*** 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, December 17, 2024 at 5:00 pm.**
Location:	**City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members:	Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approved the meeting minutes for November 26, 2024.

2. **PUBLIC HEARING:** Discussion on rezoning 327 N 3rd St from a DRMU to DHMU to allow for a restaurant and event space. (Clyde & Co Holdings)

3. Discussion and possible action on rezoning 327 N 3rd St from a DRMU to DHMU to allow for a restaurant and event space. (Clyde & Co Holdings)

4. Next meeting date: January 21, 2025.

5. Adjournment

MAYOR DOUG DINY - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

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 samantha.kulig@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 **12/12/2024 @ 9:00 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) 261-6622 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, Clyde & Co Holdings

PLAN COMMISSION

Time and Date:	The Plan Commission met on Tuesday, November 26, 2024, at 4:03 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Doug Diny, Eric Lindman, Sarah Watson, Bruce Bohlken, George Bornemann, Lou Larson.
Staff Present:	William Hebert, Brooke Mueller, Brad Lenz, Andrew Lynch, Randy Fifrick
Others Present:	Tyler Sheeran (Vice President of Commonwealth Development), Dustin Vreeland (Vreeland Surveyor), Josh Sommerfeldt (M+A Design)

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

Mayor Doug Diny called the meeting to order at approximately 4:03 p.m. noting that a quorum was present.

Discussion and possible action of approving the meeting minutes of September 17, 2024.

Motion by Bohlken and seconded by Bornemann. Motion approved unanimously, 6-0.

PUBLIC HEARING: Discussion on amending Section 23.10.31 – Zoning Amendment

William Hebert said this item is a continuation of a previous amendment brought forward. State legislation prohibited communities' supermajority vote for zoning protest petitions. To comply with state legislation, an ordinance amendment is needed to be done before the end of this year.

Mayor Doug Diny opened the public hearing.

No comments

Mayor Diny closed the public hearing.

Discussion and possible action on amending Section 23.10.31 – Zoning Amendment

Motion by Bohlken and seconded by Bornemann. Motion approved unanimously, 6-0.

PUBLIC HEARING: Discussion of rezoning 700, 804/806, 810, 814, and 816 Grand Avenue from Urban Mixed Use (UMU) to Planned Unit Development (PUD) and approving the General Development Plan (GDP) for a 50- unit apartment building. [M+A Designs]

Andrew Lynch provided a staff update. There are 6 addresses but 5 parcels. The site is challenging because of the shape of the parcels and the location. Commonwealth Development was able to receive a tax-credit to build affordable-rate housing. They were able create a building plan that will fit on this site, but they will need some flexibility for the rear setback being decreased to 0 and for the density of units being above 36 units which are allowed in a UMU and fewer parking spaces. The staff report on the packet shows the criteria for approval and that staff recommends the approval of the zoning change and the GDP.

Mayor Diny opened the public hearing.

Tyler Sheeran, Vice President of the Commonwealth Development, stated that there was a previous rezone done at these sites as a UMU. Sheeran explained that they were fortunate to receive the tax credit. During surveying and design, engineering discovered municipal lines on the site. This presented unforeseen conditions but with the help of city staff they were able to reconfigure the site plan and maintain the 50-units for WHEDA's financing. However, because of the reconfiguration we do not conform to the UMU zoning district and now requires the approval of a PUD zoning district.

Mayor Diny closed the public hearing.

Discussion and possible action rezoning 700, 804/806, 810, 814, and 816 Grand Avenue from Urban Mixed Use (UMU) to Planned Unit Development (PUD) and approving the General Development Plan (GDP) for a 50- unit apartment building [M+A Designs]

Alderperson Lou Larson stated that he will not support it because he is concerned about traffic and safety. With having many more vehicles coming in and out of that 50-unit area next to Grand Ave and Thomas St intersection and with Kolbe and Kolbe nearby getting off work every day, there is no way it will work.

George Bornemann also has the same concern that Alder Larson has mentioned. Bornemann is also concerned about the limited parking onsite. At this point, Bornemann supports the PUD but emphasizes that he will look thoroughly at the Specific Implementation Plan when it comes back to the Commission.

Lynch noted that the current traffic level on Grand Ave & Thomas St intersection are within their design limits. Lynch also stated that the General Development Plan shows that the site entry on Grand Ave is only a right-turn in and out which will limit the impact on traffic. On the parcels, there is also reservation along Grand Ave to allow for Department of Transportation (DOT) to make changes to the road for any potential upcoming projects.

Brad Lenz stated that the current UMU zoning district for these parcels could allow commercial developments that would generate a lot more traffic compared to a residential development. The unit number may seem high but the traffic from those units is relatively low in comparison to what else could go there. DOT is also looking at improving this intersection that could help it even further. He said that regarding the parking spaces, there is guidance in the ordinance for a parking ratio, but this can be reduced by 50% with a conditional use. From previous projects of this type, the 1.5 ratio is generally more than is needed.

Motion by Bohlken and seconded by Bornemann. Motion approved, 5-1.

Discussion and possible action on vacating and discontinuing certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue and vacating a portion of right-of-way formerly known as 804/806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue (I&F)

Eric Lindman stated that he will be voting against this, because there is not a developer agreement approved by the City Council. Lindman also stated the site has many challenges from an engineering standpoint, because of the ingress and egress challenges we are facing even after the design and plans shifted south.

Lenz stated that this item came from I&F who voted unanimously in favor of it, 5-0. When this comes to City Council, they will receive the two recommending votes from two committees: I&F and Plan Commission. The Council will have the final vote.

Bornemann asked if this needs to be approved at this time or can it be held with this Commission.

Randy Fifrick stated that this was being brought forward at this time in order to develop a concise legal description for the development agreement. When the Request for Proposal (RFP) for this project was sent out, it was with the intention to reserve 20 feet of right-of-way for Grand Ave or for any future infrastructures needed along that stretch. Also from previous meetings, similar motions have been brought forth. For instance, the DOT reimbursement from part of this parcel was already acted on by the Council. This current item is a part of that process. However, this can be held; it would require some coordination with Plan Commission and Economic Development and Finance.

Lindman stated that there are some back and forth with the DOT's planning on Grand Ave. Lindman mentioned that he would like to see it come together. However, he is concerned that if the City vacates now but somehow the project doesn't come forward, then it results with us relinquishing our ability of not getting reimbursed for the cost of that property from the DOT. Lindman understood that it was previously approved by the Council for the DOT project, but DOT is very clear that if the project does not go forward, any work like vacating this right-of-way will relinquish our ability to recoup any

Fifrick stated upon Lindman's concerns on vacating that he spoke with the City Attorney that we can wait and bring this back.

Lindman asked if there is a time constraint for this to be bought back.

Lenz stated that it could be tabled and brought back at a certain time, or it could be voted on now and held off on sending it to Council until the developer agreement goes to Council; However, we won't have a clear or set date for this to go to Council with this option.

Fifrick asked if there are any requirements or rules that we need a clear date to go to Council.

Lenz stated that he is not aware of any stipulations, and Mayor Diny concurred with Lenz's statement.

Mayor Diny asked is there any downsides of tabling it at Plan Commission.

Hebert stated this started at I&F, and now it's on Plan Commission agenda. It will still need to go to City Council regardless of holding it in Plan Commission.

Bornemann asked if we can amend the motion by adding that once a developer agreement is ready to go to Council then so can this item.

Lindman stated that we can do that. Mayor Diny also stated as the chairperson he can work with staff to hold onto it until it's ready for Council as well.

Motion to approve by Bornemann and seconded by Bohlken. Motion approved, 4-2.

Discussion and possible action on Final Plat for Green Tree Meadows (I&F)

Lenz stated there are some minor changes from the preliminary plat, nothing too drastic. Staff, builders, and surveyors have worked together on the plat and a developer agreement, which is currently a draft but will be executed as part of the approval. Staff from engineering and planning are in favor of the plat. The final plat had also passed unanimously in I&F, 5-0. He said the alderperson for this area would like to have an informational meeting for the neighbors to the south. Staff will work with the development team to set up a meeting.

Motion by Larson and seconded by Watson. Motion approved unanimously, 6-0.

Discussion and possible action the landmarking of the Marathon County Home and Hospital, also known as 1200 Lake View Drive. (Historic Preservation Commission)

Mayor Diny stated that the Historic Preservation Commission approved unanimously: 5-0.

Lenz explained that Historic Preservation Commission held a public hearing in August 2024. There was a pause requested by the County, and the Historic Preservation Commission did allow them the extra month. Another meeting was held in September and there was no input from the County at that time; so, Historic Preservation Commission recommended the landmarking. The next step is for Plan Commission to review the criteria, which are slightly different than the Historic Preservation Commission – the criteria pertain to the development of the city and the effect of the public interest. Staff recommends approval of the landmark designation based upon the criteria.

Motion by Watson and seconded by Larson. Motion approved unanimously, 6-0.

Discussion and possible action on approving Native American land acknowledgement marker in RiverLife Park.

Lenz stated this item went through the Arts Commission and the Parks and Recreation Committee. Both voted in favor unanimously. There was some discussion of spelling in the Ho Chunk language on the plaque. What has been handed out is the most recent version. The project comes from the Thomasgard family who is in attendance for any questions. They

have been working hard on it for several months. This would go to the Council for final approval in the near future after there is more local engagement of the tribes.

Watson stated that she has attended every committee for this, and she thanked and appreciated the admirable efforts and engagement done by the parties who have brought it together.

Mayor Diny stated that the motion is for the new sign, type, and location and that there still may be some back and forth on verbiage which Lenz mentioned earlier. However, the commission could make a motion on what was presented.

Motion by Watson and seconded by Larson. Motion approved unanimously, 6-0.

Discussion and possible action on approving Boy with the Boot sculpture at 3rd St and Jackson Street.

Mayor Diny stated that the "Boy with the Boot" sculpture was originally in the mall before it was torn down. Before the mall was constructed, the sculpture was in Hammond Park since the 1920s. The sculpture would be outdoor during summer weather and will be stored during winter weather times.

Motion by Larson and seconded by Watson. Motion approved unanimously, 6-0.

Next Meeting Date

Next Meeting Date is scheduled for Tuesday, December 17, 2024.

Adjournment

Motion by Watson and seconded by Bohlken. Motion approved unanimously 6-0, and the meeting adjourned at 4:40 p.m.

STAFF REPORT

To: Plan Commission

Prepared By: Brad Lenz

Date: December 12, 2024

REQUESTED ACTION:

Zoning Map Amendment

327 N. 3rd Street from DRMU to DHMU

LOCATION:	327 N. 3rd Street
APPLICANT:	Clyde & Company Holdings, LLC
EXISTING ZONING:	**Downtown High-Rise Mixed Use (DRMU)**
EXISTING LAND USE:	Retail store
SIZE OF PARCEL:	0.17 acres
REQUESTED ZONING:	**Downtown Historic Mixed-Use (DHMU)**
PURPOSE:	To allow for a two-story restaurant and event space.
COMPREHENSIVE PLAN:	Chapter 7 – Downtown • Objective 1: Support development and redevelopment to ensure that Downtown Wausau is a livable, accessible environment for all people. • Objective 2: Invest in Downtown Wausau as an economic engine for the City and a major place of employment. • Object 3: Expand civic uses and activities that make Downtown Wausau a cultural destination for the community and the region.

BACKGROUND INFORMATION:

The petitioners are seeking the zoning change to allow for the construction of a two-story building across the street from the 400 Block in downtown Wausau. The existing building would be razed, with the foundation remaining in place for the rebuild.

The majority of the second story of the new building would be a rooftop patio, but it would also contain interior event space, bathrooms, mechanicals, and access (i.e., stairs and an elevator) to the second floor.

The current zoning district, Downtown High-Rise Mixed Use (DRMU), requires a minimum of four stories on a new building. The proposed zoning district, Downtown Historic Mixed-Use (DHMU), allows between two and five stories. The uses allowed in each district are essentially the same, with the main differences being in the density, intensity, and bulk regulations. Because of these regulations, the proposed zoning district can be seen as slightly more restrictive than the current one.

AMENDMENTS TO ZONING MAP

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council. Under this section, a proposed amendment is to be evaluated as to whether it:

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

ADVANCES THE PURPOSES OF THIS CHAPTER (#1)

The purpose of the Zoning Chapter (Title 23 of the Municipal Code) is protecting the health, safety, morals comfort, convenience, and general welfare of the public. The proposed zoning change is in keeping with this purpose, as well as with DOA and FEMA rules.

COMPLIANCE WITH COMPREHENSIVE PLAN (#2)

The Comp Plan contains a chapter designated to the Downtown and its development/ redevelopment. Besides the Objectives noted on Page 1 of this report, the Comp Plan lists a number of action steps that are relevant to the proposed rezoning:

- Support economic revitalization of downtown by encouraging diverse economic activity, including… food/beverage, and entertainment…
- Continue to emphasize downtown redevelopment projects that contribute to “round-the-clock” activity in the CBD.

- Preserve the historic character of downtown buildings while accommodating new urban infill development.
- Strengthen the historic downtown core as a pedestrian-oriented retail, entertainment, and cultural district.

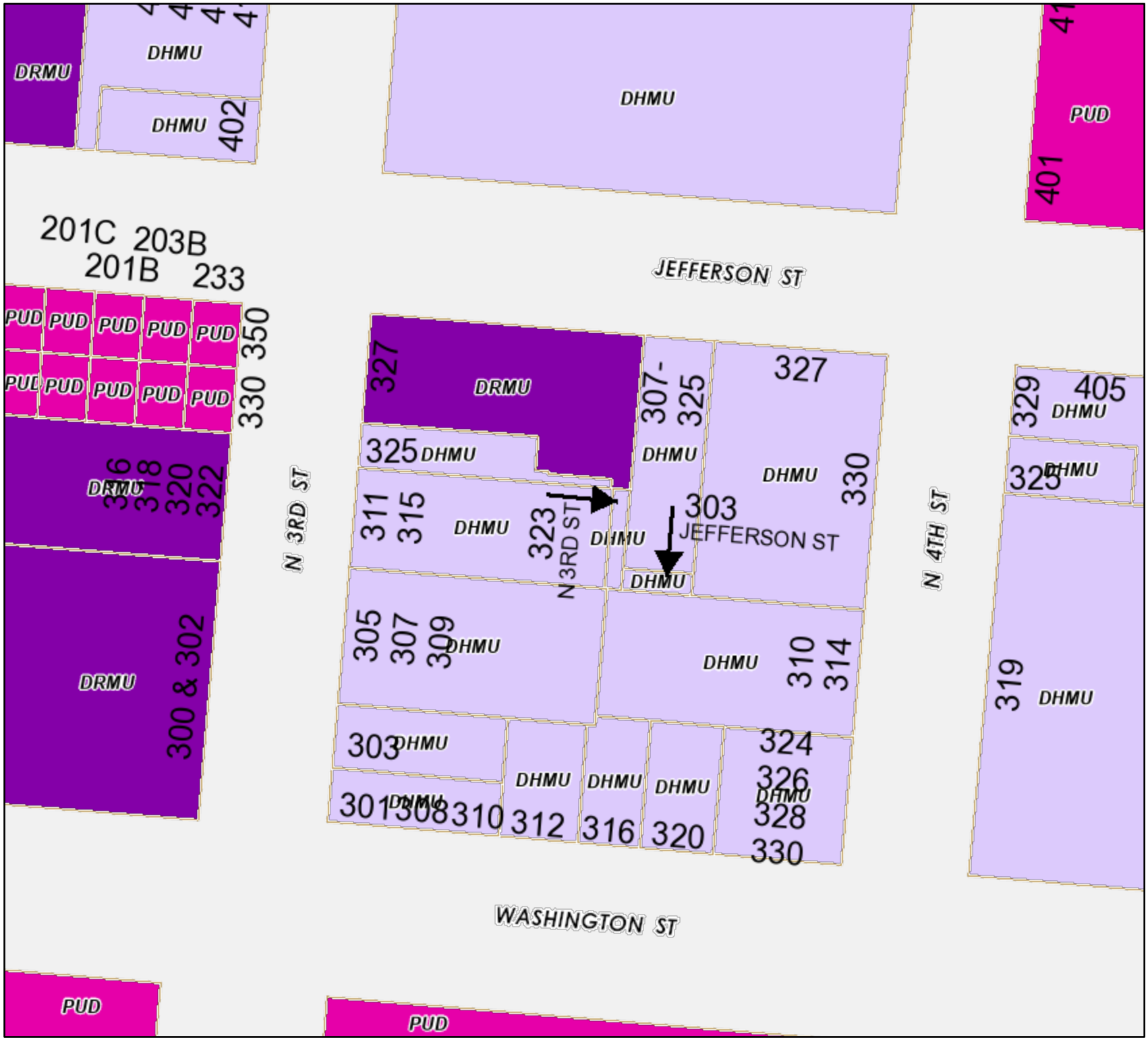
COMPATIBILITY WITH EXISTING NEIGHBORHOOD CHARACTER (#3)
The proposed zoning district would allow a new development to be more in character with the other properties on the block, which are all currently zoned Downtown Historic Mixed Used District (DHMU). The block-faces of 3rd Street in the immediate vicinity are of a typical "Main Street" character, which is the intent of the DHMU.

ADDITIONAL FACTORS (#4)
The existing zoning district was established when the new zoning code and map took effect on January 1, 2020. At the time, the subject property was potentially going to become a multi-story mixed-use development. The pandemic and subsequent market changes affected the viability of that project. The proposed zoning reflects a more moderate approach based on current market conditions.

STAFF RECOMMENDATION
Staff recommends APPROVAL of the zoning map amendment.

COMMITTEE ACTION
Plan Commission may approve or deny. The request will then proceed to Common Council for final consideration.

Attachments: zoning map, building plans



ArcGIS Web Map

City of Wausau

Date:

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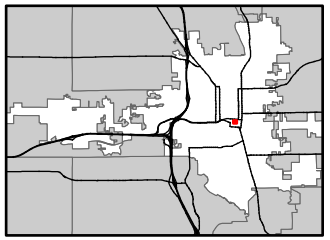
mi

- Municipal Boundaries
- Right Of Way
- Parcel
- PUD - Planned Unit Development
- DHMU - Downtown Historic Mixed-Use
- DRMU - Downtown High-Rise Mixed-Use
- Zoning (Label Only)



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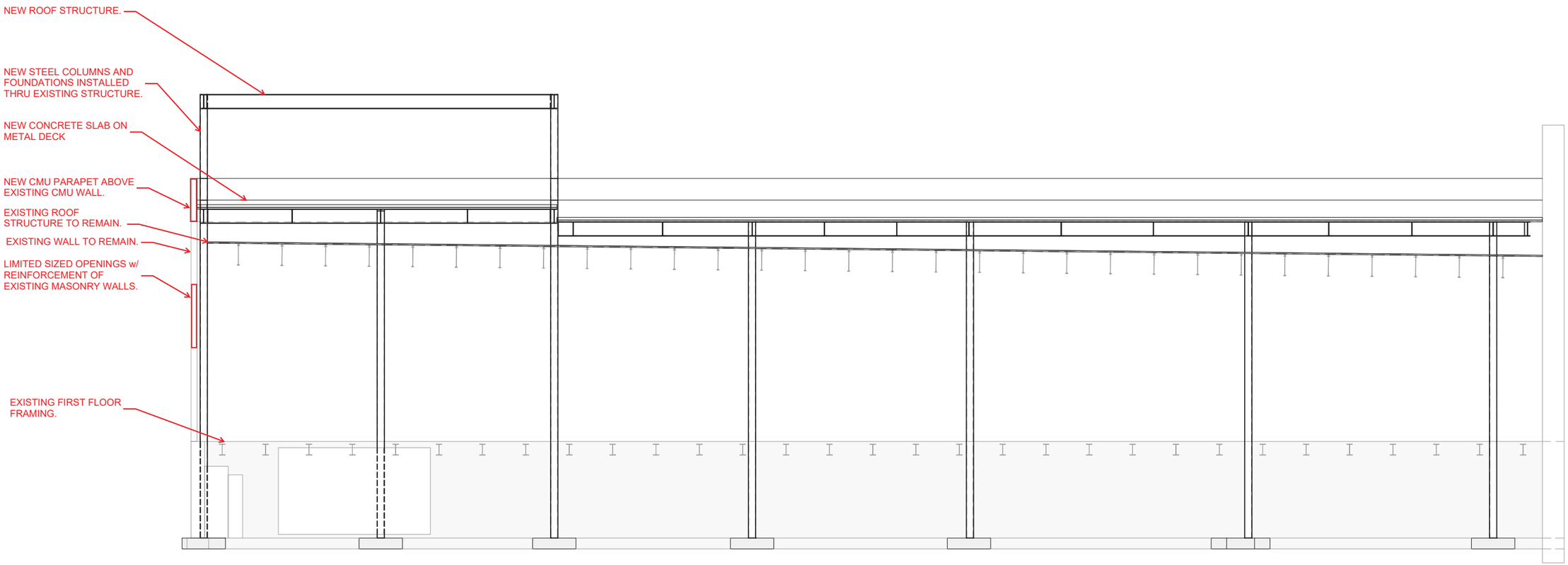
NOTES:

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

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

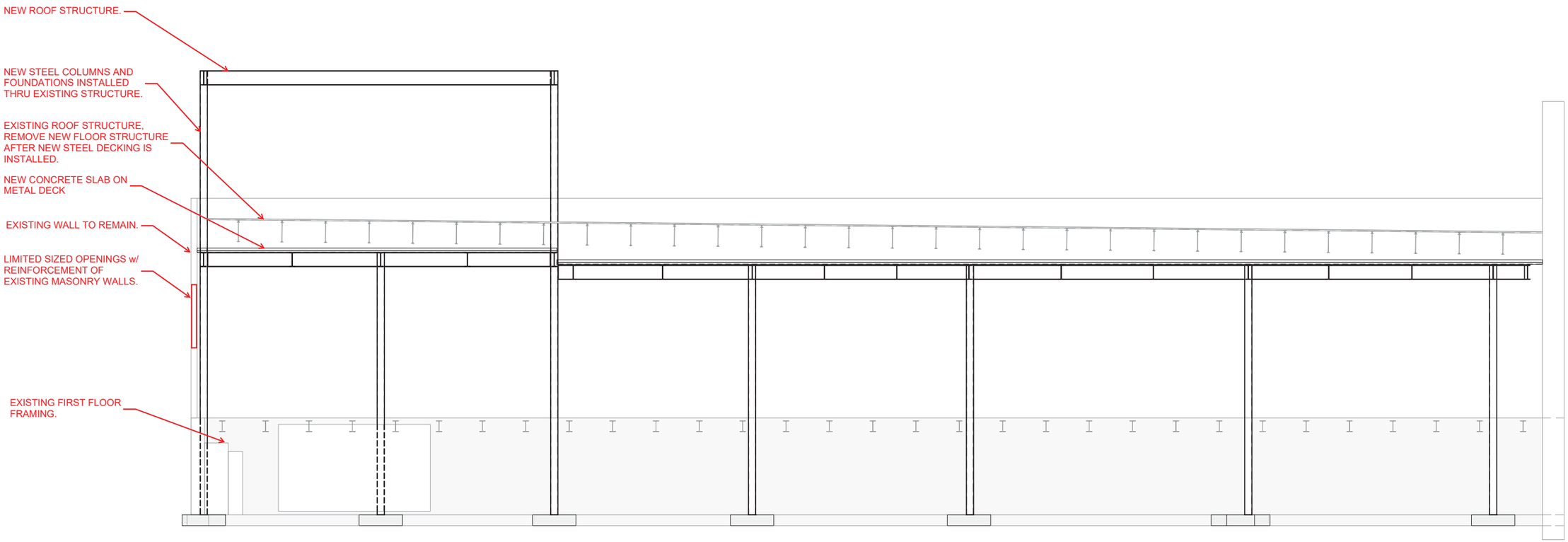
3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us



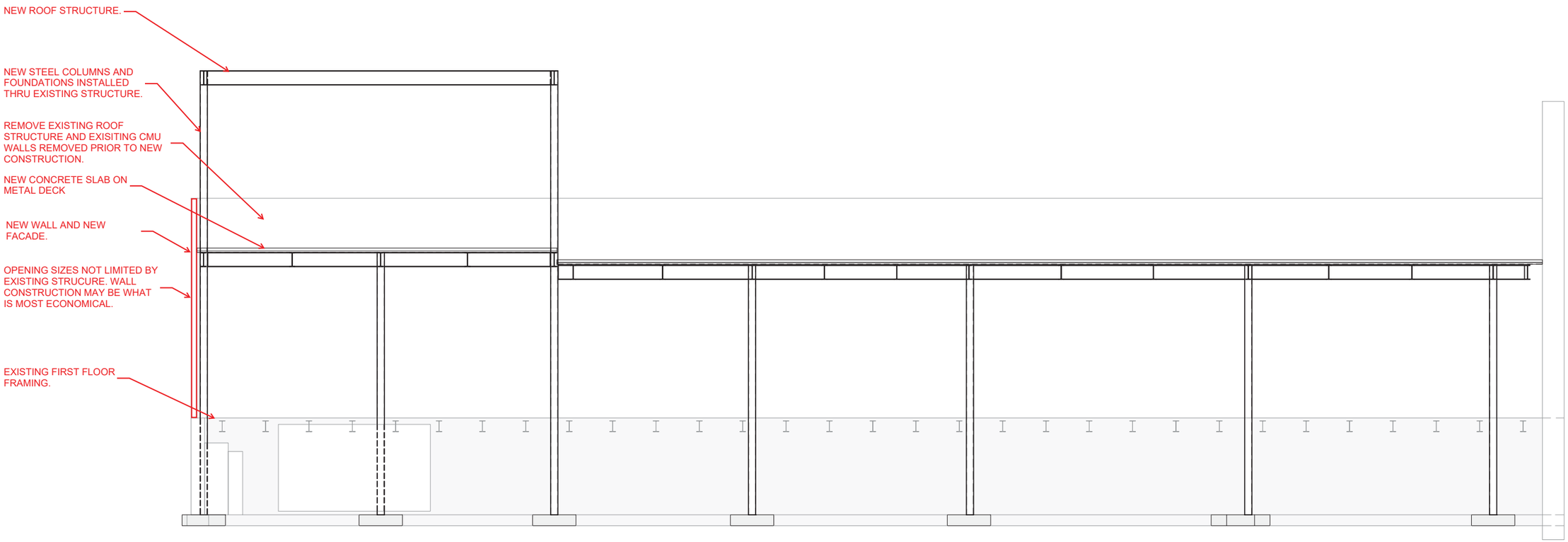
OPTION 1: NEW STRUCTURE INSTALLED OVER EXISTING

PIERCE ENGINEERS
CONSULTING STRUCTURAL ENGINEERS

09/25/2024

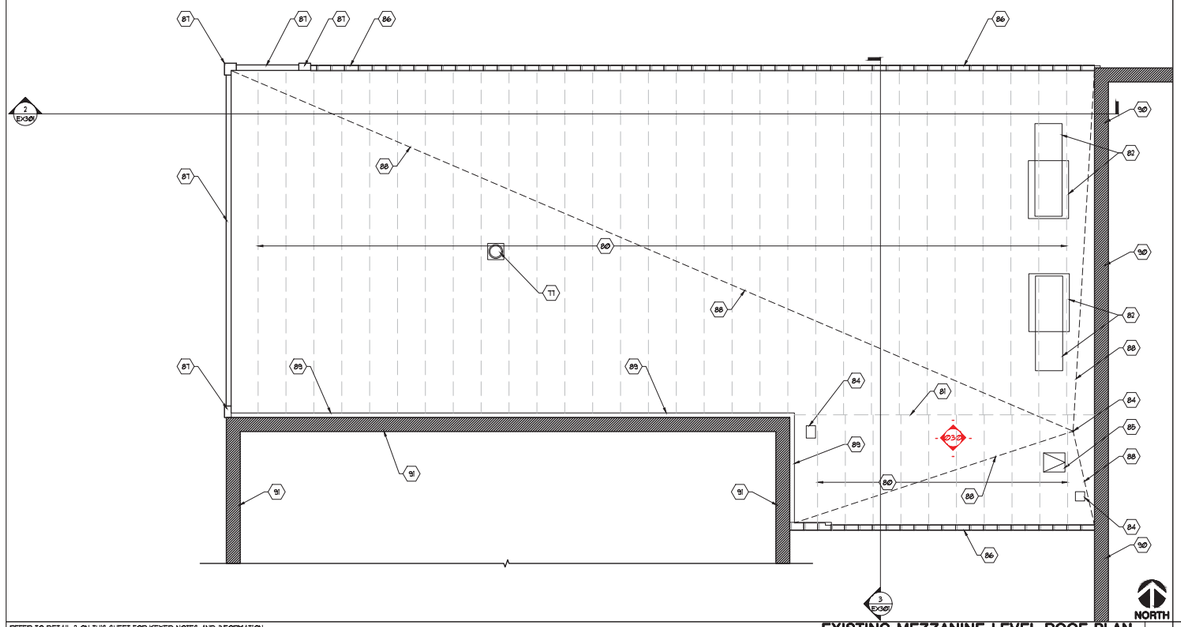


OPTION 2: NEW STRUCTURE INSTALLED BELOW EXISTING



OPTION 3: NEW STRUCTURE BUILT ABOVE EXISTING FOUNDATION

PLOT DATE: 9/12/2024



REFER TO DETAIL 2 ON THIS SHEET FOR KEYED NOTES AND INFORMATION.

EXISTING MEZZANINE LEVEL ROOF PLAN 4
SCALE: 1/8" = 1'-0"

EXISTING ROOF PLAN SYMBOL LEGEND:

XXX 360° MOVE OF EXISTING CONDITIONS.

EXISTING ROOF PLAN KEYED NOTES:

80 EXISTING STEEL ROOF BAR JOIST, SHOWN BELOW FOR GENERAL REFERENCE.

81 EXISTING STEEL ROOF BEAM, SHOWN BELOW FOR GENERAL REFERENCE.

82 EXISTING 4 APPROXIMATE LOCATION OF THE EXISTING ROOF TOP UNIT AND CURB. SHOWN FOR GENERAL REFERENCE.

83 EXISTING 4 APPROXIMATE LOCATION OF THE EXISTING ROOF ACCESS HATCH. SHOWN FOR GENERAL REFERENCE.

84 EXISTING 4 APPROXIMATE LOCATION OF THE EXISTING ROOF EQUIPMENT. SHOWN FOR GENERAL REFERENCE.

85 EXISTING 4 APPROXIMATE LOCATION OF THE EXISTING ROOF DRAIN. SHOWN FOR GENERAL REFERENCE.

86 EXISTING 10" WIDE TERRA COTTA PARAPET WALL COPING OVER 8" EXTERIOR WALL CONSTRUCTION BELOW. WALL CONSTRUCTION BELOW AT THE ABOVE JOIST CONDITION IS SUSPECTED TO BE A 4" FACE BRICK WITH A 4" CMU BACK WALL.

87 EXISTING LIMESTONE PARAPET WALL COPING OVER 8" EXTERIOR WALL CONSTRUCTION BELOW. WALL CONSTRUCTION BELOW AT THE ABOVE JOIST CONDITION IS SUSPECTED TO BE A 4" FACE BRICK WITH A 4" CMU BACK WALL.

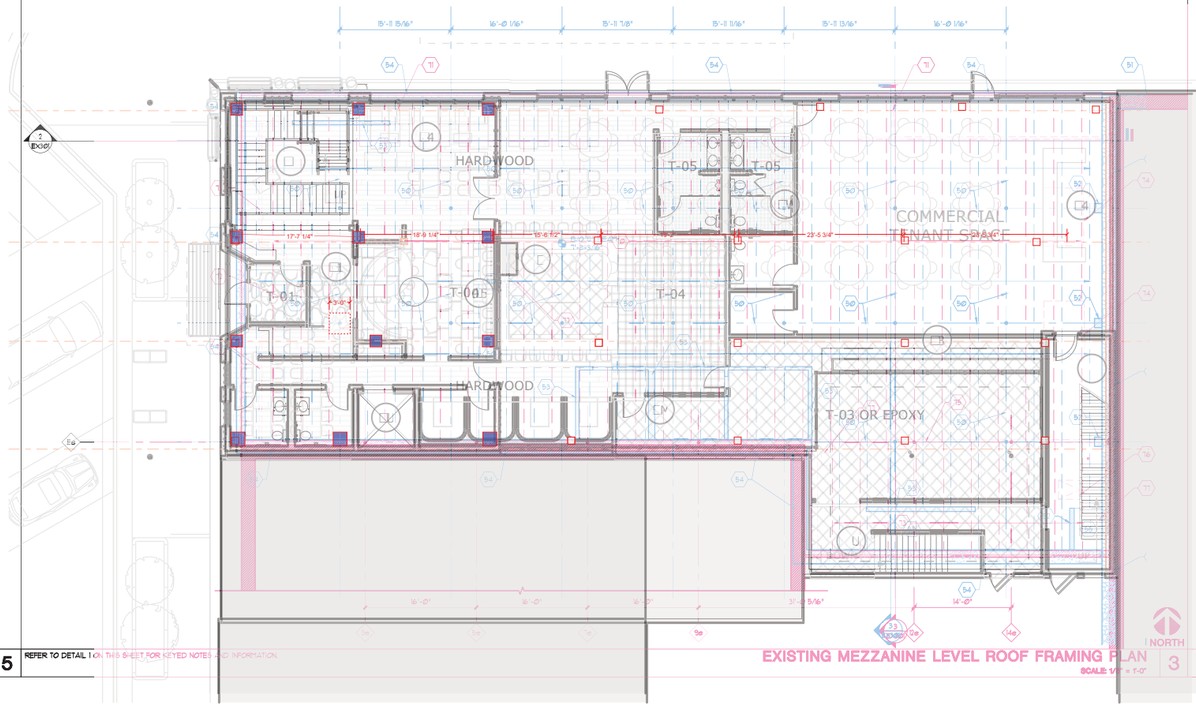
88 EXISTING 4 APPROXIMATE SLOPE 4 PITCH OF THE EXISTING ROOF TO ROOF DRAIN.

89 EXISTING METAL ROOF COPING.

90 EXISTING 4 BUILDING PROFILE OF THE 307 BUILDING, SHOWN FOR GENERAL REFERENCE.

91 EXISTING 4 BUILDING PROFILE OF THE 325 BUILDING (325 NORTH 3RD STREET), SHOWN FOR GENERAL REFERENCE.

EXISTING ROOF PLAN NOTES 2
SCALE: N/A



REFER TO DETAIL 1 ON THIS SHEET FOR KEYED NOTES AND INFORMATION.

EXISTING MEZZANINE LEVEL ROOF FRAMING PLAN 3
SCALE: 1/8" = 1'-0"

EXISTING ROOF FRAMING PLAN KEYED NOTES:

70 EXISTING STEEL ROOF BAR JOIST, TYPICAL.

71 EXISTING WALL BELOW, SHOWN FOR GENERAL REFERENCE.

72 EXISTING SOFFIT WALL BELOW, SHOWN FOR GENERAL REFERENCE.

73 EXISTING STEEL ROOF BAR JOIST BEAM, TYPICAL.

74 EXISTING 4 APPROXIMATE LOCATION OF THE EXISTING ROOF TOP UNIT, ABOVE. SHOWN FOR GENERAL REFERENCE.

75 EXISTING STEEL ROOF BEAM.

76 EXISTING 4 APPROXIMATE LOCATION OF THE EXISTING ROOF ACCESS HATCH, ABOVE. SHOWN FOR GENERAL REFERENCE.

77 EXISTING 4 APPROXIMATE LOCATION OF THE EXISTING ROOF EQUIPMENT, ABOVE. SHOWN FOR GENERAL REFERENCE.

EXISTING ROOF FRAMING PLAN NOTES 1
SCALE: N/A

NOT USED 5
SCALE: N/A

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

FILE NAME: C:\USERS\BILLS\DESKTOP\TEMPORARY\COBBLERY\EX103_COBBLERY.DWG

FULL SIZE PRINT = 30" x 42" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

Tenant Improvement For:
The Cobblery
327 North 3rd Street
Wausau, WI 54403

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414)-328-1780 Fax (414)-328-1781

DRAWING TITLE: EXISTING MEZZANINE LEVEL FRAMING & ROOF PLANS

THIS BOX IS 3" x 3"

DATE: 09/02/24
SCALE: AS NOTED
DRAWN: WHC
JOB: 24-074
SHEET: EX103

PLOT DATE: 9/12/2024

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NOT USED
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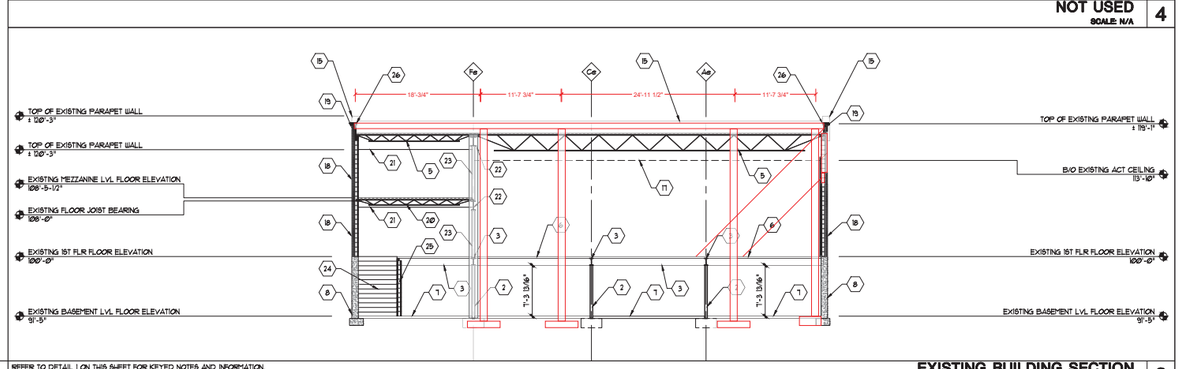

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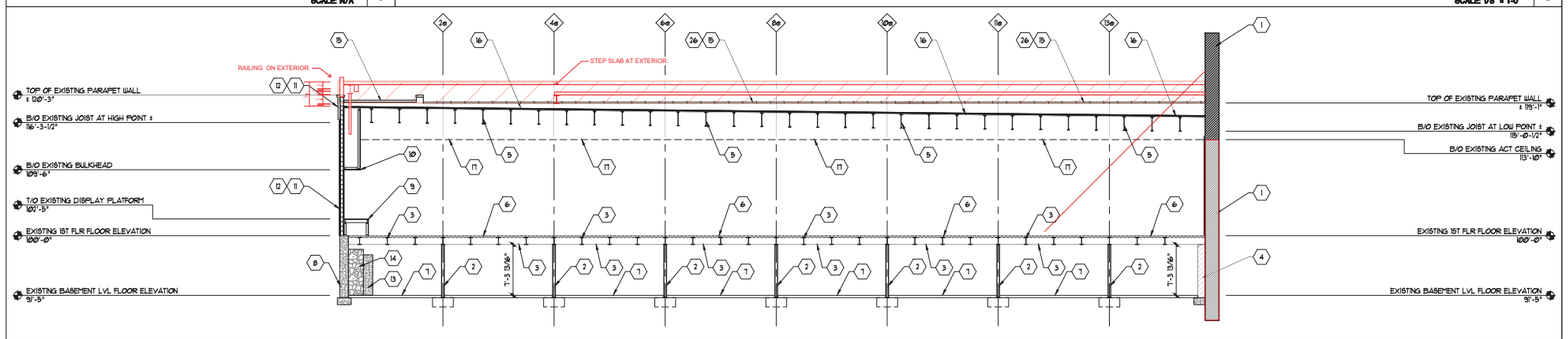
REFER TO DETAIL 1 ON THIS SHEET FOR KEYED NOTES AND INFORMATION.

EXISTING BUILDING SECTION
SCALE: 1/8" = 1'-0" — 3



REFER TO DETAIL 1 ON THIS SHEET FOR KEYED NOTES AND INFORMATION.

EXISTING BUILDING SECTION
SCALE: 1/8" = 1'-0" — 2

EXISTING NOTES:

1. EXISTING PLANS AND STRUCTURAL INFORMATION FOR REFERENCE ONLY. ALL CONDITIONS MUST BE VERIFIED IN FIELD BEFORE BIDDING / CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY AND ALL DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
2. G.C. TO VERIFY ALL PUBLIC AND PRIVATE UTILITY LOCATIONS AND SIZES (ELECTRICAL, GAS, SANITARY, STORM, WATER, ETC.) WITH LOCAL MUNICIPALITY, & OWNER PRIOR TO DEMOLITION. UTIL. SERVICE EXISTS AT CURRENT STRUCTURE, MODIFY AS NECESSARY.
3. DO NOT SCALE THESE DRAWINGS.
4. REVIEW ALL DRAWINGS INCLUDING DRAWING DIMENSIONS PRIOR TO BIDDING, FABRICATING OR CONSTRUCTING ANY WORK. ALL SUBCONTRACTORS TO RECEIVE COMPLETE SETS OF DRAWINGS FOR PROJECT.
5. THE CONSTRUCTION OF THIS ± 1969 CIRCA BUILDING SHOULD NOT BE CONSIDERED PLUMB, LEVEL, OR SQUARE. IT IS DRAWN USING THE SHORT SIDE OF THE WALL LENGTH AND IS DRAWN AS IF IT WERE PLUMB, LEVEL, OR SQUARE.
6. N-WALL COLUMNS COULD NOT BE VERIFIED, BUT ARE SHOWN BASED ON HISTORIC DOCUMENTS.
7. THIS BUILDING DOES NOT HAVE AN EAST WALL. THE EXISTING EAST WALL IS AN EXISTING PARTY WALL THAT IS A PART OF THE TWO-STORY BUILDING DIRECTLY TO THE EAST AND SHALL BE KNOW AS THE 301 BUILDING, LOCATED AT 301 JEFFERSON STREET.
8. REFER TO PHOTOGRAPHS AND MOVIES AS NEEDED FOR ADDITION INFORMATION.
9. DUE TO THE UN-SQUARE MANNER OF THE EXISTING CONDITIONS ALL DIMENSIONS SHALL HAVE A +/- VARIABLE ASSOCIATED WITH DIMENSION SHOWN.

EXISTING FLOOR PLAN KEYED NOTES:

1. EXISTING PARTY WALL FROM THE 301 BUILDING.
2. EXISTING 4-1/2" DIAMETER STEEL COLUMN WITH 36" x 36" CONCRETE COLUMN PAD. THE 36" x 36" CONCRETE COLUMN PAD IS BASED ON THE HISTORIC PLANS FOR THIS BUILDING. THESE EXTEND FROM BELOW THE CONCRETE FLOOR SLAB TO THE STEEL FRAMING ABOVE.
3. EXISTING STEEL FLOOR BEAM. TYPICAL.
4. EXISTING CMU WALL PILASTER.
5. EXISTING STEEL ROOF JOIST. TYPICAL.
6. EXISTING COMPOSITE FLOOR SYSTEM, STEEL DECK WITH CONCRETE TOPPING.
7. EXISTING POURED IN PLACE SLAB ON GRADE CONCRETE FLOOR. THIS IS TYPICAL AT THE BASEMENT LEVEL ONLY.
8. EXISTING POURED IN PLACE CONCRETE FOUNDATION WALL. THE WIDTH OF FOUNDATION IS LOOSELY BASED ON THE WALL WIDTH ABOVE.
9. EXISTING INTERIOR BUILT-UP STOREFRONT DISPLAY PLATFORM.
10. EXISTING WOOD FRAMED BULKHEAD WITH GYP. BD. SHEATHING.
11. EXISTING EXTERIOR WALL CONSTRUCTION WITH ADDED 1988 THIN BRICK & BUILT-UP RIGID INSULATION EXTERIOR WALL COVERING. PLEASE NOTE THIS ADDED 1988 CONSTRUCTION IS FAILING AND IS TYPICAL OF THE WEST BUILDING FACADE.
12. EXISTING EXTERIOR CMU WALL CONSTRUCTION.
13. EXISTING EXTERIOR PARTIAL HEIGHT POURED CONCRETE WALL CONSTRUCTION.
14. EXISTING EXTERIOR PARTIAL HEIGHT STONE WALL CONSTRUCTION.
15. EXISTING PARAPET WALL CONSTRUCTION, BEYOND.
16. EXISTING COMPOSITE ROOF SYSTEM. PLEASE NOTE THIS ROOF SLOPES FROM THE WEST TO THE EAST TO A SINGLE ROOF DRAIN.
17. EXISTING ACT CEILING.
18. EXISTING 4" BRICK VENEER WITH AN 8" CMU BACK-UP WALL.
19. EXISTING 4" BRICK VENEER WITH A 4" CMU BACK-UP WALL.
20. EXISTING STEEL FLOOR BAR JOIST.
21. EXISTING GYP. BD. CEILING.
22. EXISTING STEEL BEAM.
23. EXISTING STEEL COLUMN.
24. EXISTING STEEL PAN STAIR WITH CONCRETE IN-FILL.
25. EXISTING CMU WALL.
26. EXISTING 10" WIDE TERRA COTTA PARAPET WALL COPING OVER 8" EXTERIOR WALL CONSTRUCTION BELOW. WALL CONSTRUCTION BELOW AT THE ABOVE JOIST CONDITION IS SUSPECTED TO BE A 4" FACE BRICK WITH A 4" CMU BACK WALL.

EXISTING SECTION NOTES
SCALE: N/A — 1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 30" x 42" SHEET

FILE NAME: G:\USERS\BILL\DESKTOP\TEMPORARY\COBBLERY\EX301_COBBLERY.DWG

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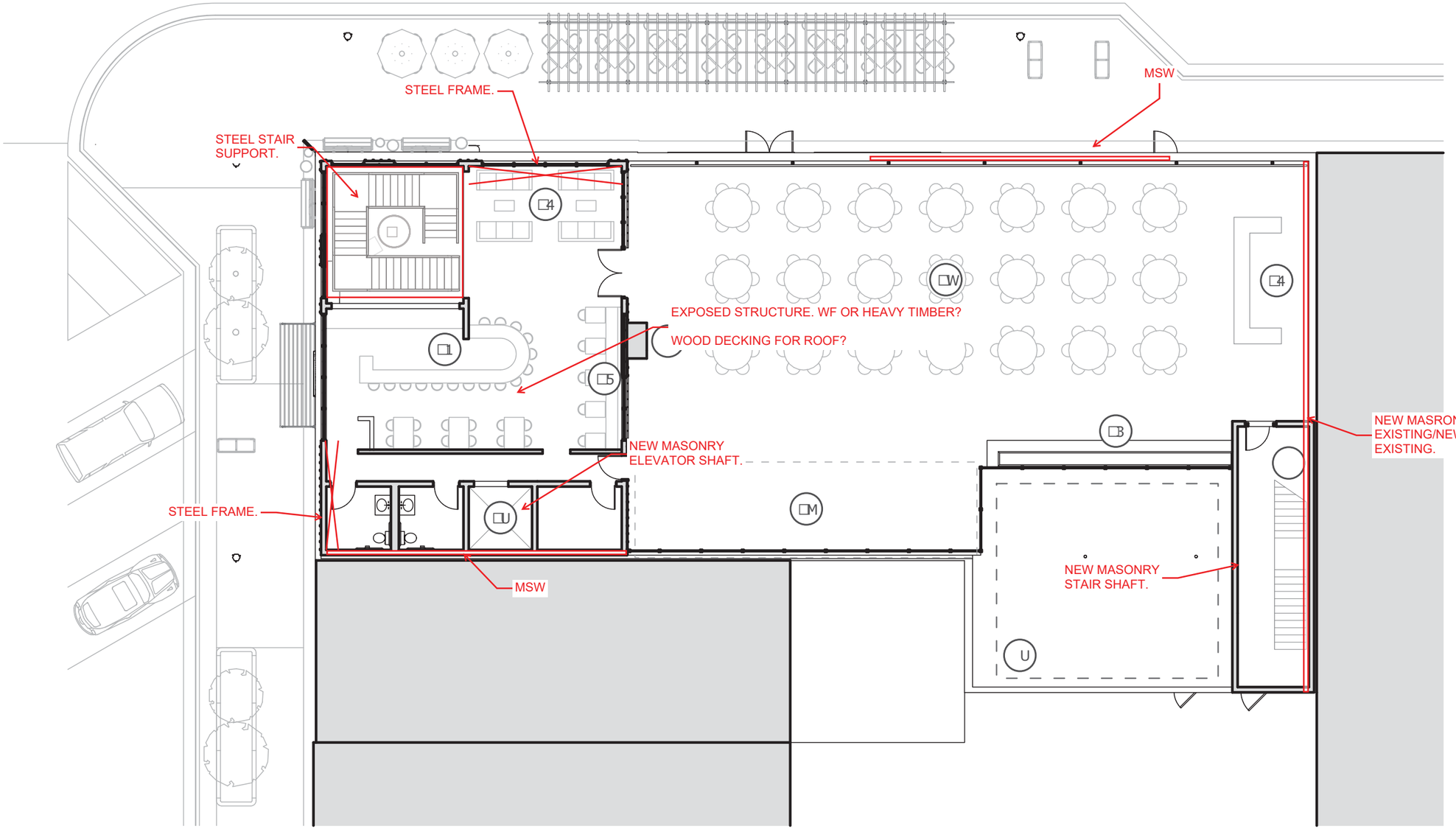
DRAWING TITLE: EXISTING BUILDING SECTIONS

THIS BOX IS 2" x 2"

DATE: 09/02/24
SCALE: AS NOTED
DRAWN: WHC
JOB: 24-074
SHEET: EX301



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