



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 19, 2023 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 17, 2023 meeting.
2. **PUBLIC HEARING:** 406 North 28th Ave (General Development Plan), rezoning 406 N 28th Ave from SR-2 (Single Family Residential-2 Zoning district) to PUD (Planned Unit Development) [Walkabout Orthotics]
3. Discussion and possible action on approving rezoning 406 N 28th Ave (General Development Plan) from SR-2 (Single Family Residential-2 Zoning district) to PUD (Planned Unit Development). [Walkabout Orthotics]
4. Discussion and possible action on approving the specific implementation plan of 514 South 21st Ave and 503 South 22nd Ave. [Ghidorzi]
5. **PUBLIC HEARING:** Discussion and possible action on amending Section 23.02.51, (NMU) Neighborhood Mixed Use Zoning District; 23.02.52, (SO) Suburban Office Zoning District; 23.02.53, (SMU) Suburban Mixed-Use Zoning District; 23.02.54, (UMU) Urban Mixed-Use Zoning District; 23.02.55, (DPMU) Downtown Periphery Mixed-Use Zoning District; 23.02.56, (DHMU) Downtown Historic Mixed-Use Zoning District; 23.02.57, (DRMU) Downtown High-Rise Mixed-Use Zoning District; 23.02.60, (LI) Light Industrial Zoning District; 23.02.61, (MI) Medium Industrial Zoning District; 23.02.62, (HI) Heavy Industrial Zoning District; 23.02.05, Table of land uses; 23.02.10, Commercial land uses; 23.03.28, Accessory land uses and structures; 23.06.20, Exterior lighting standards; 23.09.05, Definitions and rules related to sign groups, sign categories, and sign type; 23.09.11, Permitted sign rules; and 23.10.31, Zoning map amendment
6. Discussion and possible action on amending the Zoning Sections list above.
7. Next meeting date
8. Adjournment

MAYOR KATIE ROSENBERG - 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 **11/30/2023 @ 10:00 p.m.** Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 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 event the City of Wausau will make a good faith effort to accommodate your request.

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

Time and Date: The Plan Commission met on Tuesday, October 17th, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

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

Others Present: William Hebert, Brian Stahl, Tara Alfonso, Brad Lenz, Andrew Lynch, Jim Wanserski, Chad Henke

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 19, 2023, meeting.

Brueggeman motioned to approve the minutes from the September 19, 2023, meeting. Herbst seconded, and the motion carried unanimously 6-0.

PUBLIC HEARING: 514 South 21st Ave and 503 South 22nd Ave, rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development. (Ghidorzi)

Brad Lenz explains that REI Engineering, on behalf of 514 S 21st Ave, is requesting a change in the zoning for the two properties, to begin the process of expanding and providing additional parking. Developers state the current parking is not sufficient for the Boardwalk development and the commercial development.

Mayor Rosenberg opens the public hearing.

Chad Henke from 112 N 12th Ave is here on behalf of Patrick Bacher & Richard Louze who are the homeowners of 505 S 22nd Ave, neighboring the one of the two properties. Henke states that Bacher and Louze are not able to attend, but Bacher and Louze met with REI Engineering to discuss the proposed plan which led to new plans being drawn. Henke requests that the new drawings to be submitted and addressed.

Tom Radenz from REI Engineering is here on behalf of the Ghidorzi company. Radenz further explains the new drawings have more details and reiterates that he met with Bacher and Louze in previous meetings. During those meetings, the current issues were resolved with changed solutions like removing some of the lighting, reassigning parking spots for the business, changing the fencing, and changing the landscaping. The new drawings and plans carry the new solutions that were made in those meetings.

Mayor Rosenberg closes the public hearing.

Discussion and possible action on rezoning 514 South 21st Ave from SR-2, Single Family Residential-2 Zoning district and 503 22nd Ave from a SR-5, Single Family Residential-5 Zoning district to PUD, Planned Unit Development. (Ghidorzi)

Lenz addresses that the letter from Bacher and Louze in the packet is prior to the meetings between REI Engineering and the surrounding neighbors. It is not their current thoughts and opinions. Lenz also mentions that based on the parking calculation from REI Engineering the current parking lot meets the minimum parking standards but does not necessarily meet the needs of businesses. The proposed parking plan will provide additional parking but not go over the maximum parking standards.

Bohlken questions about the setback of the fence to the adjacent home. Lenz states that the initial plans do not show an accurate setback. Radenz also clarifies that the new proposed plans show a clearer design of the fence offset 5 feet from the lot lines. Bohlken questions if Louze and Bacher's home is close to the fence. Radenz

states the adjacent home from the fence is Louze and Bacher's home. Radenz states he provided them with the new plans based on the new solutions but have not heard back. However, Radenz stated Henke and him will follow up again with the neighbors about the new plans.

Mayor Rosenberg states that Louze and Bacher reached out to her, and they stated they felt heard from REI Engineering and from the Common Council.

Motion by Brueggeman and seconded by Bohlken. Motion approved 6-0. This item will go to the Common Council on November 7, 2023.

Discussion and Possible action on Preliminary Plat for Vistas at Greenwood Hills First Addition.

Lenz states this preliminary plat came from Capital Improvements and Street Maintenance Committee. There will be a final plat that will come back. The biggest concerns are that the public street which is shown on the plat will run into the private street on the east end. Solutions and discussion of a possible cul-des-sac, and possibly providing an easement for snow removal trucks to get back on to public roads. Capital Improved and Street Maintenance Committee approved the preliminary with the contingency that the concerns addressed by Engineering department be resolved before the final plat.

Mayor Rosenberg asks if the Engineering department feels these issues are plausible to resolve. Lindman responds that there are different options, but the options are more long-term resolutions whereas this preliminary plat is a 90-day timeline for moving forward. Mayor Rosenberg asks Jim Wanserski for any additional information he'd like to address.

Jim Wanserski, 1809 Green Vista Dr, states when the preliminary plat was done years ago, it was to provide 16 condominium units. This new preliminary plat is to bring those lots back to 6 residential homes which neighbors around are much in favor of.

Motion by Brueggeman and seconded by Bohlken. Motion approved 6-0. This item will go to the Common Council on November 21, 2023.

Next Meeting Date

The next meeting is scheduled for December 19, 2023.

Adjournment

Motion by Herbst and seconded by Brueggeman. Motion approved unanimously 6-0, and the meeting adjourned at 5:18 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on December 19, 2023.



STAFF REPORT

To: Plan Commission
Prepared By: Andrew Lynch, AICP Asst City Planner
Date: December 05, 2023

REQUESTED ACTION:

Zoning Map Amendment

406 N 28th Ave from SR-2 to PUD and amend GDP

LOCATION:	406 N 28 th Ave
APPLICANT:	Walkabout Properties LLC
EXISTING ZONING:	Single-family Residential SR-2
EXISTING LAND USE:	Vacant single-family home.
SIZE OF PARCEL:	0.36 acres
REQUESTED ZONING:	Planned Unit Development (PUD)
PURPOSE:	The petitioner will construct a parking lot for the adjoining office building.
COMPREHENSIVE PLAN:	This area is mapped as Suburban Commercial.
OTHER PLANS:	n/a

BACKGROUND INFORMATION:

Walkabout Properties owns the medical office building at 402 N 28th Ave that is zoned PUD. In an effort to expand their parking lot they have purchased the adjoining lot at 406 N 28th Ave and have plans to remove the existing house and construct a parking lot to better serve their facility. The two parcels will be combined by CSM. The combined facility will have 24 total parking stalls and there is a parking study included that shows the 150% maximum parking for their building space would be 17 stalls. However due to 23.06.06 the need for a conditional use permit to exceed the maximum does not apply since the total number of stalls is under 25.

AMENDMENTS TO ZONING MAP

Criteria for approval. In its review and action an application for a **Planned Development district**, the Plan Commission shall make findings with respect to the following criteria:

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 difference 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.

PUD CRITERIA

Staff is satisfied that the criteria for a PUD have been met by this proposal.

STAFF RECOMMENDATION

Staff recommends APPROVAL of rezoning from SR-1 to PUD. The existing GDP will be amended to reflect this parcel. Staff recommends removal of the parking pad located at 2805 Hilltop Ave since the facility will now have adequate room for parking.

COMMITTEE ACTION

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



November 09, 2023

City of Wausau

Attn: Bill Hebert

City of Wausau Zoning Administrator

407 Grant St.

Wausau, WI 54403



Subject: Review and approval of a Zoning Map Amendment for (406 N 28th Ave), and a Certified Survey Map, Conditional Use Permit and General Development Plan Amendment for both (402 & 406 N 28th Ave).

Dear Bill,

The intent of the proposed Zoning Map Amendment, Certified Survey Map, and General Development Plan Amendment is to provide additional parking opportunities and efficient access to further support the future medical clinic tenant requirements and their higher demand for parking. The subject properties outlined above have been acquired and conceptually designed (refer to site plan set attached) with the goal of presenting an efficient solution for how additional parking & access can be accomplished to support the development and sustain its success.

We are therefore requesting a zoning map amendment for 406 N 28th Ave (refer to legal description of exact area) to then combine through utilization of a CSM with the current PUD for 402 N 28th Ave. The resulting parcel area will provide the development with a route of accomplishing the goal of additional parking opportunities as a conditional use. The proposed plan exhibits a landscape surface area ratio of 39.4%, avoids any potential negative impacts to the adjacent neighborhood and aligns with the future land use goals outlined within the City of Wausau Comprehensive Plan.

Due to the existing & proposed parking stalls calculating out to 24 stalls total, it is understood the proposed project is not subject to the specific provisions/limits on the number of off-street parking allowed per section 23.06.06 (8) (a) & (c). We are not currently requesting any exceptions from what is outlined/allowed by right or as a conditional use within the existing zoning code.

Enclosed you will find the following documents for review and approval:

- Zoning Map Amendment Application (\$400) – Address: (406 N 28th Ave),
- Certified Survey Map (\$100)
- General Development Plan Application & Plan Set (To amend the existing PUD for 402 N 28th Ave) (\$400)
- Parking Study

Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,
REI Engineering, Inc.

A handwritten signature in dark ink, appearing to read "Thomas A. Radenz".

Tom Radenz, PLS

DRAWING FILE: P:\2400-2499\2492A - WALK-ABOUT ORTHOTICS - NORTH 28TH AVENUE - CITY OF WAUSAU\Drawing\Figures & Exhibits\2492A-SITE Exhibit.dwg LAYOUT: FIG 1
PLOTTED: Nov 10, 2023 - 2:09PM PLOTTED BY: NATHANP



TOWN OF STETTIN BOUNDARY LINE

WALKABOUT PROPERTIES LLC
1815 STEWART AVE.
WAUSAU, WI 54401
ZONING: RS-1/40
JURISDICTION: TOWN OF STETTIN

JONES HEALTHCARE LLC
2806 HILLTOP AVE.
WAUSAU, WI 54401
ZONING: RS-1/40
JURISDICTION: TOWN OF STETTIN

PROJECT
LOCATION

WAUSAU HOSPITALS INC
333 PINE RIDGE BLVD
WAUSAU, WI 54401
ZONING: SMU
JURISDICTION: CITY OF WAUSAU

MARLY'S A ARNOLDI
2817 HILLTOP AVE.
WAUSAU, WI 54401
ZONING: SR-2
JURISDICTION: CITY OF WAUSAU

WALKABOUT PROPERTIES LLC
2805 HILLTOP AVE.
WAUSAU, WI 54401
ZONING: SR-2
JURISDICTION: CITY OF WAUSAU

HILLTOP AV

N 28TH AV

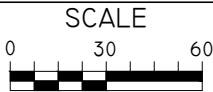
PINE RIDGE BLVD

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



REI

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DATE	REVISION	BY	CHKD

SURVEYED BY: AJB
SURVEY CHKD BY:
SURVEY APVD BY:

DESIGNED BY: CCS
CIVIL CHKD BY: JJB
CIVIL APVD BY: JJB

SURVEY DATE: 10-24-2023
CIVIL DATE: 11/08/2023
DRAWN BY: NAP

LOCATION MAP
WALKABOUT PROPERTIES, LLC
402 & 406 NORTH 28TH AVENUE
WAUSAU, WISCONSIN

REI
REI No. 2492A
SHEET FIG 1

REVIEW PLANS FOR:
WALKABOUT PROPERTIES, LLC
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

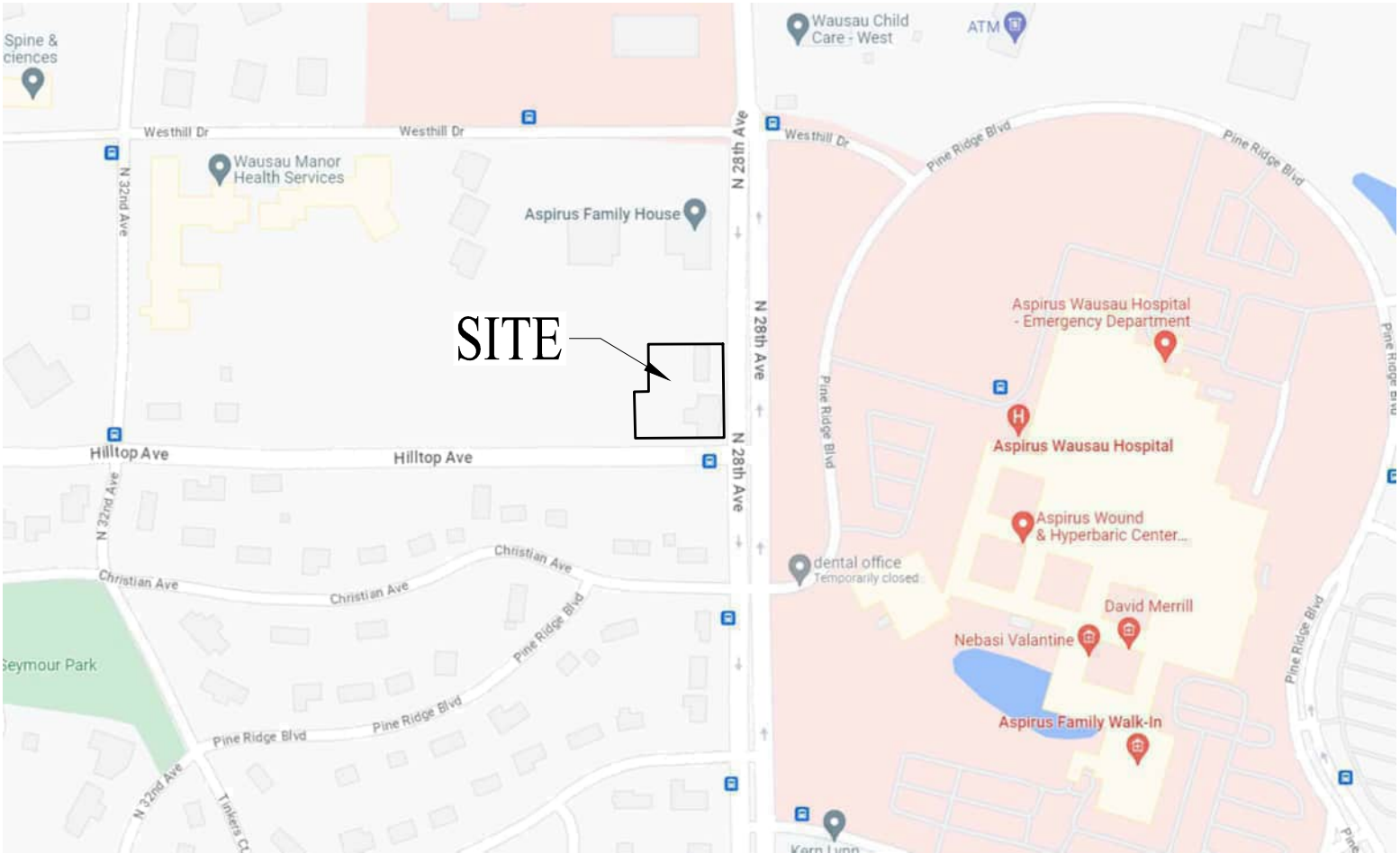
INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C030	DEMO PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C400	LANDSCAPE PLAN
SHEET C800	SITE DETAILS
SHEET C810	EROSION CONTROL DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 10

LIST OF STANDARD ABBREVIATIONS

&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST

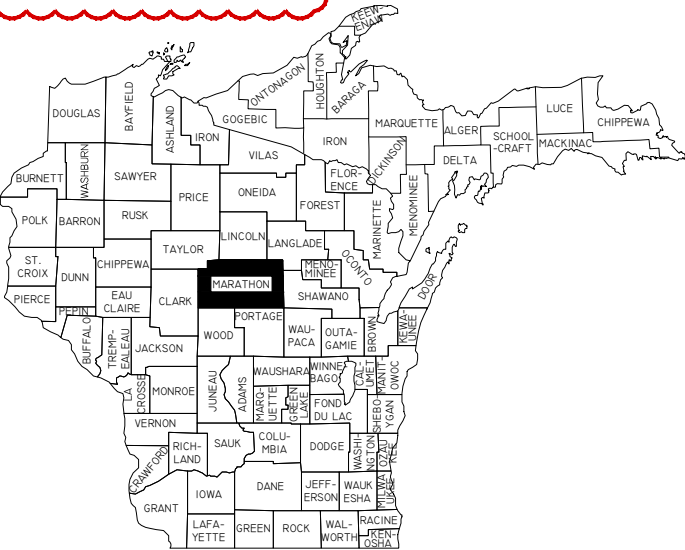


TOLL FREE: 811 OR (800) 242-8511
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TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE
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INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.

**NOT FOR
CONSTRUCTION**



LEGEND	
	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL -1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL -1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

OWNER:
WALKABOUT PROPERTIES, LLC

SURVEYOR:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT MANAGER
CORY C. SCHLOSSER
CIVIL ENGINEER

APPROVING AUTHORITIES:
CITY OF WAUSAU

CITY OF WAUSAU ENGINEERING
407 GRANT STREET
WAUSAU, WISCONSIN 54403
(715) 261-6748

TITLE SHEET
WALKABOUT PROPERTIES, LLC
402 & 406 NORTH 28TH AVENUE
WAUSAU, WISCONSIN

REI
REI No. 2492A
SHEET C001

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



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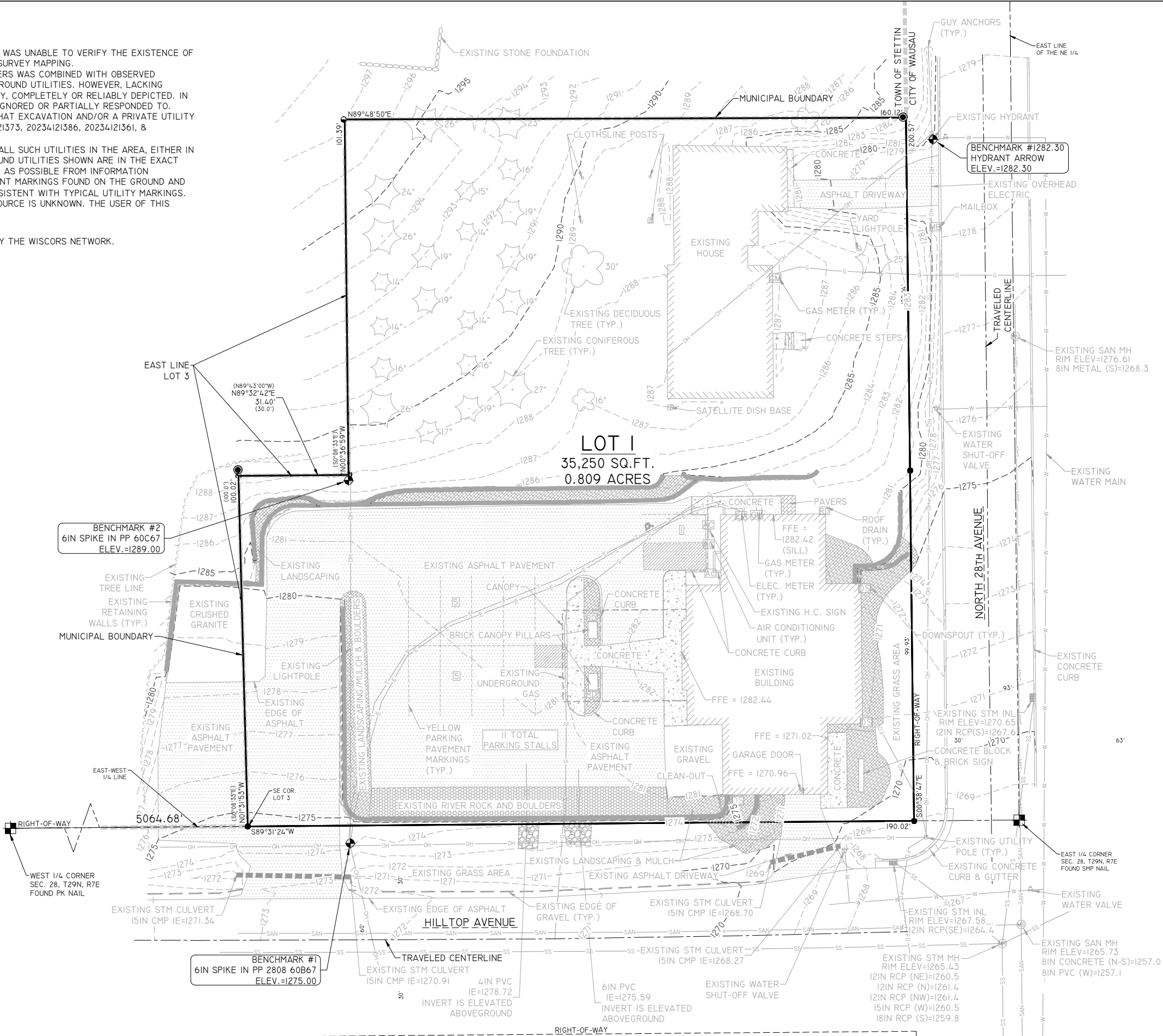
NO SCALE



DATE	REVISION	BY	CHKD	SURVEYED BY: AJB	DESIGNED BY: CCS	SURVEY DATE: 10-24-2023
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 11/08/2023
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

SURVEY NOTES:

1. FIELDWORK PERFORMED BY REI ON 10-24-2023.
2. TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR OTHER ENCUMBRANCES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY MAPPING.
3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY THE DIGGER TICKETS FOR THIS SURVEY WERE #20234121373, 20234121386, 20234121361, & 20234121382.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
5. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK.

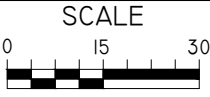


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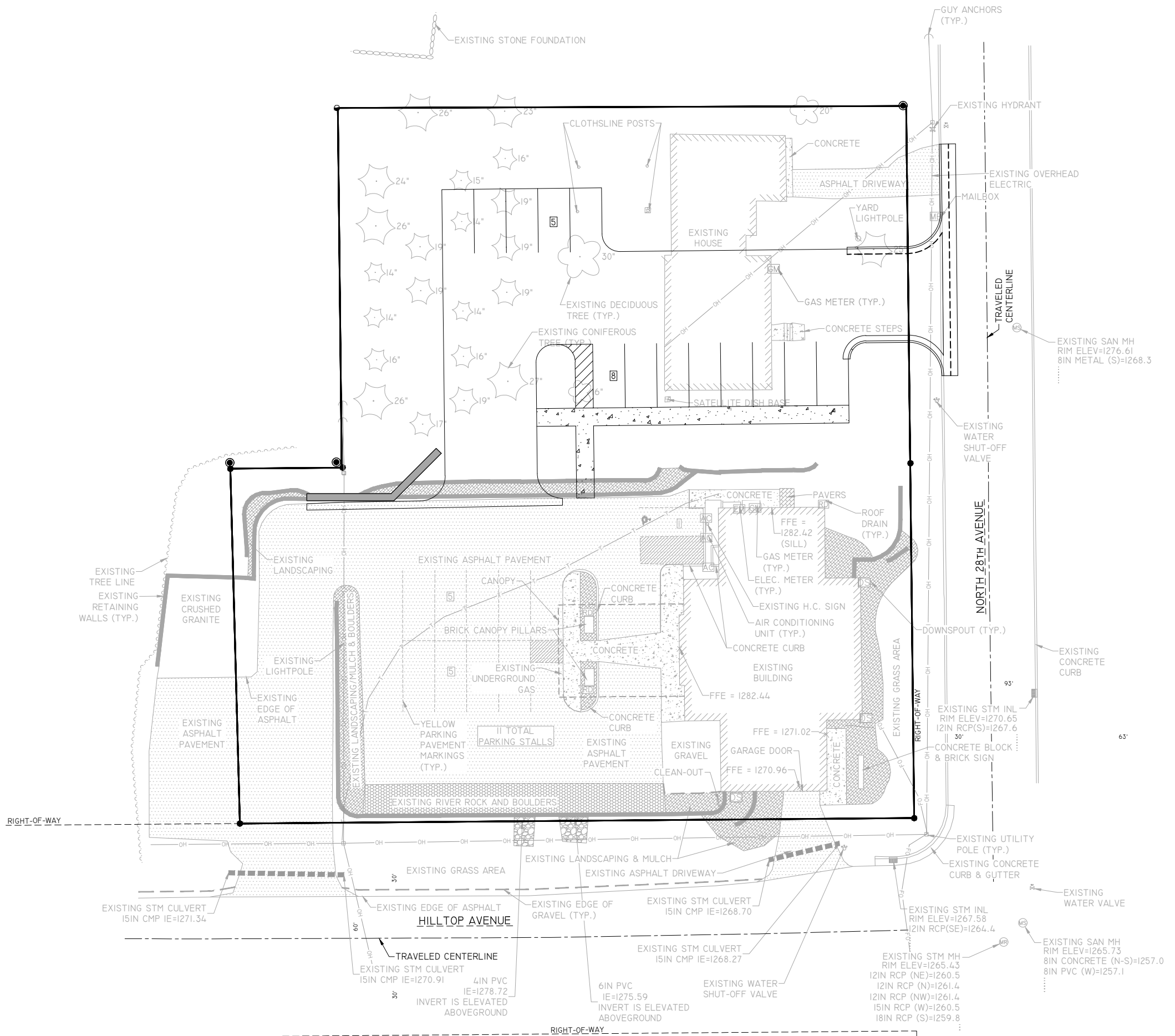


DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				AJB	CCS	10-24-2023
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 11/08/2023
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

EXISTING SITE CONDITIONS
WALKABOUT PROPERTIES, LLC
402 & 406 NORTH 28TH AVENUE
WAUSAU, WISCONSIN

REI
REI No. 2492A
SHEET C010

DRAWING FILE: P:\2400-2499\2492A - WALK-A-BOUT ORTHO
PLOTTED: Nov 13, 2023 - 3:29PM 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



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



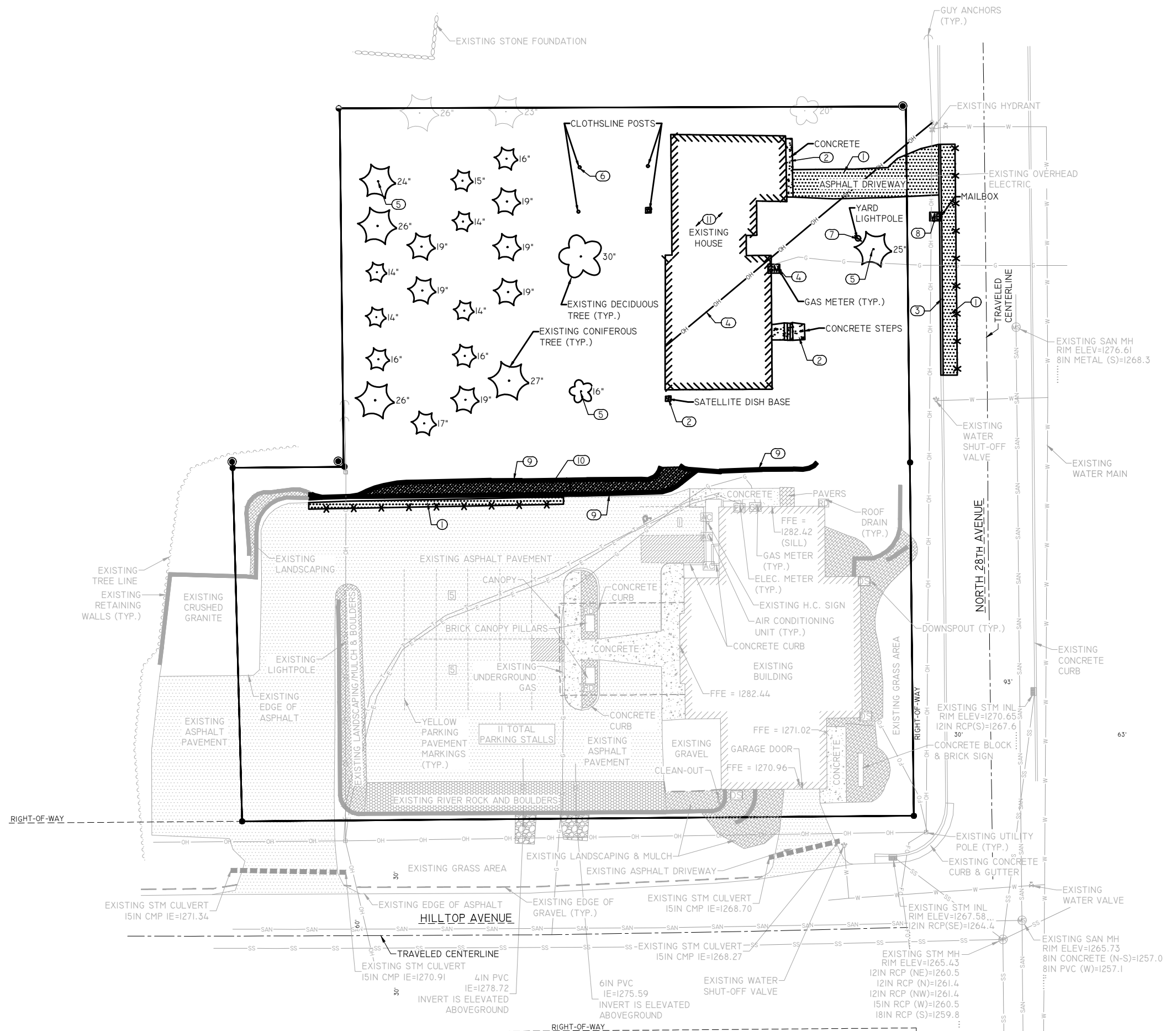
DATE	REVISION	BY	CHKD	SURVEYED BY: AJB	DESIGNED BY: CCS	SURVEY DATE: 10-24-2023
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 11/08/2023
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

OVERLAY SITE PLAN
WALKABOUT PROPERTIES, LLC
402 & 406 NORTH 28TH AVENUE
WAUSAU, WISCONSIN



REI No. 2492A
SHEET C020

- I. SAWCUT AND REMOVE ASPHALT.
2. SAWCUT AND REMOVE CONCRETE.
3. REMOVE CURB.
4. DISCONNECT AND REMOVE UTILITIES.
5. REMOVE TREES, TYPICAL.
6. REMOVE POSTS, TYPICAL.
7. REMOVE LIGHT POLE.
8. REMOVE MAILBOX.
9. REMOVE RETAINING WALL.
10. REMOVE LANDSCAPING.
- II. RAZE STRUCTURE.



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHKD	SURVEYED BY: AJB	DESIGNED BY: CCS	SURVEY DATE: 10-24-2023
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 11/08/2023
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

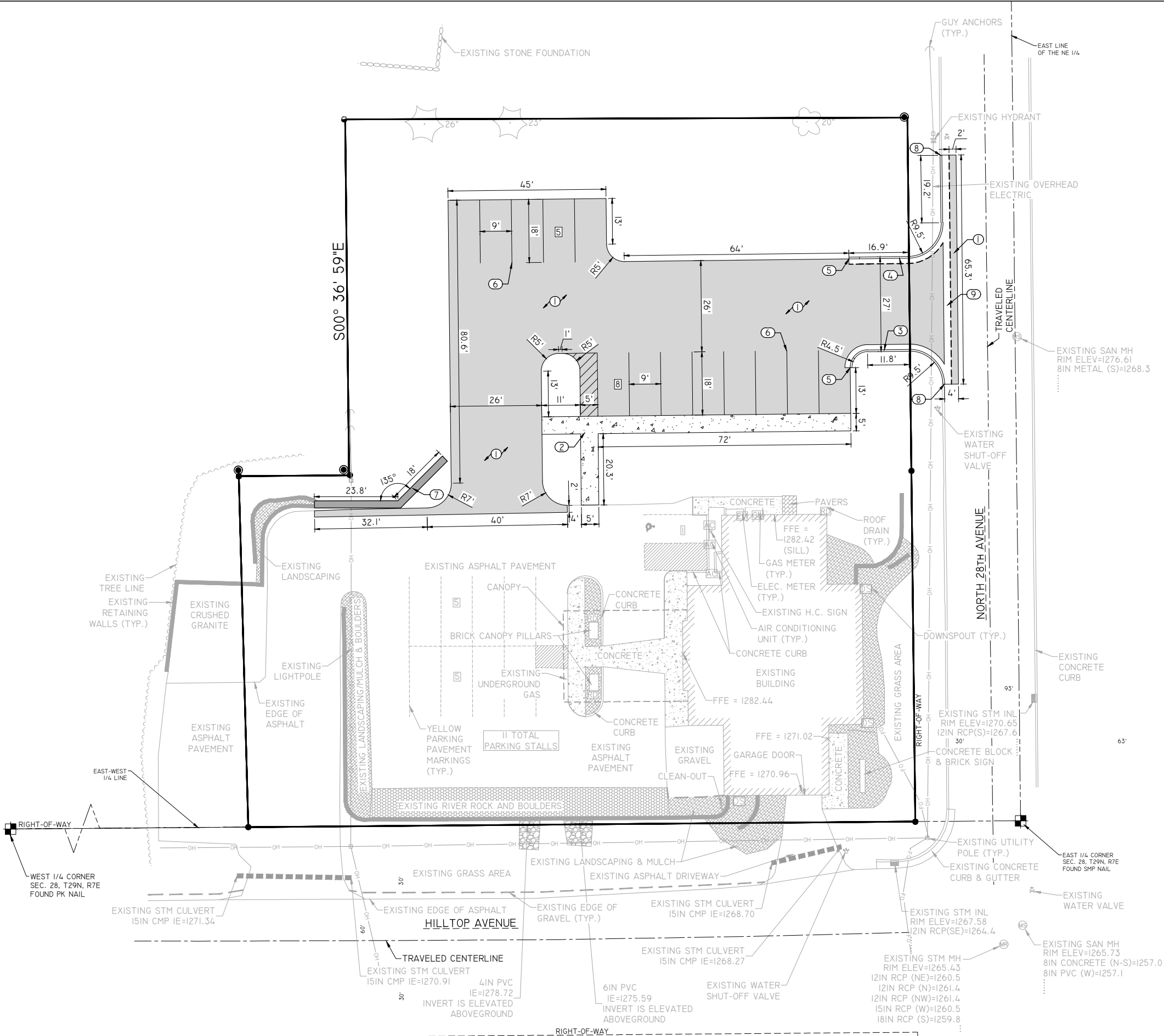
 **REI**
REI No. 2492A
SHEET C030

KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C800.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/C800.
3. 24" CURB AND GUTTER. SEE DETAIL C/C800.
4. 24" REJECT CURB AND GUTTER. SEE DETAIL C/C800.
5. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL D/C800.
6. PAINTED STRIPING, YELLOW. (TYPICAL)
7. PROPOSED RETAINING WALL.
8. TAPER CURB HEAD TO MATCH EXISTING CURB HEAD.
9. 24' REJECT GUTTER PAN TO MATCH EXISTING ASPHALT.

NOTES:

- (A) PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, S00°36'59"E, AS TAKEN FROM THE SURVEY.
- (B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
- (C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.



REI Engineering, INC.
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CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING



DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				AJB	CCS	10-24-2023
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 11/08/2023
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

SITE PLAN
WALKABOUT PROPERTIES, LLC
402 & 406 NORTH 28TH AVENUE
WAUSAU, WISCONSIN

REI No. 2492A
SHEET C100

8. PROVIDE VEGETATIVE SWALE.

- PROVIDE CONSTRUCTION ACCESS
- INSTALL SILT FENCE AND INLET / CULVERT PROTECTION ON EXISTING STORM STRUCTURES
- ROUGH GRADING
- FINISH GRADING
- PAVING
- FINAL STABILIZATION

- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.
- (E) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN SWALE BOTTOMS.
- (F) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- (G) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
- (H) IN AREAS WHERE THE PAVEMENT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN PAVEMENT 1" ABOVE GRASS.
- (I) SPOT ELEVATIONS SHOWN ALONG CURBLINE DENOTE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.
- (J) RETAINING WALL SPOT ELEVATIONS SHOWN ARE REPRESENTATIVE OF REQUIRED GRADE CHANGE. SPECIFIC WALL DESIGN BY OTHERS.

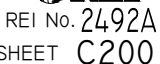


**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

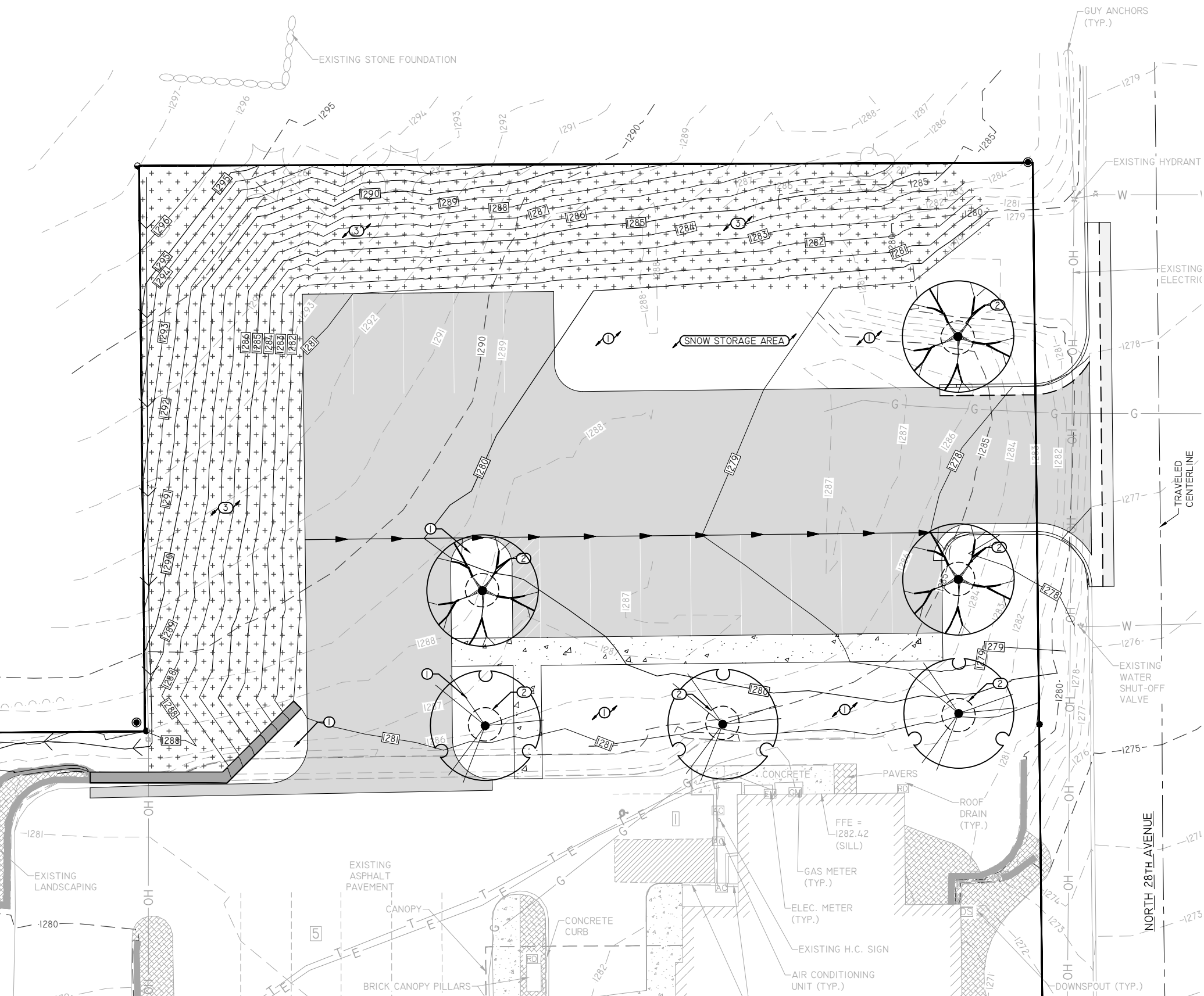


DATE	REVISION	BY	CHKD	SURVEYED BY: AJB	DESIGNED BY: CCS	SURVEY DATE: 10-24-2023
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 11/08/2023
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

GRADING & EROSION CONTROL PLAN
WALKABOUT PROPERTIES, LLC
402 & 406 NORTH 28TH AVENUE
WAUSAU, WISCONSIN



DRAWING FILE: P:\2400-2499\2492A - WALK-A-BOUT ORTHOTICS - NORTH 28TH AVENUE - CITY OF WAUSAU\Drawing\PLANS\2492A-C400-LANDSCAPE.dwg LAYOUT: C400
PLOTTED: Nov 13, 2023 - 3:31PM PLOTTED BY: NATHANP



GENERAL NOTES:

- (A) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (C) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER, WITH A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER. WARRANTY EXPIRES AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- (D) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (G) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

KEYED NOTES

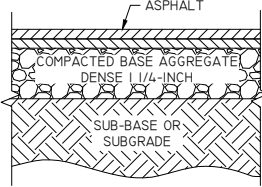
1. SEED FERTILIZER & MULCH (HYDROSEED), *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY. APPLY WISDOT NET-FREE CLASS I, URBAN TYPE B EROSION MAT ON SLOPING AREAS STEEPER THAN 4:1.
2. (5,700 SF TOTAL) AGRECOL, SHORTGRASS PRAIRIE FOR DRY SOILS, APPLY GLYPHOSATE HERBICIDE TO AREA WHEN MAJORITY OF WEEDS ARE 2"-3" TALL. WAIT 10 DAYS THEN FINELY TILL THE SOIL ONLY 1"-2" DOWN AND PLANT IMMEDIATELY BY HAND BROADCASTING AT A RATE OF 11 LBS/ACRE. RAKE OR DRAG AREA LIGHTLY, COVERING THE SEED WITH ABOUT 1/2" TO 3/4" OF SOIL. ROLL AREA FIRMLY AFTER RAKING. MULCH PRAIRIE SEEDED AREAS LESS THAN 4:1 SLOPE WITH 1" OF WEED FREE STRAW MULCH. APPLY WISDOT NET-FREE CLASS I, URBAN TYPE B EROSION MAT ON SLOPING AREAS STEEPER THAN 4:1. *REFER TO AGRECOL'S "NATIVE SEEDING INSTRUCTIONS" ON THEIR WEBSITE FOR DETAILED INSTRUCTIONS/GUIDELINES FOR RECOMMENDED PLANTING TIMES, SUCCESSFUL SEED ESTABLISHMENT AND MANAGEMENT. (LINK BELOW)
- [HTTPS://WWW.AGRECOL.COM/NATIVE-SEEDING-INSTRUCTIONS_EP_44.HTML](https://www.agrecol.com/native-seeding-instructions_ep_44.html)
3. 6" DIAMETER WOOD MULCH TREE RING, 3"-4" DEPTH, DARK BROWN COLOR, *ALL TREES PLANTED WITHIN SEEDED AREAS.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
DECIDUOUS TREES					
	Autumn Blaze® Freeman Maple	Acer x freemanii 'Jeffersred'	1.5" Cal.	B&B	3
	Swamp White Oak	Quercus bicolor	1.5" Cal.	B&B	3

DRAWING FILE: P:\2400-2499\2492A - WALK-A-BOUT ORTHOTICS - NORTH 28TH AVENUE - CITY OF WAUSAU\Drawing\Plans\2492A-C800-SITE DETAILS.dwg LAYOUT: C800
PLOTTED: Nov 13, 2023 - 3:32PM PLOTTED BY: NATHANP

LIGHT DUTY		HEAVY DUTY	
SURFACE COURSE (4 LT 58-28S)	1.5"	SURFACE COURSE (4 LT 58-28S)	1.75"
BINDER COURSE (4 LT 58-28S)	1.5"	BINDER COURSE (3 LT 58-28S)	2.25"
BASE AGGREGATE	8"	BASE AGGREGATE	8"



NOTES:
1. BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.
2. ASPHALT TO BE CONSIDERED LIGHT DUTY UNLESS SPECIFIED OTHERWISE.

A

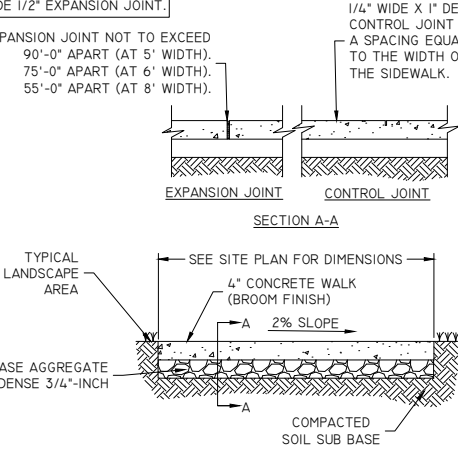
C800

ASPHALT PAVEMENT
NTS

WHERE SIDEWALK IS IN CONTACT WITH A BUILDING, PROVIDE 1/2" EXPANSION JOINT.

1/4" WIDE X 1" DEEP CONTROL JOINT AT A SPACING EQUAL TO THE WIDTH OF THE SIDEWALK.

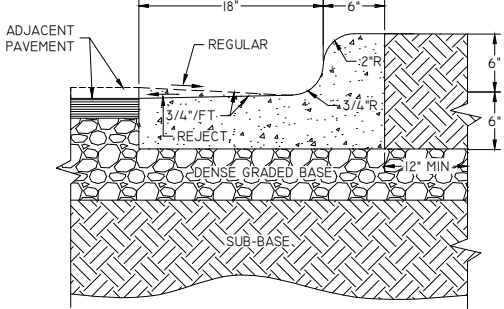
1/2" EXPANSION JOINT NOT TO EXCEED
90'-0" APART (AT 5' WIDTH).
75'-0" APART (AT 6' WIDTH).
55'-0" APART (AT 8' WIDTH).



B

C800

SIDEWALK SECTION
NTS

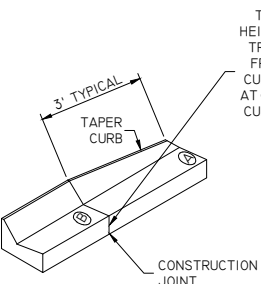


SEE SITE PLAN FOR DESIGNATION

C

C800

24" CURB & GUTTER /
24" REJECT CURB & GUTTER
NTS



THE CURB HEIGHT SHALL TRANSITION FROM FULL CURB HEIGHT AT Ⓐ TO ZERO CURB HEIGHT AT Ⓑ

D

C800

STD CURB & GUTTER TERMINI
NTS

DRAWING FILE: P:\2400-2499\2492A - WALK-A-BOU ORTHOTICS - NORTH 28TH AVENUE - CITY OF WAUSAU\Drawing\PLANS\2492A-C900-SPECS.dwg LAYOUT: C900
PLOTTED: Nov 13, 2023 - 3:32PM PLOTTED BY: NATHANP

GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, LIGHT POLES, HYDRANTS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.
10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
15. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND DOCUMENTATION OF THE EROSION CONTROL DEVICES AS REQUIRED BY THE WPDES PERMIT. IF CHANGES TO THE EROSION CONTROL PLAN ARE REQUIRED, THE CONTRACTOR SHALL RECORD THOSE CHANGES ON THE PLAN. UPON COMPLETION OF WORK AND PRIOR TO LEAVING THE SITE, THE CONTRACTOR AND OWNER'S DESIGNEE SHALL COORDINATE ONGOING RESPONSIBILITY UNTIL THE SITE'S WPDES PERMIT IS TERMINATED BY THE WDNR.
16. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES.
17. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. [HTTPS://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](https://dnr.wi.gov/topic/stormwater/standards/const_standards.html)
18. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.
19. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SECTION 211 OF THE WISDOT STANDARD SPECIFICATIONS.
20. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
21. OPEN GRADED BASE SHALL BE CRUSHED MATERIAL MEETING THE REQUIREMENTS AS DESCRIBED IN SECTION 310 OF THE WISDOT STANDARD SPECIFICATIONS.
22. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 460 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
23. CONCRETE PAVING SHALL CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO THE APPLICABLE REGULATIONS OF SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE MATERIAL SHALL BE TYPE A OR A-FA AS DEFINED WITHIN SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS WITH A DESIGN STRENGTH OF 4,500 PSI.
24. TYPE SAS FABRIC SHALL CONFORM TO THE REQUIREMENTS OF SECTION 645 OF THE WISDOT STANDARD SPECIFICATIONS.
25. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION. PAVEMENT MARKINGS PLACED WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 646 OF THE WISDOT STANDARD SPECS (EPOXY).
26. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.
27. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION.
28. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
29. ELEVATIONS SHOWN AT THE TOP AND BOTTOM OF WALL DEPICT THE EXPOSED WALL FACE. THESE ELEVATIONS DO NOT ACCOUNT FOR WALL FOOTING DESIGN.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.

Walkabout - Parking Study
402 N 28TH AVE, WAUSAU, WI 54401

<i>Tenant</i>	<i>Land Use</i>	<i>Square Feet/Capacity</i>	<i>Min. No. Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Min. No, Parking Stalls</i>	<i>Max. No. Parking Stalls</i>	<i>Existing No. Parking Stalls</i>	<i>Proposed No. Parking Stalls</i>	<i>Total Parking Stalls (Existing & Proposed)</i>
Tenant 1	Healthcare (Medical Clinic)	3,200	1 per 400 SF GFA in excess of 2,000 SF	150% of Min.	5.5	8.25	5.5	6.5	12
Tenant 2	Healthcare (Medical Clinic)	3,200	1 per 400 SF GFA in excess of 2,000 SF	150% of Min.	5.5	8.25	5.5	6.5	12
				total	11	17	11	13	24



REI

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

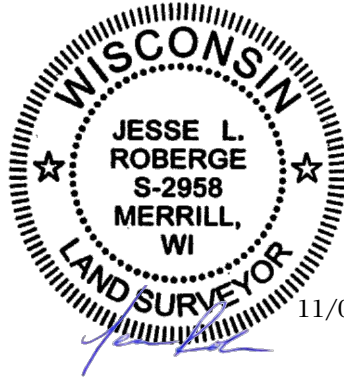
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

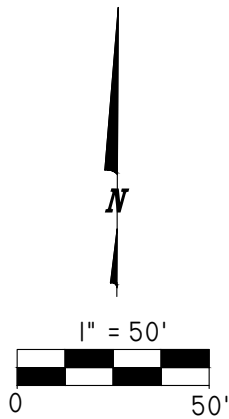
PREPARED FOR: WALKABOUT PROPERTIES LLC

LANDOWNER: WALKABOUT PROPERTIES LLC

OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28,
TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY,
WISCONSIN.



UNPLATTED LANDS
OWNED BY CLIENT



NORTHEAST CORNER
SEC. 28, T29N, R7E
FOUND RAILROAD SPIKE

11/01/2023

PARCEL 3
CSM #4823
VOL. 17, PG. 291
OWNED BY OTHERS

(N89°43'00"W)
N89°32'42"E
31.40'
(30.0')

(S0°08'33"E)
N00°36'59"W

SE 1/4 -
NE 1/4

LOT 1

35,250 SQ.FT.
0.809 ACRES

EAST LINE
LOT 3
ASPHALT
PARKING LOT

BUILDING

EDGE OF
ASPHALT

EAST-WEST
1/4 LINE

(100.0')
100.02'

(S0°08'33"E)
N01°31'53"W
SE COR.
LOT 3

S89°31'24"W

RIGHT-OF-WAY

190.02'

30.00'

EAST 1/4 CORNER
SEC. 28, T29N, R7E
FOUND SMP NAIL

WEST 1/4 CORNER
SEC. 28, T29N, R7E
FOUND PK NAIL

HILLTOP AVENUE

RIGHT-OF-WAY

RIGHT-OF-WAY

NORTH 28TH AVENUE

RIGHT-OF-WAY

NOTES:

1. FIELD SURVEY WAS COMPLETED ON 10-25-2023.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 00°38'47" WEST.
3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
4. THE INTENT OF THIS CERTIFIED SURVEY MAP IS TO COMBINE THE TWO PARCELS INTO ONE PARCEL.

LEGEND

- - 7/8 IN. IRON BAR FOUND
- - 1 IN. O.D. IRON PIPE FOUND
- - 1-1/4 IN. O.D. IRON PIPE FOUND
- - MUNICIPALITY BOUNDARY
- (126') - RECORDED BEARING/LENGTH
- 126.00' - MEASURED BEARING/LENGTH



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WALKABOUT PROPERTIES LLC

LANDOWNER: WALKABOUT PROPERTIES LLC

OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28,
TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JESSE L. ROBERGE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2958, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED AND MAPPED PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 28; THENCE SOUTH 89°31'24" WEST, COINCIDENT WITH THE EAST-WEST 1/4 LINE OF SAID SECTION 28, 30.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NORTH 28TH AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF HILLTOP AVENUE, AND BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°31'24" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF HILLTOP AVENUE, 190.02 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 4823, RECORDED IN VOLUME 17, ON PAGE 291, AS DOCUMENT NUMBER 884379, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 01°31'53" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 3, 100.02 FEET; THENCE NORTH 89°32'42" EAST, COINCIDENT WITH SAID EAST LINE OF LOT 3, 31.40 FEET; THENCE NORTH 00°36'59" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 3, 101.39 FEET; THENCE NORTH 89°48'50" EAST, 160.12 FEET TO SAID WEST RIGHT-OF-WAY LINE OF NORTH 28TH AVENUE; THENCE SOUTH 00°38'47" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF NORTH 28TH AVENUE, 200.57 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF HILLTOP AVENUE AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 32,250 SQUARE FEET, 0.809 ACRES, MORE OR LESS.

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

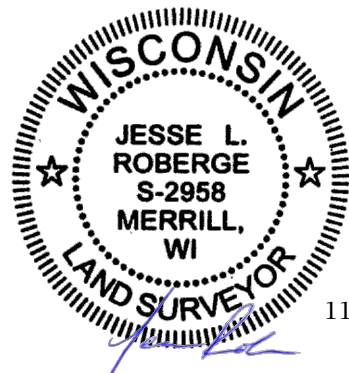
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

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

DATED THIS 1ST DAY OF NOVEMBER, 2023

REI
JESSE L. ROBERGE
WI P.L.S. S-2958



11/01/2023

I, _____
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL, DO
HEREBY CERTIFY THAT THE ATTACHED CERTIFIED
SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO
OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY IN
THE REGISTER OF DEEDS OFFICE.

DATE _____

WARRANTY DEED

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
04-21-2023 at 11:28 AM
DEAN J. STRATZ, REGISTER OF DEEDS
DOC#: **1880223**
Pages: 2
Transfer Fee: \$1350.00

This deed, made between **Richard J. Rausch Jr., Barbara K. Rausch and Lynn Klinkert**, Grantor,

and

Walkabout Properties, LLC, a Wisconsin Limited Liability Company, Grantee,

Witnesseth, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Marathon County, State of Wisconsin:

As Described in Attached Addendum/Exhibit A

This document has been electronically recorded and returned to: CSC eRecording

This is not homestead property.

Return to:
Walkabout Properties, LLC
1815 Stewart Avenue
Wausau, WI 54401
File No. 232221

Together with all and singular the hereditaments and appurtenances thereunto belonging; And the said grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except exceptions, reservations, easements and restrictions of record, and will warrant and defend the same.

Dated this 21st day of April, 2023.

Richard J. Rausch Jr.
Richard J. Rausch Jr.

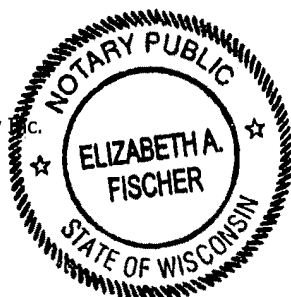
Lynn Klinkert
Lynn Klinkert

Barbara K. Rausch
Barbara K. Rausch

State of Wisconsin)
Marathon County) S.S.

Personally came before me this 21st day of April, 2023, the above named **Richard J. Rausch Jr., Barbara K. Rausch and Lynn Klinkert** to me known to be the person(s) who executed the foregoing instrument and hereby acknowledge the same.

This instrument drafted by:
Michael S. Brandner
Gowey Abstract & Title Company Inc.



Elizabeth A. Fischer
* Elizabeth A. Fischer
Notary Public, State of Wisconsin
My Commission Expires: 10/15/26

GOWEY Abstract & Title Company, Inc.

(800) 673-8710 • www.goweytitle.com

File Number: **232221**

ADDENDUM/EXHIBIT A

Parcel 1:

That part of the South One-half of the Southeast Quarter of the Northeast Quarter (S1/2-SE1/4-NE1/4), Section Twenty-eight (28), Township Twenty-nine (29) North, Range Seven (7) East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at a point on the East line of said 20 acres 100 feet North of the Southeast corner thereof; thence continuing North on and along said East line 100 feet; thence West on a line parallel to South line of said 20 acres, 140 feet; thence South on a line parallel with the East line of said 20 acres, 100 feet; thence East 140 feet to the Place of Beginning; **AND**

Those parts of the South One-half of the Southeast Quarter of the Northeast Quarter (S1/2-SE1/4-NE1/4), Section Twenty-eight (28), Township Twenty-nine (29) North, Range Seven (7) East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at a point 100 feet North and 140 feet West of the Southeast corner of said 20 acres, said point being the Southwest corner of that parcel of land described in Deed recorded in Volume 405 of Deeds on Page 52; thence North on a line parallel with the East line of said 20, 100 feet; thence West on a line parallel with the South line of said 20, 50 feet; thence South on a line parallel with the East line of said 20, 100 feet; thence East on a line parallel with the South line of said 20, 50 feet to the Place of Beginning; **EXCEPT** any part deeded for street purposes.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 291-2907-281-0998

Property Address(s): 406 North 28th Avenue
Wausau, WI 54401

Parcel 2:

That part of the South One-half of the Southeast Quarter of the Northeast Quarter (S1/2-SE1/4-NE1/4), Section Twenty-eight (28), Township Twenty-nine (29) North, Range Seven (7) East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Beginning at the Southeast corner of said parcel and thence proceeding West 25 feet and North 200 feet to a Point of Beginning; from said Point of Beginning proceed West along a line parallel to the South line of said section, 165 feet; thence proceed North on a line parallel to the East line of said section, 120 feet; thence East along a line parallel to the South line of said section, 165 feet; thence South 120 feet to the Place of Beginning; **EXCEPT** any part deeded for street purposes.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 076-2907-281-0990

Property Address(s): Vacant Land on North 28th Avenue
Wausau, WI 54401



STAFF REPORT

To: Plan Commission
Prepared By: Brad Lenz, City Planner
Date: December 12, 2023

Specific Implementation Plan for Boardwalk Development (2111 Stewart Avenue)

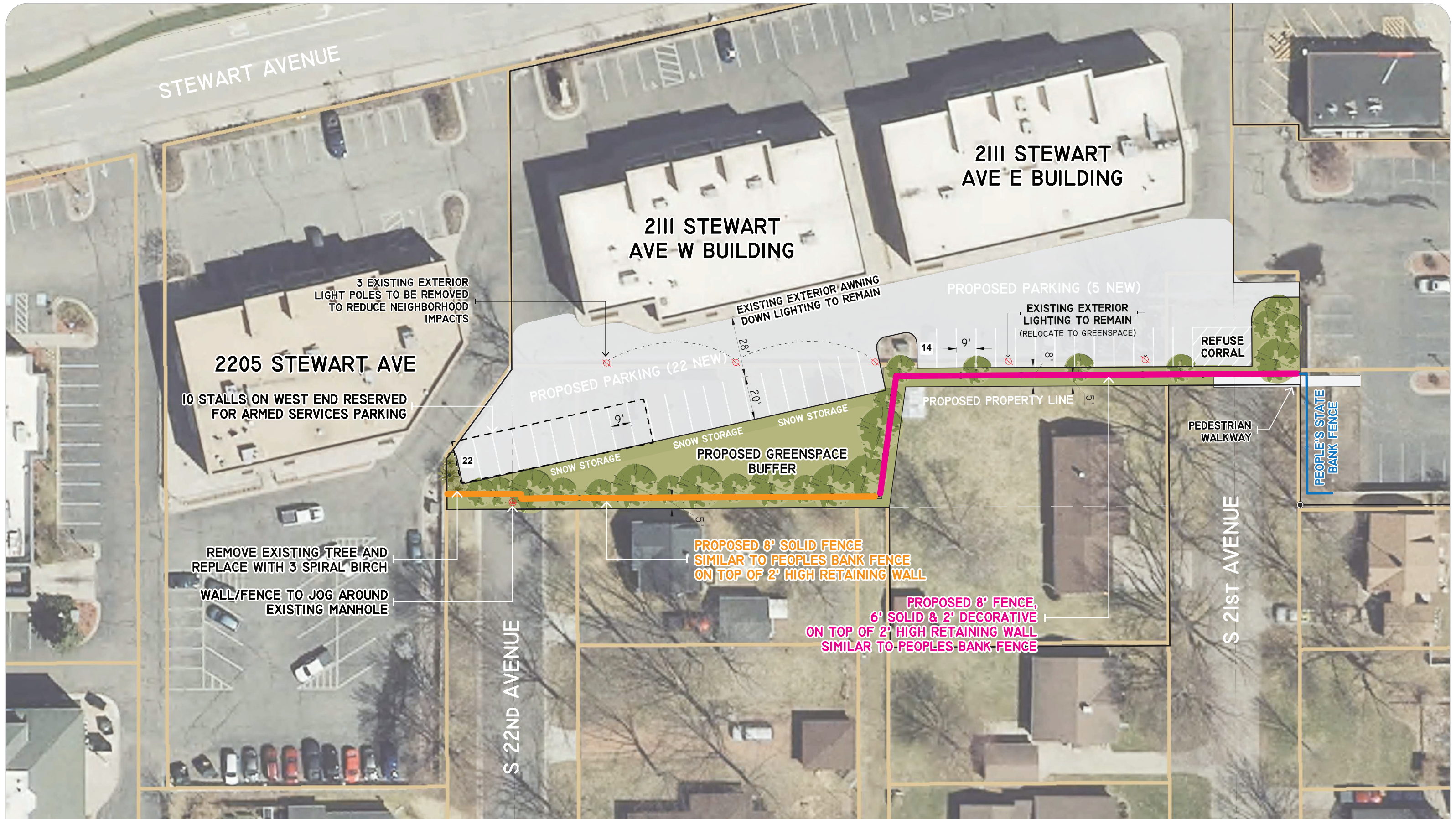
The revised general development plan for the Boardwalk Development at 2111 Stewart Avenue was recently approved by Plan Commission and Common Council. The plan incorporates additional property into the Planned Unit Development (PUD) south of the existing buildings (i.e., from S. 21st and 22nd Avenues) to allow for expanded parking.

The petitioners are now seeking approval of the specific implementation plan to complete zoning requirements and proceed with permitting for construction of the parking area. The plans show 27 new perpendicular stalls to the south of the existing buildings with green space buffering the residential properties to the south.

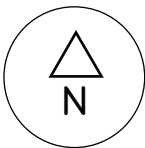
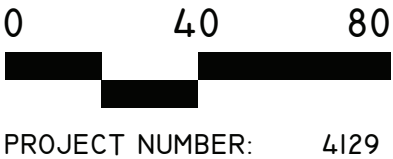
A solid fence is being proposed four (4) feet from the property line, with landscaping along the commercial side of the fence. An example of the solid fence is included in the packet, as is a landscaping plan showing the proposed vegetation. The purpose of the fence and landscaping is to block light and noise pollution to the neighboring properties. Staff recommends requiring the fence as shown in the picture and described on the plan (i.e., 8-foot high, solid fence on the west and 8-foot mixed solid and slatted on the east).

Snow storage areas are being shown in the greenspace buffer to the south of the new parking lot (behind the west building). A stormwater inlet is shown within the greenspace, although it is located on the east side of the greenspace while the lot appears to slope to the west. Another inlet is located at the west end of the new parking area. Staff recommends that the snow stored in the greenspace buffer be limited to the snow from the new parking area (i.e., behind the buildings), rather than from other parts of this, or neighboring, sites.

Lighting for the site will be less than existing. Three (3) light poles behind the west building are being removed. This is being done to reduce light pollution to neighboring property. Building lights and ambient light from other fixtures in the area should still provide adequate lighting of the site.



BOARDWALK PARKING CONCEPT
STEWART AVE - WAUSAU, WI (10/03/2023)



REVIEW PLANS FOR:
BOARDWALK PARKING EXPANSION
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

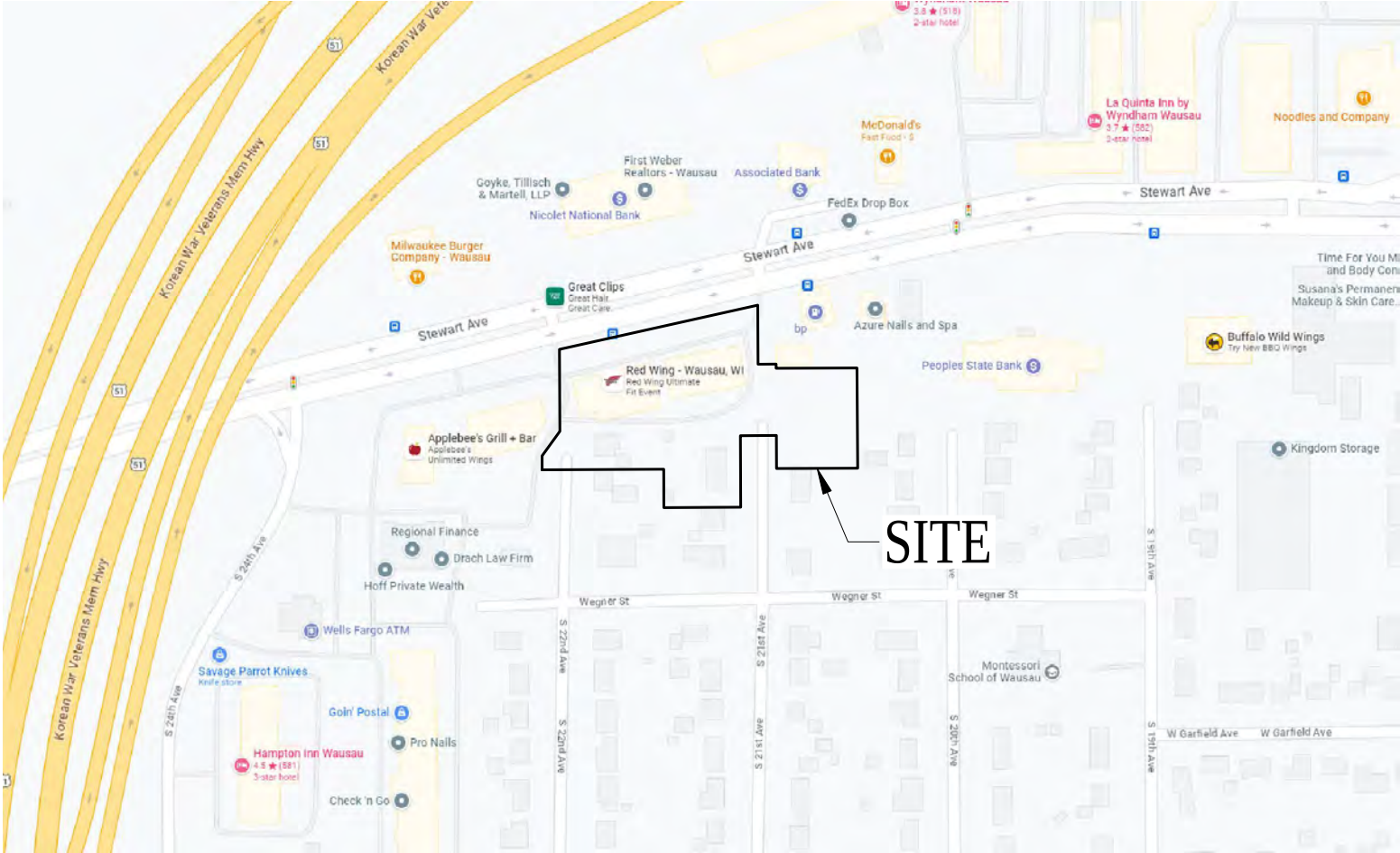
INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C030	DEMO PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C300	UTILITY PLAN
SHEET C400	LANDSCAPE PLAN
SHEET C401	LANDSCAPE NOTES & DETAILS
SHEET C800	SITE DETAILS
SHEET C810	EROSION CONTROL DETAILS
SHEET C820	UTILITY DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 13

LIST OF STANDARD ABBREVIATIONS

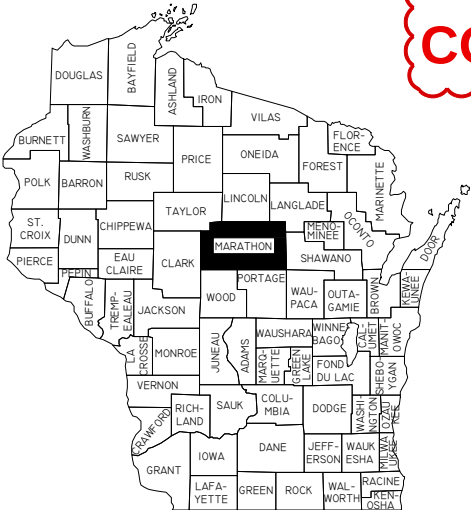
&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMBC	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
DGB	DENSE GRADED BASE
DIP	DUCTILE IRON PIPE
D/S	DOWNSTREAM
(E)	EAST
ELEV.	ELEVATION
EOG	EDGE OF GRAVEL
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
F.O.	FIBER OPTIC
INL	INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HMA	HOT MIX ASPHALT
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAL FEET
LP	LOW POINT
MEG	MATCH EXISTING GRADE
MH	MANHOLE
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
OH	OVERHEAD
PC	POINT OF CURVATURE
PE	POLYETHYLENE PIPE
P/L	PROPERTY LINE
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RR	RAIL ROAD
R/W	RIGHT OF WAY
(S)	SOUTH
SAN	SANITARY SEWER
SB	SOIL BORING
SS	STORM SEWER
STM	STORM
(SW)	SOUTHWEST
TC	TOP OF CURB
TBR	TO BE REMOVED
TLE	TEMPORARY LIMITED EASEMENT
TNH	TOP NUT FIRE HYDRANT
TP	TEST PIT
TR	TOP OF RAMP
TYP.	TYPICAL
TS	TOP OF STEPS
TW	TOP OF WALL
U/S	UPSTREAM
VAR.	VARIES
(W)	WEST



NOT FOR
CONSTRUCTION

TITLE WORK REQUIRED
TITLE WORK FOR THE PROJECT SITE
WAS NOT PROVIDED TO REI FOR
REVIEW, THEREFORE REI WAS
UNABLE TO VERIFY THE EXISTENCE
OF EASEMENTS OR USE
ENCUMBRANCES.

INFORMATION SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES IS BASED ON INFORMATION AND DATA FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND FACILITIES PRIOR TO COMMENCING ANY WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FACILITIES.



TOLL FREE: 811 OR (800) 242-8511
HEARING IMPAIRED: TDD (800)542-2289
EMERGENCY ONLY: (877) 500-9592
WWW.DIGGERSHOTLINE.COM

LEGEND	
	BENCHMARK
	1" IRON BAR
	EXISTING MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER SHUTOFF
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING GAS VALVE
	EXISTING CURB INLET
	EXISTING WELL
	TEST PIT LOCATION
	SOIL BORING
	EXISTING AIR CONDITIONING UNIT
	EXISTING GAS METER
	EXISTING ELECTRIC METER
	EXISTING UTILITY PEDESTAL
	EXISTING RAILROAD TRACKS
	EXISTING TREE LINE
	EXISTING GUY POLE
	EXISTING CABLE TV
	EXISTING FIBER OPTIC CABLE
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING OVERHEAD UTILITIES
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING PROPERTY LINE
	PROPOSED HANDICAP PARKING
	PROPOSED CURB STOP
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED WATER LATERAL
	PROPOSED WATER MAIN
	PROPOSED PUMP STATION
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED CLEANOUT
	PROPOSED DRAINAGE FLOW
	PROPOSED SLOPE
	PROPOSED CURB & GUTTER
	PROPOSED REJECT CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	EXISTING GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED GROUND CONTOUR (INTERVAL-1 FT.)
	PROPOSED SPOT ELEVATION (TOP OF CURB)
	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED RIPRAP
	PROPOSED EROSION MAT
	PROPOSED SAWCUT
	PROPOSED DRAINAGE SWALE

OWNER:
GHIDORZI

SURVEYOR:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784

ENGINEER:
REI ENGINEERING, INC.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
(715) 675-9784
PROJECT MANAGER
JIM J. BORYSENKO, P.E.

APPROVING AUTHORITIES:
CITY OF WAUSAU

DNR SERVICE CENTER
5301 RIB MOUNTAIN DRIVE
WAUSAU, WISCONSIN 54401
(715) 359-2872

CITY OF WAUSAU ENGINEERING
407 GRANT STREET
WAUSAU, WISCONSIN 54403
(715) 261-6748

WAUSAU PLUMBING INSPECTOR
407 GRANT STREET
WAUSAU, WISCONSIN 54403
(715) 261-6780

TITLE SHEET
BOARDWALK PARKING EXPANSION
2111 STEWART AVE.
WAUSAU, WISCONSIN 54401

REI
REI No. 4129
SHEET C001

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



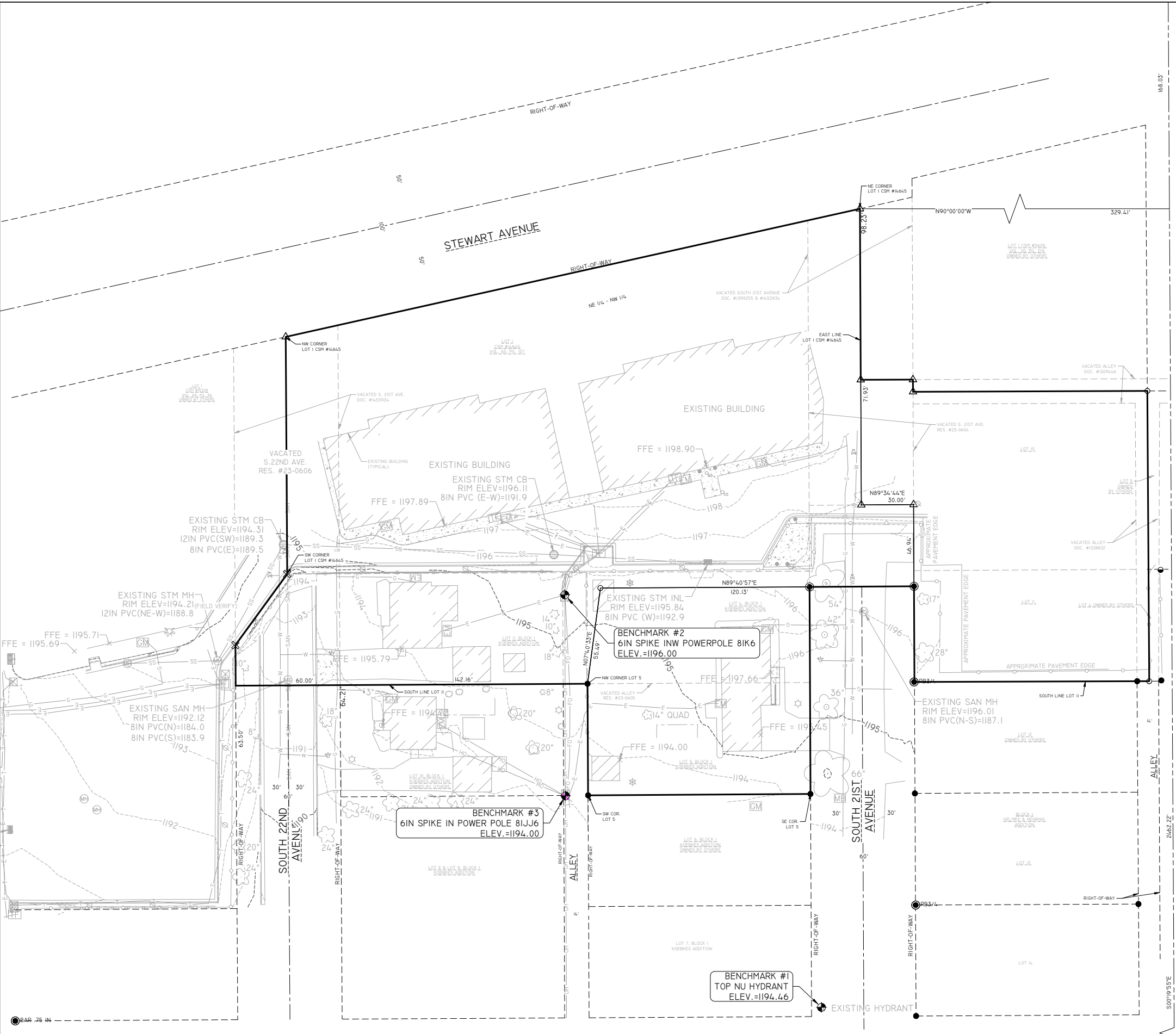
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

NO SCALE



DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY: LAZ	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 10/03/23
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: LAZ

DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDRZ1 - BOARDWALK PARKING EXPANSION\DRAWING\4129-C010-EXISTING.DWG LAYOUT: C010
PLOTTED: OCT 03, 2023 - 2:16PM PLOTTED BY: LOGANZ



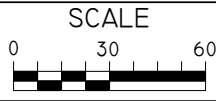
- SURVEY NOTES:**
1. FIELDWORK PERFORMED BY REI ON 05-02-2023.
 2. TITLE WORK FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR OTHER ENCUMBRANCES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY MAPPING.
 3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY THE DIGGER'S TICKET FOR THIS SURVEY WAS #20212403495.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
 4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
 5. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK.
 6. SURVEY WAS COMPLETED DURING SNOW COVERED CONDITIONS WHICH MAY IMPACT THE SURVEY ACCURACY AND THE ABILITY TO LOCATE CERTAIN FEATURES.

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**



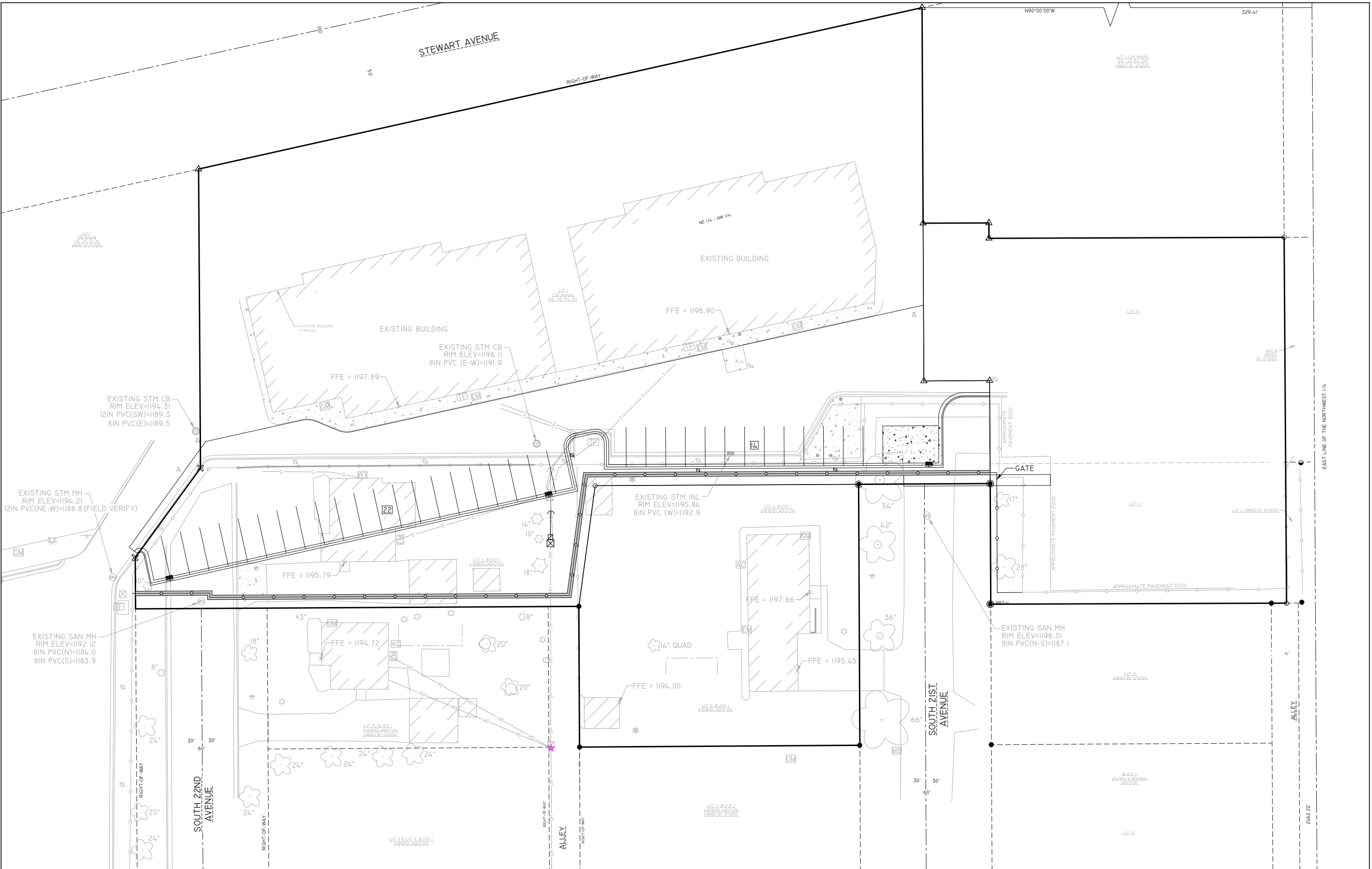
DATE	REVISION	BY	CHKD

SURVEYED BY:	DESIGNED BY: LAZ	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 10/03/23
SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: LAZ

EXISTING SITE CONDITIONS
BOARDWALK PARKING EXPANSION
2111 STEWART AVE.
WAUSAU, WISCONSIN 54401

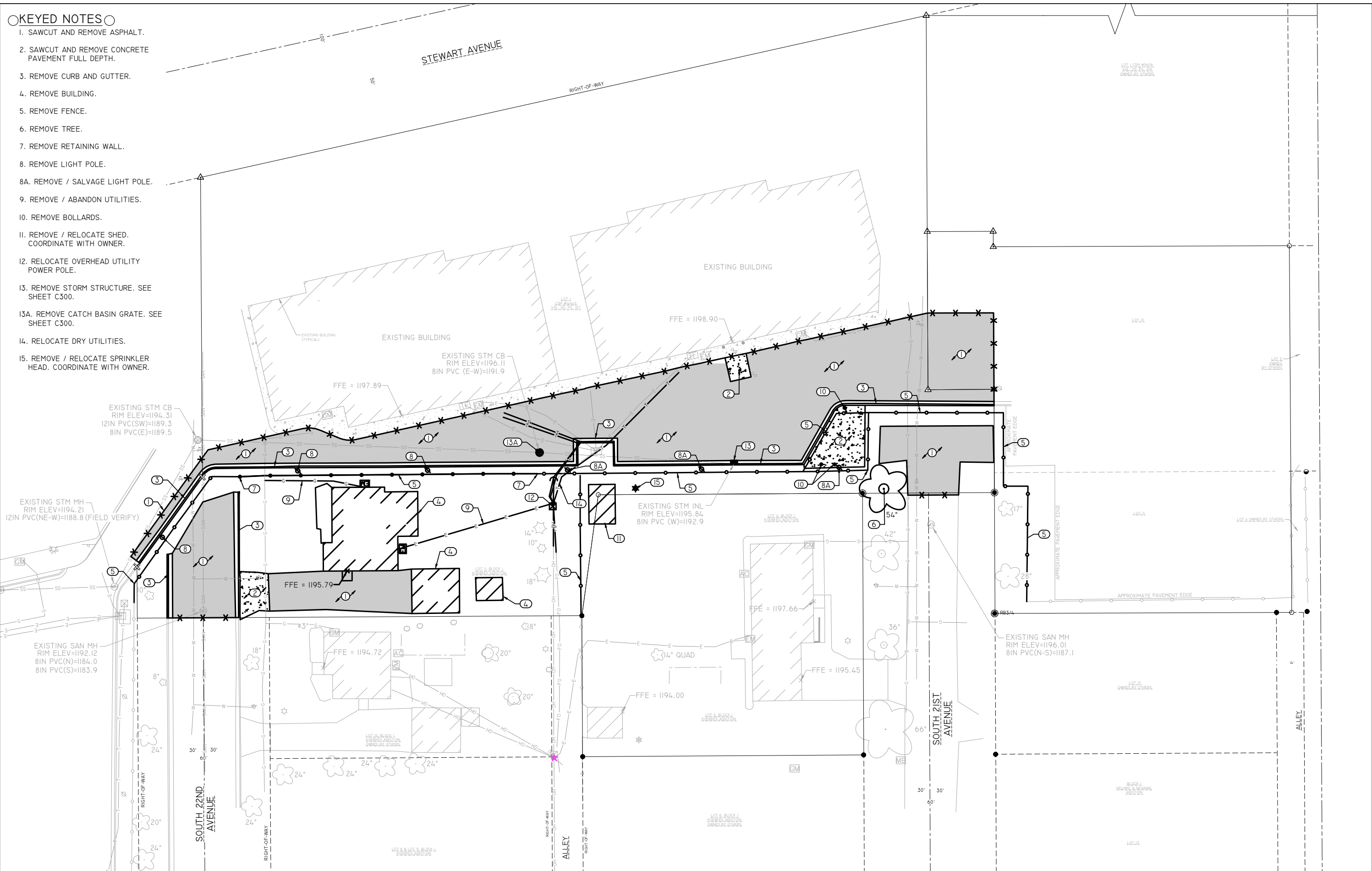
REI
REI No. 4129
SHEET C010

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PLOTTED: OCT 03, 2023 - 2:16PM PLOTTED BY: LOGANZ

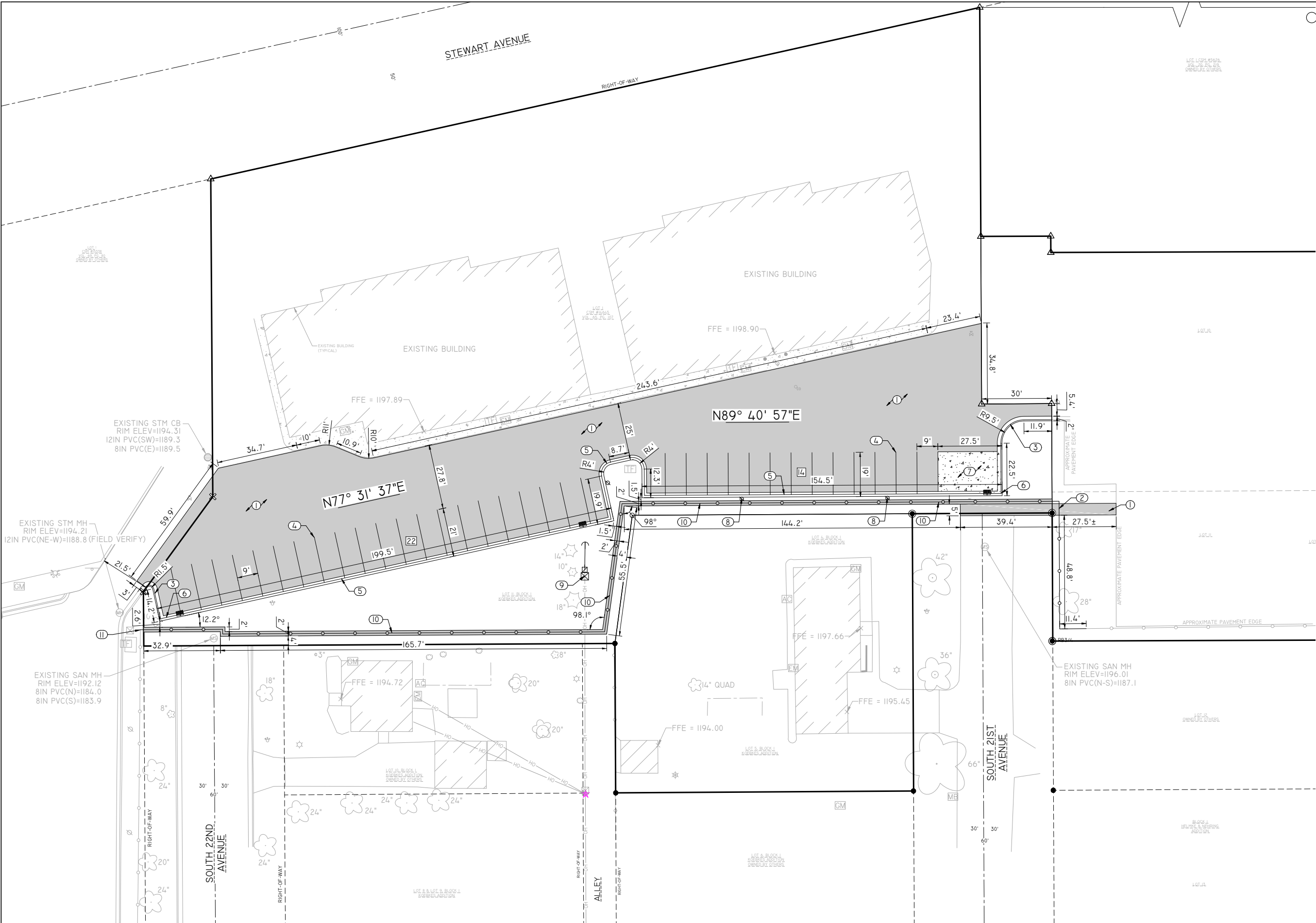


KEYED NOTES

1. SAWCUT AND REMOVE ASPHALT.
2. SAWCUT AND REMOVE CONCRETE PAVEMENT FULL DEPTH.
3. REMOVE CURB AND GUTTER.
4. REMOVE BUILDING.
5. REMOVE FENCE.
6. REMOVE TREE.
7. REMOVE RETAINING WALL.
8. REMOVE LIGHT POLE.
- 8A. REMOVE / SALVAGE LIGHT POLE.
9. REMOVE / ABANDON UTILITIES.
10. REMOVE BOLLARDS.
11. REMOVE / RELOCATE SHED. COORDINATE WITH OWNER.
12. RELOCATE OVERHEAD UTILITY POWER POLE.
13. REMOVE STORM STRUCTURE. SEE SHEET C300.
- 13A. REMOVE CATCH BASIN GRATE. SEE SHEET C300.
14. RELOCATE DRY UTILITIES.
15. REMOVE / RELOCATE SPRINKLER HEAD. COORDINATE WITH OWNER.



DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORI - BOARDWALK PARKING EXPANSION\DRAWING\4129-C100-SITE.DWG LAYOUT: C100
PLOTTED: OCT 03, 2023 - 2:17PM PLOTTED BY: LOGANZ



KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C800.
2. PROPOSED FENCE GATE.
3. 24" CURB AND GUTTER. SEE DETAIL B/C800.
4. PAINTED STRIPING, WHITE. (TYPICAL)
5. 24" MOUNTABLE CURB AND GUTTER. SEE DETAIL C/C800.
6. CURB AND GUTTER TYPE CHANGE. PROVIDE SMOOTH TRANSITION.
7. REFUSE AREA- 6" CONCRETE PAD WITH 6"X6" WELDED WIRE MESH. REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
8. RELOCATED LIGHT POLE.
9. RELOCATED POWER POLE AND UTILITIES.
10. PROPOSED RETAINING WALL WITH SCREENING FENCE.
11. CONNECT PROPOSED FENCE TO EXISTING FENCE.

NOTES:

- (A) PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINES LABELED, N77°31'37"E AND N89°40'57"E, AS TAKEN FROM THE SURVEY.
- (B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
- (C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

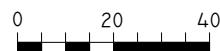
REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784, FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

SCALE



DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY: LAZ	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 10/03/23
				SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: NAP

SITE PLAN
BOARDWALK PARKING EXPANSION
2111 STEWART AVE.
WAUSAU, WISCONSIN 54401

REI
REI No. 4129
SHEET C100

○ KEYED NOTES ○

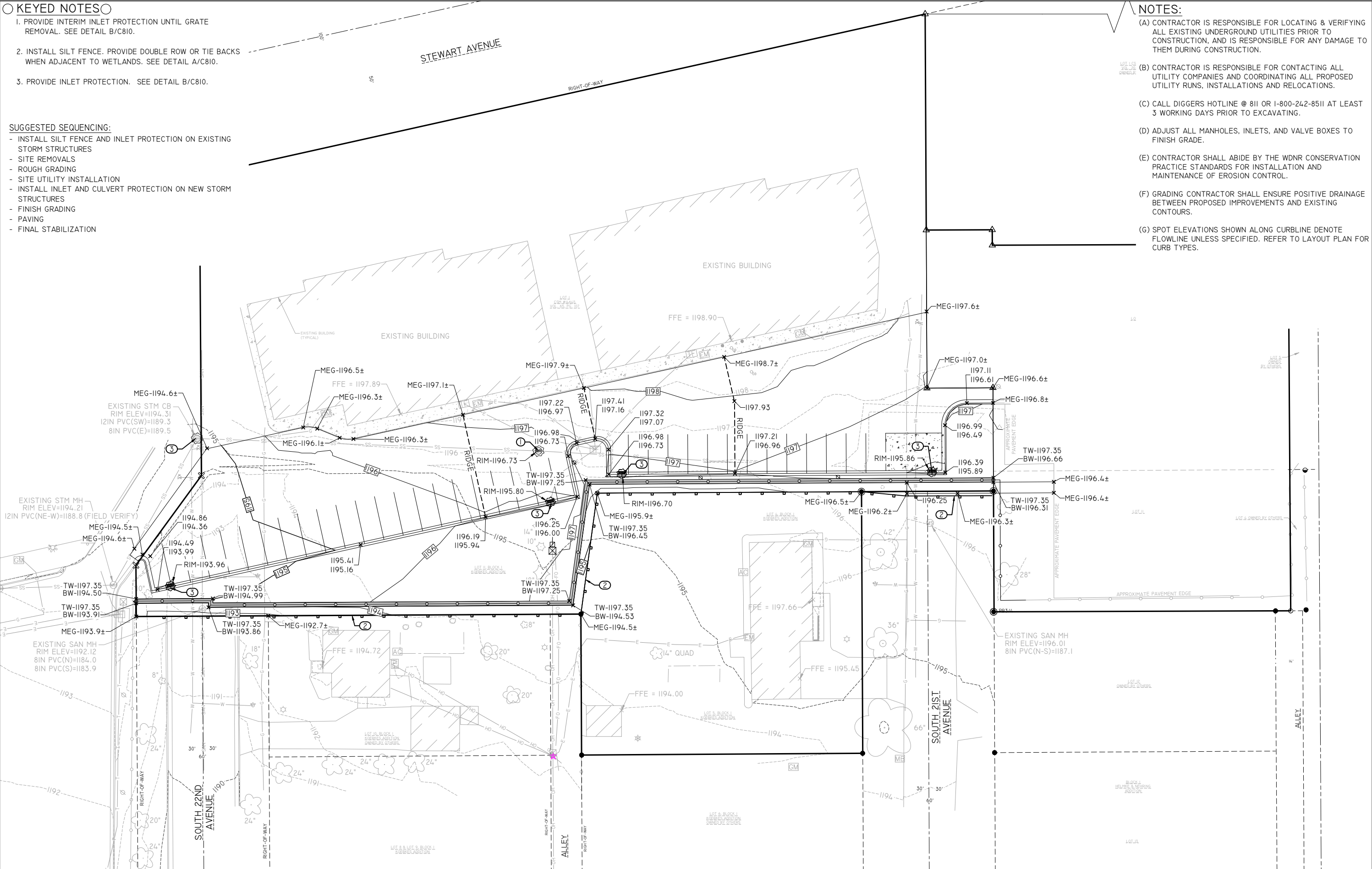
1. PROVIDE INTERIM INLET PROTECTION UNTIL GRATE REMOVAL. SEE DETAIL B/C810.
2. INSTALL SILT FENCE. PROVIDE DOUBLE ROW OR TIE BACKS WHEN ADJACENT TO WETLANDS. SEE DETAIL A/C810.
3. PROVIDE INLET PROTECTION. SEE DETAIL B/C810.

SUGGESTED SEQUENCING:

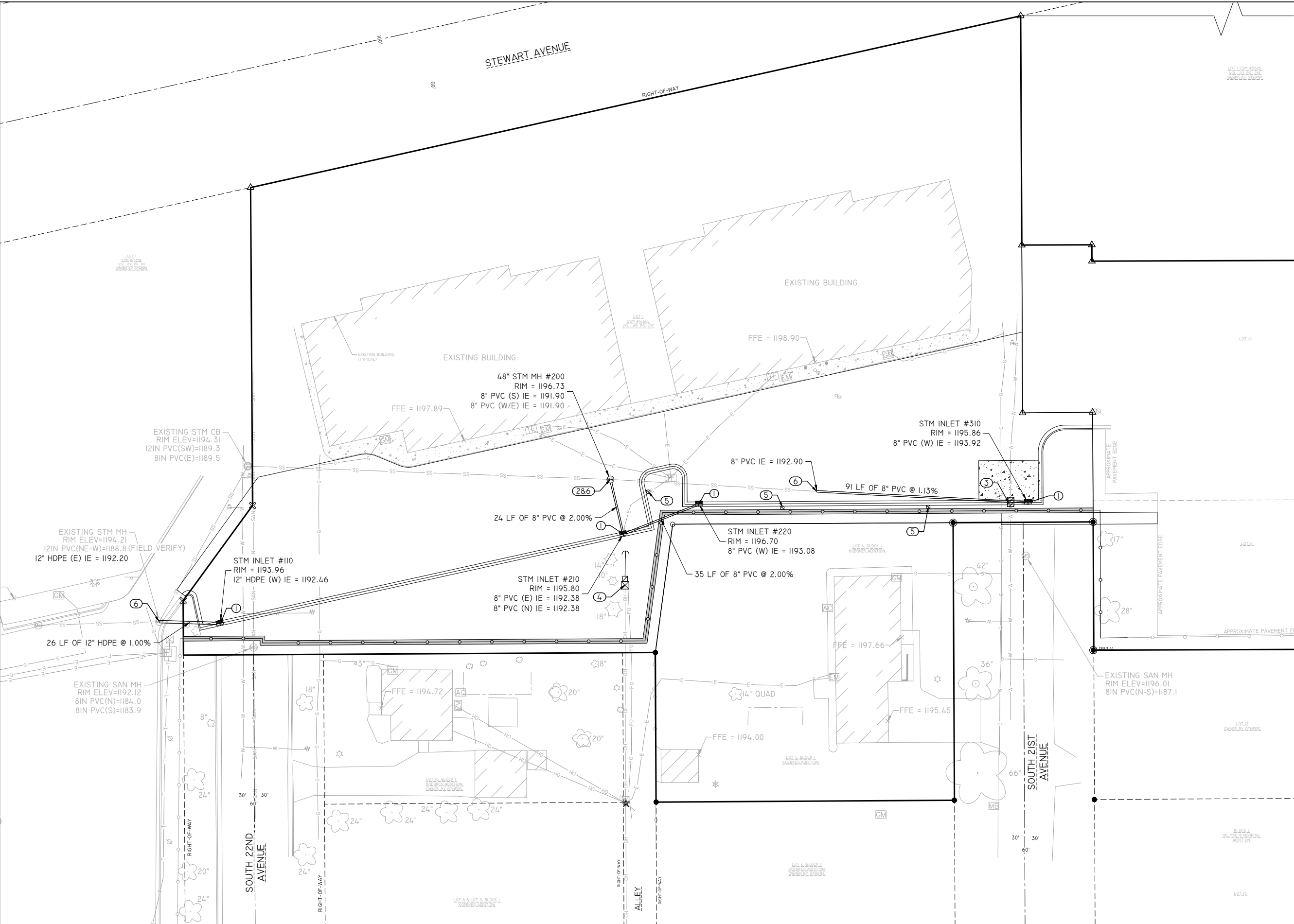
- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SITE REMOVALS
- ROUGH GRADING
- SITE UTILITY INSTALLATION
- INSTALL INLET AND CULVERT PROTECTION ON NEW STORM STRUCTURES
- FINISH GRADING
- PAVING
- FINAL STABILIZATION

NOTES:

- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (D) ADJUST ALL MANHOLES, INLETS, AND VALVE BOXES TO FINISH GRADE.
- (E) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- (F) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
- (G) SPOT ELEVATIONS SHOWN ALONG CURBLINE DENOTE FLOWLINE UNLESS SPECIFIED. REFER TO LAYOUT PLAN FOR CURB TYPES.



DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDRZ1 - BOARDWALK PARKING EXPANSION\DRAWING\4129-C300-UTILITIES.DWG LAYOUT: C300
PLOTTED: OCT 03, 2023 - 2:20PM PLOTTED BY: LOGANZ



- KEYED NOTES ○
1. INSTALL STORM INLET & GRATE. SEE DETAIL A/C820.
 2. REPLACE GRATE WITH COMPATIBLE STORM SEWER MANHOLE LID.
 3. INSTALL INSULATION OVER WATER PIPE AT CROSSING. SEE DETAIL B/C820.
 4. REPLACED / RELOCATED OVERHEAD AND UTILITIES.
 5. RELOCATED LIGHT POLE.
 6. CONNECT TO EXISTING STORM PIPE / STRUCTURE.

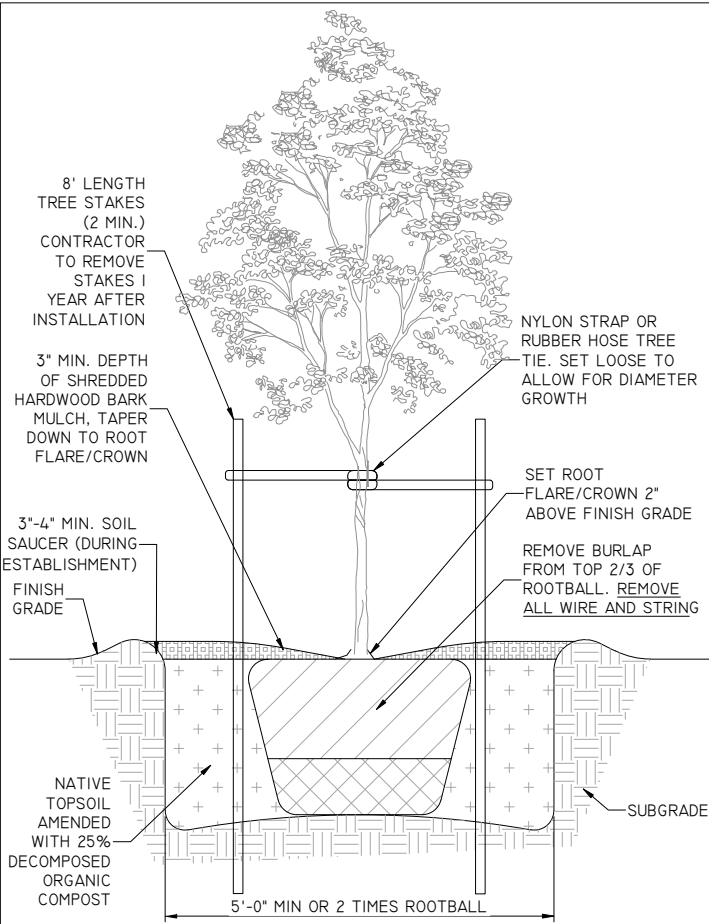
- NOTES:
- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE REQUIRED HORIZONTAL AND VERTICAL PIPE SEPARATION BETWEEN SEWER AND WATER PIPES. SEE DETAIL C/C820. VERTICAL CLEARANCES ARE MEASURED FROM OUTSIDE PIPE DIAMETER, HORIZONTAL CLEARANCES ARE MEASURED FROM PIPE CENTER.
- (D) SEE DETAIL D/C820 FOR PIPE BEDDING.
- (E) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (F) CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MEANS TO LOCATE NON-METALLIC WATER AND SEWER (SANITARY AND STORM) PER SPS 382.
- (G) PIPE LENGTHS PROVIDED ARE GIVEN TO CENTER OF STRUCTURE OR END OF END STRUCTURE.

DECIDUOUS TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Fall Fiesta® Sugar Maple	Acer saccharum 'Bailsta'	2" Cal.	B&B	6
	Parkland Pillar® Asian White Birch	Betula platyphylla 'Jefpark'	2" Cal.	B&B	10
	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	5
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Black Hills White Spruce	Picea glauca 'Densata'	6" Ht.	B&B	5
DECIDUOUS SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	3 gal.	Pot	26
	Little Devil™ Dwarf Ninebark	Physocarpus opulifolius 'Donna May'	3 gal.	Pot	4
PERENNIALS	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Fanal Astilbe	Astilbe x arendsii 'Fanal'	1 gal.	Pot	30
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	Pot	46
	Fireball Bee Balm	Monarda didyma 'Fireball'	1 gal.	Pot	3

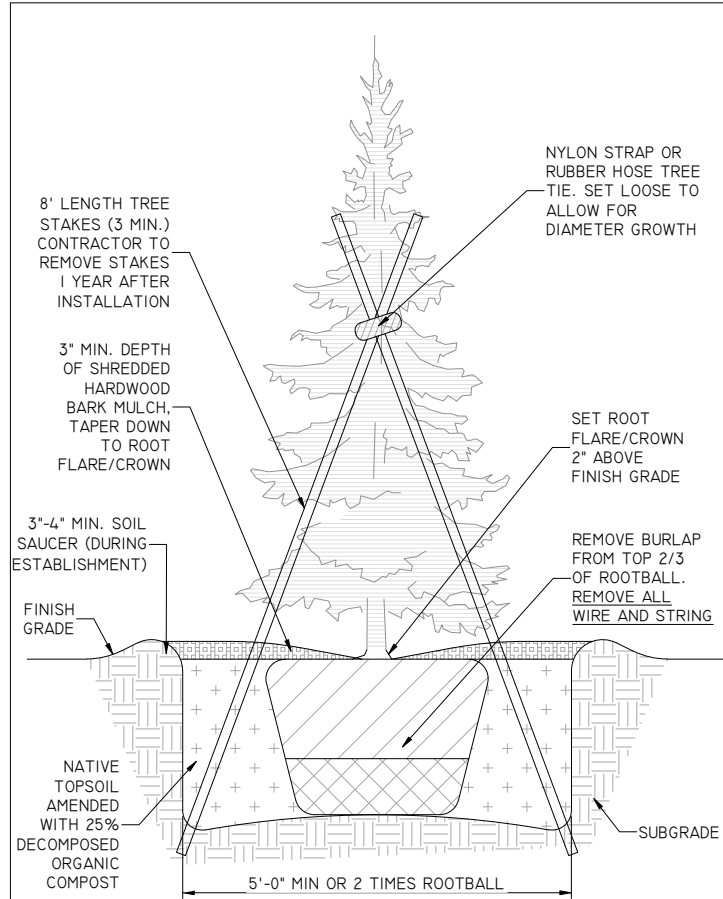
The site plan illustrates the layout of 21st Avenue, including proposed and existing features. Key elements include:

- Proposed Features:**
 - Parking:** A large parking area with 22 spaces, a 14-space lot, and a 14-space lot.
 - Landscaping:** Various tree symbols (e.g., 14", 18", 20", 24", 36", 42") and shrub symbols (e.g., 8", 10", 14", 18", 20", 24", 30", 36", 42") are distributed throughout the site.
 - Utility Structures:** Existing and proposed structures for water, gas, and sewer, including manholes (MH) and valves (V).
 - Other Features:** A proposed building footprint, a proposed parking lot, and a proposed parking lot.
- Existing Features:**
 - Sanitary Sewer (SS):** Existing lines and manholes.
 - Water (W):** Existing lines and manholes.
 - Gas (G):** Existing lines and manholes.
 - Electric (E):** Existing lines and manholes.
 - Other:** Existing structures, including a building and a parking lot.
- Notes:**
 - "EXISTING SAN MH RIM ELEV=1192.12 C(N)=1184.0 C(S)=1183.9"
 - "EXISTING SAN MH RIM ELEV=1196.01 8IN PVC(N-S)=1187.1"
 - "EXISTING SAN MH RIM ELEV=1194.31 12IN PVC(SW)=1189.3 8IN PVC(E)=1189.5"
 - "(FIELD VERIFY)"
 - "FFE = 1197.89"
 - "FFE = 1197.66"
 - "FFE = 1195.45"
 - "FFE = 1194.00"
 - "FFE = 1194.72"
 - "LOT & BLOCK SUPERSTATIONING SHOWN ELSEWHERE"

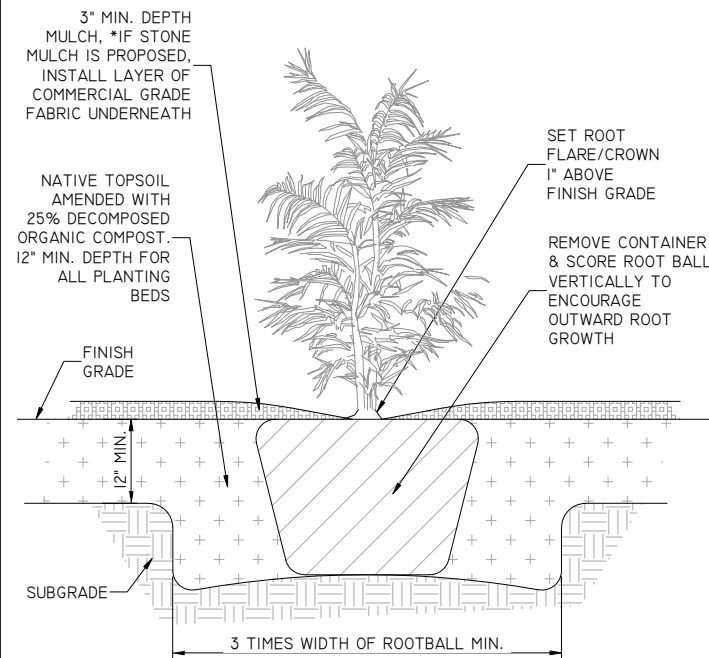
DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORI - BOARDWALK PARKING EXPANSION\DRAWING\4129-C400-LANDSCAPE.DWG LAYOUT: C401
PLOTTED: OCT 03, 2023 - 2:21PM PLOTTED BY: LOGANZ



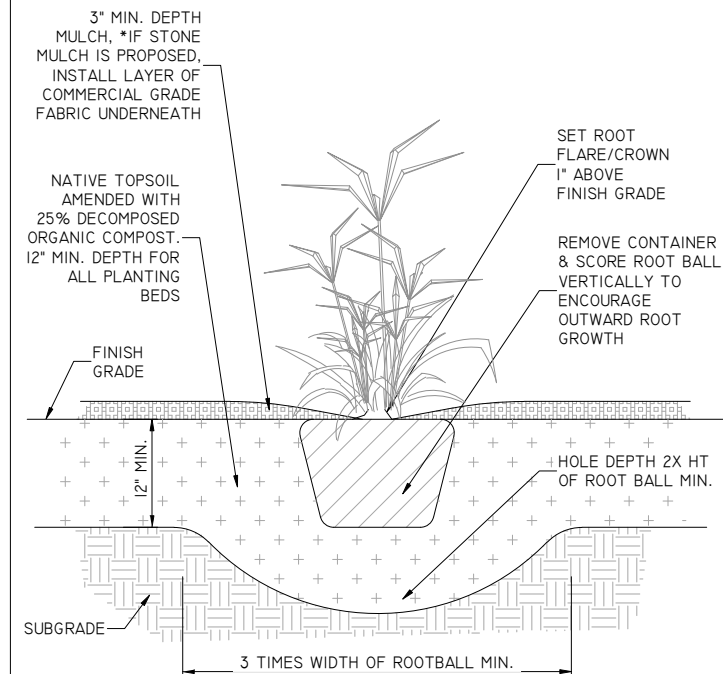
DECIDUOUS TREE - PLANTING DETAIL



EVERGREEN TREE - PLANTING DETAIL



SHRUB - PLANTING DETAIL



PERENNIAL - PLANTING DETAIL

GENERAL NOTES:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER, WITH A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER. WARRANTY EXPIRES AFTER FIRST FULL YEAR FOLLOWING PROJECT COMPLETION.
- LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 12" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.

KEYED NOTES

- SEED, FERTILIZER & MULCH (HYDROSEED) *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
- 6' DIAMETER WOOD MULCH TREE RING, 3'-4" DEPTH, DARK BROWN COLOR, *ALL TREES PLANTED WITHIN SOD AREAS.
- MULCH TO MATCH EXISTING ON SITE, 3'-4" DEPTH, IF STONE MULCH IS USED - COMMERCIAL GRADE WEED BARRIER FABRIC UNDERLAYMENT IS REQUIRED.
- ALUMINUM EDGING, CURV-RITE 200 SERIES, BRONZE COLOR, INSTALL PER MANUFACTURER SPECIFICATIONS.

PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Fall Fiesta® Sugar Maple	Acer saccharum 'Baista'	2' Cal.	B&B	6
	Parkland Pillar® Asian White Birch	Betula platyphylla 'Jefpark'	2' Cal.	B&B	10
	Swamp White Oak	Quercus bicolor	2' Cal.	B&B	5
EVERGREEN TREES	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Black Hills White Spruce	Picea glauca 'Densata'	6' Ht.	B&B	5
DECIDUOUS SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	QTY
	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	3 gal.	Pot	26
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	Fanal Astilbe	Astilbe x arendsii 'Fanal'	1 gal.	Pot	30
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	Pot	46
	Fireball Bee Balm	Monarda didyma 'Fireball'	1 gal.	Pot	3

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



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHKD	SURVEYED BY:	DESIGNED BY:LAZ	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY:JJB	CIVIL DATE: 10/03/23
				SURVEY APVD BY:	CIVIL APVD BY:JJB	DRAWN BY: KJS

LANDSCAPE NOTES & DETAILS
BOARDWALK PARKING EXPANSION
2111 STEWART AVE.
WAUSAU, WISCONSIN 54401



REI No. **4129**
SHEET **C401**

DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\PLANS\4129-C800-SITE DETAILS.dwg LAYOUT: C800
PLOTTED: OCT 03, 2023 - 2:22PM PLOTTED BY: LOGANZ

LIGHT DUTY

SURFACE COURSE (4 LT 58-28S)	1.5"
BINDER COURSE (4 LT 58-28S)	1.5"
BASE AGGREGATE	8"

HEAVY DUTY

SURFACE COURSE (4 LT 58-28S)	1.75"
BINDER COURSE (3 LT 58-28S)	2.25"
BASE AGGREGATE	8"

NOTES:
1. BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.
2. ASPHALT TO BE CONSIDERED LIGHT DUTY UNLESS SPECIFIED OTHERWISE.

A

C800

ASPHALT PAVEMENT

NTS

SEE SITE PLAN FOR DESIGNATION

B

C800

24" CURB & GUTTER /
24" REJECT CURB & GUTTER

NTS

SEE SITE PLAN FOR DESIGNATION

C

C800

24" MOUNTABLE CURB & GUTTER /
24" REJECT MOUNTABLE CURB & GUTTER

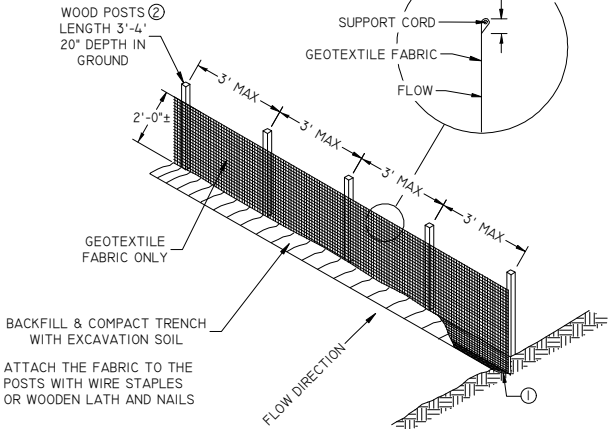
NTS

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PLOTTED: OCT 03, 2023 - 2:22PM PLOTTED BY: LOGANZ

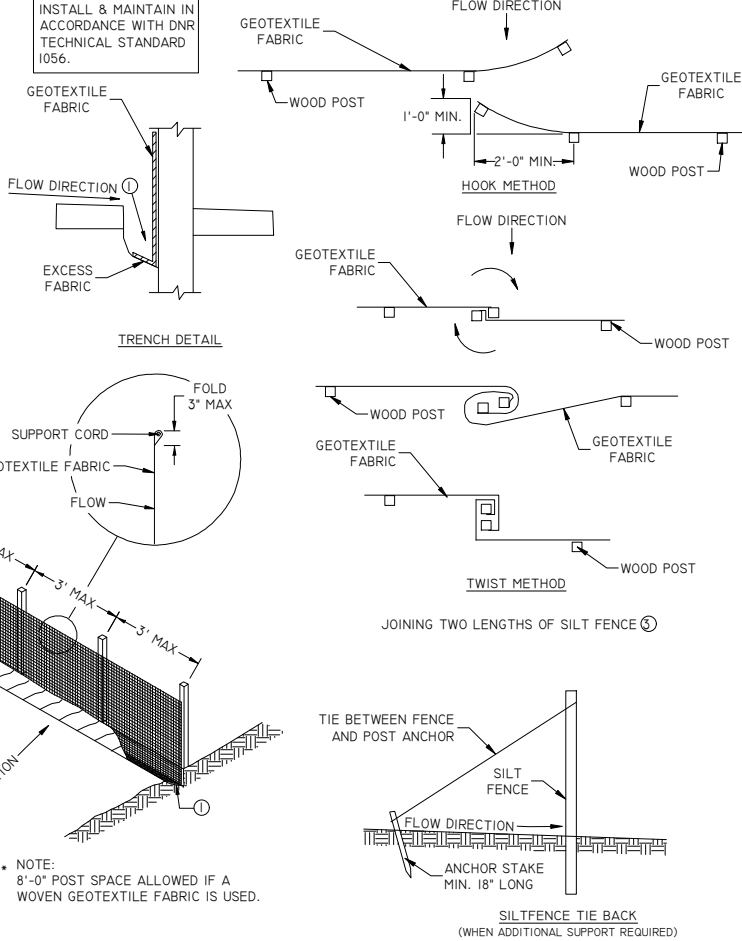
GENERAL NOTES:

- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL 7". COMPACT TRENCH WITH EXCAVATED SOIL.
- ② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- ③ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

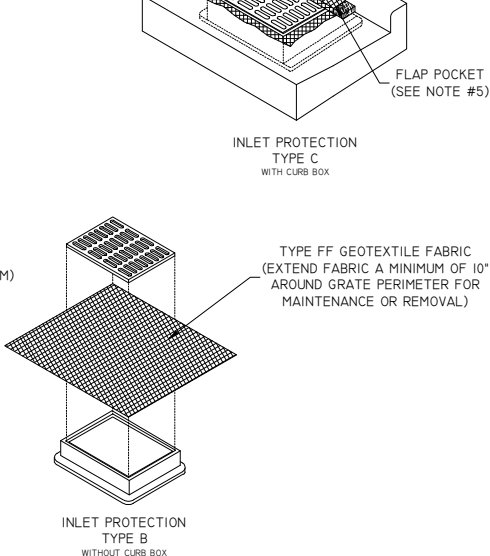
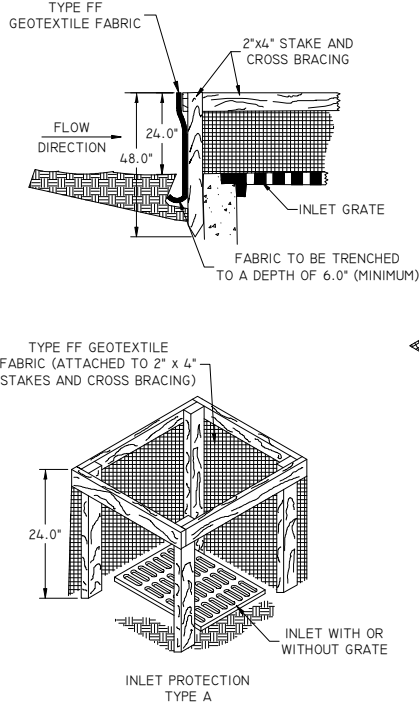


A
C810
SILT FENCE
NTS

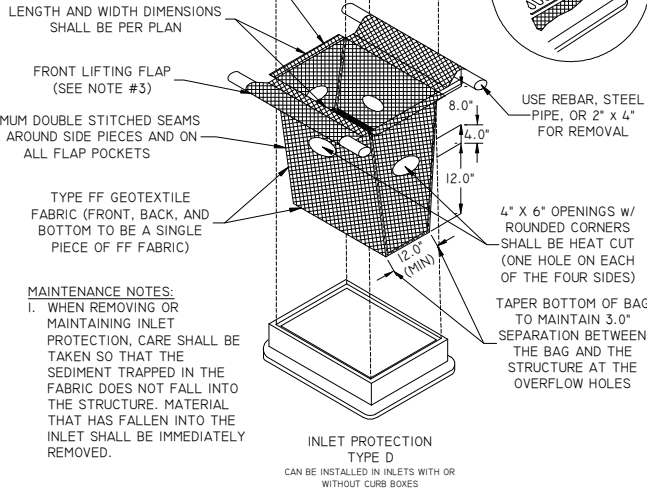


B
C810
INLET PROTECTION
NTS

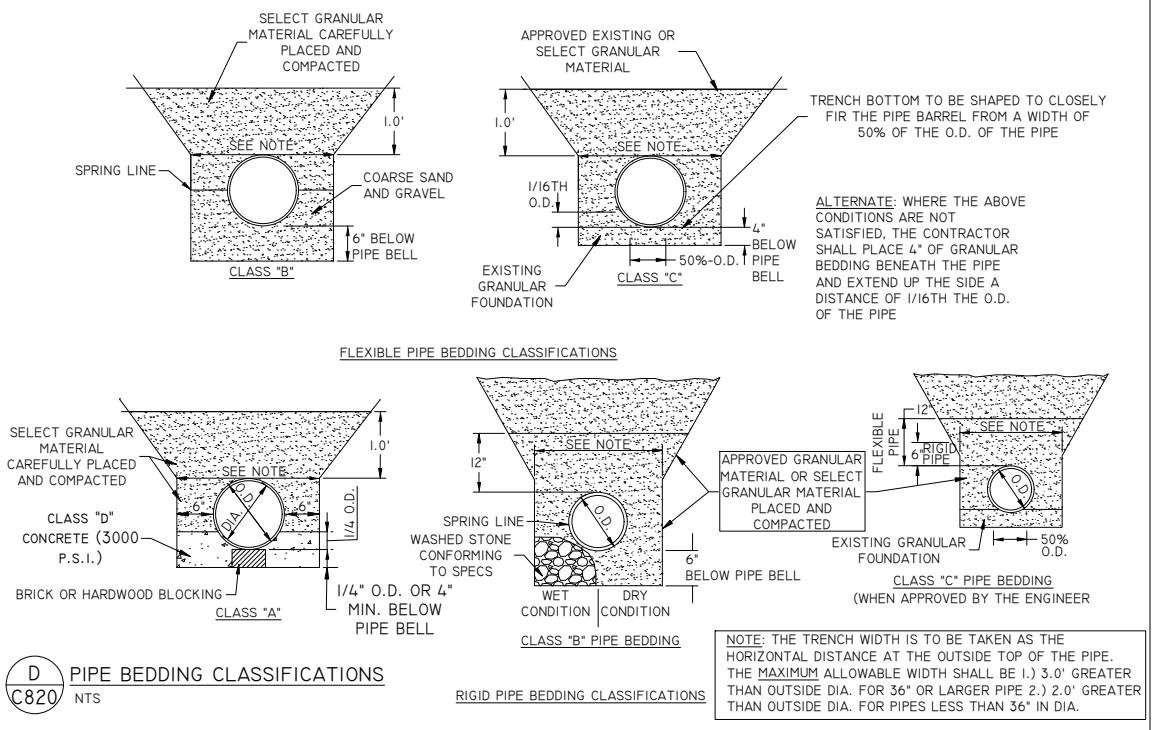
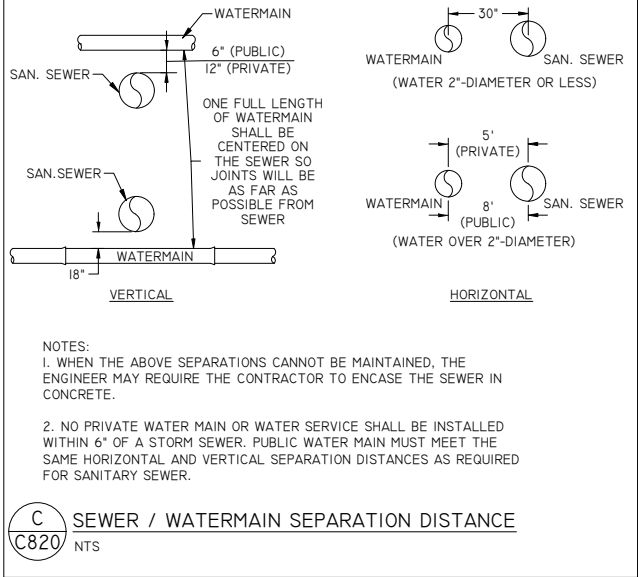
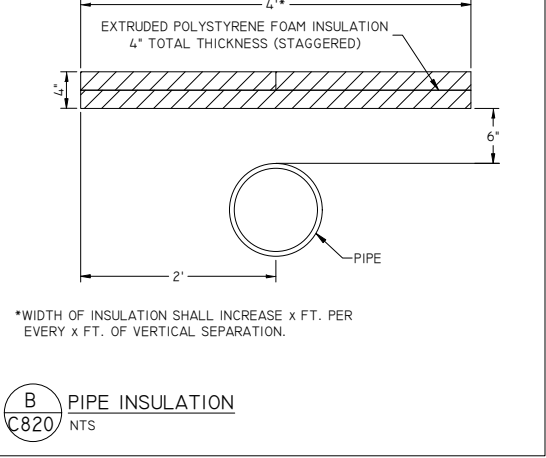
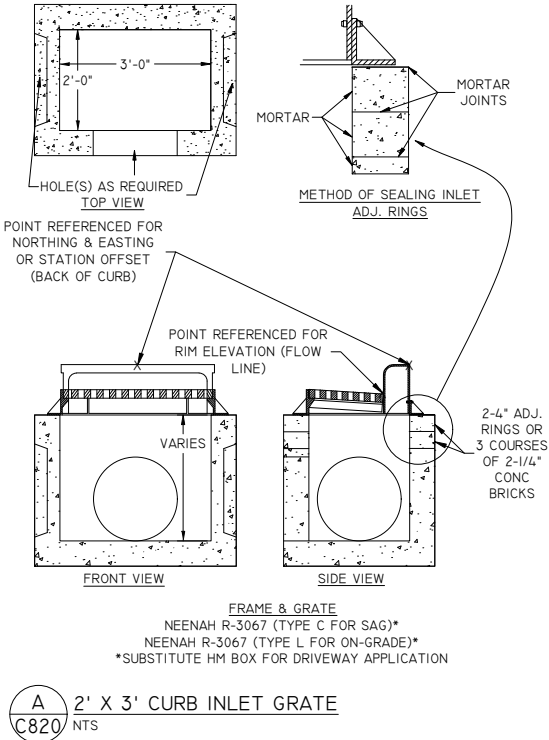
FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



- NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4" THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\4129-C820-UTILITY DETAILS.DWG LAYOUT: C820
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DATE	REVISION	BY	CHKD

SURVEYED BY:	DESIGNED BY: LAZ	SURVEY DATE:
SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 10/03/23
SURVEY APVD BY:	CIVIL APVD BY: JJB	DRAWN BY: LAZ

DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\4129-C900-SPECS.DWG LAYOUT: C900
PLOTTED: OCT 03, 2023 - 2:24PM PLOTTED BY: LOGANZ

GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, LIGHT POLES, HYDRANTS , ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.
10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
15. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL DEVICES.
16. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS. [HTTPS://DNR.WI.GOV/TOPI/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](https://DNR.WI.GOV/TOPI/STORMWATER/STANDARDS/CONST_STANDARDS.HTML)
17. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.
18. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND OWNER'S REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MODIFY WATER CONTENT OF THE MATERIAL AS NECESSARY TO OBTAIN SPECIFIED COMPACTION FOR ALL EMBANKMENT MATERIAL.
19. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE.
20. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.
21. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE REQUIREMENTS OF SECTION 208.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.
22. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A I-TO-I (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).
23. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SECTION 211 OF THE WISDOT STANDARD SPECIFICATIONS.
24. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
25. HOT MIX ASPHALT PAVEMENT SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 460 OF THE WISDOT STANDARD SPECIFICATIONS FOR PAVEMENT, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
26. CONCRETE PAVING SHALL CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO THE APPLICABLE REGULATIONS OF SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE MATERIAL SHALL BE TYPE A OR A-FA AS DEFINED WITHIN SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS WITH A DESIGN STRENGTH OF 4,500 PSI.
27. HDPE STORM SEWER SHALL BE CORRUGATED EXTERIOR WITH SMOOTH INTERIOR AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 294 TYPE S, ASTM F667, ASTM F405. END SECTIONS FOR CULVERTS SHALL BE OF THE SAME MATERIAL TYPE AS THE PIPE TO WHICH THE APRON END WALL WILL BE CONNECTED, EXCEPT STEEL END SECTIONS MAY BE USED FOR HDPE PIPE. INSTALL HDPE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 608 OF THE WISDOT STANDARD SPECIFICATIONS.
28. NON-PRESSURE POLYVINYL CHLORIDE PIPE SHALL BE SDR 35 OR SCHEDULE 40 PVC PIPE.
29. PIPE INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE LATEST EDITION OF THE WISCONSIN SEWER & WATER SPECIFICATIONS AND ALL CURRENT SUPPLEMENTAL SPECIFICATIONS AND ADDENDA.
30. PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.30(11)(C)2 AS REQUIRED BY SPS 382.30(11), SPS 382.36(7) & SPS 382.40(8).
31. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION. PAVEMENT MARKINGS PLACED WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 646 OF THE WISDOT STANDARD SPECS (EPOXY).
32. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.
33. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION.
34. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
35. ELEVATIONS SHOWN AT THE TOP AND BOTTOM OF WALL DEPICT THE EXPOSED WALL FACE. THESE ELEVATIONS DO NOT ACCOUNT FOR WALL FOOTING DESIGN.
36. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.





Memorandum

From: Brad Lenz
To: Plan Commission
Date: October 11, 2023
Subject: Expand Planned Unit Development zoning to 503 S. 22nd Ave and 514 S. 21st Ave

Introduction

REI Engineering, Inc., on behalf of 514 S. 21st Avenue, LLC, is proposing to expand PUD zoning south of the current Boardwalk on Stewart development at 2111 Stewart Avenue. The expanded PUD would include former street right-of-way from 21st and 22nd Avenues as well as a portion of the former alley between the two streets. It would also include a single-family lot (503 S. 22nd Ave.) and a portion of a single-family lot (514 S. 21st Ave). Both lots are owned by the developers. The house on 22nd Ave, which has been vacant for some time, would be razed, while the house on 21st Ave would remain.

The purpose of the zoning expansion is to provide additional parking, which the developers say is currently insufficient for the Boardwalk development and the commercial development next door (2205 Stewart Avenue). Below is an aerial view of the buildings.

Image 1. Aerial view of subject buildings, looking north.



The proposed plan (attached) shows additional parking perpendicular to the back of the commercial buildings, with a green space buffer to the nearby residences. Details of the landscaping, fencing, lighting, etc. will be reviewed during subsequent Specific Implementation Plan approval. The current action is to review the General Development Plan and whether the new properties should be brought into the PUD.

Included in the packet is a parking analysis done by the developers' team that shows the estimated number of parking stalls being provided and how that relates to the minimum and maximum parking standards in our zoning ordinance. The current parking provided is above the minimum required; the proposed additional parking would keep the total number of parking stalls under the maximum. The calculations include the three commercial buildings plus three "service vehicles" for each of the four military branches that rent space in the buildings.

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 ten criteria (below). Some of the criteria pertain more to establishment of a new PUD, while others relate more to the specific plans instead of the general plans.

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.

Staff does not see too many issues with the applicable criteria, particularly at this stage of the general development plan. Details provided in the next phase – specific implementation plan – will help provide further clarity on whether the applicable criteria are met.

Particularly relating to the comprehensive plan (referenced in #2 above), perhaps the most applicable objective is to maintain a harmonious balance of existing land uses. Under this objective, the effects of incompatible land uses should be mitigated from residential land uses. It is possible that with the changes being planned, there will be improved compatibility between the commercial and nearby residential uses.

Dear Department of Public Works Committee and Council members,

I am reaching out to express concerns about the vacation of 22nd Ave in front of 503 S. 22nd Ave for Ghidorzi Construction to expand their parking lot. We have been homeowners of 505 S. 22nd Ave since 2005. We have concerns about the proposal as we are surrounded on three sides by Ghidorzi property. When the Ghidorzi commercial buildings were first built on Stewart Ave, several homes were raised around us and our neighborhood lost character. Promises were made then of a solid fence and landscaping. The lighting was not as subdued as promised, it was later addressed and corrected. We have made multiple noise complaints because of the drive-through across our street. The young adults working at the restaurants never seem to leave the parking lot at 11pm when they close. The fence that was installed is open slat, not solid as was promised. Light spills through it, and trash frequently blows through it into our yard. The landscaping that was promised was a rock and a scrub shrub, that has never been maintained. The construction phase included an abandoned foundation that sat for months and was not fenced. Our street was an eyesore. When the open slat fence started going up, we were told that it was already purchased, and would not be changed. The boulevard across the street was not mowed and when I called the Ghidorzi property manager, he reported that it was not his to maintain. I called the city to encourage them to reach out to Ghidorzi Companies and met with someone in the property management office and it was finally addressed.

We are concerned because this new project as proposed includes a lot of promises. Our home is a mere 7 feet 6 inches from our property line. We do appreciate the proposed green space between our home and the proposed parking spaces. We want to be assured that any changes to this plan will be reviewed by us and include our input and approval. We have learned that last minute changes to Ghidorzi can and have happened without city approval. We have a history of being misled by Ghidorzi Company promises. We are concerned that the existing fence will just be recycled and moved over. We have concerns that the light and headlights of cars will be shining in our windows. We have concerns that our driveway will be the turnaround for the block as our street is dead-end. Our neighborhood is famous for frustrating drivers looking for a way to Stewart Avenue. We are concerned about losing trees. One of which was planted by the city to shield our view of the drive-thru for Jimmy Johns. The loss of trees greatly affects our privacy and the beauty of our street. We are hoping to save the maple that was planted at our request, as it is now well established. Another big concern is snow removal. Currently the city pushes snow to the end of our street. With the proposed ending of our street at our lot line, our house at the end of the block will barely have access when the snow is piled at the end of our street. We have invested a lot of money and energy making our little house a nice home. We have replaced the roof and windows and replaced the driveway. We have invested in our property and need our home's real value to reflect its recent reassessment and higher taxes. We would like the planning committees, the city of Wausau, and Ghidorzi Companies to guarantee that we as homeowners will not be slighted again.

We are concerned about the comfort and value of our home. We are asking that the proposed changes protect us from noise, traffic, and light pollution. We want our home to be as comfortable and valuable after these changes happen as it is now. We want to see every step of the proposed changes, and we would like an 8-foot solid fence (no slats) between us and our commercial neighbor the entire length of our property, and across the end of our street. This kind of planning has happened between The Peoples State Bank and the home behind their parking lot. That kind of fencing would provide privacy and security for our home. We are asking for actual landscaping in the proposed green space. A couple of trees would provide noise reduction and additional privacy. We are asking that Ghidorzi Companies be a

good neighbor and act with consideration to their neighbors. We will be asking Ghidorzi Companies to keep promises, and we are hopeful that you will too.

Sincerely,

Homeowners at 505 S. 22nd Avenue Wausau WI, 54401

Patrick Bacher and Richard Louze



Memorandum

From: William Hebert, Chief Inspector/Zoning Administrator
To: Plan Commission
Date: December 6, 2023
Subject: Zoning Code Amendments

Staff is recommending a few changes to the zoning code. In working through the code over the last few years we found some conflicts, some duplication, and areas that need further clarification or additional text. In addition, there are changes to comply with state legislation.

Some of the proposed changes include:

1. Honey bee language removed; approved by clerk/humane officer under WMC 8.08.011.
2. Changes to detached accessory buildings 23.03.28(2) brought over from building code.
3. Animal daycare – moved several districts from permitted to conditional use.
4. Outdoor display – moved several districts from permitted to conditional use.
5. Signs – Staff review for dual post signs instead of plan commission.
6. Signs – allow ornamental roof signs (allowed in previous zoning code).
7. Zoning petition requiring $\frac{3}{4}$ majority – Remove due to 2023 Wis. Act 16 created Wis. Stat. § 66.10015(3)(a) which would prohibit supermajority votes after 1/1/2025.
8. Remove accessory conditional uses in Downtown district (picnic table, seasonal decorations, etc.).

Plan commission will hold a public hearing on these changes. After the hearing a recommendation will be sent to common council for final approval.

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

ORDINANCE OF THE PLAN COMMISSION

Amending: Wausau Municipal Code § 23.02.51 – (NMU) Neighborhood Mixed Use Zoning District; Wausau Municipal Code § 23.02.52 – (SO) Suburban Office Zoning District; Wausau Municipal Code § 23.02.53 – (SMU) Suburban Mixed-Use Zoning District; Wausau Municipal Code § 23.02.54 – (UMU) Urban Mixed-Use Zoning District; Wausau Municipal Code § 23.02.55 – (DPMU) Downtown Periphery Mixed-Use Zoning District; Wausau Municipal Code § 23.02.56 – (DHMU) Downtown Historic Mixed-Use Zoning District; Wausau Municipal Code § 23.02.57 – (DRMU) Downtown High-Rise Mixed-Use Zoning District; Wausau Municipal Code § 23.02.60 – (LI) Light Industrial Zoning District; Wausau Municipal Code § 23.02.61 – (MI) Medium Industrial Zoning District; Wausau Municipal Code § 23.02.62 – (HI) Heavy Industrial Zoning District; Wausau Municipal Code § 23.03.05 – Table of land uses; Wausau Municipal Code § 23.03.10 – Commercial land uses; Wausau Municipal Code § 23.03.28 - Accessory land uses and structures; Wausau Municipal Code § 23.06.20 – Exterior lighting standards; Wausau Municipal Code § 23.09.05; Wausau Municipal Code § 23.09.11; Wausau Municipal Code § 23.10.31 – Zoning map amendment.

Committee Action:

Ordinance Number:

Fiscal Impact:

File Number:

Date Introduced:

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

The Common Council of the City of Wausau do ordain as follows:

Add (xxxxx)

Delete (xxxxx)

Section 1. That Wausau Municipal Code § 23.02.51 – (NMU) *Neighborhood Mixed Use Zoning District*, is hereby amended as follows:

23.02.51 – (NMU) Neighborhood Mixed Use Zoning District.

...

(2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Single family dwelling unit (15,000 square feet).
- (b) Single family dwelling unit (10,000 square feet).
- (c) Single family dwelling unit (7,000 square feet).
- (d) Single family dwelling unit (4,000 square feet).
- (e) Single family living arrangement.
- (f) Twin house (9,600 square feet).
- (g) Two-flat (7,000 square feet).
- (h) Townhouse (two to four units per building).
- (i) Apartments with limited commercial.
- (j) Mixed-use building.
- (k) Live/work unit.
- (l) Office.
- (m) Personal or professional service.
- (n) Indoor sales or service.
- ~~(o) Commercial animal boarding/daycare.~~
- (p) Bed and breakfast.
- ~~(q) Indoor maintenance service.~~
- ~~(r) Indoor institutional.~~
- ~~(s) Outdoor open space institutional.~~
- ~~(t) Passive outdoor recreation.~~
- ~~(u) Active outdoor recreation.~~
- ~~(v) Essential services.~~
- ~~(w) Community living arrangement (one to eight residents) meeting the requirements of section 23.03.12(7).~~
- (x) Cultivation.
- (y) Community garden.

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Duplex (9,600 square feet).
- (b) Multiplex (three to four units per building).
- (c) Apartment (three to four units per building).
- (d) Boarding house living arrangement.
- (e) Artisan Production Shop.
- (f) Physical Activity Studio.
- (g) Commercial Kitchen.
- (h) Restaurants, taverns, and indoor commercial entertainment.
- (i) Outdoor commercial entertainment.

- (j) Drive-through and in-vehicle sales or service.
- (k) Group daycare center.
- (l) Commercial animal boarding/daycare.
- (m) Vacation rental home.
- (n) Large scale public service and utilities.
- (o) Off-site parking lot.
- (p) Off-site structured parking.
- (q) Communication tower.

...

Section 2. That Wausau Municipal Code § 23.02.52 – (SO) Suburban Office Zoning District, is hereby amended as follows:

23.02.52 – (SO) Suburban Office Zoning District.

...

(2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Single family living arrangement.
- (b) Mixed-use building.
- (c) Office.
- (d) Personal or professional service.
- (e) Indoor sales or service.
- (f) Outdoor display.
- (g) Artisan production shop.
- (h) Restaurants, taverns, and indoor commercial entertainment.
- (i) Drive-through and in-vehicle sales or service.
- (j) Group daycare center.
- (k) Commercial animal boarding/daycare.
- (l) Indoor maintenance service.
- (m) Indoor institutional.
- (n) Outdoor open space institutional.
- (o) Passive outdoor recreation.
- (p) Active outdoor recreation.
- (q) Essential services.

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Outdoor display.
- (b) Physical activity studio.
- (c) Commercial kitchen.
- (d) Outdoor commercial entertainment.
- (e) Commercial animal boarding/daycare.
- (f) Commercial indoor lodging.
- (g) Water-related recreation.
- (h) Community living arrangement (nine to 15 residents) meeting the requirements of section 23.03.12(8).
- (i) Community living arrangement (16+ residents) meeting the requirements of section 23.03.12(9).
- (j) Transit center.
- (k) Off-site parking lot.

- (jl) Off-site structured parking.
- (km) Communication tower.
- (ln) Cultivation.
- (mo) Community garden.
- (np) Market garden.

...

Section 3. That Wausau Municipal Code § 23.02.53 – (SMU) Suburban Mixed-Use Zoning District, is hereby amended as follows:

23.02.53 – (SMU) Suburban Mixed-Use Zoning District.

...

(2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Single family living arrangement.
- (b) Apartments with limited commercial.
- (c) Mixed-use building.
- (d) Live/work unit.
- (e) Office.
- (f) Personal or professional service.
- (g) Indoor sales or service.
- ~~(h) Outdoor display.~~
- (ih) Artisan production shop.
- (ji) Physical activity studio.
- (kj) Commercial kitchen.
- (lk) Restaurants, taverns, and indoor commercial entertainment.
- ~~(ml) Drive-through and in-vehicle sales or service.~~
- ~~(nm) Group daycare center.~~
- ~~(o) Commercial animal boarding/daycare.~~
- ~~(pn) Indoor maintenance service.~~
- ~~(qo) Indoor institutional.~~
- ~~(rp) Outdoor open space institutional.~~
- (sq) Passive outdoor recreation.
- (tr) Active outdoor recreation.
- ~~(us) Essential services.~~
- (vt) Community living arrangement (one to eighty residents) meeting the requirements of section 23.03.12(7).
- ~~(wu) Bed and breakfast.~~

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Outdoor display.
- ~~(ab) Outdoor commercial entertainment.~~
- (c) Commercial animal boarding/daycare.
- ~~(bd) Commercial indoor lodging.~~
- ~~(ee) Vehicle sales.~~
- ~~(df) Vehicle service and repair.~~
- ~~(eg) Water-related recreation.~~
- ~~(fh) Large scale public services and utilities.~~
- (gl) Community living arrangement (nine to 15 residents) meeting the requirements of section

- 23.03.12(8).
- (h) Community living arrangement (16+ residents) meeting the requirements of section 23.03.12(9).
- (ik) Transit center.
- (jl) Off-site parking lot.
- (km) Off-site structured parking.
- (ln) Communication tower.
- (mo) Cultivation.
- (np) Community garden.
- (oq) Market garden.

...

Section 4. That Wausau Municipal Code § 23.02.54 – *(UMU) Urban Mixed-Use Zoning District*, is hereby amended as follows:

23.02.54 – (UMU) Urban Mixed-Use Zoning District.

...

(2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Existing single-family or two-family land use (as of the adoption of this Code).
- (b) Townhouse two to four units.
- (c) Townhouse five to eight units.
- (d) Multiplex three to four units.
- (e) Multiplex five to eight units.
- (f) Apartments three to four units.
- (g) Apartments five to eight units.
- (h) Apartments nine to 12 units.
- (i) Apartments 13 to 16 units.
- (j) Apartments 17 to 20 units.
- (k) Single family living arrangement.
- (l) Apartments with limited commercial.
- (m) Mixed-use building.
- (n) Live/work unit.
- (o) Office.
- (p) Personal or professional service.
- (q) Indoor sales or service.
- ~~(r) Outdoor display.~~
- (sr) Artisan production shop.
- (ts) Physical activity studio.
- (ut) Commercial kitchen.
- (vu) Restaurants, taverns, and indoor commercial entertainment.
- (wv) Drive-through and in-vehicle sales or service.
- (xw) Group daycare center.
- (yx) Indoor maintenance service.
- (zy) Water-related recreation.
- (aaz) Indoor institutional.
- (bbaa) Outdoor open space institutional.
- (eebb) Passive outdoor recreation.
- (ddcc) Active outdoor recreation.

(eedd) Essential services.

(ffee) Community living arrangement (one to eight residents) meeting the requirements of section 23.03.12 (7). ~~(ggg) Bed and Breakfast.~~

~~(ggff)~~ Bed and breakfast.

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

(a) Apartments 21 to 36 units.

(b) Roommate living arrangement (four+ units).

(c) Boarding house living arrangement.

(d) Outdoor display.

~~(de)~~ Outdoor commercial entertainment.

(f) Commercial animal boarding/daycare.

(eg) Commercial indoor lodging.

(fh) Vehicle sales.

(gi) Vehicle service and repair.

(hj) Community living arrangement (nine to 15 residents) meeting the requirements of section 23.03.12(8).

(ik) Community living arrangement (16+ residents) meeting the requirements of section 23.03.12(9).

(jl) Institutional residential (assisted living).

(km) Production greenhouse.

(hn) Indoor food cultivation and farming.

~~(mo)~~ Transit center.

~~(np)~~ Off-site parking lot.

~~(oq)~~ Off-site structured parking.

~~(pr)~~ Communication tower.

~~(qs)~~ Cultivation.

~~(rt)~~ Community garden.

~~(su)~~ Market garden.

...

Section 5. That Wausau Municipal Code § 23.02.55 – (DPMU) Downtown Periphery Mixed-Use Zoning District, is hereby amended as follows:

23.02.55 – (DPMU) Downtown Periphery Mixed-Use Zoning District.

...

(2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

(a) Apartments nine to 12 units.

(b) Apartments 13 to 16 units.

(c) Apartments 17 to 20 units.

(d) Apartments 21 to 36 units.

(e) Apartments 37+ units.

(f) Single family living arrangement.

(g) Apartments with limited commercial.

(h) Mixed-use building.

(i) Live/work unit.

(j) Office.

- (k) Personal or professional service.
- (l) Indoor sales or service.
- ~~(m) Outdoor display.~~
- ~~(mm)~~ Artisan production shop.
- ~~(on)~~ Physical activity studio.
- ~~(po)~~ Commercial kitchen.
- ~~(qp)~~ Restaurants, taverns, and indoor commercial entertainment.
- ~~(rq)~~ Group daycare center.
- ~~(sr)~~ Indoor maintenance service.
- ~~(ts)~~ Indoor institutional.
- ~~(tt)~~ Outdoor open space institutional.
- ~~(vu)~~ Passive outdoor recreation.
- ~~(wv)~~ Active outdoor recreation.
- ~~(xw)~~ Essential services.
- ~~(yx)~~ Community living arrangement (one to eight residents) meeting the requirements of section 23.03.12 (7).
- ~~(zy)~~ Bed and breakfast.

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Roommate living arrangement (four+ units).
- (b) Boarding house living arrangement.
- (c) Outdoor commercial entertainment.
- (d) Drive-through and in-vehicle sales or services.
- (e) Commercial animal boarding/daycare.**
- (ef) Commercial indoor lodging.
- (fg) Water-related recreation.
- (gh)** Community living arrangement (nine to 15 residents) meeting the requirements of section 23.03.12(8).
- (hi)** Community living arrangement (16+ residents) meeting the requirements of section 23.03.12(9).
- (ij)** Institutional residential (assisted living).
- (jk) Transit center.
- (kl) Off-site parking lot.
- ~~(lm)~~ Off-site structured parking.
- ~~(mn)~~ Communication tower.
- ~~(no)~~ Cultivation.
- ~~(op)~~ Community garden.
- ~~(pq)~~ Market garden.

...

Section 6. That Wausau Municipal Code § 23.02.56 – (DHMU) *Downtown Historic Mixed-Use Zoning District*, is hereby amended as follows:

23.02.56 – (DHMU) Downtown Historic Mixed-Use Zoning District.

...

(2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Single family living arrangement.

- (b) Apartments with limited commercial.
- (c) Mixed-use building.
- (d) Live/work unit.
- (e) Office.
- (f) Personal or professional service.
- (g) Indoor sales or service.
- ~~(h) Outdoor display.~~
- (h) Artisan production shop.
- (j) Physical activity studio.
- (k) Commercial kitchen.
- (k) Restaurants, taverns, and indoor commercial entertainment.
- (l) Bed and breakfast.**
- (m) Indoor maintenance service.
- (n) Indoor institutional.
- (o) Outdoor open space institutional.
- (p) Passive outdoor recreation.
- (q) Active outdoor recreation.
- (r) Essential services.

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Roommate living arrangement (four+ units).
- (b) Boarding house living arrangement.
- (c) Outdoor Commercial entertainment.
- (d) Group daycare center.
- (e) Commercial animal boarding/daycare.**
- (ef) Commercial indoor lodging.
- ~~(fg)~~ Water-related recreation.
- (gh) Transit center.
- (hi) Off-site parking lot.
- (ij) Off-site structured parking.
- ~~(jk)~~ Communication tower.
- (kl) Cultivation.
- ~~(lm)~~ Community garden.
- ~~(mn)~~ Market garden.

...

Section 7. That Wausau Municipal Code § 23.02.57 – (DRMU) *Downtown High-Rise Mixed-Use Zoning District*, is hereby amended as follows:

23.02.57 – (DRMU) Downtown High-Rise Mixed-Use Zoning District.

...

(2) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Single family living arrangement.
- (b) Apartments with limited commercial.
- (c) Mixed-use building.
- (d) Live/work unit.
- (e) Office.
- (f) Personal or professional service.

- (g) Indoor sales or service.
- ~~(h) Outdoor display.~~
- (ih) Artisan production shop.
- (ji) Physical activity studio.
- (kj) Commercial kitchen.
- (lk) Restaurants, taverns, and indoor commercial entertainment.
- ~~(ml)~~ Indoor maintenance service.
- ~~(nm)~~ Indoor institutional.
- (on) Outdoor open space institutional.
- (po) Passive outdoor recreation.
- (qp) Active outdoor recreation.
- ~~(rq)~~ Essential services.

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Apartments 21 to 36 units.
- (b) Apartments 37+ units.
- (c) Roommate arrangement (four+ units)
- (d) Outdoor commercial entertainment.
- (e) Drive-through and in-vehicle sales or service.
- (f) Group daycare center.
- (g) Commercial animal boarding/daycare.
- (gh) Commercial indoor lodging.
- (hi) Water-related recreation.
- (ij) Transit center.
- (jk) Off-site parking lot.
- (kl) Off-site structured parking.
- ~~(lm)~~ Communication tower.
- ~~(mn)~~ Cultivation.
- (no) Community garden.
- (op) Market garden.

...

Section 8. That Wausau Municipal Code § 23.02.60 – (LI) *Light Industrial Zoning District*, is hereby amended as follows:

23.02.60 – (LI) Light Industrial Zoning District.

...

(3) *Principal uses permitted as conditional use.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Commercial animal boarding/daycare.
- ~~(ab)~~ Vehicle service and repair.
- ~~(bc)~~ Large scale public services and utilities.
- ~~(cd)~~ Production greenhouse.
- ~~(de)~~ Indoor food production and processing.
- ~~(ef)~~ Personal storage facility.
- ~~(fg)~~ Transit center.
- ~~(gh)~~ Distribution center.
- ~~(hi)~~ Off-Site Parking Lot.
- (i) Off-site structured parking.

- (jk) Communication tower.
- (kl) Cultivation.
- (lm) Community garden.

...

Section 9. That Wausau Municipal Code § 23.02.61 – (MI) *Medium Industrial Zoning District*, is hereby amended as follows:

23.02.61 – (MI) Medium Industrial Zoning District.

...

(3) *Principal uses permitted by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Office.
- (b) Personal or professional service.
- (c) Outdoor display
- (d) Artisan production shop.
- (e) Commercial kitchen.
- (f) Indoor maintenance service.
- (g) Commercial animal boarding/daycare.
- (gh) Vehicle service and repair.
- (hi) Outdoor open space institutional.
- (ij) Passive outdoor recreation.
- (jk) Essential services.
- (kl) Light industrial.
- (lm) Indoor storage and wholesaling.

...

Section 10. That Wausau Municipal Code § 23.02.62 – (HI) *Heavy Industrial Zoning District*, is hereby amended as follows:

23.02.62 – (HI) Heavy Industrial Zoning District.

...

(3) *Principal uses permitted as by right.* Refer to article III for detailed definitions and requirements for each of the following land uses.

- (a) Office.
- (b) Personal or professional service.
- (c) Outdoor display.
- (d) Artisan production shop.
- (e) Commercial kitchen.
- (f) Commercial animal boarding/daycare.
- (fg) Indoor maintenance service.
- (gh) Outdoor maintenance service.
- (hi) Vehicle service and repair.
- (ij) Outdoor open space institutional.
- (jk) Passive outdoor recreation.
- (kl) Essential services.

Section 12. That Wausau Municipal Code § 23.03.10 – *Commercial land uses*, is hereby amended as follows:

23.03.10 – Commercial land uses.

...

(4) *Outdoor display*: Land uses where the sale and display of merchandise or equipment is conducted outside of an enclosed building on more than a temporary basis. Examples include, but are not limited to, outdoor garden centers, outdoor recreation equipment sales, monument sales, flea markets, and manufactured and mobile housing sales. If the permanent Outdoor Display area is less than ~~one~~ **five** percent of the indoor building floor area and is secondary to an Indoor Sales or Service use, such use shall instead be considered Incidental Outdoor Display under section 23.03.28(17). Outdoor Display on a temporary basis shall be regulated by Temporary Outdoor Sales under section 23.03.30(2).

...

Section 13. That Wausau Municipal Code § 23.03.28 - *Accessory land uses and structures*, is hereby amended as follows:

23.03.28 – Accessory land uses and structures.

(1) *Minor accessory structures and obstructions*: Structures are those features that are generally less than 16 feet in **height** ~~high~~ and less than 120 ~~sf~~ **square foot** in area and which, in the opinion of the Zoning Administrator, are similar in size, character and function to those listed. Obstructions are those features that are integral to or otherwise permanently attached to the principal structure. Other integral or attached features, which in the opinion ~~on~~ **of** the Zoning Administrator are not similar to those listed in this table, shall comply with the principal building setbacks.

Regulations:

- (a) All items must stay out of the vision triangle.
- (b) There are no screening or design requirements for Minor Accessory Structures.
- (c) The Zoning Administrator, Building Official, and Fire Marshall may alter any of these standards and/or impose additional requirements as necessary to achieve compliance with other codes and/or to protect the health and safety of persons on the subject property or adjoining properties.

Minor Accessory Structures Permitted in Required Yard Setbacks				
Minor Accessory Structures and Obstructions	Front Setbacks	Side Setbacks	Rear Setbacks	Limitations
Structures				
...	...	...	...	...
Seasonal Decorations	✓	✓	✓	Not displayed longer than 90 days.

...	...	...	...	...
-----	-----	-----	-----	-----

- (2) *Detached accessory building*: Detached buildings accessory to a residential use including but not limited to buildings used to shelter parked passenger vehicles (including garages) and workshops, greenhouses, boathouses, and pool houses.

Regulations

(a) One total detached accessory building shall be permitted by right. Attached garages shall not count toward this total.

1. A conditional use permit (section 23.10.32) shall be required for any additional detached accessory building beyond one.

(b) ~~A combined total of 1,200 square feet of gross floor area of all detached accessory building on the property is permitted by right. For lots larger than one acre, the maximum permitted combined total of gross floor area of all detached accessory building on the property shall be increased by one square foot for every 100 square feet of lot area over one acre. In no instance shall the detached accessory building area exceed the ground floor area of the principal building used for residence. An individual detached accessory building shall not exceed 900 square feet of gross floor area. If additional square footage is necessary, then approval from the Building Advisory Board must be obtained in accordance with WMC title 15.~~ Total of all garage area, attached and/or detached for dwellings containing less than 3,200 square feet of total floor area shall not exceed 900 square feet.

(c) Total of all garage areas, attached and/or detached for dwellings containing 3,200 square feet or more of total floor area shall not exceed 1,200 square feet.

(d) Total area of detached garages shall not exceed 900 square feet.

(ee) See article II for detached accessory building maximum building heights.

(df) Detached accessory buildings are permitted in the rear yard and side yards only. (Detached garages are not permitted in waterfront yards.)

The construction of said garages must be architecturally compatible with that of the principal building. Private garages in excess of the above mentioned square footage may be constructed with prior approval of the Building Advisory Board.

...

- (8) *Residential apiary*: The assembly of one or more colonies of honey bees on a single residential lot.

(a) Hives may be located only on lots with an occupied residential dwelling unit.

(b) See Wausau City Code of Ordinances § 8.08.011 for additional regulations and requirements.

(b) ~~No more than six hives shall be located on a lot.~~

(c) ~~No hive shall exceed 20 cubic feet in volume.~~

(d) ~~No hive shall be located closer than three feet from any property line.~~

(e) ~~No hive shall be located closer than ten feet from a public sidewalk or 25 feet from a principal building on an abutting lot.~~

(f) ~~A constant supply of water shall be provided for all hives.~~

(g) ~~A flyway barrier at least six feet in height shall shield any part of a property line that is within 25 feet of a hive. The flyway barrier shall consist of a wall, fence, dense vegetation or a combination thereof and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded.~~

(h) The owner, operator, or tenant shall obtain a conditional use permit from the City.

(i) ~~Honey bee colonies shall be kept in hives with removable frames, which frames shall be kept in sound and usable condition.~~

~~(j) Hives shall be continuously managed to provide adequate living space for their resident honey bees in order to control swarming.~~

~~(k) In any instance in which a colony exhibits unusual aggressive behavior (such as such as stinging without provocation or attacking without provocation), it shall be the duty of the beekeeper to promptly implement appropriate actions to address the behavior. If requeening is required, queens shall be selected from European stock bred for gentleness and non-swarming characteristics.~~

~~(l) Fruit trees and other flowering trees located on the site of an apiary shall not be sprayed, while in full bloom, with any substance which is injurious to honey bees.~~

...

Section 14. That Wausau Municipal Code § 23.06.20 – *Exterior lighting standards*, is hereby amended as follows:

23.06.20 – Exterior lighting standards.

...

(5) Exterior lighting requirements.

...

(d) Fixtures and luminaries.

1. Outdoor lighting shall be full cut-off fixtures and downward facing and no direct light shall transmit onto adjacent properties.

a. Exempt from this requirement are decorative light fixtures with frosted glass lamps, and any fixtures using a light bulb with a factory-rated light output of 1,700 lumens or less, including 100-watt incandescent bulbs and 100-watt-equivalent compact florescent bulbs.

b. Exempt from this requirement are intensive outdoor recreation uses.

...

Section 15. That Wausau Municipal Code § 23.09.05 – *Definitions and rules related to sign groups, sign categories, and sign types*, is hereby amended as follows:

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

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

Definitions and rules related to the permanent business signs group:

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

Permanent business signs in a sign group containing various sign categories and sign types that a business is eligible to use. Permanent business signs include the following sign categories: freestanding signs, on-building signs, pedestrian signs, and daily notice signs. See Figure 23.09.11a for additional rules for permanent business signs related to zoning districts.

(a) *Freestanding sign category*. A sign permanently...

...

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

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

...

6. *Ornamental roof sign*. Signs mounted on an ornamental roof or other similar projections where the total projection into the public airspace does not exceed eighteen (18) inches.

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

...

Section 16. That Wausau Municipal Code § 23.09.11 – *Permitted sign rules*, is hereby amended as follows:

23.09.11 – Permitted sign rules.

(1) Signs shall be allowed on private property in the City in accordance with Figures 23.09.11a through 23.09.11d, which address permitted signage as it relates to permits, quantity, area, location, lighting, and zoning districts. The requirements set forth in Figures 23.09.11a through 23.09.11d shall be declared to be part of this title.

(a) The rules for permanent business signs are located in Figure 23.09.11a.

Figure 23.09.11a: Permanent Business Sign Group ²							Sign Area and Height Maximums for Zoning Districts:				.
...											.
Sign Categories and Sign Types	Sign Permit Required and Approver	Number of Signs Allowed	Sign Locatio ns Allowe d	Sign Face Materia ls Allowe d	Sign Lighting Allowed	Sign Area Formu la	1 and 2 Family Residenti al	Multi- family Residenti al	Non- Residenti al and Mixed Used	Downto wn	.
							RH-35, SR-2, SR-3, SR-5, SR-7, MH-7, DR-8, TF-10	TRD-12, MRL-12, MRM- 20, MRH-50	I, NMU, UMU, SO, SMU, DPMU, RP, LI, MI, HI, IOS, IOC, AO, EX	DHMU, DRMU	.

[illegible]

...

Figure 23.09.11c: Permanent Miscellaneous Sign Group ²		Sign Area and Height Maximums for Zoning Districts				...
Sign Categories and Sign Types	...	1 and 2 Family Residential	Multi-Family Residential	Non-Residential and Mixed-Use	Downtown	
		RH-35, SR-2, SR-3, SR-5, SR-7, MH-7, DR-8, TF-10	TRD-12, MRL-12, MRM-20, MRH-50	I, NMU, UMU, SO, SMU, DPMU, RP, LI, MI, HI, IOS, IOC, AO, EX	DHMU, DRMU	
A. City- Required Sign Category ^{1, 2, 6}						...
...	...	...	...	...	...	
3. On-Site Warning Sign ^{1, 2, 6}	...	6 sf max area 6 ft. max post mounted height 6 ft. max building or fence height				
4. On-Site Directional Sign ^{1, 2, 6, 10}		6 sf max area ¹⁰ 6 -4 ft. max post mounted height 6 ft max building or fence height				
...	...	...	...	...	...	

...

Section 17. That Wausau Municipal Code § 23.10.31 – *Zoning map amendment*, is hereby amended as follows:

23.10.31 – Zoning map amendment.

...

(8) *Review and action by the Common Council.*

(a) The Common Council shall consider the recommendation of the Plan Commission regarding the proposed amendment. The Common Council may request further information and/or additional reports from the Plan Commission, Zoning Administrator and/or City Planner, the applicant, and/or any other entity as it sees fit.

(b) The Common Council may approve the amendment as originally proposed, may approve the proposed amendment with modifications, or may deny approval of the proposed amendment.

(c) If the Common Council wishes to make significant changes in the proposed amendment to the Official Zoning Map, the procedure set forth in Wis. Stats. § 62.23(7)(d) shall be followed prior to Common Council action. Any action to amend the Official Zoning Map requires a simple majority vote of the Common Council, except that as provided in Wis. Stats. § 66.10015(3)(a). in case of adverse recommendation by the Plan Commission or of a protest against such change signed and acknowledged by the owners of 20 percent or of more of the land area:

i. ~~Included within the proposed amendment;~~ or

- ~~ii. Immediately adjacent extending 100 feet from the proposed rezoning; or~~
- ~~iii. Directly opposite from the petitioner's extending 100 feet from the street frontage of such opposite land.~~

~~Such amendment shall not be passed, except by a three-fourths vote of all members of the Common Council. The Common Council's approval of the requested amendment shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed amendment.~~

Section 18. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 19. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

Katie Rosenberg, Mayor

Attest:

Kaitlyn A. Bernarde, Clerk