED ERECTION PROCEDURES.
3. UNLESS NOTED OTHERWISE, PROVIDE SHEAR CONNECTIONS INDICATED BY THIS DETAIL.
4. DETAILER IS RESPONSIBLE FOR FULLY DEVELOPING GEOMETRY AND DIMENSIONAL INFORMATION REQUIRED TO FABRICATE.
5. WHERE TYPICAL SHEAR CONNECTION DETAIL IS NOT APPLICABLE, FABRICATOR SHALL SELECT AND DETAIL ALTERNATE CONNECTION CAPABLE OF DEVELOPING EQUAL STRENGTH. ALTERNATE CONNECTION SHALL BE SELECTED IN ACCORDANCE WITH AISC ASD CONNECTION TABLES.

3 S901 TYPICAL BEAM–TO–COLUMN CONNECTION SCHEDULE
SCALE: 1 1/2" = 1'–0"



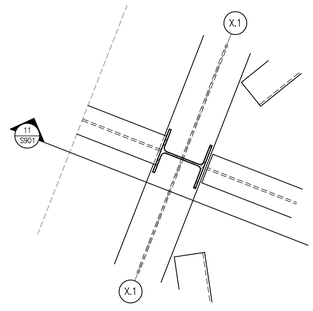
D TYPE CONNECTION

4 S901 WF MOMENT CONN AT FLOOR LEVELS
SCALE: 1" = 1'–0"

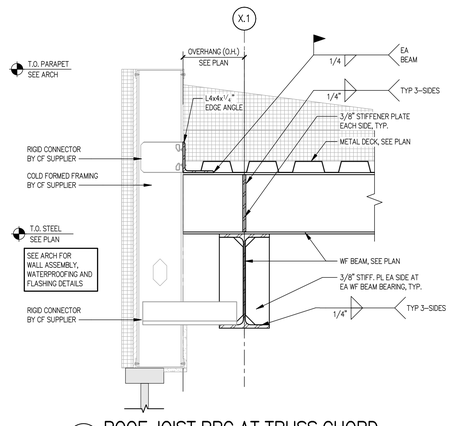


E TYPE CONNECTION

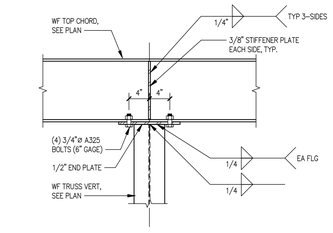
5 S901 WF MOMENT CONN AT ROOF
SCALE: 1" = 1'–0"



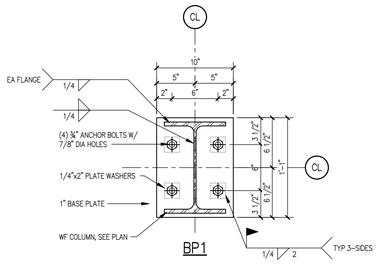
6 S901 HORIZONTAL BRACING DETAIL
SCALE: 1 1/2" = 1'–0"



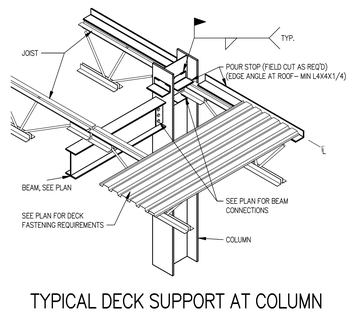
7 S901 ROOF JOIST BRG AT TRUSS CHORD
SCALE: 1 1/2" = 1'–0"



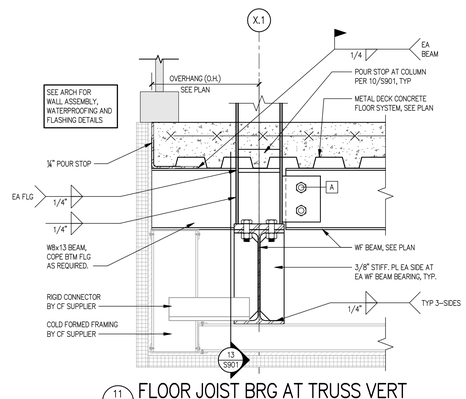
8 S901 TRUSS VERT TO TOP CHORD
SCALE: 1" = 1'–0"



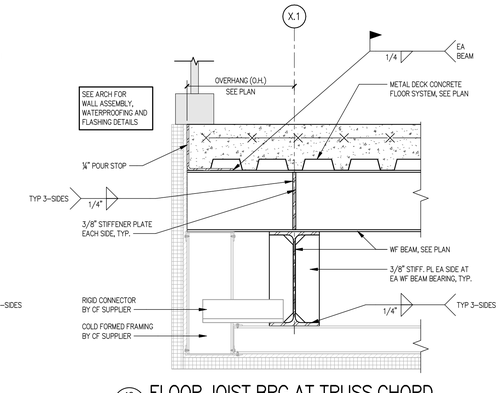
9 S901 COLUMN BASE PLATES
SCALE: 1 1/2" = 1'–0"



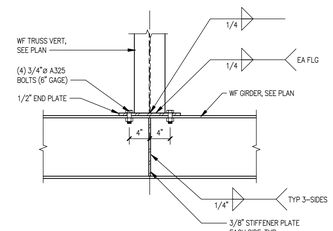
10 S901 TYPICAL DECK SUPPORT AT COLUMN (ISOMETRIC)
SCALE: 1/2" = 1'–0"



11 S901 FLOOR JOIST BRG AT TRUSS VERT
SCALE: 1 1/2" = 1'–0"



12 S901 FLOOR JOIST BRG AT TRUSS CHORD
SCALE: 1 1/2" = 1'–0"



13 S901 TRUSS VERT TO BOTTOM CHORD
SCALE: 1" = 1'–0"

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DATE OF ISSUANCE NOVEMBER 1, 2022

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

TYPICAL STEEL DETAILS

SHEET NUMBER

S901

10/24/2022 9:05:18 AM