



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Infrastructure & Facilities Committee
DATE/TIME: Thursday, March 12, 2026 at 5:15 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Chad Henke (C) Lou Larson (VC)
Tom Neal Sarah Watson
Michael Martens

1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.

2 Consideration of the minutes of the preceding meeting(s).

February 12, 2026 Regular Infrastructure and Facilities Minutes

3 Discussion and possible action.

- a. Parking restrictions on S. 9th Ave between Thomas Street and Chellis Street, S. 10th Ave between Thomas Street and Chellis Street, and Bopf Street between S. 9th Ave and S. 10th Ave.
- b. Proposed 2027 Street Construction Projects and 5 Year Plan
- c. Amended and Restated Parking Agreement with 11 Scott Street, LLC for 11 Scott Street (aka Riverside Place)
- d. Transportation Project Plat for Project 370-40-40, Grand Avenue Signal Replacements, Sturgeon Eddy Road and Townline Rd

4 Discussion.

5 Adjournment.

Chad Henke, Chair

NOTICE POSTED AT CITY HALL (407 GRANT STREET) AND TRANSMITTED TO THE OFFICIALLY DESIGNATED NEWSPAPER

DATE: 03/06/2026
TIME: 12:00pm
POSTED BY: Kristy Stoerzer



This meeting can be viewed on YouTube and Channel 981 on Cable TV

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City of Wausau
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OFFICIAL MINUTES
REGULAR MEETING

MEETING: Infrastructure & Facilities Committee
DATE/TIME: Thursday, February 12, 2026 at 5:15 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Chad Henke (C) Lou Larson (VC)
Tom Neal Sarah Watson
Michael Martens

Members Present: Chad Henke, Lou Larson, Tom Neal, Michael Martens, Sarah Watson
Members Not Present:
Members Excused:
Present 5, Not Present 0, Excused 0

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:15 PM.

1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.

Chair Henke read the public comment statement.

Nicole Radtke, 1203 S 9th Ave, appeared due to parking issues by Holy Name Church. They have been parking illegally for years, blocking driveways, parking close to stop signs, among other issues. She has talked with the cops about this issue. They only issued tickets once. The Pastor agrees it is a problem and more things need to happen. She has even gone to the news. Her ultimate goal is to have no parking on one side of the street, so drivers can enter the intersection without worries of being T-boned or in an accident in general.

Michael Haroldson, 1812 Merrill Ave, appeared on behalf of 223 Myron Street, to let the committee know they are willing to sell.

2 Consideration of the minutes of the preceding meeting(s).

January 8, 2026 Regular Infrastructure and Facilities Minutes

Motion by Alderperson Watson, seconded by Alderperson Neal, to Approve. Motion Passed 5-0.

3 Discussion and possible action.

a. State/Municipal Financial Agreement for Business 51 Stewart Ave to County Highway U

Wesolowski was contacted by the DOT. They have been given a rather generous budget for connecting highways. They are looking at doing a mill and overlay on Business 51, which would start north of Stewart Ave, take 1st Ave up past Bridge St and up to Merrill Ave. A good portion of that is concrete. They would do a diamond grind and then an overlay. 3rd Ave up to Merrill Ave, is asphalt, and would be milled and overlaid. The DOT is 100% responsible for the construction costs, the city is responsible for 25% of the engineering costs, which is estimated to be \$47,360. The time frame for the project is 2029-2031. Staff is looking for the committee to approve the DOT to do the work, and for the city to commit the money for the design.

Motion by Alderperson Neal, seconded by Alderperson Larson, to Approve. Motion Passed 5-0.

b. Parking restrictions on the south side of Jackson St, west of 5th St and east of the overhead

walkway

Wesolowski stated this is a housekeeping item. On the north side of the ramp there is no parking posted, but it is not in ordinance. Staff would like to put it into ordinance so there is no parking on the south side of Jackson.

Motion by Alderperson Watson, seconded by Alderperson Neal, to Approve. Motion Passed 5-0.

c. 15-minute loading zone on the north side of Jackson St, west of the overhead walkway

Wesolowski stated this is similar to the previous item. It was approved in the plan as requested by the developer to have those spots as 15 minute loading zones. The picture in the packet shows that is the way it is currently marked. Staff would like it put into ordinance so that the police can enforce it.

Motion by Alderperson Larson, seconded by Alderperson Watson, to Approve. Motion Passed 5-0.

d. Considering purchasing the following properties adding additional land to the Department of Public Works Streets Division: 108 Adolph St, 112 Adolph St, 112 1/2 Adolph St and 233 Myron St.

Larson will not support this at this time due to a lack of permanent direction with the fleet facility right now. We are not going to buy up the neighborhood, or buy houses there, until we get a clear pathway of what to do with our fleet facility. Larson will not vote for spending any unnecessary taxpayer's money.

Neal asked if the properties were currently on the market. Lindman doesn't believe they are formally on the market, the property owners have approached us because they would like to sell. Neal asked if there were any issues with it being an arms-length sale not being offered to the public before we considered it. Lindman stated that there would be a conversation with the attorney's office. If this committee feels there is an advantage for public use, then the property owners would provide formal offers through the attorney's office. They would then go through the process of making sure everything is done in accordance with the rules, and the process would be just like any purchase of property. It would go to the finance committee for consideration of offers and negotiations, and ultimately, if the city wanted to accept the offers, it would go to the city council for final approval. In the past, with properties for sale around this area, the property owners would come to the city, the city would consider a purchase for the expansion of the facility and use by the Department of Public Works. Obviously, there are advantages for the city in the long term to having additional property there. This doesn't commit the city to anything, just says we are interested and would start the process for consideration. Neal asked if that process would include the city assessor giving values to the properties before they are on the market. Lindman stated that before anything went to the finance committee, all of that would be vetted through the attorney's and assessors' offices.

Henke said when he was approached with this before starting any of it, he thought it would be a good discussion. However, if the committee is not interested, then why even start that process? He thought we should at least discuss it and then take it from there.

Martens asked what the property on Myron is currently used for. Is it a commercial property?

Lindman confirmed it is a commercial property whose current owners, Wausau Engine, approached the city stating they are willing sellers, and also spoke during open comment.

Martens asked how many more properties we would need to acquire for the fleet facility on DPW property to happen. Lindman stated roughly 9-10, but this isn't really for that at this point, it's really for consideration to purchase more space to make improvements to the DPW area.

Neal, regarding the commercial use property that was just mentioned, asked if there are any concerns about environmental issues. In past history, it has been a machine shop, there is always a potential there. The properties in consideration are in the flood plain, redevelopment isn't an easy process. They would have to be brought out of the flood plain. Soil investigations would need to be done, to see if there are any other liabilities and that would be part of the process. We would probably start with an updated phase one, then revisit that to see if we

should be doing any soil tests before it comes forward. Neal asked if this could be a dealbreaker if the property needed remediation. Lindman said no, but if it does, he doesn't think it would be expensive if we repurpose for facility use. You never know what we are going to find, but he doesn't feel that way.

Motion by Alderperson Neal, seconded by Alderperson Watson, to Approve. Motion Passed 4-1, with Alderperson Larson opposed.

e. Utility easement with Beacon Resources LLC at 731 N 1st St

Wesolowski said this easement is to reroute the storm and sanitary sewer utilities on the south side of McIndoe St, east of First St. This would allow for those utilities to be placed in that corridor without having to dig up McIndoe Street. The developer agreed to give us this easement to provide for those utilities. Wesolowski recommends approval.

Motion by Alderperson Neal, seconded by Alderperson Watson, to Approve. Motion Passed 5-0.

f. City of Wausau Bikeshare Expansion

Edmondson spoke regarding the City of Wausau bikeshare program which has been in existence since 2019. We do have 2 bikeshare stations and 9 bikes that we own. They are both located along the east side of the river edge parkway (one near WOW and one under the Bridge St Bridge). Location choices were to pilot the program and see if there was interest in using it. There has been interest since 2019, it has stagnated somewhat, possibly because the novelty of the couple of stations on the river edge parkway has worn off. As staff, one of the things we are looking at is, is there potential or opportunity to grow that program? We think there is. We brought it to the bicycle and pedestrian advisory committee, showing them some options that Tandem Mobility had given us for converting to a sponsorship model. This is a model used by a lot of other bikeshare programs in other cities. Sponsors get the opportunity to put their branding on the bikes or on the stations. The sponsors get marketing and advertising and the program gets funding from the sponsors, which provides a way to operate the program. Tandem Mobility put together a sponsorship slide deck that we customized to make it more city of Wausau specific. What we have been looking at on the staff level is how we would want to do the relocations. There is a map in the packet that shows the location of the two existing locations in blue and then some potential opportunities in yellow. We have looked at possibly near some of the newer developments downtown. A lot of the time, apartments like to provide other amenities for their residence. Another option may be to relocate one of the stations. They are a little redundant being located so close together, so maybe relocating one on the west side of the river edge parkway. One of the bike pedestrian committee members brought up Marathon Park as maybe a potentially good option. Finally, the stations on the river edge parkway are mainly used recreationally, but another way bikeshare can be relevant is as a transportation option for people that are dependent on transit, or are just looking for a more economical means of transportation. In talking with Ron at Metro Transit, the furthest west the bus currently goes is in front of Family Treasures (2720 Stewart Ave). Theoretically, if there was a sponsor in the business park, there could be an additional station in the business park to connect if someone is relying on bus transit, and see if there is a need. Basically, there is not a lot of risk to us. Tandem Mobility would be willing to shift things, so if we don't see good usership, we have the ability to have them shift things pretty readily. The bicycle and pedestrian advisory committee asked us to bring this request here to basically ask to be able to convert to that sponsorship model. We would be reaching out to sponsors asking if they would sponsor a station or maybe the whole program. If we got a huge sponsor, they would get their branding on the bikes. We are looking to upgrade to the sponsorship model.

Martens asked if expanding the bikeshare program would be dependent on a sponsorship. Edmondson: Yes. Initially, when the program began, it got some funding from the Community Foundation, which has since gone away. It was mostly to start up the program. The city has been paying. She believes the invoice was \$11,250 last year, with a little bit of offset from rentals. They do anticipate that cost going up. There might be a little bit of cost share by the city initially, but the goal would be to shift to a complete sponsorship model. Either way,

Edmondson thinks relocating one of the stations would be a good idea just to create some ability to use them in different spots instead of basically one spot. The scaling would be dependent on the number of sponsors we get. Martens agreed that moving one of the bikeshare locations downtown, either by the Foundry building or the transit hub would definitely improve the utilization. Martens is not totally sold on expanding out to the west side with it. He would need to see something really compelling from other communities with bikeshare as a mode of essential transportation, and not recreationally transportation. Otherwise, Martens thinks the sponsorship model would be a good way to expand the program. Edmondson agrees with the non-recreational transport point. It's a long distance between the west metro stop and the business campus, and we don't have really robust infrastructure the whole way. There is good infrastructure when you get out there, but there are some gaps between the transit options. When we had the ribbon cutting for the 72nd Ave multi-use path there was an employer from Wausau Window and Wall who spoke saying they do have some employees that bike. Staff could possibly discuss it with potential sponsors out in the business park and see if they think there is a need, and if they are willing to sponsor to try it for a season.

Martens asked if the bike racks are used on the buses that go out towards 28th Ave?

Edmondson didn't know, but works with Ron at Metro and if we did something like this, she would work with Ron to look at how much it is being utilized and if they are seeing a benefit. Martens mentioned If people are using their bikes for the last mile on the transit buses, then maybe there would be an opportunity there to provide bikes for people who may not have bikes or want the hassle of loading and unloading the bike off the bus.

Motion by Alderperson Larson, seconded by Alderperson Watson, to Approve. Motion Passed 5-0.

4 Discussion.

a. Parking restrictions on S 9th Ave by Holy Name church

Without objection, this item was taken up at this time out of order of the agenda.

Henke had a discussion with Radtke beforehand to let her know that the next steps would be to submit a petition with signatures and photographs. This is in Larson's district. He would be interested in whether Engineering would need to do any studies on safety. Is there a lack of enforcement, or do we need to put parking on one side of the street? He wants to be safe, but not discourage churchgoers.

Wesolowski said engineering would do a staff report on the width of the street and look at what travel width remains with 2 vehicles parked on the street. We will talk with the church as well and notify them if something comes forward so they have a chance to speak about it also. This is why Henke brought up the Petition. All the signatures will get notice, but then we will also do the mailing, so that everyone can have their say on it. Cars parked too close to driveways or intersections are an enforcement issue. If increased enforcement is needed, PD could add it to their list of priorities. Neal asked if we were potentially looking at just relocating the problem to other neighbors. He is not familiar with the lay of the land there, but thinks we need to look at it clearly enough to not just move the problem. Radtke stated she is open to options. People park illegally and don't obey the current signs, so she is not sure if they would obey the no parking signs. Officers have only issued tickets once. Enforcement needs to happen more because it's a problem when she can't utilize her driveway. Other neighbors have had emergencies and were unable to leave their driveways as well. It's a big problem. Larson mentioned that Radtke also shared with him the lack of parking patrol on the weekends, when it is needed most, during services. No parking patrol on the weekend needs to be addressed and looked at as well as we go forward. Radtke confirmed she was told parking patrol does not operate on Saturdays and Sundays, so officers need to come instead. In the past, when she had called, the officers arrived too late, because the service was over. Or they don't have their ticket books on them and must go back to the station and get the books, then return to issue the tickets, if cars are still there. She has talked with the PD and was told they acknowledge it is a problem, but that is as far as it has gone. The news station spoke with the pastor as well. He agrees it is a problem and that the congregation is not listening to him. Radtke feels that if parking was enforced in the area for a year, people would learn that they would be ticketed. She is also very concerned about safety and doesn't want someone to get injured. She has witnessed one T-Bone accident already. She doesn't want anyone to get seriously injured before something is done. Neal mentioned there is signage

around town in neighborhoods: no parking here to corner, no parking here to driveway, very clearly delineated. He believes in those neighborhoods it's because somebody came and said, Hey, we have a problem, and the city responded. What would the process be to add signs? If Radtke is not opposed to having a sign on her boulevard. Radtke stated she is fine with that, she would just like to be able to enter and exit her driveway. Blocked crosswalks are also a problem. There is a gentleman that uses a motorized wheelchair and can not even use the crosswalks because they are blocked. That's a safety concern, when residents can't use crosswalks to walk with pets or small children. Larson asked if a motion was OK. Henke reminded us that this is just under discussion right now. If we get a petition in, we can add it to the March Agenda. In the meantime, Larson suggests we look at how that might look. Martens asked if there are any parking restrictions on 9th Ave right now. Radtke noted that on the north side of Bopf, right in front of the church, there is a no parking here to corner sign, but that's it. Martens knows there is more expense involved with striping, but could that be an option, so people would know where they can or can't park. Lindman would like to try to resolve it without doing striping. Staff will look at the area and bring back recommendations. Henke noted that if a petition is submitted by the end of the month, this item would be considered at the March meeting.

b. Update on the railroad crossing gates on 17th Ave

Wesolowski, we petitioned to have the gates looked at on 17th Ave between Sherman and Stewart. According to Heather Graves, at the Office of the Commissioner of the Railroad (OCR), at this time, their investigation yielded no upgrades were warranted. That is due to the low speed of the trains, the low speed of the traffic and the fact that there have not been accidents there. They are going to keep it open for a while, but they don't anticipate anything changing. What would change would be a major accident, but we hope that doesn't happen. There are a lot more high-speed crossings that have concerns or accidents at them. The OCR is not closing the book on it, but they are not going to do anything at this time. Larson remembered the main reason we brought this up was the noise pollution, because they blow their horns at all hours of the day and night and don't respect the 7pm-7am quiet zone. Maybe it needs to be brought up to the train officials again that we have a noise ordinance that needs to be followed. Henke also recalled that the quiet zone times discussion was the original conversation intent. He has gotten fewer phone calls, but he still does hear a horn every once in a while right around 7am (recently around 6:30/6:45) Wesolowski has an upcoming meeting with the railroad about some other items, and will talk to the local roadmaster asking about their policy for horn usage. He acknowledges we do have a quiet zone, and the railroad may be required in certain instances to blow the horn, so he will have that discussion. Henke thinks it's a good continuing discussion to have with them just to stay on top of it.

c. Discussion on snow plowing policy

Lindman, Over the last couple of years we have had some alders with questions about areas with center boulevards. In particular, why we plow to the outside of the road versus the center? Residents have complained. In the past, the city did plow some areas to the center of boulevards versus the driveways, sidewalks and city corners. The updated policy came into place a few years ago. We plow to the outside because it is the most efficient way for us to wrap corners. Dustin Kreage, DPW Superintendent, spoke about various reasons we stopped plowing snow to the center. Most boulevards do not have storm drains in the center, so when the snow piles on center boulevards, all the run-off in the spring comes across the road and freezes/thaws and continues to create maintenance issues. We may have to bring graders out to pull up the ice, and use additional materials on the ice. Plowing to the center also takes more time due to having to go back and clean up the edges, corners, and wrap in the intersections. From an efficiency standpoint, that is really why we plow to the outside. We brought it forward for discussion and feedback because of those complaints to the committee. Neal is working on behalf of a couple of constituents living up on east hill. He was contacted a week ago about a plow depositing snow on the center median. They are concerned because, years ago, it used to be put on the median, but the policy was changed. One of the constituents was really perturbed by this because this center median has a sidewalk down the middle. The city's responsibility with regard to public sidewalks that are not in front of a residence, which this area would fall under, is for the city to keep the sidewalk clear. So he asked why they don't go ahead and clear the sidewalks all winter because it hasn't been done,

they are covered in snow and they remain that way. There is some history in the fact that we have used the median in this case. There is also potential for more push back from constituents about the sidewalk issue. This might be a special case. Neal doesn't know if this is replicated elsewhere in the city with the sidewalk issue. So he would be looking to potentially altering our policy and practice up on the hill. Lindman noted it's challenging and Neal is not the only alder that has brought this forward. His recommendation to the committee is that if the policy is going to change, it will stay consistent across the city. Understanding that if it's one block or two blocks, it's not a big deal, but there are lots of areas with center boulevards. Neal agrees it's not feasible on Thomas St with the center median being narrow. It would have to be in places in the city with enough width in the median. Maybe we should look at the city street map and redline where this could be a consistent practice. The sidewalk issue on East Hill is a unique situation, which is an inconsistency that may be a special thing. Neal noted that our policy says clean sidewalks. So are we going to do that instead? Lindman couldn't remember when cleaning the sidewalk up there stopped, possibly even before he started. If this committee wants to change how we do the plow to the center plus keep the sidewalk clear, we'll take that direction and implement it. Neal noted that the sidewalk is quite steep in the east hill area, and he felt maybe let's keep the sidewalk covered, but let's look at the potential for depositing the street snow there. If the snow is deposited into the center, in heavy snow years, that snow will obviously push onto that sidewalk, which it had in the past. Maybe to alleviate the melting issues, this could be one of our snow collection areas that gets taken down to the River Drive snow area. That area might actually have a storm sewer in the center of the street with the steepness. Kraege mentioned one of the major concerns with plowing toward the center median was that the plows were going against traffic, which adds a risk of accidents when you meet a car and the plow is going the wrong way. Plow operators are technically not authorized to break traffic laws, even in snow emergencies. Neal questioned if our equipment has blades that can be shifted to the opposite angle. Kraege noted that with the loaders, you can pivot the blades, you may create spill off, and it will take more passes in the street to get everything cleared. Neal wants to get back to the constituents at some point with something definitive because this will keep coming up. Lindman asked if this is the direction that the committee wants to go as a whole. We can definitely edit the policy and bring it back for a final decision. Henke thinks we can draft something in the policy and bring it forward and have a vote on it at the next meeting. Specifically in that area. Neal feels this is like the previous item where complaints from a neighborhood have led to addressing the issue. This is a case where the people who live there constitute a starting point, and it gets addressed. Henke suggested maybe even the option of shoveling that sidewalk, as an option. Kraege stated he can see the complaint and can look for options. He will come back with some ideas about what we could do there. Henke suggested possibly one agenda item with 2-3 options. Neal thought some might look at it as special treatment. There isn't another option, so with a citizen's complaint, let's look at it.

5 Adjournment.

Motion by Alderperson Watson, seconded by Alderperson Larson, to Adjourn. Motion carried. Meeting adjourned at 06:03 PM.

The recording of this meeting may be viewed on
YouTube [@CityofWausauMeetings](#)



City of Wausau
(715) 261-6500 | clerk@wausauwi.gov
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Engineering

DATE: March 12, 2026
TO: Infrastructure & Facilities Committee
SUBJECT: Parking restrictions on S. 9th Ave between Thomas Street and Chellis Street, S. 10th Ave between Thomas Street and Chellis Street, and Bopf Street between S. 9th Ave and S. 10th Ave.

PURPOSE

The purpose of this item is to review parking restrictions around Holy Name Church and the associated petition.

BACKGROUND

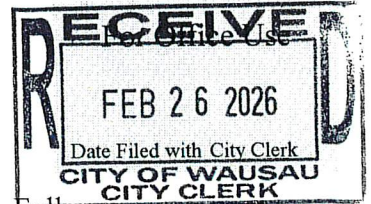
Nicole Radtke of 1203 S. 9th Avenue spoke at the February I&F meeting to discuss this issue. The minutes from this meeting are included with this agenda. A petition was submitted by Nicole Radtke. The petition is attached. Staff has reviewed the surrounding streets. S. 9th Avenue, S. 10th Avenue and Bopf Streets are all 33' wide from back of curb to back of curb. This 33' is typical for residential streets in the City. It is also typical to allow parking on both sides of the roadway with a 33' dimension. The Wausau PD has done enforcement since the February meeting and will provide feedback at the meeting.

RECOMMENDATION

A specific request to limit parking was not provided in the petition. Staff does not support further parking restrictions.

PETITION

TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN



A Petition For:

- Alley Vacation
- Blacktop Paving
- Curb and Gutter
- Sanitary Sewer
- Street Light
- Street Vacation
- Storm Sewer
- Watermain
- Zoning Change
- Other as Follows: Parking Signage

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

Dangerous parking situation to be remediated by implementing signage that discourages the overcrowded parking on both sides of the street while minimally impacting local residents.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
	David Schultz	1105 S. 9th Ave	2/15/26
	Jeremiah Winkler	1129 S. 9th Ave.	2/15/26
	Tracy Jaquez	1217 S. 9th Ave	2/15/26
	Caleb Wozniak	1216 S 8th Ave	2/15/26
	Jessica Mary	1216 S 9th Ave	2-15-26
	Kayla Hein	1129 S 10th Ave	2/15/26
	Matt Wiebe	1129 S 10th Ave	2-15-26
	Molly Her	805 BOPE ST	2-15-26
	John Fisher	1201 S. 9th Ave	2-15-26
	Matt Wilmett	1212 S 9th Ave	2-15-26
	Astyn Stoerzer	1203 S 9th Ave	2-22-26
	Joshua Gruna	1202 S 10th Ave	2-22-26
	Kevin Marulli	1237 S 9th Ave	2-22-26
	Taylor Marulli	1237 S 9th Ave	2-22-26
	Randy Rachtke	244 Wyatt St.	2-23-26

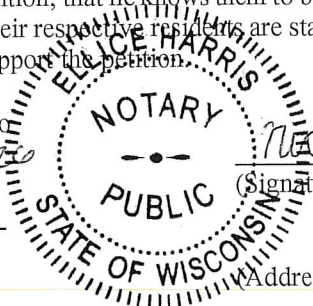
AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

CITY OF WAUSAU Nicole Rachtke being duly sworn disposes and says that he is a resident of the affected area, residing at 1203 S 9th ave in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residences are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 25th day of February, 2026

Ellis Harris
Signature of City Clerk or designee



Nicole Korath
(Signature of Circulator)

1203 S 9th Ave Wausau WI
(Address of Circulator)

5440



Engineering

DATE: March 12, 2026
TO: Infrastructure & Facilities Committee
SUBJECT: Proposed 2027 Street Construction Projects and 5 Year Plan

PURPOSE

The purpose is to discuss and approve the revised 5-year Street Reconstruction list which includes the addition of the 2031 construction year.

BACKGROUND

Each year I&F reviews the list to update the 5-year plan.

RECOMMENDATION

Staff recommends approving the 5 year list.

Highlights:

2027: Added Emerson, Mount View and Pied Piper between Ethel and Eau Claire Blvd. This is consistent with the Eau Claire Boulevard Project from 2024.

2028 & 2029: Switched Brown Street and N. 9th Ave, did not want Brown Street in 2029 because that is the scheduled year for East Wausau Ave.

2028: S. 17th Avenue (Sherman - RR Tracks) Application of funding submitted to WDOT, awaiting project selection.

2030: S. 17th Avenue (Pardee Street to Stewart Avenue) City has been awarded STP Urban funds through the MPO.

2031: Added 3 new streets:

S. 4 th Street	(River Drive – Forest Street)	\$600,000
Pine Ridge Boulevard	(Westhill Drive – Plaza Drive)	\$1,100,000
N. 9 th Ave	(Bridge Street – West Strowbridge Street)	\$900,000

2027-2031 STREET RECONSTRUCTION (5 Year Plan)

2027

S. 11 th Avenue	(W. Thomas – Flieth)	\$950,000
Ethel Street	(Grand Ave – Zimmerman Street)	\$1,400,000
Emerson Street	(Ethel Street – Eau Claire Blvd)	\$100,000
Mount View Boulevard	(Ethel Street – Eau Claire Blvd)	\$100,000
Pied Piper Lane	(Ethel Street – Eau Claire Blvd)	\$100,000

2028

Brown Street	(5 th Street – 13 th Street)	\$1,400,000
N. 11 th Street	(East Crocker – Sylvan Street)	\$400,000
3 rd Avenue	(W. Eldred Street – Randolph Street)	\$250,000
W. Eldred Street	(N. 3 rd Ave – N. 1 st Ave)	\$200,000
S. 17 th Avenue(1)	(Sherman Street – RR Tracks)	\$2,200,00

2029

N. 9 th Ave	(Elm Street – Bridge Street)	\$900,000
Forest Street	(Bellis Street – 12 th Street)	\$550,000
12 th Street	(Forest Street – Jackson Street)	\$125,000
Garfield Avenue	(Marathon Park – 3 rd Ave)	\$550,000

2030

N. 11 th Ave	(Elm Street – Cedar Street)	\$550,000
Park Ave	(2nd Street – 10 th Street)	\$1,200,000
Plumer Street	(Grand Ave – Battery Street)	\$450,000
N. 4th Avenue	(Merrill Ave – Randolph Street)	\$525,000
S. 17 th Avenue (2)	(Pardee Street – Stewart Avenue)	\$1,500,000

2031

S. 4 th Street	(River Drive – Forest Street)	\$600,000
Pine Ridge Boulevard	(Westhill Drive – Plaza Drive)	\$1,100,000
N. 9 th Ave	(Bridge Street – West Stowbridge Street)	\$900,000

Street costs do not include sewer, water main or storm sewer costs

Notes:

- (1) LRIP Funding Application has been submitted to WDOT
- (2) STP Urban Funding, 70% Federal Funding, 30% Local



Engineering

DATE: March 12, 2026
TO: Infrastructure & Facilities Committee
SUBJECT: Amended and Restated Parking Agreement with 11 Scott Street, LLC for 11 Scott Street (aka Riverside Place)

PURPOSE

BACKGROUND

RECOMMENDATION



MEMO

TO: Infrastructure Committee
FROM: Randy Fifrick, Development Director
DATE: March 6, 2026
RE: 11 Scott Street (Waterside Place) Amended and Restated Parking Agreement

At the October 28, 2025 Wausau Common Council meeting, the Council approved a term sheet for the redevelopment of Waterside Place (formerly known as Riverside Place) with 11 Scott Street, LLC. Staff have worked the Attorney's Office and outside counsel at Quarles and Brady to create a development agreement from the term sheet. The Development Agreement was recommended for approval by the Economic Development Committee in January 2026.

The proposal also amends a longstanding parking agreement tied to the property dated July 15, 2002. Currently, the City is obligated to have 480 parking stalls available in the Jefferson Street Parking Ramp for the property owner through 2063. The amendment would reduce the reserved stalls to 150 and initiate lease payments at a discounted rate of \$30.40 per stall per month, generating approximately \$54,720 annually. These payments would be phased in over two years beginning in May 2026 and are consistent with the City's arrangement for the Foundry on 3rd project.

The Amended and Restated Parking Agreement is included in the meeting packet for review.



PARKING STALL LEASE AGREEMENT

This **PARKING STALL LEASE AGREEMENT** (this “Lease”) is made and entered into as of the ___ day of _____, 2026, by and between the CITY OF WAUSAU, WISCONSIN, a Wisconsin municipal corporation (“CITY”), as Lessor, and 11 SCOTT STREET, LLC, a Wisconsin limited liability company (“SCOTT STREET”), with a principal address of c/o Rolly Lokre, P.O. Box 215, Plover, WI 54467, as Lessee.

BASIC TERMS

The following Basic Terms are hereby made a part of this Lease; if any provision of the General Terms Lease and the Basic Terms conflict, the General Terms of this Lease shall apply:

- 1. Premises:**
- (a) Beginning on May 1, 2026, Fifty (50) reserved permit parking stalls located in the lower level of the City parking ramp located at 425 N. 1st St. in the City of Wausau (the “PARKING FACILITY”) along 1st Street (collectively, “Parking Spaces” and each a “Parking Space”) which shall be reserved exclusively for SCOTT STREET’s use for the duration of the Lease;
 - (b) beginning on June 1, 2027, One Hundred (100) Parking Spaces; and
 - (c) beginning on September 1, 2028, One Hundred Fifty (150) Parking Spaces;

All as depicted on **Exhibit A** attached hereto.

- 2. Lease Term:**
- Commencing on May 1, 2026 (the “Commencement Date”), and expiring the earlier of: (a) February 28, 2038 (the “Expiration Date”), as may be extended in accordance with this Lease; (b) the date on which the PARKING FACILITY ceases to be available to the CITY for any reason; or (c) the date on which the CITY, in its sole and absolute discretion, terminates parking operations at the PARKING FACILITY; provided, however, that CITY shall give SCOTT STREET written notice of its determination, in its sole and absolute discretion, to cease parking operations at the PARKING FACILITY at least twenty-four (24) months prior to such termination; provided, however, that in the case of (b) and (c), CITY uses commercially reasonable efforts to provide alternative parking as provided in Section 2 of the General Terms of this Lease.

- 3. Lease Renewals:**
- Upon expiration of the initial twelve (12) year term, the Lease shall automatically renew for up to two (2) successive renewal terms of twelve (12) years each, unless SCOTT STREET provides CITY with written notice of its election not to renew at least sixty (60) days prior to the commencement of the applicable renewal term. SCOTT STREET shall have the sole right to terminate the Lease by providing such notice;

CITY shall have no right to terminate during the initial term or any renewal term except as otherwise expressly provided in this Lease.

4. Rent: \$38.00 plus sales tax per Parking Space multiplied by the number of Parking Spaces leased, less a discount of 20%, per month. During the Lease Term, the Base Rate is subject to increases equivalent to those increases established by CITY for monthly per-stall parking permit fees charged to the public.

5. CITY Rent Payment Address: City of Wausau, c/o Finance Director
407 Grant Street
Wausau, WI 54403
Telephone: 715-261-6620
Facsimile: 715-261-6626

6. Address of CITY for Notices: City of Wausau, c/o City Clerk
407 Grant Street
Wausau, WI 54403
Telephone: 715-261-6622

With a copy to the City Attorney.

7. Address of SCOTT STREET for Notices: c/o Rolly Lokre
P.O. Box 215
Plover, WI 54467

with a copy to:

Eric R. Johnson, Esq.
Ruder Ware, L.L.S.C.
PO Box 8050
Wausau, WI 54402-8050

GENERAL TERMS

WITNESSETH:

WHEREAS, CITY is the owner of the PARKING FACILITY; and

WHEREAS, SCOTT STREET desires to secure sufficient parking for the tenants and guests of its residential and commercial development located at 11 Scott Street in the City of Wausau (the "Development") and CITY wishes to lease permit parking spaces in the PARKING FACILITY for the exclusive use of the tenants and guests of the Development, all upon certain terms and conditions.

NOW, THEREFORE, the parties hereto agree as follows:

LEASE OF PREMISES AND LEASE TERM

1. CITY leases to SCOTT STREET, and SCOTT STREET leases from CITY, the Premises for the use of the tenants and guests of the Development (collectively, the “Users”).
 - A. SCOTT STREET and the Users are authorized to use and occupy the Premises, seven (7) days a week, twenty-four (24) hours per day.
 - B. SCOTT STREET and the Users may only use and occupy the spaces for the express purpose of private parking of passenger vehicles including pick up trucks and passenger size vans, provided they meet any height restriction of the PARKING FACILITY.
 - C. Neither SCOTT STREET nor any User shall use the PARKING FACILITY in any fashion that violates any laws, ordinances or codes, causes injury or damage to the PARKING FACILITY or to any person, or constitutes a public or private nuisance or waste.
 - D. CITY shall have no obligation to undertake any construction, alterations or additions to the PARKING FACILITY or the Premises, and CITY makes no warranties or representations regarding the condition of the PARKING FACILITY or the Premises. The Premises is leased to SCOTT STREET in “as is” condition.
2. The term of this Lease (the “Lease Term”) shall begin on the Commencement Date and shall terminate on the earlier of: (A) February 28, 2038, as may be extended below; (B) the date on which the PARKING FACILITY ceases to be available to the CITY for any reason; or (C) the date on which the CITY, in its sole and absolute discretion, terminates parking operations at the PARKING FACILITY; provided, however, that CITY shall give SCOTT STREET written notice of its determination, in its sole and absolute discretion, to cease parking operations at the PARKING FACILITY at least twenty-four (24) months prior to such termination; provided, however, that in the event of a termination of (B) or (C), CITY shall use commercially reasonable efforts to find 150 parking stalls within 500 feet of the Parking Facility for a price that is reasonably similar to the Per-Stall Rate as defined below.
3. Upon expiration of the initial twelve (12) year term, the Lease shall automatically renew for up to two (2) successive renewal terms of twelve (12) years each, unless SCOTT STREET provides CITY with written notice of its election not to renew at least sixty (60) days prior to the commencement of the applicable renewal term. SCOTT STREET shall have the sole right to terminate the Lease by providing such notice; CITY shall have no right to terminate during the initial term or any renewal term except as otherwise expressly provided in the Lease. All of the terms of this Lease shall be applicable during the renewed term. The term “Lease Term” shall include any renewal term of this Lease unless this Lease is terminated in accordance with its terms.

RENT

4. During the Lease Term, SCOTT STREET will pay rent in monthly installments to CITY, in advance and without demand therefor, commencing on the Commencement Date and continuing on or before the first day of each and every month, to the address specified in the Basic Terms of this Lease or at such other place as CITY may from time to time designate in writing to SCOTT STREET.
 - A. The rent for each Parking Space included in the Premises shall be consistent with the per-stall parking permit fee charged to the public for ramp parking established by CITY from time to time, plus tax (the "Per-Stall Rate").
 - B. The Per-Stall Rate on the Commencement Date shall be \$38.00 plus tax.
 - C. During the Lease Term as extended, the aggregate rent paid monthly by SCOTT STREET for the Premises shall be an amount equal to (the "Monthly Rent"): (1) the then current Per-Stall Rate multiplied by the number of Parking Spaces leased that month; less (2) a discount of twenty percent (20%) of the amount calculated in subclause (1).
 - D. If SCOTT STREET does not pay any installment of Monthly Rent within thirty (30) days after the date SCOTT STREET receives written notice from CITY that CITY has not received the same when due, SCOTT STREET will pay interest on such delinquent amount of 1.5% per month, calculated from the date when notice is received through the date the payment is made; provide, however, SCOTT STREET shall not be responsible for interest accruing on any disputed amount where the dispute is resolved in favor of SCOTT STREET.

CITY'S OBLIGATIONS

5. CITY shall be responsible for:
 - A. Maintenance, cleaning, repainting and repairs of the PARKING FACILITY as determined by CITY in its reasonable discretion, except that CITY agrees to perform the following:
 - (i) Graffiti/Vandalism: Removal within 1 week.
 - (ii) Snow Removal: Removal within 24 hours of snow fall.
 - (iii) Structural Inspection: Performed at least once every 3 years.
 - B. CITY shall, at all times during the Lease Term, at its own cost and expense, keep and maintain the PARKING FACILITY in reasonably good order and condition, ordinary wear and tear excepted. At any time and from time-to-time during the Lease Term, CITY reserves the right to close the PARKING FACILITY for repairs and maintenance for as long as necessary to complete such repairs and maintenance when, in CITY's sole reasonable discretion, it is necessary. When closing the PARKING FACILITY, the CITY shall seek to avoid any inconveniences to SCOTT STREET. CITY will

provide as much advance notice as is reasonably possible and will use reasonable efforts to provide alternate parking within 300 yards of the PARKING FACILITY during the closure period. If the PARKING FACILITY remains closed for repairs or maintenance for more than five (5) consecutive days and CITY has not provided alternative parking to SCOTT STREET as required by this section, Monthly Rent shall abate for each day of such closure.

- C. CITY reserves the right to remove or expel from the PARKING FACILITY, any person, including, without limitation, any User, engaging in or conducting him/herself in a manner that violates any provision of the City of Wausau municipal code, whether cited or not. Neither CITY, nor any of its officers, agents or employees shall be liable to SCOTT STREET for any damages that may be sustained by SCOTT STREET through CITY's exercise of such right.
- D. CITY shall, at its sole cost and expense, provide all utilities used in the PARKING FACILITY, including, but not limited to, adequate lighting for all portions of the PARKING FACILITY at standards deemed adequate by CITY, in its reasonable discretion, for public safety and use typically found in structures of these types in Wisconsin.
- E. CITY reserves all rights respecting the PARKING FACILITY not specifically granted to SCOTT STREET under this Lease, including, without limitation, the right to install, operate, and maintain security systems that monitor all persons entering or leaving the PARKING FACILITY.
- F. CITY and its officers, agents, employees, and other authorized representatives may enter the PARKING FACILITY to (a) inspect the PARKING FACILITY or (b) exercise and perform CITY's rights and obligations under this Lease, provided such access does not unreasonably interfere with the use of the Premises by SCOTT STREET or any User
- G. CITY shall, in its reasonable discretion, mark and maintain signage for the PARKING SPACES in the PARKING FACILITY.

SCOTT STREET'S OBLIGATIONS

- 6. By its signature below, SCOTT STREET:
 - A. Intentionally deleted.
 - B. Shall have control over the distribution to, and collection from, Occupiers, the parking permits as provided by CITY to SCOTT STREET for designating parking privileges on the Premises.
 - C. Shall be permitted to post directional and/or promotional signage for the Development, inside the PARKING FACILITY's vestibule and elevator as approved in writing by CITY in its reasonable discretion.

- D. Understands and expressly agrees that CITY will not accept any vehicle in bailment or for safekeeping; nor shall CITY be responsible for any loss or damage to any vehicle or its contents by fire, vandalism, theft or any other cause, nor for loss, damage, injury, or death by or to any User, other customers of the PARKING FACILITY or any other individual. SCOTT STREET expressly acknowledges that CITY shall have no duty to provide security, and expressly does not assume any obligation to provide for the security of the PARKING FACILITY, or to protect any individuals, including without limitation any User, using the PARKING FACILITY, or vehicles or property in the PARKING FACILITY, from criminal activity.
- E. Agrees that if SCOTT STREET, any of its agents or employees, damages the PARKING FACILITY, any personal property at the PARKING FACILITY, or any PARKING FACILITY equipment, then SCOTT STREET shall pay the amount reasonably determined by CITY to repair such damage within thirty (30) days of demand therefor by CITY.
- F. SCOTT STREET shall not make or contract to have made any alterations, additions, substitutions or improvements in or to the PARKING FACILITY or the Premises, or any portion thereof
- G. An "Occupier" is any User other than a customer or invitee of any commercial tenant of the Development.

DEFAULT

- 7. An event of default shall be deemed to occur should any of the following events happen:
 - A. SCOTT STREET's failure to timely pay any monetary amount due pursuant to this Lease, including, but not limited to, Monthly Rent, following written notice of default from CITY and failure to cure such default within thirty (30) days after receipt of such notice; or
 - B. Failure of SCOTT STREET to comply with any term or condition of this Lease, following written notice of default from CITY and failure to cure such default within thirty (30) days after receipt of such notice.
- 8. If CITY fails to perform or observe any of the obligations on CITY's part to be performed or observed pursuant to this Lease, and such failure continues for thirty (30) days after CITY's receipt of written notice thereof from SCOTT STREET informing CITY of such failure, then CITY shall be deemed to be in default under this Lease; provided, however, that if the failure set forth in SCOTT STREET's notice is such that it requires more than thirty (30) days to correct, CITY shall not be deemed to be in default hereunder if CITY:
 - (i) promptly and diligently commences curing the failure within thirty (30) days after CITY's receipt of written notice from SCOTT STREET informing CITY of such failure;

and (ii) diligently prosecutes the cure to completion following the expiration of the original thirty (30) day period set forth herein.

REMEDIES

9. Upon an event of default with respect to any of SCOTT STREET's obligations under this Lease beyond any cure provisions included in this Lease, CITY shall have all rights and remedies available to CITY under law and in equity, including, but not limited to, termination of this Lease.
10. Upon an event of default with respect to any of CITY's obligations under this Lease beyond any cure provisions included in this Lease, SCOTT STREET shall have all rights and remedies available to SCOTT STREET under law and in equity, including, but not limited to, termination of this Lease, except that in no event shall SCOTT STREET have any rights to perform any maintenance, cleaning, repainting, repairs, alterations, renovations, or additions to the Premises or the PARKING FACILITY.

INSURANCE

11. SCOTT STREET shall, at all times during the Lease Term, and at its sole cost and expense, maintain the applicable insurance required, and comply with all of the requirements, in the City's Insurance Requirements attached hereto as **Exhibit B**.

INDEMNIFICATION

12. SCOTT STREET shall indemnify, save harmless and defend the CITY and its officers, agents and employees from and against any and all liability, suits, actions, claims, demands, losses, costs, damages and expenses of every kind and description, including reasonable attorney costs and fees, for claims of any kind including liability and expenses in connection with the loss of life, personal injury or damage to property, or any of them brought because of any injuries or damages received or sustained by any person, persons, or property on account of or arising out of the gross negligence or willful misconduct of SCOTT STREET, its agents or employees, or any Occupier.

CASUALTY

13. In the event that all or any portion of the Premises or the PARKING FACILITY are totally destroyed or substantially damaged by fire or any casualty, either party may terminate this Lease by written notice to the other party within thirty (30) days after such destruction or injury, and CITY shall determine in its sole discretion whether to rebuild or restore the PARKING FACILITY. If CITY determines not to rebuild or restore the PARKING FACILITY, this Lease shall terminate as of the date of the destruction or injury. If the Premises or the PARKING FACILITY are not totally destroyed or substantially damaged,

CITY shall, subject to the other terms and conditions of this Lease, be obligated to repair and restore the Premises to the condition existing prior to the damage or destruction to the extent of the insurance proceeds. During any period of rebuilding, restoration or replacement, Monthly Rent shall abate on a fair and just proportionate basis according to the nature and extent of the damage.

MISCELLANEOUS PROVISIONS

- A. It is the intent that this Lease is for the benefit of the Development and as such SCOTT STREET may, without the consent of CITY but upon reasonable prior notice to CITY, assign this Lease to any person or entity that purchases or acquires the Development; provided, however, that such person or entity assumes all of SCOTT STREET's obligations under this Lease.
- B. CITY's acceptance of Monthly Rent or failure to complain of any action, non-action or default of SCOTT STREET, whether singular or repetitive, shall not constitute a waiver of any of CITY's rights. If SCOTT STREET's payment of any sum due CITY is accompanied by written conditions or is represented by SCOTT STREET to be a settlement or satisfaction of any obligation, CITY may accept and deposit such monies without being bound by such conditions or representations unless CITY expressly agrees in a separate written instrument. CITY's waiver of any right of CITY, or any default of SCOTT STREET, shall not constitute a waiver of any other right or constitute waiver of any other default or subsequent default.
- C. In any action to enforce the terms of this Lease, the prevailing party shall be entitled to recover reasonable costs and attorneys' fees in connection with such action.
- D. For the purposes of any provisions of this Lease, a party shall not be considered in breach or default of its obligations in the event of delay in the performance of such obligations due to causes beyond its reasonable control and without its fault or negligence, including but not restricted to acts of God, acts of public enemy, acts of adjoining property owners, governmental authority, fires, floods, epidemics, quarantine restrictions, strikes, embargoes, unavailable materials, and unusually severe weather; it being the parties' purpose and intent of this provision that in the event of the occurrence of any such delay, the time or times of performance of any of the obligations of such party shall be equitably extended for the period of the delay. The foregoing provision shall not apply to any of SCOTT STREET's obligations to pay any monetary amount due pursuant to this Lease.
- E. This Lease constitutes the entire agreement between the parties and supersedes any and all previous written or oral agreements or representations between the parties. This Lease supersedes and replaces any and all other leases or agreements between CITY, SCOTT STREET, and any previous owner of the Development with respect to the leasing of parking stalls in the PARKING FACILITY. This Lease may only be amended in writing signed by both parties.

- F. If any covenant, condition, provision, term or agreement of this Lease is, to any extent, held invalid or unenforceable, the remaining portion thereof and all other covenants, conditions, provisions, terms and agreements of this Lease will not be affected by such holding, and will remain valid and in force to the fullest extent permitted by law.
- G. Any notice under this Lease shall be given by certified mail, overnight mail, or by personal delivery, and shall be effective upon receipt. Notice shall be addressed to the receiving party and sent to its address, both as listed on page one of this Lease, Basic Terms.
- H. Each individual signing this Lease on behalf of SCOTT STREET represents and warrants that they are duly authorized to sign on behalf of and to bind SCOTT STREET and that this Lease is a duly authorized obligation of SCOTT STREET. CITY and each individual signing this Lease on behalf of CITY represents and warrants that they are duly authorized to sign on behalf of and to bind CITY and that this Lease is a duly authorized obligation of CITY.
- I. This Lease is governed by, and must be interpreted under, the internal laws of the State of Wisconsin. Any suit arising or relating to this Lease must be brought in Marathon County, Wisconsin.
- J. Time is of the essence with respect to this performance of every provision of this Lease in which time of performance is a factor.
- K. This Lease does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between CITY and SCOTT STREET.
- L. Under no circumstances shall any alderperson, council member, officer, official, director, attorney, employee or agent of CITY have any personal liability arising out of this Lease, and no party shall seek or claim any such personal liability.
- M. Notwithstanding anything to the contrary in this Lease, CITY shall not be liable to SCOTT STREET, any of its agents or employees, or any User, and each of the foregoing hereby waives all claims against CITY, for any injury or damage to any person or property in or about the PARKING FACILITY or the Premises. All property in or about the PARKING FACILITY or the Premises belonging to SCOTT STREET, any of its agents or employees, or any User shall be there at the risk of SCOTT STREET or such other person only, and CITY shall not be liable for damage thereto or theft, misappropriation, or loss thereof, except as provided above.
- N. This Lease may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Lease. The use of electronic signatures and electronic records (including, without limitation, any contract or other record created, generated, sent, communicated, received, or stored by electronic means) shall be of the same legal effect, validity and enforceability as a manually executed signature or use of a paper-based record-keeping system to the fullest extent permitted by applicable law.

- O. This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

[Signature page follows.]

IN WITNESS WHEREOF, this Lease is being signed as of the date in the introductory paragraph.

SCOTT STREET:

11 SCOTT STREET, LLC

By: _____

Name: Roland Lokre

Title: Member

CITY:

CITY OF WAUSAU

By: _____

Doug Diny, Mayor

Attest: _____

Kaitlyn Bernarde, Clerk

EXHIBIT A

Depiction of the Parking Spaces in the Parking Facility

[Attached.]

EXHIBIT B

City's Insurance Requirements

SCOTT STREET shall provide proof of insurance required in writing to the City.

SCOTT STREET shall procure and maintain, during the Lease Term, and for such length of time as is specified, if any, in the Lease or listed below, whichever is longer, insurance coverage in the following amounts and types:

- (a) Commercial General Liability Coverage at least as broad as Insurance Services Office Commercial General Liability Form CG 00 01, including coverage for Products Liability, Completed Operations, Contractual Liability, and Explosion, Collapse, Underground coverage with the following minimum limits and coverage:
 - (i.) \$1,000,000 each Occurrence limit
 - (ii.) \$1,000,000 Personal and Advertising Injury limit
 - (iii.) \$2,000,000 general aggregate (other than Products-Completed Operations) per project
 - (iv.) \$2,000,000 Products-Completed Operations aggregate
 - (v.) \$50,000 Fire Damage limit – any one fire
 - (vi.) \$5,000 Medical Expense limit – any one person

- (b) Automobile Liability Coverage at least as broad as Insurance Services Office Business Automobile Form, with minimum limits of \$1,000,000 combined single limit per accident for Bodily Injury and Property Damage, provided on a Symbol #1 – “Any Auto” basis.

- (c) Worker's Compensation and Employer's Liability if required by Wisconsin State Statute or any Worker's Compensation Statutes of a different state. Must carry coverage for Statutory Worker's Compensation and an Employer's Liability with limits of:
 - (i.) \$100,000 Each Accident,
 - (ii.) \$500,000 Disease-Policy Limit
 - (iii.) \$100,000 Disease-Each Employee
 - (iv.) Employer's Liability limits must be sufficient to meet umbrella liability insurance requirements.

- (d) Umbrella Liability Coverage at least as broad as the underlying Commercial General Liability, Automobile Liability, and Employer's Liability, with a minimum limit of \$2,000,000 each occurrence and \$2,000,000 aggregate, and a maximum self-insured retention of \$25,000. The umbrella must be primary and non-contributory to any insurance or self-insurance carried by City. Products – Completed Operations coverage must be carried for a minimum of three years after acceptance of completed work.

- (e) Applicable Requirements and Provisions for Liability Insurance of SCOTT STREET
 - (i.) Primary and Non-contributory requirement - All insurance must be primary and non-contributory to any insurance or self-insurance carried by City.

 - (ii.) Acceptability of Insurers - Insurance is to be placed with insurers who have an A.M. Best rating of no less than A- and a Financial Size Category rating of no less than Class VII, and who are authorized as an admitted insurance company in the State of Wisconsin.

 - (iii.) Additional Insured Requirements - The following must be named as additional insureds on all liability policies: City of Wausau, and its officers, council members, agents, employees and authorized volunteers. On the Commercial General Liability Policy, the additional insured coverage must be ISO form CG 20 10 07 04. This does not apply to Worker's Compensation policies.

 - (iv.) Waivers of Subrogation – All developer and subcontractor liability, workers compensation, and property policies, as required herein, must be endorsed with a waiver of subrogation in favor of the City of Wausau, its officers, elected or appointed officials, agents, employees, and authorized volunteers.

 - (v.) Deductibles and Self-Insured Retentions - Any deductible or self-insured retention in the SCOTT STREET's policy must be declared to the City of Wausau and satisfied by the contractor.

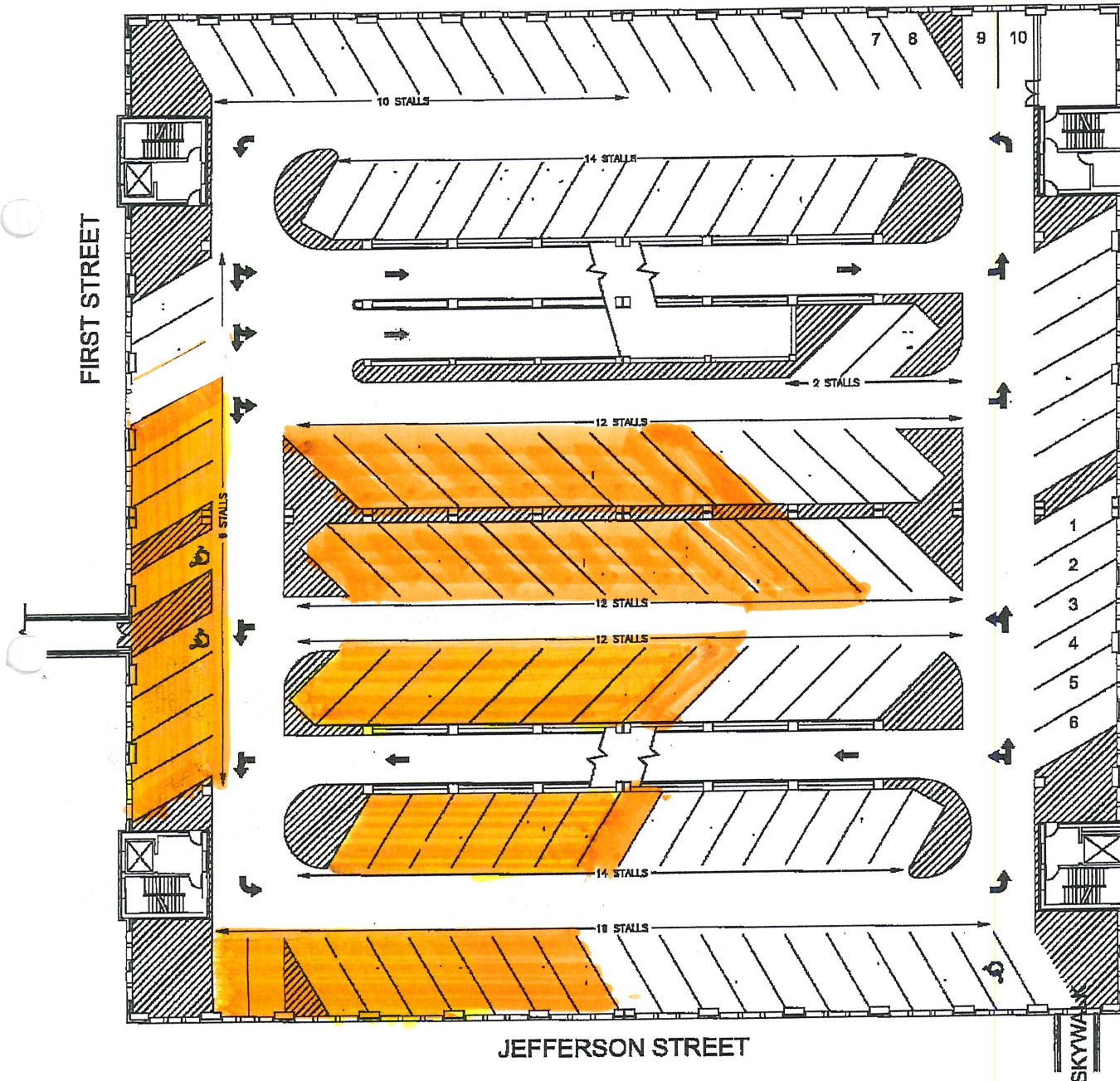
- (vi.) Evidence of Insurance - Prior to execution of the Lease, the SCOTT STREET shall file with the City a certificate of insurance (Acord Form or equivalent for all coverages) signed by the insurer's representative evidencing the coverage required by the Lease.
- (vii.) Limits and Coverage – The insurance requirements under the Lease shall be the greater of the minimum limits and coverage specified herein, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the Named Insured. It is agreed that these insurance requirements shall not in any way act to reduce coverage that is broader or that includes higher limits.
- (viii.) Cancellation/Non-Renewal – No policy of insurance required to be maintained hereunder shall be cancelled, non-renewed, or voided without 30 days' prior written notice to the City of Wausau, except where cancelation is due to the non-payment of premiums, in which event, 10 days' prior written notice shall be provided.

SCOTT STREET

JEFFERSON STREET PARKING RAMP

FIRST STREET

SECOND STREET



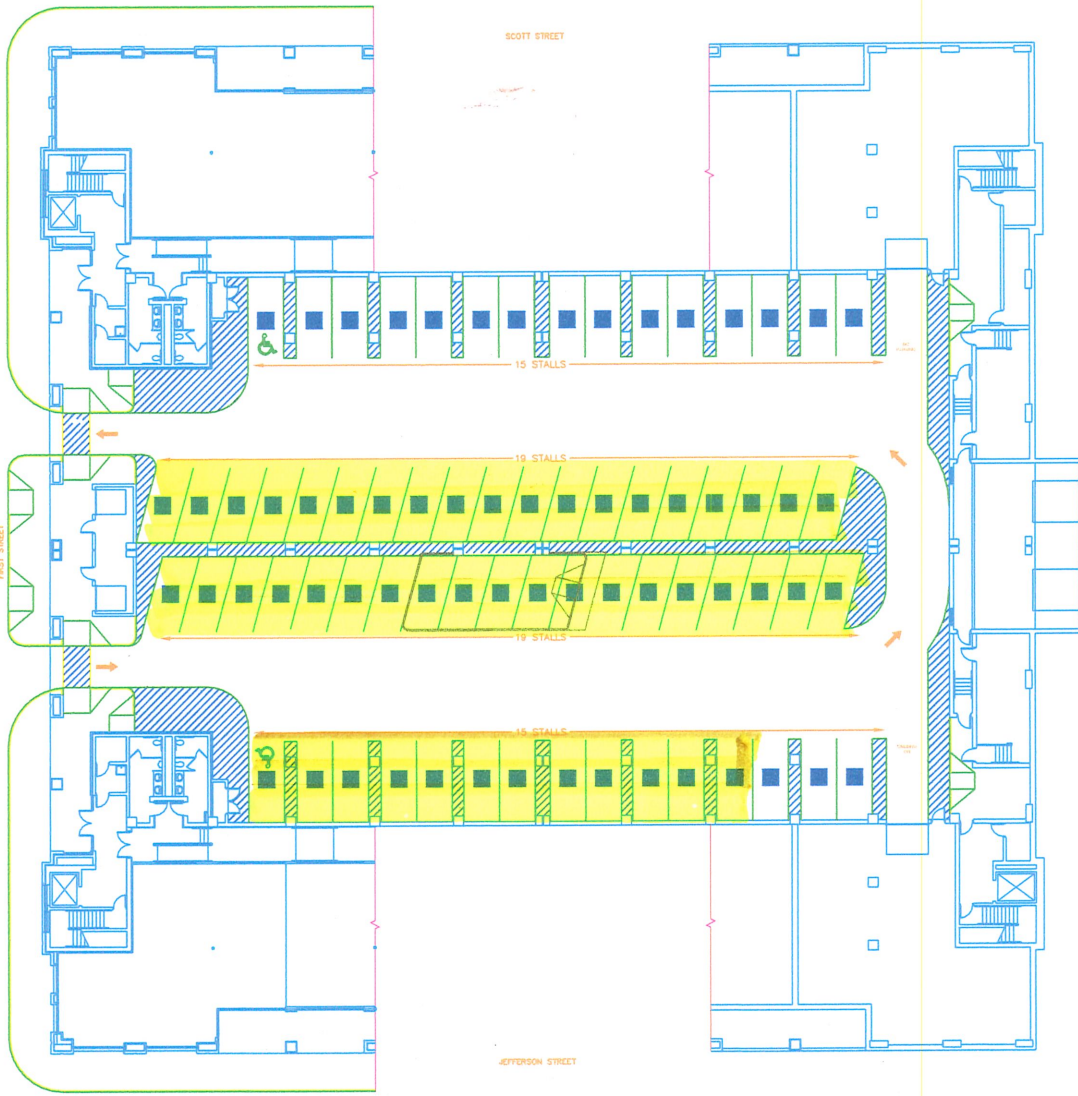
LEVEL 2
SKYWALK LEVEL

The Waterside
Employee & Resident
Parking

50 STALLS - SUMMER 2027

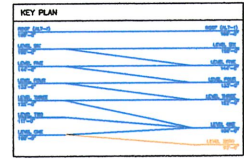
JEFFERSON STREET

LEVEL 0



PARKING STALL DESIGNATIONS	
METERED PUBLIC PARKING	150
EMERGENCY VEHICLE PARKING	1
RESERVED MONTHLY PARKING	430
WB / WUB DECOYIVE PARKING	50
WB / WUB GUEST PARKING	25
AVS	5
HOV/HHV	2
Total	654

PARKING LEVEL BY USE								
LEVEL	METERED PUBLIC PARKING	EMERGENCY VEHICLE PARKING	RESERVED MONTHLY PARKING	WB / WUB DECOYIVE PARKING	WB / WUB GUEST PARKING	AVS	HOV/HHV	TOTAL
LEVEL ZERO	68	0	0	0	0	0	0	68
LEVEL ONE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
LEVEL TWO	37	1	0	0	0	0	0	38
LEVEL THREE	45	0	0	50	25	5	2	127
LEVEL FOUR	0	0	140	0	0	0	0	140
LEVEL FIVE	0	0	140	0	0	0	0	140
LEVEL SIX	0	0	140	0	0	0	0	140
TOTAL	150	1	430	50	25	5	2	654



LEVEL ZERO PLAN

The Waterside
Guest &
Employer
Parking

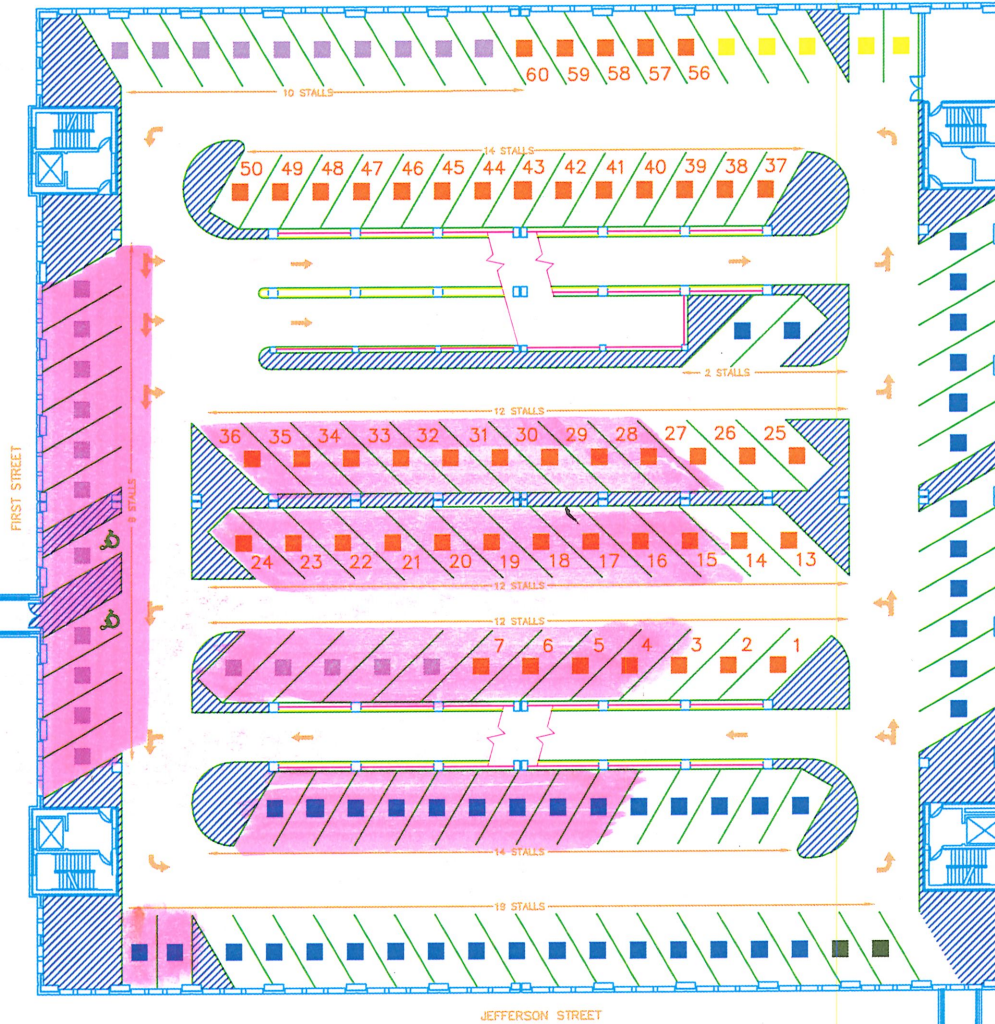
50 stalls
May 2026

1st Street
Level

Directly
Across from
The Waterside
Front Doors

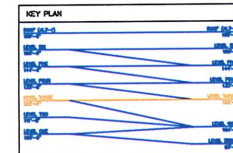
LEVEL 3

SCOTT STREET



PARKING STALL DESIGNATIONS	
LETTERED PUBLIC PARKING	150
EMERGENCY VEHICLE PARKING	1
RESERVED MONTHLY PARKING	430
HO / NAB EXECUTIVE PARKING	50
HO / NAB GUEST PARKING	24
AVG	5
HOV/HPRO	2
TOTAL	654

PARKING LEVEL BY USE								
LEVEL	LETTERED PUBLIC PARKING	EMERGENCY VEHICLE PARKING	RESERVED MONTHLY PARKING	HO / NAB EXECUTIVE PARKING	HO / NAB GUEST PARKING	AVG	HOV/HPRO	TOTAL
LEVEL ZERO	60	0	0	0	0	0	0	60
LEVEL ONE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
LEVEL TWO	37	1	0	0	0	0	0	38
LEVEL THREE	45	0	0	50	24	5	2	126
LEVEL FOUR	0	0	140	0	0	0	0	140
LEVEL FIVE	0	0	140	0	0	0	0	140
LEVEL SIX	0	0	140	0	0	0	0	140
TOTAL	100	1	430	50	24	5	2	654



LEVEL THREE PLAN

The Waterside
Employee & Residents
Parking

FALL 2028
50 STALLS

02-0167
AGP #1124

MASTER PARKING LOT LEASE AGREEMENT

This Master Parking Lot Lease Agreement (the "Lease") is made and entered into as of the 15th day of July, 2002 (the "Effective Date") by and between THE CITY OF WAUSAU, WISCONSIN, a Wisconsin municipal corporation, as "Landlord," and OPUS NORTH CORPORATION, an Illinois corporation, as Tenant.

BASIC TERMS

The following Basic Terms are applied under and governed by the particular section(s) in this Lease pertaining to the following information:

- 1. **Premises:** Up to four hundred eighty (480) designated Parking Spaces (as defined herein) as depicted in Exhibit A. (See Section 1.1.)
- 2. **Lease Term:** Sixty (60) years. (See Section 1.3.)
- 3. **Commencement Date:** September 1, 2003.
- 4. **Rent:** See Section 2.1.
- 5. **Landlord/Rent Payment Address:**

City of Wausau
c/o Finance Director
407 Grant Street
Wausau, WI 54403
Telephone: 715-261-6620
Facsimile: 715-261-6626
- 6. **Address of Tenant for Notices:**

Opus North Corporation
Attn: Senior Vice President and General Manager
135 South 84th Street, Suite 333
Milwaukee, WI 53214
Telephone: (414) 266-9393
Facsimile: (414) 266-9395

With a copy to:

Reinhart Boerner Van Deuren s.c.
Attn: Joseph J. Balistreri
1000 North Water Street, Suite 2100
Milwaukee, WI 53202
Telephone: (414) 298-1000
Facsimile: (414) 298-8097
- 7. **Broker(s):** None. (See Section 9.9)

ARTICLE 1.
LEASE OF PREMISES AND LEASE TERM

1.1. Premises.

1.1.1. Maximum Number of Parking Spaces.

(a) In consideration of the mutual covenants this Lease describes and other good and valuable consideration, commencing on the Commencement Date and continuing throughout the term of this Lease, Tenant shall have the right to lease up to four hundred eighty (480) Parking Spaces in the Parking Ramp (as defined herein) and as more fully described in Exhibit A. For purposes of this Lease, a "Parking Space" shall mean a standard municipal parking stall in the Parking Ramp of not less than eight (8) feet and six (6) inches by nineteen (19) feet with a minimum height clearance of [] feet throughout the Parking Ramp, including ingress and egress points, and as marked with standard parking stall striping and complying with the terms of this Lease.

(b) The Premises shall include access to such reasonable number of motorcycle, moped, and bicycle Parking Spaces (with standard dimensions therefor) as are appropriate for the Parking Ramp and Tenant shall have the unrestricted right to use such additional Parking Spaces in common with all other tenants of the Parking Ramp.

1.1.2. Existing Leases of Premises.

Tenant acknowledges that the Landlord is also entering into parking lot lease agreements covering portions of the Parking Ramp with Wausau Benefits, Inc. ("WBI") for three hundred fifty (350) Parking Spaces (the "WBI Parking Lease") and with Wipfli Ullrich Bertelson LLP ("Wipfli") for one hundred (100) Parking Spaces (the "Wipfli Parking Lease"). Landlord agrees that it will not modify either the WBI Parking Lease or the Wipfli Parking Lease in any way which could adversely affect Tenant's rights hereunder, without the prior written consent of Tenant. Landlord acknowledges that Tenant is entering into lease agreements for the Office Building Project (as defined herein) with WBI (the "WBI Building Lease") and with Wipfli (the "Wipfli Building Lease"). Tenant agrees that while WBI and Wipfli are occupying the Office Building Project under their respective leases, Tenant shall not have the right to lease any Parking Spaces in the Parking Ramp. However, in the event WBI's right to possession under the WBI Building Lease or the WBI Building Lease itself is terminated for any reason by mutual agreement of the parties, or by judicial or other administrative law process, or the same expires, Tenant shall so notify Landlord in writing and shall enclose with such notice a copy of the mutual agreement, the applicable court or administrative order or a copy of the lease showing the expiration of the term, as applicable (a "WBI Default Notice") and Tenant shall thereafter have available to it the right to lease any of the three hundred fifty (350) Parking Spaces then allocated or formerly allocated to WBI under the WBI Parking Lease pursuant to Section 1.1.3 below. In the event Wipfli's right to possession under the Wipfli Building Lease or the Wipfli Building Lease itself is terminated for any reason by mutual agreement of the parties, or by judicial or other administrative law process, or the same expires, Tenant shall so notify Landlord in writing and shall enclose with such notice a copy of the mutual agreement, the applicable court or administrative order or a copy of the lease showing the expiration of the term, as applicable (a "Wipfli Default Notice") and Tenant shall thereafter have available to it the right to lease up to 130 Parking Spaces, consisting of the 100 Parking Spaces then allocated or formerly allocated to Wipfli under the Wipfli Parking Lease plus an additional thirty (30) Parking Spaces in the Parking Ramp, pursuant to Section 1.1.3 below. Landlord shall insert in the WBI Parking Lease, a provision that Landlord's receipt of a WBI Default Notice shall be an uncurable Event of Default under the WBI Parking Lease. Landlord shall insert in the Wipfli Parking Lease, a provision that Landlord's receipt of a Wipfli Default Notice shall be an uncurable Event of Default under the Wipfli Parking Lease.

1.1.3. Election to Lease Parking Spaces.

At any time and from time to time after the delivery by Tenant to Landlord of a WBI Default Notice and/or Wipfli Default Notice, Tenant may notify Landlord of the number of Parking Spaces in the Parking Ramp that Tenant desires to lease (a "Designation Notice"). Landlord agrees to make available to Tenant the number of spaces set forth in the Designation Notice within sixty (60) days following its receipt of such Designation

Notice. Tenant may thereafter from time to time during the term of this Lease, reduce or increase (subject to a cap of 480) the number of Parking Spaces leased hereunder by providing Landlord with written notice of such change (the "Modification Notice"). The reduction or increase in Parking Spaces shall take effect within sixty (60) days following Landlord's receipt of the Modification Notice.

1.1.4 Acknowledgement of and Effect of Option to Purchase.

Landlord acknowledges that WBI or its designee has the option to purchase the Office Building Project from Tenant by written exercise of its option pursuant to the terms of the WBI Building Lease, on or before July 1, 2003 (the "Option").

Landlord acknowledges that pursuant to the Option, WBI may acquire title to Office Building Project. Upon the closing of the acquisition pursuant to the Option, except for certain obligations related to the construction of the Office Building Project, the WBI Office Lease will be terminated. Notwithstanding the provisions of section 1.1.2 and 1.1.3, upon written notice to Landlord from WBI and Tenant of such termination, this Lease will not terminate, and Tenant's right, title, and interest in this Lease shall be promptly assigned to and assumed by WBI. Such assignment is not intended to affect the rights of WBI or Landlord pursuant to the WBI Parking Lease, which shall remain in full force and effect following such assignment. Landlord hereby consents to such assignment and further agrees to release Opus North Corporation from any obligation or liability with respect to this Lease following the consummation of this assignment and assumption. WBI is an intended third party beneficiary of this provision and may enforce the obligations contained herein.

Landlord further acknowledges that, pursuant to the Option, WBI's designee may acquire title to the Office Building Project. In this event, the WBI Lease will not terminate. Notwithstanding the provisions of section 1.1.2 and 1.1.3, upon the closing of such transaction this Lease will not terminate. Tenant's right, title, and interest in this Lease shall be assigned to and assumed by WBI's designee. Such assignment is not intended to affect the rights of WBI or Landlord pursuant to the WBI Parking Lease, which shall remain in full force and effect following such assignment. Landlord hereby consents to such assignment and further agrees to release Opus North Corporation from any obligation or liability with respect to this Lease following the consummation of this assignment and assumption. WBI is an intended third party beneficiary of this provision and may enforce the obligations contained herein.

1.1.5 Amendment to Lease.

In the event WBI assumes this Lease pursuant to section 1.1.4, sections 1.1.2 and 1.1.3 shall be amended in their entirety to state as follows:

1.1.2. Existing Leases of Premises.

Tenant acknowledges that Landlord has entered into a parking lot lease agreement covering portions of the Parking Ramp with Wipfli Ullrich Bertelson LLP ("Wipfli") for one hundred (100) Parking Spaces (the "Wipfli Parking Lease"). Landlord agrees that it will not modify the Wipfli Parking Lease without the prior written consent of Tenant. Landlord acknowledges that Tenant is entering into a lease agreement for the Office Building Project (as defined herein) with Wipfli (the "Wipfli Building Lease"). Tenant agrees that while Wipfli is occupying the Office Building Project under the Wipfli Building Lease, Tenant shall not have the right to lease any Parking Spaces in the Parking Ramp leased to Wipfli under the Wipfli Parking Lease. In the event Wipfli's right to possession under the Wipfli Building Lease or the Wipfli Building Lease itself terminates for any reason, Tenant shall so notify Landlord in writing (a "Wipfli Default Notice") and Tenant shall thereafter have available to it the right to lease up to 130 Parking Spaces, consisting of the 100 Parking Spaces allocated to Wipfli under the Wipfli Parking Lease plus an additional thirty (30) Parking Spaces in the Parking Ramp, pursuant to Section 1.1.3 below.

1.1.3. Election to Lease Parking Spaces.

At any time and from time to time after the delivery by Tenant to Landlord of a Wipfli Default Notice, Tenant may notify Landlord of the number of Parking Spaces in the Parking Ramp that Tenant desires to lease (a "Designation Notice"). Landlord agrees to make available to Tenant the number of spaces set forth in the Designation Notice within sixty (60) days following its receipt of such Designation Notice. Tenant may thereafter from time to time during the term of this Lease, reduce or increase (subject to a cap of 130) the number of Parking Spaces leased hereunder by providing Landlord with written notice of such change (the "Modification Notice"). The reduction or increase in Parking Spaces shall take effect within sixty (60) days following Landlord's receipt of the Modification Notice.

Landlord and Tenant agree to execute any documents or amendments reasonably necessary to carry out the intent of this Section 1.1.5.

1.2. Construction of Parking Ramp, Skywalk, and Tower.

(a) Prior to the Commencement Date, Landlord shall design (except as provided herein), procure, construct, and install at its sole cost and expense the completion of all improvements for an approximately 650 stall parking ramp on the Wausau City Block bounded by 1st, 2nd, Scott, and Jefferson Streets in the City of Wausau, in accordance with the plans and specifications described in Exhibit B attached hereto (the "Parking Ramp"), a second level skywalk bridge connection across 1st Street in accordance with the plans and specifications described in Exhibit C attached hereto (the "Skywalk"), and a stairwell/elevator tower adjacent to a building to be constructed by Tenant in accordance with the plans and specifications described in Exhibit D attached hereto (the "Stair/Elevator Tower," the work of which improvements, when taken together with the Skywalk and Parking Ramp improvements, shall be referred to herein as the "Project").

(b) The Project shall include all work necessary to complete the Project as set forth in the plans and specifications which are described in the exhibits attached hereto, including, but not limited to, all additional plans and specifications as may be developed for the engineering and/or design, procurement, and construction of such improvements, and in accordance with all applicable laws and building codes.

(c) Landlord shall (i) have complete control over the work of the Project, (ii) provide all labor, machinery, and services necessary to construct the Project and all materials and equipment used or incorporated or to be incorporated in the Project, (iii) coordinate all construction means, methods, techniques, sequences, and procedures to ensure timely completion of the Project, (iv) coordinate all contractors' work with all other contractors and subcontractors on the Project, and (v) except as provided herein, have the exclusive right to direct and supervise the working forces, including subcontractors performing work.

(d) Landlord shall have responsibility for safety precautions and programs for the Project and shall promptly remedy all damage or loss (including insured damage or loss) to any property caused in whole or in part by any contractor or any subcontractor of Landlord, anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. Landlord shall be responsible to Tenant for the acts and omissions of Landlord's employees and parties in privity of contract with Landlord to perform a portion of the work for the Project, including their agents and employees. Landlord shall arrange for delivery and storage, protection, and security for all materials, systems, and equipment which are a part of the Project, until such items are incorporated into the Project and shall receive, visually inspect for shipment damage, supervise unloading, and store in a secured manner all equipment required for the Project. Landlord shall at all times keep the Property (as defined herein) reasonably neat and clean and free from accumulation of waste materials or rubbish caused by Landlord's operations.

(e) Prior to the Commencement Date, Landlord shall acquire all necessary property and advisable property (including easements, licenses, permits or other land use rights relating to the Project) from any third parties not bound by this Lease for purposes of carrying out the intent of the Project.

(f) Landlord will use commercially reasonable efforts to ensure that the Project is of the same grades, quality, workmanship, and materials as utilized in the approximately 100,000 square foot, multistory office building to be contemporaneously constructed on parts of Block Four (4) of the Original Plat of the City of Wausau as currently bounded by 1st and Scott Streets by Tenant (the "Office Building Project") so as to be aesthetically blended and harmonious with the Office Building Project. Tenant shall have the right, but not the obligation, to approve any and all plans and specifications for the Project to assure their compliance with this Lease, which approval shall not be unreasonably withheld or delayed (provided, that in no event is such approval deemed to be a representation, warranty, or other acknowledgement or agreement that Tenant is providing engineering or safety guidance with respect to the Project, for which Landlord is solely responsible.)

1.3. Term, Delivery and Commencement.

1.3.1. Commencement and Expiration of Term.

The Term of this Lease is the period stated in the Basic Terms. The Term commences on the Commencement Date and expires on the last day of the last calendar month of the Term.

If for any reason Landlord shall not achieve substantial completion of the Project on or before the Commencement Date, in addition to any other rights Tenant may have against Landlord at law or in equity, Landlord shall, until the Premises are ready for use, provide, at no cost to Tenant, up to four hundred eighty (480) alternative parking spaces for Tenant within a three hundred (300) yard radius of the Office Building Project front entrance and located in such proximity to the Office Building Project site as to comply with the City of Wausau and Marathon County zoning ordinances as they may from time to time exist.

1.3.2. Commencement Date Memorandum.

Within a reasonable time after the Commencement Date, Landlord, at Tenant's request, shall execute and deliver a Commencement Date Memorandum in a form as reasonably proposed by Tenant.

1.3.3. Right to Terminate.

If for any reason the Office Building Project is destroyed or demolished, and the owner of the Office Building Project does not commence reconstruction or rebuilding on the subject land within two (2) years following the date the Office Building Project is destroyed or demolished, either Landlord or Tenant may terminate this Lease by written notice to the other given within ninety (90) days following the expiration of such two (2) year period.

**ARTICLE 2.
RENT**

2.1. Rent.

(a) Commencing on the first day of the calendar month immediately following the date which is sixty (60) days after the issuance by Tenant of the first Designation Notice under Section 1.1.3, and continuing on or before the first day of each and every calendar month thereafter while the Parking Spaces are being leased by Tenant, Tenant will pay Rent for each Parking Space leased by Tenant from Landlord from time to time pursuant to the provisions of Section 1.1.3 in monthly installments, in advance and without demand therefor or offset, to the address specified in the Basic Terms or at such other place as Landlord may from time to time designate in writing to Tenant. Rent shall be increased or decreased, as applicable, within sixty (60) days following Landlord's receipt of a Modification Notice under Section 1.1.3.

(b) For any Parking Spaces leased by Tenant hereunder during the first ten (10) years of the Lease term, the Rent shall be \$23.80 per Parking Space per month, including sales tax. For any Parking Spaces leased by Tenant hereunder after the first ten (10) years of the Lease Term, the Rent shall be as provided in (c) below. Landlord shall be responsible for all other real estate, income, sales and similar taxes arising as a result of such payments.

(c) For any Parking Spaces leased by Tenant hereunder after the first ten (10) years of the Lease term, the Rent for each Parking Space shall be determined pursuant to this subparagraph (c). For years eleven (11) through fifteen (15) and for each five full calendar years thereafter throughout the term, the monthly Rent for the Parking Spaces leased by Tenant in the Parking Ramp shall be adjusted to the then Fair Market Rent and shall be fixed for that particular five-year period. "Fair Market Rent" shall mean that net monthly basic rent per Parking Space of the Premises that a willing tenant would pay and a willing landlord would accept in an arms length bona fide negotiation for space comparable to the Premises in condition, quality, size and location in the Wausau Metropolitan area, with neither party under a compulsion for the appropriate term.

The parties hereto shall make a good faith effort to agree upon the Fair Market Rent for the applicable five (5) year period hereunder at least thirty (30) days prior to the adjustment date in question. In the event that Landlord and Tenant fail to agree within the thirty (30) day time period, the Fair Market Rent shall be determined by appraisal in the manner set forth below ("Appraisal"). However, such appraisers shall be directed to determine the Fair Market Rent as above provided and in determining the same said appraisers shall be instructed to make said appraisal independently, without consulting with each other. Any determination by Appraisal or any agreement reached by the parties hereto with respect to such Fair Market Rent and resulting Rent shall be expressed in writing and shall be executed by the parties hereto, and a copy thereof delivered to each of the parties.

If the parties fail to agree upon the Fair Market Rent as provided above, then either party shall be entitled to give notice to the other electing to have the Fair Market Rent selected by an appraiser as provided in this section. Upon delivery and receipt of such notice, the parties will within seven (7) days thereafter mutually appoint an appraiser who will select (in the manner set forth below) the Fair Market Rent for the five (5) year period in question (the "Deciding Appraiser"). The Deciding Appraiser must have at least five (5) years of full-time commercial appraisal experience with projects comparable to the Property and be a member of the American Institute of Real Estate Appraisers or a similar appraisal association. The Deciding Appraiser may not have any material, financial, or business interest in common with either of the parties. If Landlord and Tenant are not able to agree upon a Deciding Appraiser within such seven (7) days, each party will within five (5) days thereafter separately select an appraiser meeting the criteria set forth above, which two appraisers will, within seven (7) days of their selection, mutually appoint a third appraiser meeting the criteria set forth above to be the Deciding Appraiser. Within seven (7) days of the appointment (by either method) of the Deciding Appraiser, Landlord and Tenant will submit to the Deciding Appraiser their respective determinations of Fair Market Rent and any related information. Within twenty-one (21) days of such appointment of the Deciding Appraiser, the Deciding Appraiser will review each party's submittal (and such other information as the Deciding Appraiser deems necessary) and will select, in total and without modification, the submittal presented by either Landlord or Tenant as the Fair Market Rent. Subject to the previous sentence, if the Deciding Appraiser timely receives one party's submittal, but not both, the Deciding Appraiser must designate the submitted proposal as the Fair Market Rent. Any determination of Fair Market Rent made by the Deciding Appraiser in violation of the provisions of this section shall be beyond the scope of authority of the Deciding Appraiser and shall be null and void. If the determination of Fair Market Rent is made by a Deciding Appraiser, Landlord and Tenant will each pay, directly to the Deciding Appraiser, one-half (½) of all fees, costs and expenses of the Deciding Appraiser. Landlord and Tenant will each separately pay all costs, fees and expenses of their respective additional appraiser (if any) used to determine the Deciding Appraiser.

ARTICLE 3.

USE

3.1. Permitted Use.

Tenant may use the Premises for parking by tenants of the Office Building Project or by Tenant or either of their officers', directors', owners', employees', agents', guests', and invitees' vehicles during the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and uses incidental to general office use which are allowed by Laws. Tenant acknowledges that such spaces may be available to the general public for use during any other time. Tenant will not use the Property in any fashion that materially violates any Laws (as defined herein), causes injury or damage to the Property or to any person, or constitutes a public or private nuisance or waste, and will not allow the abandonment of Tenant's officers', directors', owners', employees', agents', guests', and invitees' disabled vehicles therein.

3.2. Common Area.

Landlord grants Tenant the non-exclusive right to use all other portions of the Parking Ramp, the Skywalk and the Stair/Elevator Tower (which, collectively with the Premises, shall sometimes be referred to as the "Property") at any and all times, subject to Landlord's lawfully established rules and charges therefor.

3.3. Signs.

Upon Tenant's request, Landlord will install and provide to Tenant at Landlord's sole cost and expense (a) exclusive reserved parking signage attached to each Parking Space in a form reasonably acceptable to Tenant, and (b) monument, entrance, and other signage in a location reasonably specified by Tenant on the Property designating the Tenant's exclusive Parking Spaces and times. Tenant will not install or permit to be installed in the Premises any other sign, decoration or advertising material of any kind that is visible from the exterior of the Premises.

ARTICLE 4. LANDLORD'S OBLIGATIONS

4.1. Taxes.

Landlord will, prior to delinquency, pay all taxes assessed against the Property (if any).

4.2. Insurance.

Landlord, at all times during the Lease term, at Landlord's sole cost and expense, shall maintain the insurance this Section 4.2 describes:

4.2.1. Liability Insurance.

Commercial general liability insurance (providing coverage at least as broad as the current ISO form) with respect to the Property, on an "occurrence" basis, with minimum limits of \$1,000,000 each occurrence and \$3,000,000 general aggregate. Such insurance must include specific coverage provisions or endorsements (a) for broad form contractual liability insurance; (b) naming Tenant as an additional insured; (c) waiving the insurer's subrogation rights against Tenant; (d) providing Tenant with at least thirty (30) days prior notice of modification, cancellation, non-renewal or expiration; and (e) expressly stating that Landlord's insurance will be provided on a primary and non-contributory basis. If Landlord provides such liability insurance under a blanket policy, the insurance must be made specifically applicable to the Property on a "per location" basis.

4.2.2. Property Insurance.

Property insurance on the Property in an amount not less than the full insurable replacement cost of the Property insuring against loss or damage by fire and such other risks as are covered by the current ISO Special Form policy. Landlord, at its option, may obtain such additional coverages or endorsements as Landlord deems appropriate or necessary, including, without limitation, insurance covering foundation, grading, excavation and debris removal costs; business income and rents insurance; earthquake insurance; flood insurance; and other coverages. Landlord may maintain such insurance in whole or in part under blanket policies.

4.2.3. Miscellaneous Insurance Provisions.

All of Landlord's insurance will be written by companies rated at least "Best A-VII." Landlord will deliver evidence of insurance satisfactory to Tenant, (a) on or before the Commencement Date, (b) not later than thirty (30) days prior to the expiration of any current policy or certificate, and (c) at such other times as Tenant may reasonably request. Such evidence shall be by an ACORD Form 27 certificate and will attach or cause to be

attached to the certificate copies of the endorsements this Section 4.2 requires (including specifically, but without limitation, the "additional insured" endorsement).

4.2.4. Failure to Insure.

Notwithstanding any contrary language in this Lease and any notice and cure rights this Lease provides Landlord, if Landlord fails to provide Tenant with evidence of insurance as required under Section 4.2., Tenant shall give Landlord notice of such failure and if such failure continues for an additional period of ten (10) days following the date of Tenant's notice to Landlord, Tenant may assume that Landlord is not maintaining the insurance Section 4.2 requires Landlord to maintain and Tenant may, but is not obligated to, without further demand upon Landlord or notice to Landlord and without giving Landlord any cure right or waiving or releasing Landlord from any obligation contained in this Lease, obtain such insurance for Tenant's benefit. In such event, Landlord will promptly pay to Tenant, upon demand, all costs and expenses Tenant incurs obtaining such insurance. Tenant's exercise of its rights under this Section does not relieve Landlord from any default under this Lease.

4.2.5. Landlord's Waiver and Release of Claims and Subrogation.

To the extent not expressly prohibited by law, Landlord, on behalf of Landlord and its insurers, waives, releases and discharges Tenant from all claims or demands whatsoever arising out of damage to or destruction of the Property, or loss of use of the Property, occasioned by fire or other casualty, regardless whether any such claim or demand results from the negligence or fault of Tenant, or otherwise, and Landlord will look only to Landlord's insurance coverage (regardless whether Landlord maintains any such coverage) in the event of any such claim. Landlord's policy or policies of property insurance will permit releases of liability and will provide for waiver of subrogation as provided in this section.

4.3. Maintenance

4.3.1. General Maintenance and Repairs.

Landlord assumes the sole and exclusive responsibility for the condition, operation, repair, replacement, maintenance, and management of the Property. Landlord, at Landlord's sole cost and expense, will keep and maintain the Property (including the Premises) in good order, condition and repair, reasonable wear and tear and damage from insured casualties excepted. Landlord will keep the Property in a neat and sanitary condition. If Tenant damages the Property, Landlord will repair the damage and Tenant will promptly reimburse Landlord for all reasonable costs and expenses of Landlord in connection with the repair upon demand. Landlord will maintain the Property in a first-class and fully operative condition. Landlord's repairs will be at least equal in quality and workmanship to the original work and Landlord will make the repairs in accordance with all laws. If Landlord fails to commence any of its obligations as required hereby within five (5) regular business days after written request therefor from Tenant, Tenant may, upon the expiration of such five (5) regular business day period, proceed to undertake such obligations, in which event Landlord shall promptly reimburse Tenant upon demand therefor for all Tenant's costs incurred by Tenant undertaking such action.

4.3.2. Alterations Required by Laws.

If any governmental authority requires any alteration to the Property Landlord will make such alterations at Landlord's expense. Landlord may not make any alterations or undertake any other activity as a result of its obligations hereunder in a manner that will unreasonably interfere with Tenant's use of the Premises.

4.4. Utilities.

Landlord shall provide at its sole cost and expense all utilities used in the Property, including, but not limited to (a) adequate lighting for all portions of the Property at standards deemed adequate for public safety and use typically found in structures of this type in Wisconsin; and (b) all climate control for the Skywalk and Stair/Elevator Tower, sufficient to maintain comfortable temperatures therein.

4.5. Exclusive Enforcement of Parking Rights.

Landlord shall provide, at Landlord's sole cost and expense, by the methodology set forth in Schedule 1 services to allow for the enforcement of Tenant's exclusive use of the Premises as provided for herein.

4.6. Other Services.

Landlord shall provide at its sole cost and expense (a) elevator service to be used in the Stair/Elevator Tower; (b) prompt removal of all ice, snow, and debris from the Property; and (c) landscaping and landscaping maintenance of all exterior areas of the Property.

4.7. Provisions Relating to Services.

The standard and quality of services provided by Landlord ("Landlord Services") shall be equivalent to that which is customarily provided in structures of similar type, nature, and use as the Property in the State of Wisconsin. Landlord shall not materially reduce or modify the standard, quality, frequency, or quantity of all Landlord Services. If the electric, elevator, heat or air conditioning (as applicable) to the Property is interrupted or materially diminished due to the fault or neglect of Landlord, its employees or contractors and such interruption continues for forty-eight (48) consecutive hours, and in such event the Premises are thereby rendered unfit for reasonable use by Tenant as required herein, then Tenant shall be entitled to an abatement of Rent for the period of time that such service is interrupted or materially diminished.

**ARTICLE 5.
TENANT'S OBLIGATIONS**

5.1. Insurance

5.1.1. Liability Insurance.

Tenant, at all times after the issuance by Tenant of its first Designation Notice hereunder and continuing during the Term, at Tenant's sole cost and expense, shall maintain commercial general liability insurance (providing coverage at least as broad as the current ISO form) with respect to the Property, on an "occurrence" basis, with minimum limits of \$1,000,000 each occurrence and \$3,000,000 general aggregate. Such insurance must include specific coverage provisions or endorsements (a) for broad form contractual liability insurance; (b) naming Landlord as an additional insured; (c) waiving the insurer's subrogation rights against Landlord; (d) providing Landlord with at least thirty (30) days prior notice of modification, cancellation, non-renewal or expiration; and (e) expressly stating that Tenant's insurance will be provided on a primary and non-contributory basis. If Tenant provides such liability insurance under a blanket policy, the insurance must be made specifically applicable to the Property on a "per location" basis.

5.1.2. Miscellaneous Insurance Provisions.

Tenant's insurance will be written by companies rated at least "Best A-VII." Tenant will deliver evidence of insurance satisfactory to Landlord, (a) within thirty (30) days after the issuance by Tenant of its first Designation Notice hereunder and thereafter as provided in the following (b) and (c), (b) not later than thirty (30) days prior to the expiration of any current policy or certificate, and (c) at such other times as Landlord may reasonably request. Such evidence shall be by an ACORD Form 27 certificate and will attach or cause to be attached to the certificate copies of the endorsements this Section 5.1 requires (including specifically, but without limitation, the "additional insured" endorsement).

**ARTICLE 6.
RIGHTS RESERVED BY LANDLORD**

6.1. Control of Property.

Landlord reserves all rights respecting the Property and Premises not specifically granted to Tenant under this Lease, including, without limitation, the right to install, operate and maintain security systems that monitor all persons entering or leaving the Property.

6.2. Right of Entry.

Landlord and its authorized representatives may enter the Premises to (a) inspect the Premises or (b) exercise and perform Landlord's rights and obligations under this Lease, provided such access does not unreasonably interfere with the use of the Premises by Tenant, or Tenant's officers, directors, owners, employees, agents, guests, and invitees.

**ARTICLE 7.
DAMAGE OR DESTRUCTION**

7.1. Landlord's Repair Obligation.

In the event of any damage to or destruction of the Property by fire or other casualty, Landlord will repair and restore the Property to as near its condition prior to the fire or other casualty as is reasonably possible with all commercially reasonable diligence and speed and Rent for the period during which the Premises are untenantable will abate pro rata (based upon the number of Parking Spaces leased within the untenantable portion of the Premises as compared with the number of Parking Spaces leased by Tenant within the entire Premises) or the same shall abate in full if Tenant is unable to reasonably use any of the Premises.

7.2. Alternative Parking.

Landlord hereby expressly recognizes and agrees that in the event of any occurrences which result in either total or partial damage to or destruction of the Parking Ramp so as to render such Parking Ramp and/or the Premises either totally or partially unusable, Landlord shall, as soon after the occurrence of such damage or destruction as possible but not more than fifteen (15) days thereafter, provide Tenant with access to Four Hundred Eighty (480) parking stalls located in such proximity to the Office Building Project site as to comply with the City of Wausau and Marathon County zoning ordinances as they may from time to time exist, for which the rental shall be the rate charged to others renting parking stalls on a monthly basis from the City of Wausau, and, if the City of Wausau is not renting parking stalls to others on a monthly basis, then at a rate set by mutual agreement of the parties or, if no agreement is reached within fifteen (15) days, then by arbitration conducted in Wausau, Wisconsin, according to the rules of the American Arbitration Association.

**ARTICLE 8.
DEFAULTS; REMEDIES**

8.1. Default by Tenant.

The occurrence of any of the following constitutes a "Tenant Event of Default" by Tenant under this Lease:

8.1.1. Failure to Pay Rent.

Tenant fails to pay Rent or any other monetary obligation to Landlord hereunder, unless otherwise excused hereby, as and when due and such failure continues for ten (10) days after Landlord notifies Tenant in writing.

8.1.2. Failure to Perform.

Tenant breaches or fails to perform any of Tenant's non-monetary obligations under this Lease and the breach or failure continues for a period of thirty (30) days after Landlord notifies Tenant in writing of Tenant's breach or failure; provided that if Tenant cannot reasonably cure its breach or failure within a thirty (30) day period, Tenant's breach or failure is not a Tenant Event of Default if Tenant commences to cure its breach or failure within the thirty (30) day period and thereafter diligently pursues the cure and effects the cure within a reasonable period of time.

8.1.3. Landlord's Remedies.

Upon the occurrence of any Tenant Event of Default, Landlord may exercise any remedy provided for Landlord's generally pursuant to Chapter 704 of the Wisconsin Statutes, as the same may be amended from time to time, and any regulations promulgated thereunder, or shall be entitled to bring an action for specific performance, and shall be further entitled to reimbursement on demand for any actual costs Landlord incurs in connection with enforcement of its remedies thereunder, including, but not limited to, reasonable attorneys' fees and costs.

8.1.4. Delinquent Rent Interest Charges.

If Tenant does not pay any installment of Rent within thirty (30) days after the date Tenant receives written notice from Landlord that Landlord has not received the same when due, Tenant will pay interest on such delinquent amount of 1.5% per month, calculated from the date when notice is received through the date the payment is made; provided, however, Tenant shall not be responsible for interest accruing on any disputed amount where the dispute is resolved in favor of Tenant.

8.2. Default by Landlord.

The occurrence of any of the following constitutes a "Landlord Event of Default" by Landlord under this Lease:

8.2.1. Failure to Perform.

Landlord breaches or fails to perform any obligations under this Lease and the breach or failure continues for a period of thirty (30) days after Tenant notifies Landlord in writing of Landlord's breach or failure; provided that if Landlord cannot reasonably cure its breach or failure within a thirty (30) day period, Landlord's breach or failure is not a Landlord Event of Default if Landlord commences to cure its breach or failure within the thirty (30) day period and thereafter diligently pursues the cure and effects the cure within a reasonable period of time.

8.2.2. Tenant's Remedies.

Upon the occurrence of any Landlord Event of Default, Tenant may exercise any remedy provided for Tenant's generally pursuant to Chapter 704 of the Wisconsin Statutes, as the same may be amended from time to time, and any regulations promulgated thereunder. In addition, if Landlord does not cure such default or commence and complete a cure as provided herein, Tenant shall have the right to correct the same (provided such correction does not impact adversely any other tenant of the Property) and be paid promptly upon demand by Landlord all Tenant's costs and expenses (including attorneys' fees) incurred in correcting such default, or bring an action against Landlord for specific performance and/or damages due to Landlord's default. In addition, Tenant may offset any amounts due Landlord by Tenant that Landlord may demand or be entitled to demand pursuant to this Lease.

**ARTICLE 9.
MISCELLANEOUS PROVISIONS**

9.1. Notices.

All notices must be in writing and must be sent by United States registered or certified mail (postage prepaid) or by an independent overnight courier service, addressed to the addresses specified in the Basic Terms or at such other place as either party may designate to the other party by written notice given in accordance with this Section. Notices given by mail are deemed delivered within three (3) business days after the party sending the notice deposits the notice with the United States Post Office. Notices delivered by courier are deemed delivered on the next business day after the day the party delivering the notice timely deposits the notice with the courier for overnight (next day) delivery.

9.2. Successors.

The covenants and agreements contained in this Lease bind and inure to the benefit of the parties hereto, and their respective successors and assigns.

9.3. Captions and Interpretation.

The captions of the articles and sections of this Lease are to assist the parties in reading this Lease and are not a part of the terms or provisions of this Lease. Whenever required by the context of this Lease, the singular includes the plural and the plural includes the singular.

9.4. Relationship of Parties.

This Lease does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between Landlord and Tenant other than that of landlord and tenant.

9.5. Entire Agreement; Amendment.

The Basic Terms and all exhibits, addenda and schedules attached to this Lease are incorporated into this Lease as though fully set forth in this Lease and together with this Lease contain the entire agreement between the parties with respect to the improvement and leasing of the Premises. No subsequent alteration, amendment, change or addition to this Lease is binding on Landlord or Tenant unless it is in writing and signed by the party to be charged with performance.

9.6. Severability.

If any covenant, condition, provision, term or agreement of this Lease is, to any extent, held invalid or unenforceable, the remaining portion thereof and all other covenants, conditions, provisions, terms and agreements of this Lease will not be affected by such holding, and will remain valid and in force to the fullest extent permitted by law.

9.7. Survival.

Notwithstanding any other provision of this Lease to the contrary, all of Landlord's or Tenant's obligations under this Lease accruing prior to expiration or other termination of this Lease survive the expiration or other termination of this Lease.

9.8. Attorneys' Fees.

If either Landlord or Tenant commences any litigation or judicial action to determine or enforce any of the provisions of this Lease, the prevailing party in any such litigation or judicial action is entitled to recover all of its

costs and expenses (including, but not limited to, reasonable attorneys' fees, costs and expenditures) from the non-prevailing party.

9.9. Brokers.

Landlord and Tenant each represents and warrants to the other that it has not had any dealings with any realtors, brokers, finders or agents in connection with this Lease (except as may be specifically set forth in the Basic Terms) and agrees to release, indemnify, defend and hold the other harmless from and against any claim based on the failure or alleged failure to pay any realtors, brokers, finders or agents (other than any brokers specified in the Basic Terms) and from any cost, expense or liability for any compensation, commission or charges claimed by any realtors, brokers, finders or agents (other than any brokers specified in the Basic Terms) claiming by, through or on behalf of it with respect to this Lease or the negotiation of this Lease. Landlord will pay any brokers named in the Basic Terms in accordance with the applicable listing agreement for the Property.

9.10. Governing Law.

This Lease is governed by, and must be interpreted under, the internal laws of the State of Wisconsin. Any suit arising from or relating to this Lease must be brought in Marathon County, Wisconsin.

9.11. Time is of the Essence.

Time is of the essence with respect to the performance of every provision of this Lease in which time of performance is a factor.

9.12. Authority.

Tenant and each individual signing this Lease on behalf of Tenant represents and warrants that they are duly authorized to sign on behalf of and to bind Tenant and that this Lease is a duly authorized obligation of Tenant. Landlord and each individual signing this Lease on behalf of Landlord represents and warrants that they are duly authorized to sign on behalf of and to bind Landlord and that this Lease is a duly authorized obligation of Landlord.

9.13. Provisions are Covenants and Conditions.

All provisions of this Lease, whether covenants or conditions, are deemed both covenants and conditions.

9.14. Quiet Enjoyment.

Landlord covenants that Tenant will quietly hold, occupy and enjoy the Premises during the lease term, subject to the terms and conditions of this Lease, free from interruption, interference, nuisance, claims, molestation, or hindrance by Landlord or any person claiming by, through or under Landlord (or the owner of the Property, if different), if Tenant pays all Rent as and when due and keeps, observes, and reasonably satisfies all covenants, obligations and agreements of Tenant under this Lease. Landlord represents, warrants and covenants that it owns the fee simple interest in and to the Property and that as of the date of this Lease, there are no mortgages or other security agreements filed or recorded against any portion of the Property.

In no event shall any additional improvements to the Parking Ramp, including, but not limited to the installation of additional buildings or improvements to the roof of the Parking Ramp, by the Landlord or other third party be conducted in such a fashion as to hinder or otherwise interfere with Tenant's use of the Premises.

9.15. Recording.

Landlord and Tenant shall execute, and Tenant may record, a Memorandum of this Lease.

9.16. Covenants Running With the Land.

All of the easements, restrictions, covenants and agreements set forth in this Lease are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of, and enforceable by the parties hereto and their respective successors and assigns.

9.17. Assignment/Sublease.

Tenant may assign this Lease or sublease all or any portion of its leasehold interest in the Premises at any time without the prior written consent of Landlord; provided, however, Tenant agrees that it may only assign this Lease (other than as provided in Section 9.18) in conjunction with the sale or transfer of the Office Building Project. In the event of an assignment of this Lease, Tenant shall be released of any liability accruing hereunder after the date of such assignment.

9.18. Tenant Financing.

Tenant shall have the right from time to time during the term hereof, without Landlord's consent, to collaterally assign or to grant and assign a mortgage or other security interest in Tenant's interest in this Lease to Tenant's lenders in connection with Tenant's financing arrangements.

9.19. Estoppel Certificate.

At any time and from time to time either party, upon request of the other party, will execute, acknowledge and deliver an instrument, stating, if the same be true, that this Lease is a true and exact copy of this Lease between the parties hereto, that there are no amendments hereof (or stating what amendments there may be), that the same is then in full force and effect and that, to the best of its knowledge, there are no offsets, defenses or counterclaims with respect to the payment of Rent reserved hereunder or in the performance of the other terms, covenants and conditions hereof on the part of Tenant or Landlord, as the case may be, to be performed, and that as of such date no default has been declared hereunder by either party or if not specifying the same. Such instrument will be executed by the other party and delivered to the requesting party within fifteen (15) days of receipt, or else the statements made in the proposed estoppel request shall be deemed to be correct.

Landlord and Tenant each caused this Lease to be executed and delivered by its duly authorized representative to be effective as of the Effective Date.

LANDLORD:

THE CITY OF WAUSAU, WISCONSIN, a Wisconsin Municipal corporation

By: *Linda Lawrence*
Name: Linda Lawrence
Title: Mayor

Attest:
By: *Michael Saeff*
Name: Kelly Michaels - Saeff
Title: clerk

TENANT:

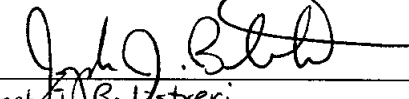
OPUS NORTH CORPORATION, an Illinois corporation

By: *Leslie A. Blum*
Name: LESLIE A. BLUM
Title: SUP/CM

State of Wisconsin)
 :
Milwaukee County)

This instrument was acknowledged before me on July 15, 2002 by Leslie A. Blum as Senior Vice President of Opus North Corporation.
General Manager

[Seal]

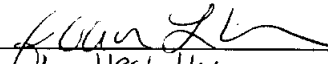


(Joseph J. Balster)
Notary Public, State of Wisconsin
My commission: is permanent

State of Wisconsin)
 :
Marathon County)

This instrument was acknowledged before me on July 11, 2002 by Linda Lawrence as Mayor and Kelly Michaels-Sayre as Clerk of the City of Wausau, Wisconsin, a Wisconsin municipal corporation.

[Seal]



(Joan L. Heahlu)
Notary Public, State of Wisconsin
My commission: expires 6/12/05

Exhibit A

Legal Description

**Block 7, Plat of the Village of Wausau (Original Plat of the City of Wausau), Section 25,
Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.**

Exhibit A

Diagram of Parking Space Location

Diagram only is attached. Parking space locations to be mutually agreed upon and attached at a date to be determined.



**Mudrovich
architects**
1000 15th Street, Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112

• • • • •
Consultant

**PEROLD AND
OVERDAHL INC.**
1000 15th Street, Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112

**PEROLD AND
OVERDAHL INC.**
1000 15th Street, Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112

• • • • •
Project Number: 20211

Project:
JEFFERSON STREET
PARKING STRUCTURE

**PEROLD AND
OVERDAHL INC.**
1000 15th Street, Suite 100
Denver, CO 80202
Tel: 303.733.1111
Fax: 303.733.1112

Checked by:
The City of Denver

Checked by:
Date: 10/1/10

• • • • •
Date: 10/1/10

• • • • •
Date: 10/1/10

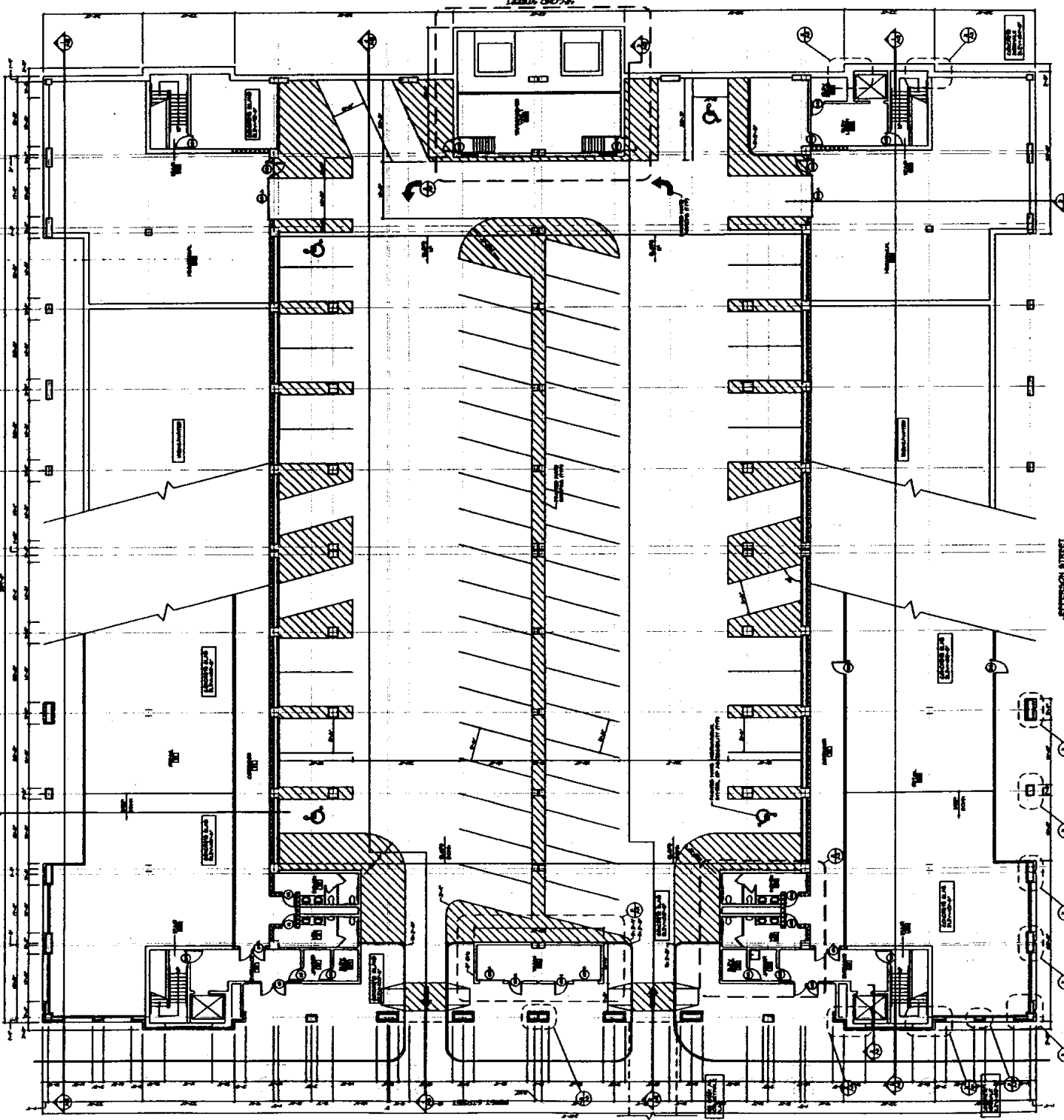
• • • • •
Date: 10/1/10

Rev.	No.	Date

Checked by:
The City of Denver
Project Number: 20211

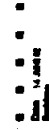
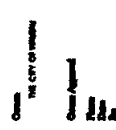
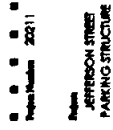
CONSTRUCTION NOTES
 ■ 12' CHAIR HALL - 3 HOUR
 □ CONCRETE COLUMN - SEE STRUCTURAL

LEVEL	ACCESSIBLE	TYPICAL	TOTAL
LEVEL ZERO	8	84	92
LEVEL ONE	0	0	0
LEVEL TWO	2	44	46
LEVEL THREE	1	10	11
LEVEL FOUR	3	30	33
LEVEL FIVE	3	30	33
LEVEL SIX	5	30	35
TOTAL ALL LEVELS	15	84	99



LEVEL ZERO PLAN
10' = 1" 0'

Exhibit B, C & D



LEGEND

- SET IRON NAIL
- ⊗ SET CHISELED "X" IN CONCRETE

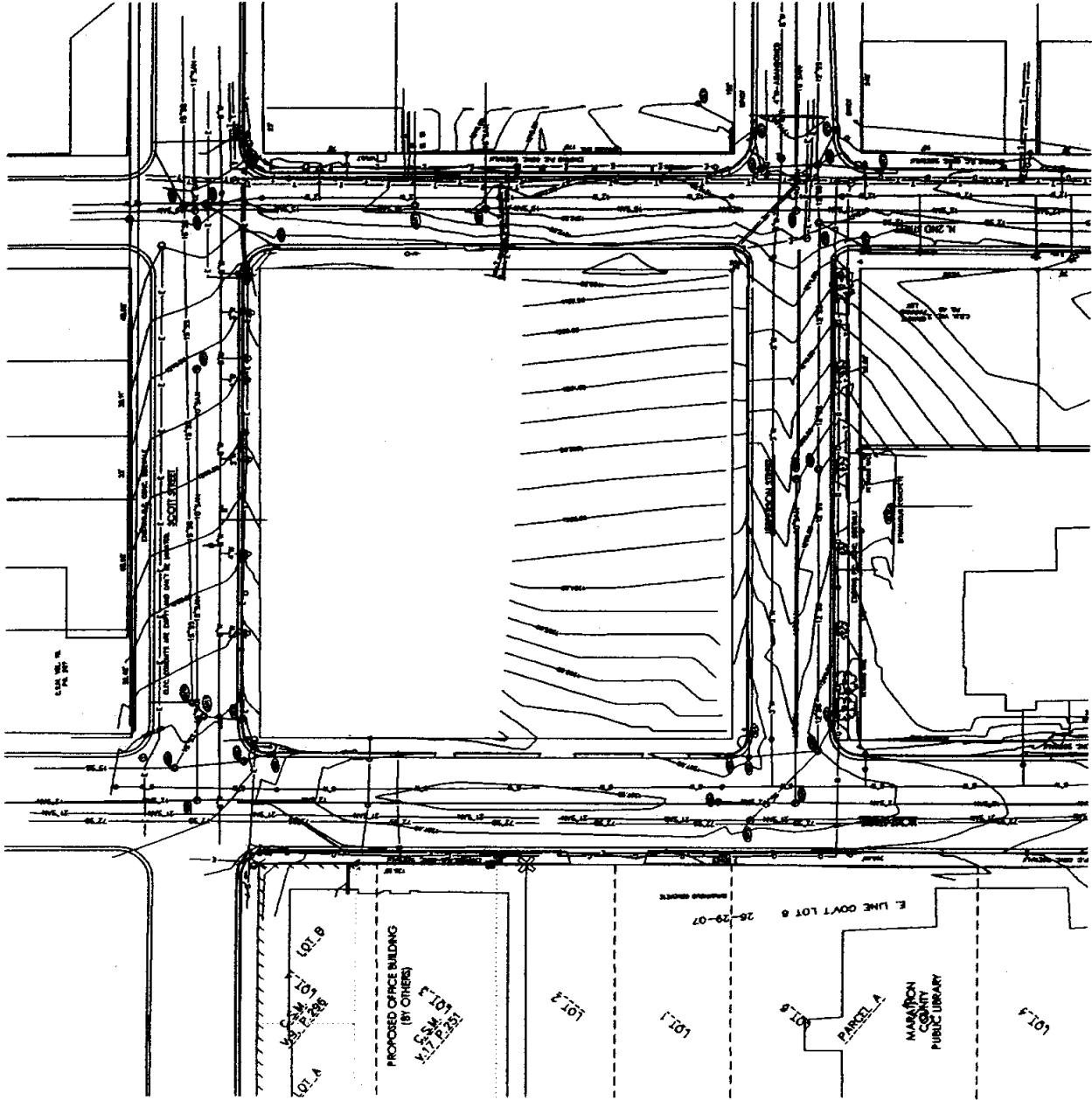
DATUM

HORIZONTAL COORDINATES AND BEARINGS BASED ON MICHIGAN COUNTY COORDINATE SYSTEM AND NATIONAL VERTICAL DATUM REFERENCED TO NAVD 29.

CONVENTIONAL SIGNS

- ALLET
- EXISTING HYDRANT
- EXISTING CONTROL POINT
- WATER VALVE IN BOX
- WATER CURB STOP
- EXISTING GAS VALVE OR TEST STATION
- CABLE TV
- SANITARY SEWER
- STORM SEWER
- WATER
- GAS
- ELECTRIC
- TELEPHONE
- TELEPHONE CONDUIT
- SERVICE PRESTAL
- ANY WIRE
- POWER POLE
- EXISTING HANGERS
- EXISTING LIGHTING
- EXISTING POST
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN
- EX. SH. TREES, BRUSHES OR SHRUBS
- EXISTING STRUCTURES
- NEW STRUCTURES

REGISTRATION MAPS ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY ON FILE IN THE OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY.



SCALE: 1" = 10'
 SITE SURVEY
 1 - 20



Mudrovich architects
 1000 14th Street, Suite 100
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.mudrovich.com

ARCHITECT
**AROLD AND
 HELENA, INC.**
 1000 14th Street, Suite 100
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.aroldandhelena.com

REVISIONS
 NO. DATE
 1 10/10/11

PROJECT
**JEFFERSON STREET
 PARKING STRUCTURE**

SCALE
 1/4" = 1'-0"

OWNER
 THE CITY OF DENVER
 DESIGNER
 AROLD AND HELENA, INC.
 ARCHITECT
 MUDROVICH ARCHITECTS

DATE
 10/10/11

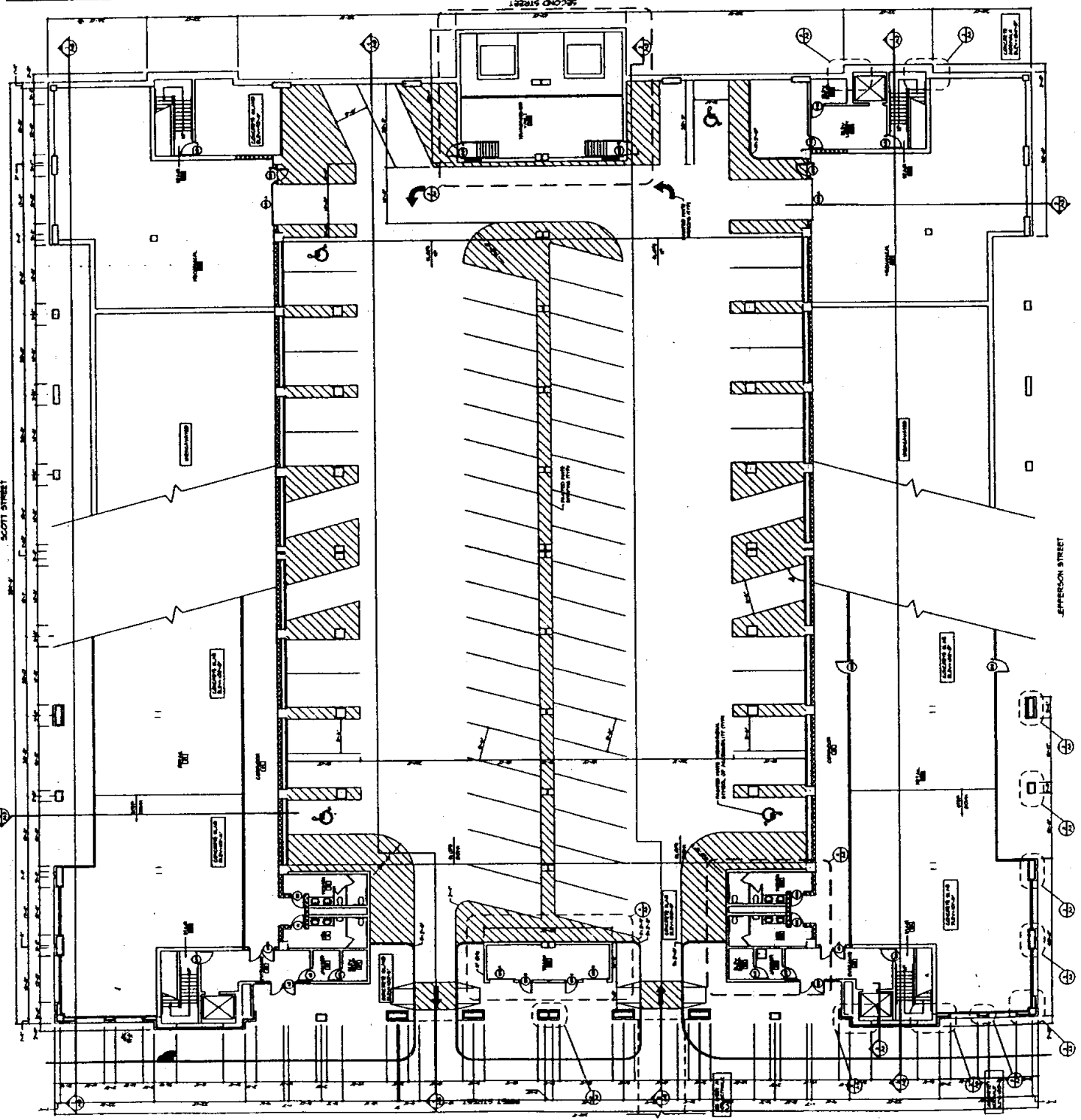
NO.	DATE	REVISION

Drawn by: [Name]
 Checked by: [Name]
 Scale: 1/4" = 1'-0"
 Drawing Number: **A1**

CONSTRUCTION NOTES
 1. 12" DIA. PILLAR - 3 HOUR
 2. CONCRETE COLUMN - SEE STRUCTURAL

CAR COUNT SUMMARY	ACCESSIBLE	TYPICAL	TOTAL
LEVEL ZERO	3	64	67
LEVEL ONE	0	0	0
LEVEL TWO	2	46	48
LEVEL THREE	1	16	17
LEVEL FOUR	3	12	15
LEVEL FIVE	3	15	18
LEVEL SIX	3	12	15
TOTAL ALL LEVELS	15	147	162

SET PLAN	NO.	DATE



LEVEL ZERO PLAN
 10/10/11



Mudrovich architects
 1000 15th Street, Suite 1000
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.mudrovich.com

**ARMOLD AND
 HERBERT INC.**
 ARCHITECTS
 1000 15th Street, Suite 1000
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.armoldandherbert.com

**MUDROVICH
 ARCHITECTS**

Project Number: 20211

Project: JEFFERSON STREET
 PARKING STRUCTURE

CONTRACT NO. 100100000

Owner: THE CITY OF DENVER

Owner Approval:
 Date: _____
 Name: _____
 Title: _____

Scale: AS SHOWN

Rev.	No.	Date

Drawn By: _____
 Checked By: _____
 Title: _____
 Scale: _____
 Date: _____

A2

CONSTRUCTION NOTES

- 8" CMU WALL - 2 HOUR
- CONCRETE COLUMN - SEE STRUCTURAL

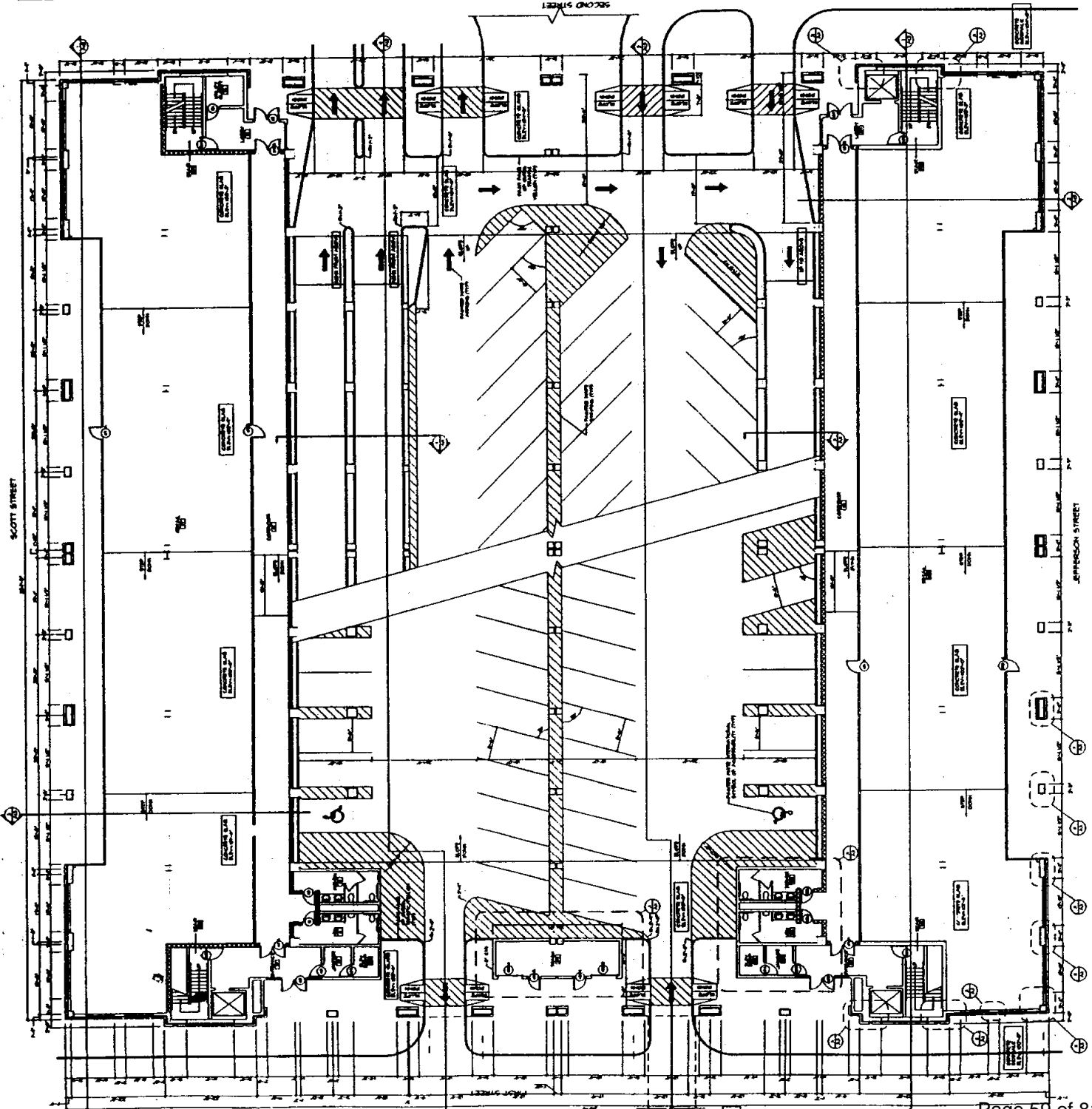
CAR COUNT SUMMARY

LEVEL	ACCESSIBLE	TYPICAL	TOTAL
LEVEL ZERO	3	84	87
LEVEL ONE	0	0	0
LEVEL TWO	2	46	48
LEVEL THREE	1	10	11
LEVEL FOUR	3	126	129
LEVEL FIVE	3	126	129
LEVEL SIX	3	126	129
TOTAL ALL LEVELS	15	346	361

CITY PLAN

1000 15th St	1000 15th St	1000 15th St	1000 15th St	1000 15th St
1000 15th St	1000 15th St	1000 15th St	1000 15th St	1000 15th St
1000 15th St	1000 15th St	1000 15th St	1000 15th St	1000 15th St
1000 15th St	1000 15th St	1000 15th St	1000 15th St	1000 15th St
1000 15th St	1000 15th St	1000 15th St	1000 15th St	1000 15th St

SCALE: 1/8" = 1'-0"
 LEVEL ONE PLAN
 1001100





Mudrovich architects
 1000 15th Street, Suite 1000
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.mudrovich.com

Client: **LEWIS & CLARK ARCHITECTS, INC.**
 1000 15th Street, Suite 1000
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.lewisclark.com

MUDROVICH ARCHITECTS
 1000 15th Street, Suite 1000
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 www.mudrovich.com

Project Number: 20211

Project: **JEFFERSON STREET PARKING STRUCTURE**

CONTRACT DOCUMENTS

Owner: **THE CITY OF DENVER**

Contract Agreement:
 Date: _____
 By: _____
 Title: _____

Drawn: _____
 Date: 20 JAN 18
 Revision:

Rev.	No.	Date

Scale: **AS**
 Level, Four & Five Plans
 Drawing Number: _____

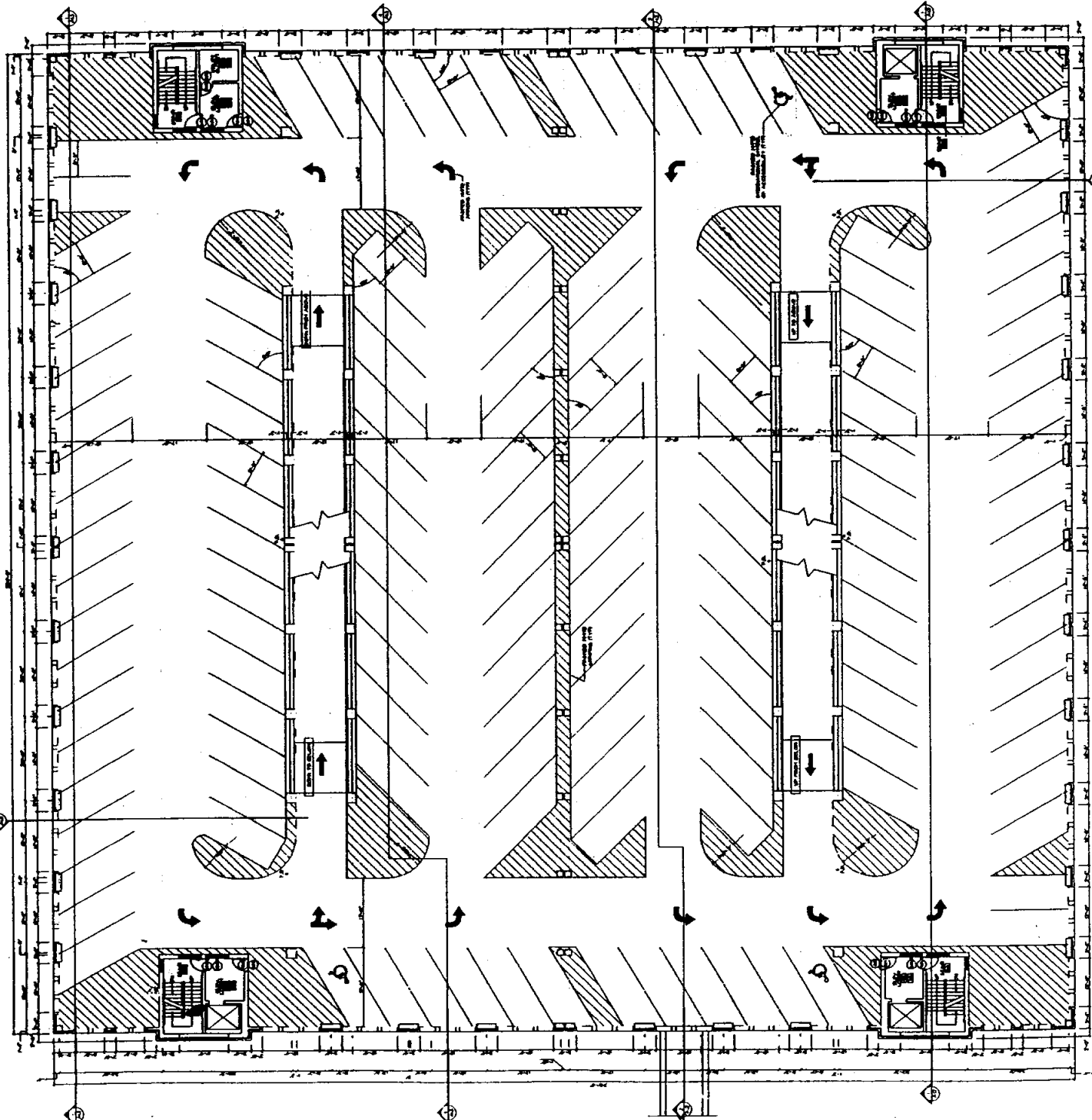
CONSTRUCTION NOTES
 CONCRETE COLUMN - SEE STRUCTURAL

LEVEL	ACCESSIBLE	TYPICAL	TOTAL
LEVEL ZERO	0	84	87
LEVEL ONE	0	0	0
LEVEL TWO	2	46	48
LEVEL THREE	1	16	17
LEVEL FOUR	3	150	153
LEVEL FIVE	3	150	153
LEVEL SIX	3	150	153
TOTAL ALL LEVELS	12	844	846

REF PLAN

1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

Scale: 1/8" = 1'-0"
 LEVEL FOUR & FIVE PLANS
 1/8" = 1'-0"





Mudrovich architects

1000 ...

Consultants

ARHOLD AND ...

CONSTRUCTION ...

Project Number: 20211

Project: ...

20211 ...

Checked: ...

Checked: ...

Date: ...

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Sheet No. 61

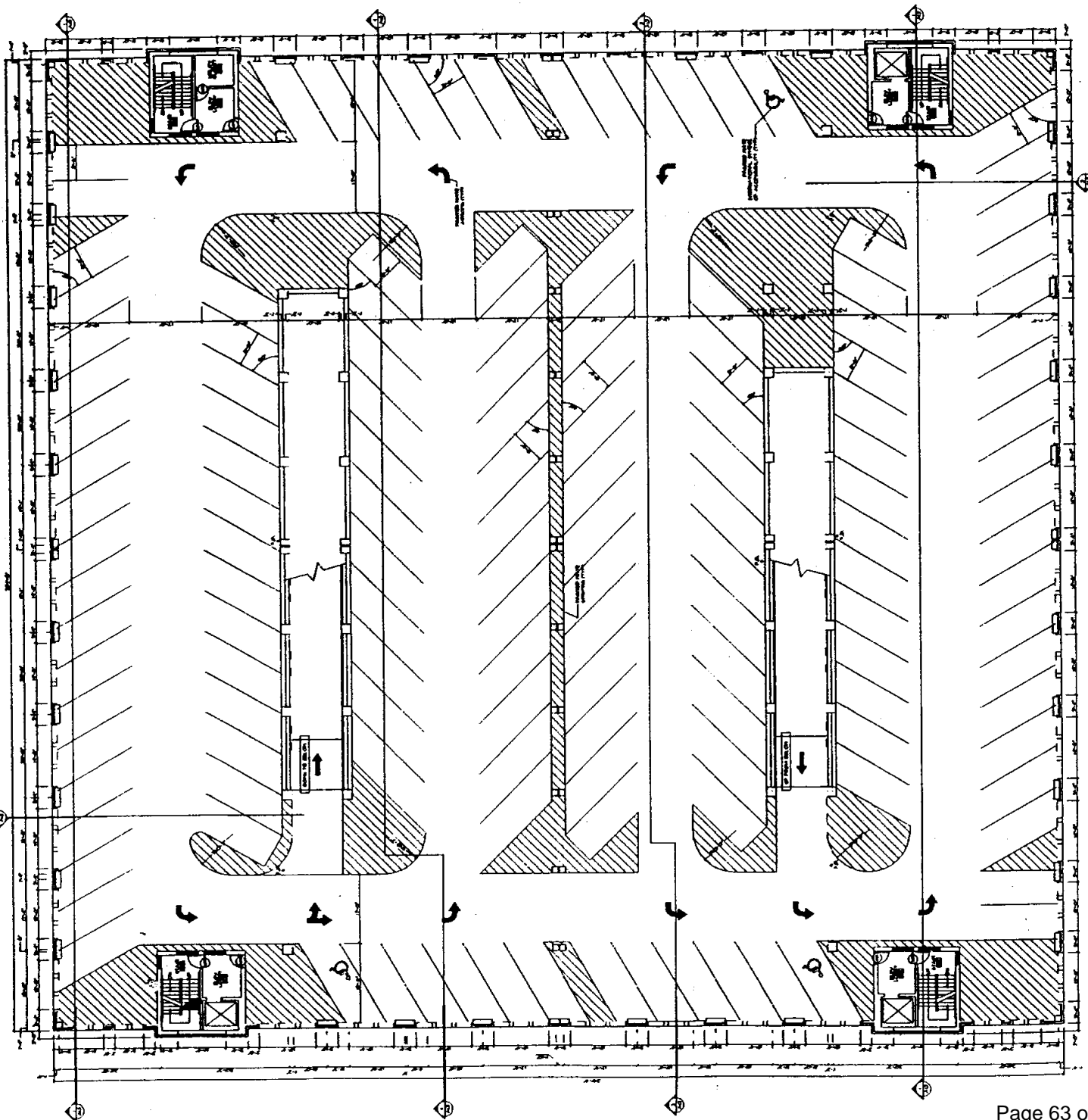
CONSTRUCTION NOTES

- CONCRETE COLUMN - SEE STRUCTURAL

LEVEL	ACCESSIBLE	TYPICAL	TOTAL
LEVEL ZERO	5	84	89
LEVEL ONE	0	0	0
LEVEL TWO	2	48	50
LEVEL THREE	1	18	19
LEVEL FOUR	3	120	123
LEVEL FIVE	2	120	122
LEVEL SIX	5	120	125
TOTAL ALL LEVELS	18	340	358

SET PLAN

1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000
1000	1000	1000	1000	1000	1000



LEVEL SIX PLAN
1/8" = 1'-0"



Mudrovich architects

1000 North 1st Street, Suite 100
Portland, Oregon 97227
503.228.1111

Client: ARNOLD AND
PFEIFFER, INC.
1000 North 1st Street, Suite 100
Portland, Oregon 97227

Project: JEFFERSON STREET
PARKING STRUCTURE

NOVEMBER
2021

Project Number: 20211

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City Engineer: [Signature]
City Engineer: [Signature]

NOVEMBER
2021

Project Number: 20211

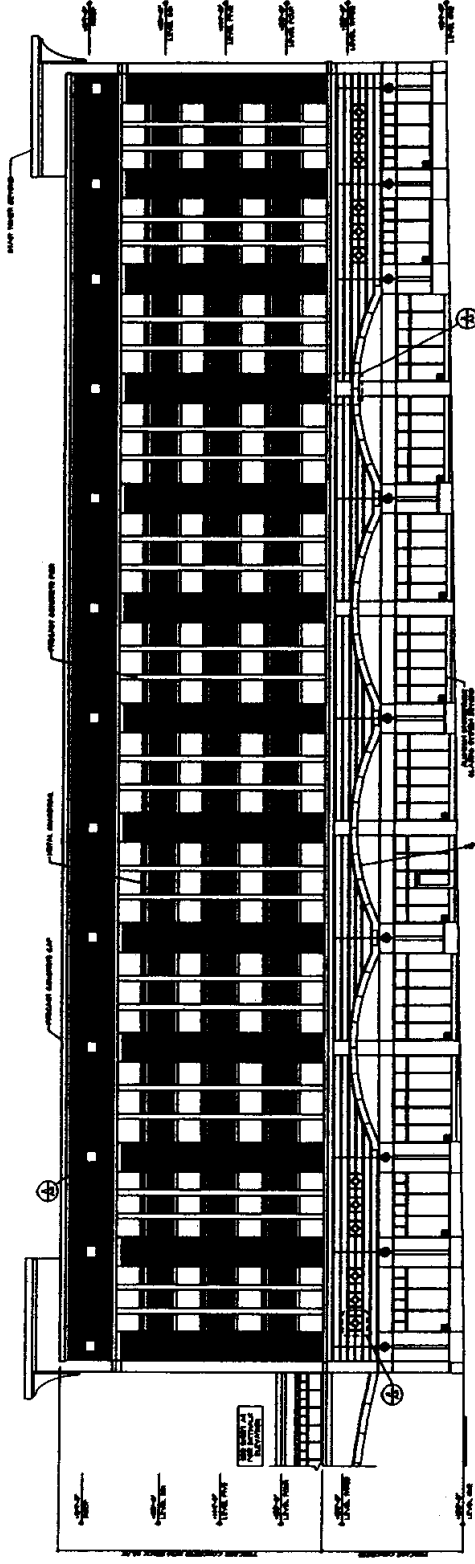
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City Engineer: [Signature]
City Engineer: [Signature]

Project Number: 20211

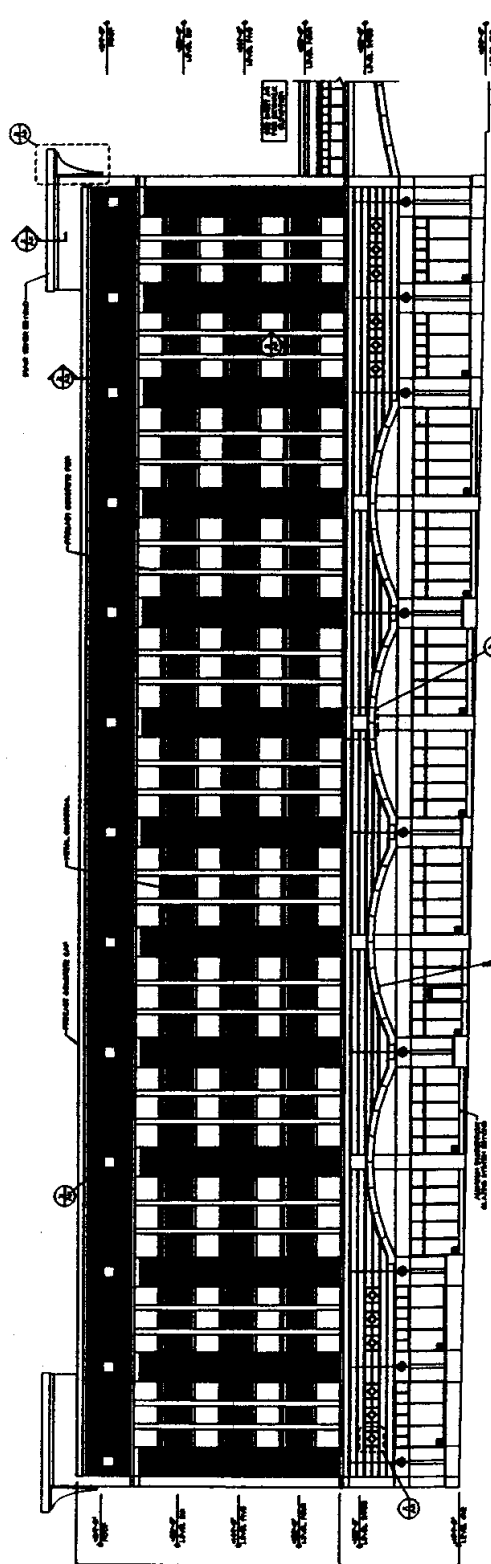
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City Engineer: [Signature]
City Engineer: [Signature]

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Date:	11/15/21
Drawn by:	[Signature]
Checked by:	[Signature]

NOVEMBER
2021



01 SOUTH ELEVATION (JEFFERSON STREET)
1/8" = 1'-0"



02 NORTH ELEVATION (SCOTT STREET)
1/8" = 1'-0"



Mudrovich
architects

1000 North 1st Street, Suite 200
Milwaukee, WI 53233
Tel: 414.224.1111
Fax: 414.224.1112

Client:
Architect:
Contract No.:

**AREHOLD AND
VERHAR INC**
11111 W. WISCONSIN
MILWAUKEE, WI 53225

**MCDERMID
ENGINEERING**

Project Number: 20211

Name:
JEFFERSON STREET
PARKING STRUCTURE

**SCHEIDT &
BONING
ARCHITECTS**

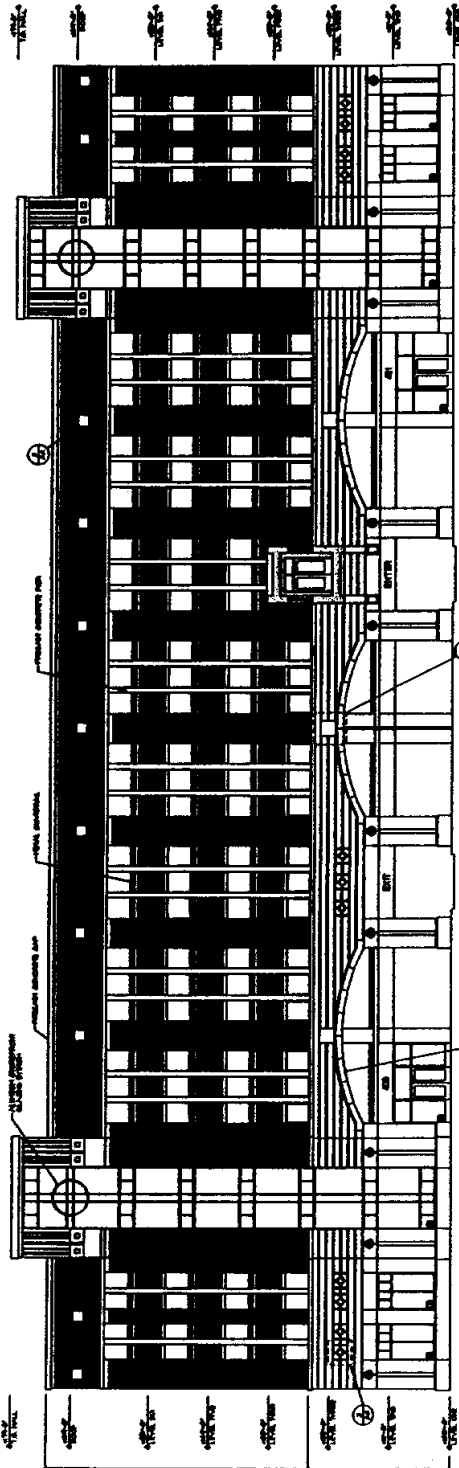
Owner:
THE CITY OF MILWAUKEE

Contract Approved:
Date:

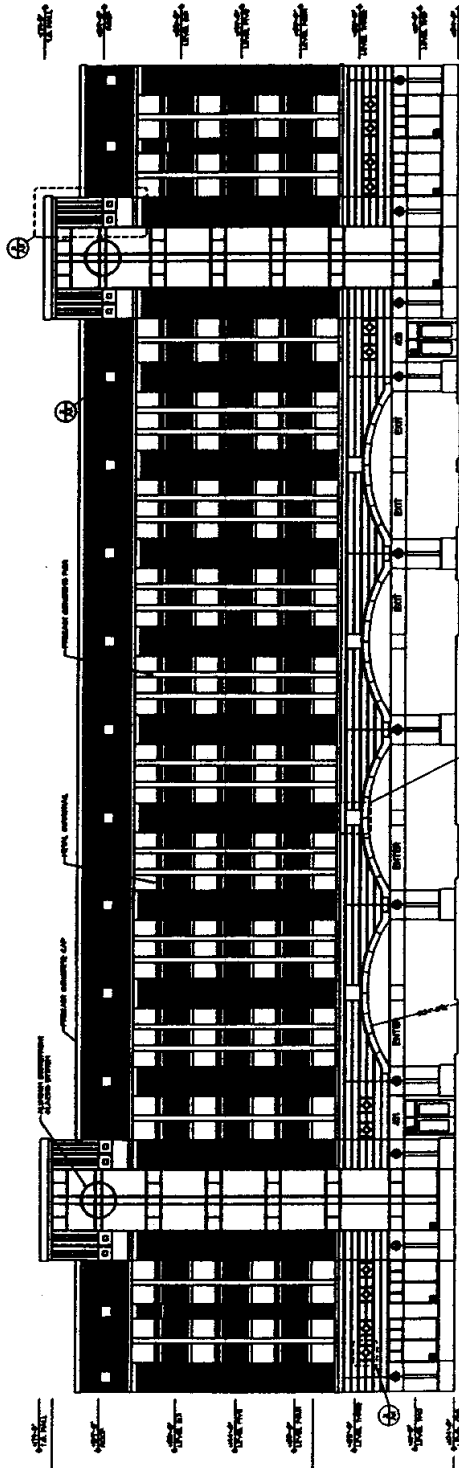
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Date:

Drawn By	J. J. J.
Checked By	
Project Title	
Revision	
Drawing Number	

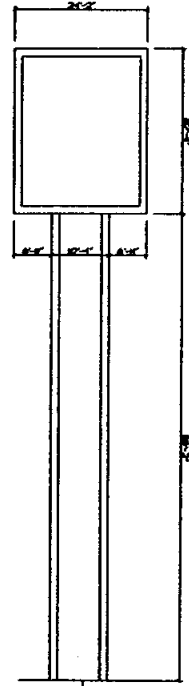
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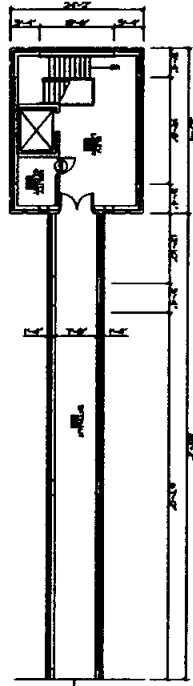
WEST ELEVATION (FIRST STREET)
1/8" = 1'-0"



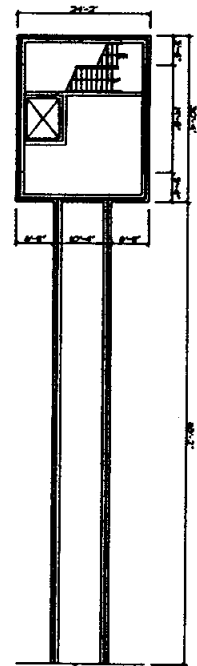
EAST ELEVATION (SECOND STREET)
1/8" = 1'-0"



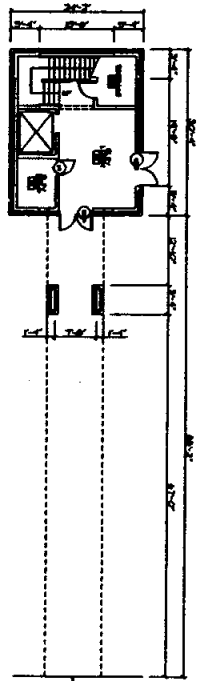
SKYWALK & TOWER ROOF PLAN
1/8" = 1'-0"



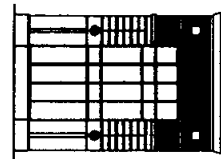
SKYWALK & TOWER LEVEL THREE PLAN
1/8" = 1'-0"



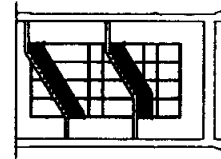
SKYWALK & TOWER LEVEL TWO PLAN
1/8" = 1'-0"



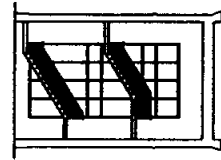
SKYWALK & TOWER LEVEL ONE PLAN
1/8" = 1'-0"



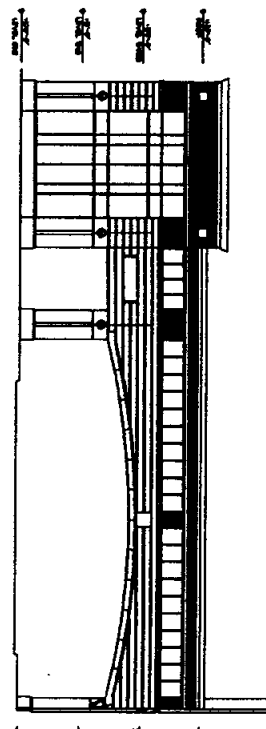
WEST ELEVATION
1/8" = 1'-0"



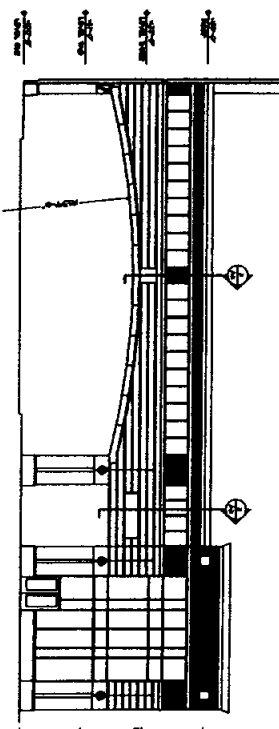
BUILDING SECTION
1/8" = 1'-0"



BUILDING SECTION
1/8" = 1'-0"



SOUTH ELEVATION (JEFFERSON STREET)
1/8" = 1'-0"



NORTH ELEVATION (SCOTT STREET)
1/8" = 1'-0"



James J. Anderson
Professional Engineer
License No. 20211
State of Virginia

Jefferson Street
Parking Structure



James J. Anderson
Professional Engineer
License No. 20211
State of Virginia

NO.	DATE	REVISION



James J. Anderson
Professional Engineer
License No. 20211
State of Virginia

Arnold & O'Sheridan, Inc.
City of Wausau Parking Structure and Retail Space

Preliminary Summary of Engineering Systems

STRUCTURAL SYSTEM DESCRIPTION

Ramp Framing System

1. Typically 7" thick cast-in-place post-tensioned concrete one-way spanning slab. Level of post-tensioning required is approximately 16.8 kips/foot.
2. Slab typically supported by post-tensioned concrete beams approximately 18" wide by 36" (overall depth) deep beams.
3. Concrete column size not yet established but minimally will be 24" square typically.
4. Cast-in-place concrete wall elements used around stair and elevator elements will provide the lateral stability to the structure.
5. It is anticipated that the foundation system will consist of conventional spread/strip footing system and that a 5" slab-on-grade can be utilized for at-grade slabs
6. Building façade will consist of off-site cast precast wall panels spanning horizontally between columns or wall elements. Some of the precast will be cast with integral brick elements. Connections will be accomplished utilizing hot-dipped galvanized steel elements and the initial intention is to design connections so that they are hidden.
7. Connecting bridge will be steel framed with concrete fill on metal deck.
8. Durability provisions on post-tensioned parking decks will include;
 - a. Epoxy Coated top steel mild reinforcement bars
 - b. Encapsulated post-tensioning tendons
 - c. Corrosion Inhibitor in concrete (3 gallons per cubic yard concrete)
 - d. Silane or siloxane surface sealer

Shell Space

1. Fire separation between parking areas and retail space is required. Masonry block walls will be utilized to accomplish this at the vertical separation. Horizontal separation will depend on code interpretation (see 2 below).
2. An independent roof structure will be constructed over the retail space in order to avoid having the parking slab be the waterproof cap over this area. If the ramp slab can be considered the horizontal fire separation element, it may be feasible to construct this roof with light deck and steel framing. If code interpretation does not permit this, tentatively precast plank supported by masonry walls and steel beam/column line will be used.

PLUMBING & FIRE PROTECTION SYSTEM DESCRIPTION

PLUMBING

Plumbing Systems

Exterior:

1. 8" combined domestic & fire protection water service, 4" sanitary building sewer, and 15" storm building sewer
2. Demolish existing storm building sewer from previously removed parking structure. Cap inlet at existing lift station. There may be additional unrecorded utilities that must be removed from the site.

Interior:

1. Domestic cold water distribution systems: This assumes one system for the ramp and one each for the north and south retail spaces. A cold water line will be stubbed into each retail space, valved, and capped. Non-potable cold water will be distributed to the parking structure hose bibs, installed so it may be drained annually.
2. Storm (Parking Deck drains) drainage and perimeter sub-soil drainage system. The upper levels will drain to municipal sewer by gravity. Drains at lowest parking level and the sub-soil drainage system will be pumped. All storm water will discharge to a sand interceptor before exiting the building.
3. Sanitary drain waste and vent system. Drains at the lowest building level will be pumped. The sanitary building sewers for the retail spaces will discharge to the municipal sewers by gravity.

Plumbing Piping

1. Domestic water: 8" ductile iron or PVC combined domestic & fire protection water service, type L copper domestic water distribution piping.
2. Storm: Schedule 40 PVC piping under floor, no-hub cast iron piping above floor.
3. Sanitary DWV: Schedule 40 PVC piping under floor, no-hub cast iron piping above floor.
4. Pipe insulation: 1" thick fiberglass for cold water piping.

Plumbing Fixtures

1. Furnish ductile iron parking deck drains and trench drains at bottom of speed ramps
2. Furnish floor drains in all mechanical/maintenance rooms, at the bottom of each stair tower and elsewhere as needed.
3. Furnish ¾" hose bibbs with ASSE 1011 hose connection type vacuum breaker. Locate one hose bibb at the top level of each stair tower for housekeeping purposes and in each mechanical/maintenance space.
4. Minimum of four ¾" wall hydrants in exterior walls at 200' intervals
5. Two 1½" hose connections at each parking level for deck wash down purposes supplied from non-potable water system.

Plumbing Equipment

1. 2" ramp water meter with by-pass and one 1" water meter each for the north and south retail spaces
2. 2" Reduced Pressure Backflow Preventer for parking deck hose bibb system
3. 1600 gallon (approximately) sand interceptor in storm building drain located near west ramp entrance for access
4. Elevator hoistway sump pumps (one per hoistway)
5. Duplex storm and sub-soil drainage sump pumps with basin
6. Simplex sanitary sump pump with basin to serve parking ramp.

FIRE PROTECTION

Fire Protection Systems

1. Class I manual dry standpipe system including: 6" interconnecting piping at the ceiling of the Intermediate Level, 4" standpipes in each stair tower, and 2½" fire department valves at each floor level.
2. Dry pipe automatic sprinkler system per NFPA 13 to protect the enclosed Basement and Intermediate Level parking areas. This includes the space between the roof of the retail spaces and the First Level deck.
3. Wet pipe automatic sprinkler system per NFPA 13 to protect the retail spaces.

Fire Protection Piping

1. Schedule 40 galvanized steel pipe for standpipe system
2. Schedule 10 and schedule 40 galvanized steel pipe for dry sprinkler system
3. Schedule 10 and schedule 40 black steel pipe for wet pipe sprinkler system

Fire Protection Equipment

1. Double Check Valve Assembly for automatic sprinkler systems
2. Maintenance air compressor for dry sprinkler systems
3. Upright automatic sprinklers
4. 2½" fire department valves
5. Fire Department Connection for dry standpipe system
6. Fire Department Connection for automatic sprinkler system

REQUIRED MODIFICATIONS FOR CONDOMINIUM CONSTRUCTION

1. Plumbing: 6" sanitary building sewer, additional water meter for condominiums.
2. Fire protection: Dry pipe automatic sprinkler system per NFPA 13 to protect all parking levels. Wet pipe automatic sprinkler system per NFPA 13 on condominiums levels. Class 1 automatic wet standpipe system to serve

condominium levels. 1000 gpm electric drive fire pump with jockey pump, controllers, and transfer switch.

HVAC SYSTEM DESCRIPTION

PARKING STRUCTURE

1. The basement and grade levels of the structure will require mechanical exhaust ventilation to meet code. Approximately 16,000 CFM will need to be exhausted from each level.
2. Each level will have (2) 8,000 CFM exhaust fans to ventilate these areas. These will be inline type fans and will be located above the ceiling space of the tenant areas. One fan will be at the east end and one fan will be at the west end of each retail space. The two east exhaust fans will serve the basement level. The two west exhaust fans will serve the grade level. These fans will be controlled by a carbon monoxide detection system. Exhaust discharge will be through a weatherproof louver located on the east/west sides of the building near each stair tower (4 total).
3. The stair towers will be ventilated using roof exhaust fans and intake louvers to remove heat buildup during the summer.
4. Each stair tower that is to be "climate controlled" (heated and cooled) would most likely be conditioned by a packaged roof top unit, located on the parking structure. Approximate size would be 7 tons. Unit would have electric cooling and gas fired heating.

RETAIL SPACE

1. Each retail space will require its own independent heating and cooling system. The HVAC system for the retail spaces will be variable air volume with hot water reheat. The HVAC system will consist of an indoor air handling units located in basement mechanical rooms, a hot water boiler and a outdoor air cooled condensing unit.
2. Each side (north and south) will require a separate unit/system. Each air handling unit will be approximately 12,000 CFM, and have a direct expansion cooling coil and a hot water heating coil. Each unit will have a supply fan and a return fan. Fan VAV control will be done by the use of variable speed drives. Each air handling units will have its own air cooled condensing unit (approximately 30 tons in size) and will be located on the uppermost level of the parking structure. Each side will also have a hot water boiler located in a boiler room for each retail space. Each boiler will be a sealed combustion type unit, approximately 500 MBH in size. A circulation pump (and a stand-by pump) will be provided for each boiler.
3. Space temperature control will be accomplished by hot water reheat variable air volume boxes. Exhaust for the retail areas will be provided as required through the use of in-line exhaust fans located in the ceiling space of the retail area.
4. Air intake for each system will be accomplished through a weatherproof louver located on the north and south sides of the building (2 total). Air relief/exhaust for each system will be accomplished through a weatherproof louver located on the east side of the building (2 total required).

CONDOMINIUMS

1. Each condominium suite would be heated and cooled by a packaged gas fired heating, electric cooling residential type HVAC unit. Exhaust ventilation would be provided for suite bathrooms and kitchens by individual ceiling exhaust fans. These exhausts would be venting through the exterior walls of the condo area..

PRELIMINARY MECHANICAL SPACE REQUIREMENTS

1. 4 mechanical rooms will be required in total. Two will be dedicated for air handling equipment for the retail area and 2 will be dedicated as boiler rooms for the retail area..
2. The air handling unit equipment rooms will be approximately 40 feet by 20 feet in size. The boiler rooms will be approximately 12 feet by 12 feet in size. One pair of these rooms is required for each north/south retail area.
3. A 30 foot by 3 foot duct shaft will be required along the interior wall that separates the retail space from the parking structure. One chase is required for each retail space.

ELECTRICAL SYSTEM DESCRIPTION

PARKING STRUCTURE

Power Distribution:

This is a very preliminary scope of the power distribution system. Metering options, utility transformer location, and service voltages must be coordinated with the utility and the owner. It has not yet been determined that this service scenario meets the utility's requirements.

1. See preliminary one line attached.
2. F&I a 2,000 Amp 480/277 Volt, 3 phase 4 wire, grounded wye electrical service and meet WPS service and metering requiems.
3. F&I (3) 45KVA transformers, (3) 125A 208/120V panel boards, and feeders.
4. F&I (3) 225A 480/277V lighting panel boards and feeders, (1) on every other floor.
5. F&I 400A 480V HVAC power panel and feeder.
6. F&I a 100KW generator, (2) 150A panels, feeders, and automatic transfer switch for emergency lighting requirements.
7. Tap the service ahead of the main disconnect and connect power to fire pump.
8. F&I tenant owned sub-metering for each retail space.

Lighting:

1. F&I metal halide lighting fixtures specifically designed for low glare along traffic patterns. Meet lighting levels recommended by IES and Sate Energy Code compliance.

2. F&I metal halide pole lighting illuminate the top floor after dusk. Locate the poles on the central area of the plan.
3. F&I a specialty light fixture on top of column caps as shown on the architectural elevations.
4. F&I architectural lighting fixtures on the buildings elevation to accent the depth and texture of the facade. (1) Fixture on each column line for each elevation.
5. F&I a durable fixtures to meet the finish level of the main elevator and stair tower lobby.
6. F&I durable utility fixtures in the remaining elevator and stair tower lobbies.
7. F&I fluorescent (1) 8' 2 lamp cross-section strip fixture for every 100sf in mechanical and utility areas.
8. F&I (1) 42 relay panel with astronomical time clock and microprocessor control for every lighting panel board.
9. F&I photocells: (4) for every floor of exposed parking (one north, one south, one east, and one west), and occupancy sensors to comply with Sate Energy Code's lighting control requirements.
10. F&I exit lights at every stair tower exit door, the bottom floor of every stair tower, and emergency egress paths for enclosed areas.

Mechanical and Plumbing:

1. 120V connections for motors less than 1/2Hp.
2. 480V connections for motors greater than 1/2Hp.

Elevators:

1. 40HP connections for each elevator motor.
2. F&I dedicated circuits for cab lights and the controller for each elevator.
3. F&I over-current protection for elevator equipment must be in the elevator equipment room.
4. F&I smoke detectors and heat detectors for elevator recall systems. Tie the system into the building fire alarm systems.

120V Power System (receptacles):

1. F&I elevator pit light, receptacle, switch, and sump pump connection.
2. F&I one steel WP in use cover & receptacle on the exterior of each stair well at each floor.
3. F&I one flush receptacle inside of the main stair tower lobbies at each floor.
4. F&I one steel WP in use cover & receptacle for every 2,500sf of each floor.

Fire Alarm:

1. F&I elevator recall system for all elevators.
2. F&I pull stations for every means of egress from every floor.
3. Monitor all tamper and flow zones.
4. Report back to central station.
5. F&I smoke and heat detectors per the code.
6. F&I annunciation requirements with respect to the enclosed and open garage areas.

7. Coordinate with HVAC engineer. We must use smoke detectors for elevator recall systems which are required by code. All elevator lobbies may be required to be heated to a temperature above the listed minimum temperature of operation for a smoke detector.

Security Raceways:

1. Provide provisions for future security system.
2. F&I a 4" conduit from a central telecommunications closet to the inside and to the top of each stair tower.
3. Provide a 1-1/4" raceway for 120V power for security systems to the inside and to the top of each stair tower.

Gate or Card Access Systems:

1. Connect 120V power and install communications raceways to all gate operators, ticket counters, card access system and guard shacks.

Panic Alarm System:

1. If the owner requires a panic alarm system install a station at every floor of every stair tower.

Area of Rescue Assist:

1. If Area of Rescue Assist is required to meet the IBC and ADA furnish and install a station at every area and floor designated as an ARA.

Telephone Service:

1. F&I a 4" raceway to for the telephone service from the telecommunications room to the phone companies service point.
2. F&I 3/4" x 4' x 8' fire rated telephone back board, grounding bar, and IG outlets.
3. F&I telephone raceways from the guard shacks and mechanical rooms to the telephone equipment room.

TENANT SPACE

1. F&I a 2 1/2" raceway from the back of each tenant space to the service metering point. Conductors are to be furnished under the tenant build out.
2. F&I a 1 1/2" communications raceway from the telephone service to the back of each tenant space.
3. F&I 1 (4' 2-lamp fluorescent strip fixture) for temporary lighting for every 250sf in each space, for safety and sales purposes.

PRELIMINARY ELECTRICAL SPACE REQUIREMENTS

1. One location for utility transformer.
2. One maintenance area for electrical service equipment.
3. One electrical room on every floor stacked above each other to allow for distribution to rise up through the structure.

4. One ground floor electrical room on the opposite side of the floor plan from the stacked electrical rooms.
5. One telecommunications and security room on the lower floors.
6. One generator room.

SCHEDULE 1

[Attach methodology for providing secure, segregated parking and enforcement thereof
–will be attached upon mutual agreement thereto by the parties]



Engineering

DATE: March 12, 2026
TO: Infrastructure & Facilities Committee
SUBJECT: Transportation Project Plat for Project 370-40-40, Grand Avenue Signal Replacements, Sturgeon Eddy Road and Townline Rd

PURPOSE

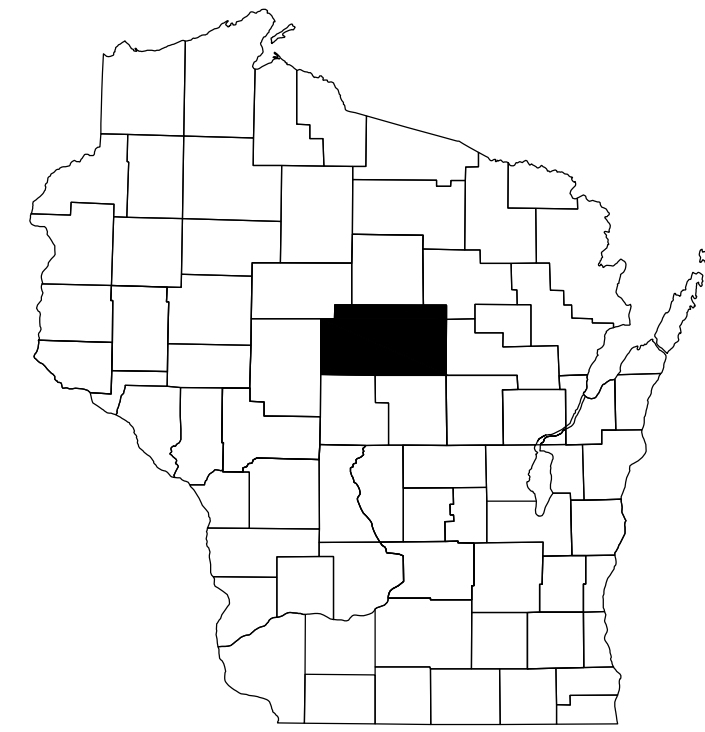
Purpose is to approve the Transportation Project Plat

BACKGROUND

The city received SISF grant funds from WDOT to replace the signals at Grand Ave/Sturgeon Eddy and Grand Ave/Townline Road. During the design process it was determined that right of way would be needed to place the signal bases and poles behind the existing sidewalk. This plat depicts the required permanent and temporary easements needed to construct the project.

RECOMMENDATION

Staff recommends Approval



CITY OF WAUSAU

TRANSPORTATION PROJECT PLAT TITLE SHEET

3700-40-40

C WAUSAU, GRAND AVENUE

STURGEON EDDY RD TO TOWNLINE RD

MARATHON COUNTY

CONVENTIONAL UTILITY SYMBOLS

UTILITY NUMBER	(40)
WATER	—W—
GAS	—G—
TELEPHONE	—T—
OVERHEAD TRANSMISSION LINES	—OH—
ELECTRIC	—E—
CABLE TELEVISION	—TV—
FIBER OPTIC	—FO—
SANITARY SEWER	—SAN—
STORM SEWER	—SS—
COMBINED SEWER	—SSS—
ELECTRIC TOWER	⊠
TRANSMISSION STRUCTURES	⊠

	NON-COMPENSABLE	NON-COMPENSABLE
ELECTRIC POLE	●	□
TELEPHONE POLE	●	□
PEDESTAL (LABEL TYPE)	⊠	⊠
(TV, TEL, ELEC, ETC.)		

4

CONVENTIONAL SYMBOLS

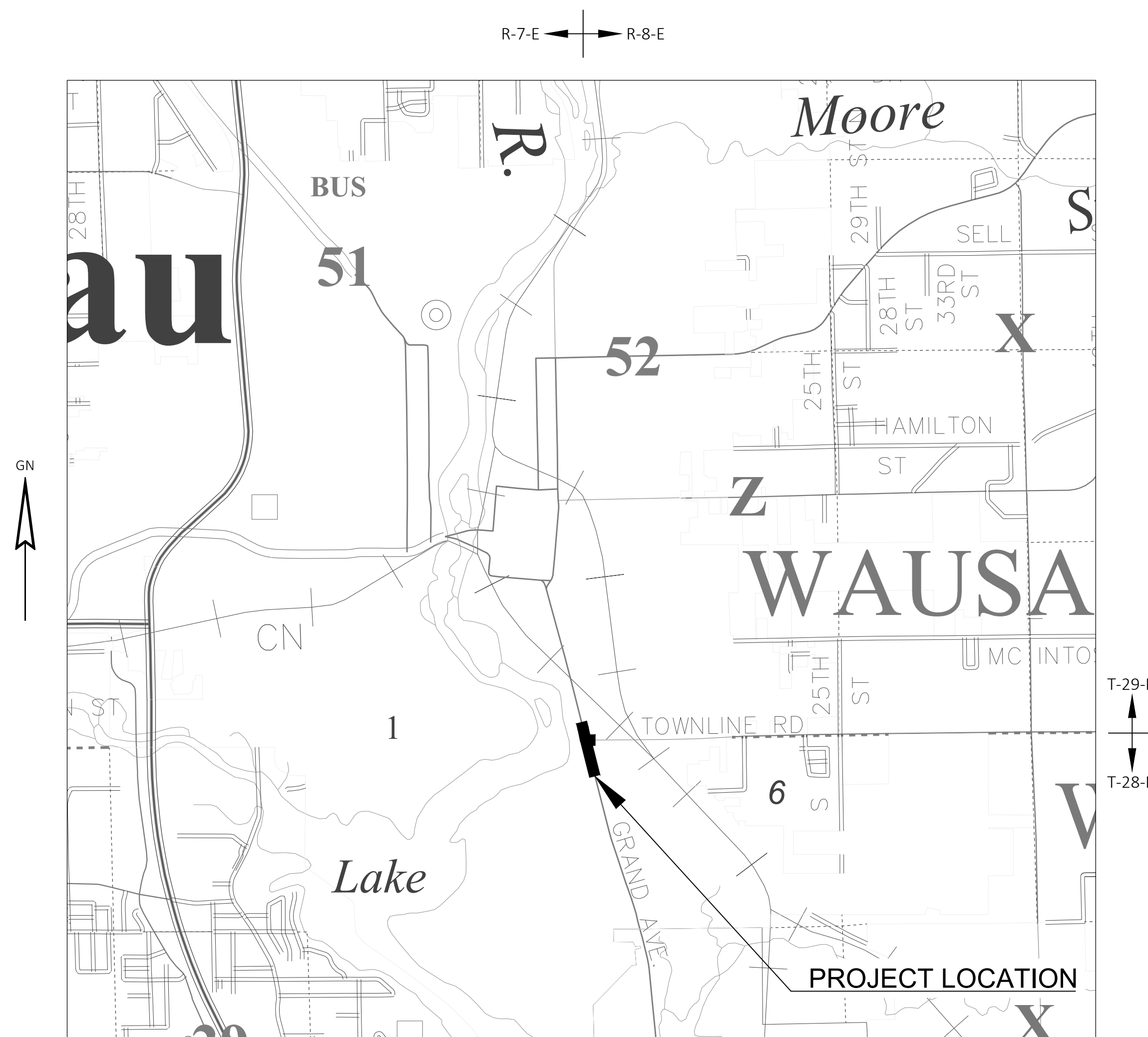
SECTION LINE	---	SECTION CORNER SYMBOL	⊠	R/W MONUMENT (TO BE SET)	●
QUARTER LINE	---	SECTION CORNER MONUMENT	⊠	NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	FOUND SURVEY MONUMENT (SEE FOUND MONUMENT TABLE)	⊠		
NEW REFERENCE LINE	---				
NEW R/W LINE	---				
EXISTING R/W OR HE LINE	---	GEODETIC SURVEY MONUMENT	⊠		
PROPERTY LINE	---				
LOT, TIE & OTHER MINOR LINES	---	NON-PERMITTED SIGN	⊠	PERMITTED SIGN	⊠
EXISTING CENTERLINE	---	ACCESS RESTRICTED BY ACQUISITION			
CORPORATE LIMITS	---	NO ACCESS (BY STATUTORY AUTHORITY)	●●●●●		
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---	ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)	◆◆◆◆◆		
TEMPORARY LIMITED EASEMENT AREA	---	NO ACCESS (NEW HIGHWAY)	▲▲▲▲▲		
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---	PARCEL NUMBER	25		
BUILDING	⊠	PARALLEL OFFSETS	⊠		
TO BE REMOVED	⊠				
BRIDGE	⊠				
CULVERT	⊠				

CONVENTIONAL ABBREVIATIONS

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

CURVE DATA ABBREVIATIONS

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



THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 3700-40-40

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY 1" X 18" IRON PIPES), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

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

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

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

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

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

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

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

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE CITY OF WAUSAU.

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

PROJECT NUMBER 3700-40-40-40.1
SHEET 2 OF 3

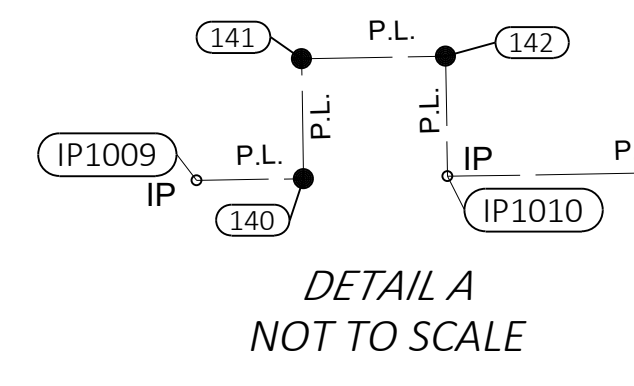
TRANSPORTATION PROJECT PLAT NO: 3700-40-40-4.01

THAT PART OF LOT 7, BLOCK 2 OF ELIZABETH SINGLE'S ADDITION TO THE CITY OF WAUSAU, PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1464 IN VOLUME 6 ON PAGE 148 AS DOCUMENT 722713, BEING IN PART OF GOVERNMENT LOT 3 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 07 EAST, PART OF PARCEL 1 OF CERTIFIED SURVEY MAP 2961, VOLUME 11 ON PAGE 131, AS DOCUMENT 786102, PART OF PARCEL 1 OF CERTIFIED SURVEY MAP 544, VOLUME 3 ON PAGE 14, BEING IN PART OF GOVERNMENT LOT 4 AND BEING IN AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 07 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

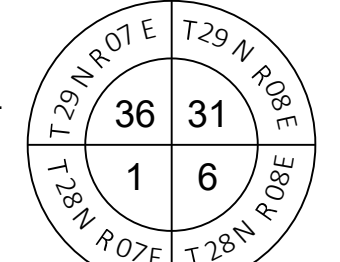
RELOCATION ORDER - COUNTY RD N; STURGEON EDDY RD, GRAND AVE INTERSECTION IMPROVEMENTS, BUSINESS 51, MARATHON COUNTY

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

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



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 3700-40-40-4.01
SHEET 1 OF 3



FOUND MAG NAIL
Y = 196722.336
X = 286547.325

FOUND MAG NAIL
Y = 196702.877
X = 283901.601

NOTES:

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

ALL NEW RIGHT-OF-WAY MONUMENTS AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 18" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE CITY OF WAUSAU.

ALL FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

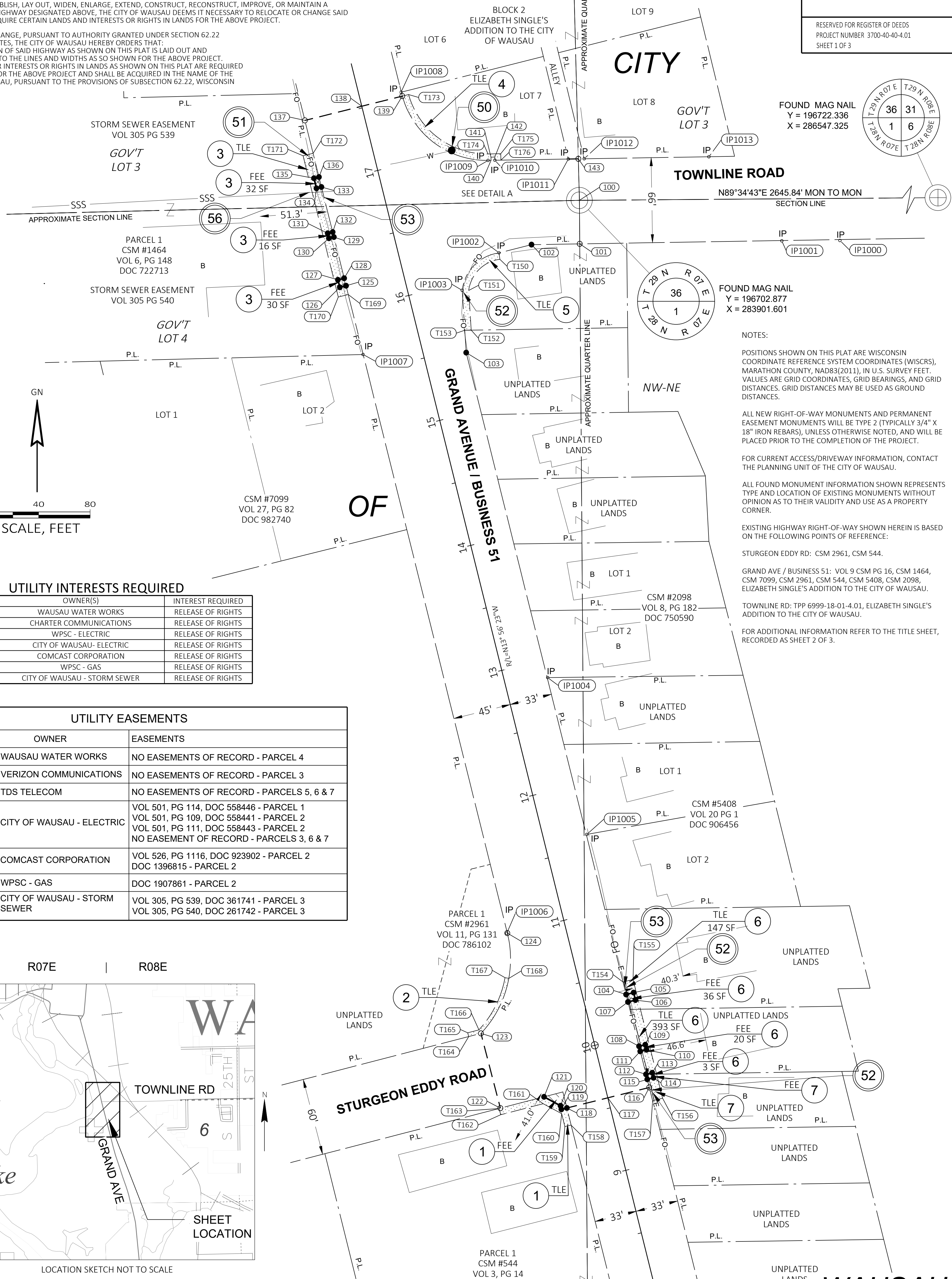
EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:

STURGEON EDDY RD: CSM 2961, CSM 544.

GRAND AVE / BUSINESS 51: VOL 9 CSM PG 16, CSM 1464, CSM 7099, CSM 2961, CSM 544, CSM 5408, CSM 2098, ELIZABETH SINGLE'S ADDITION TO THE CITY OF WAUSAU.

TOWNLINE RD: TPP 6999-18-01-4.01, ELIZABETH SINGLE'S ADDITION TO THE CITY OF WAUSAU.

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 3.



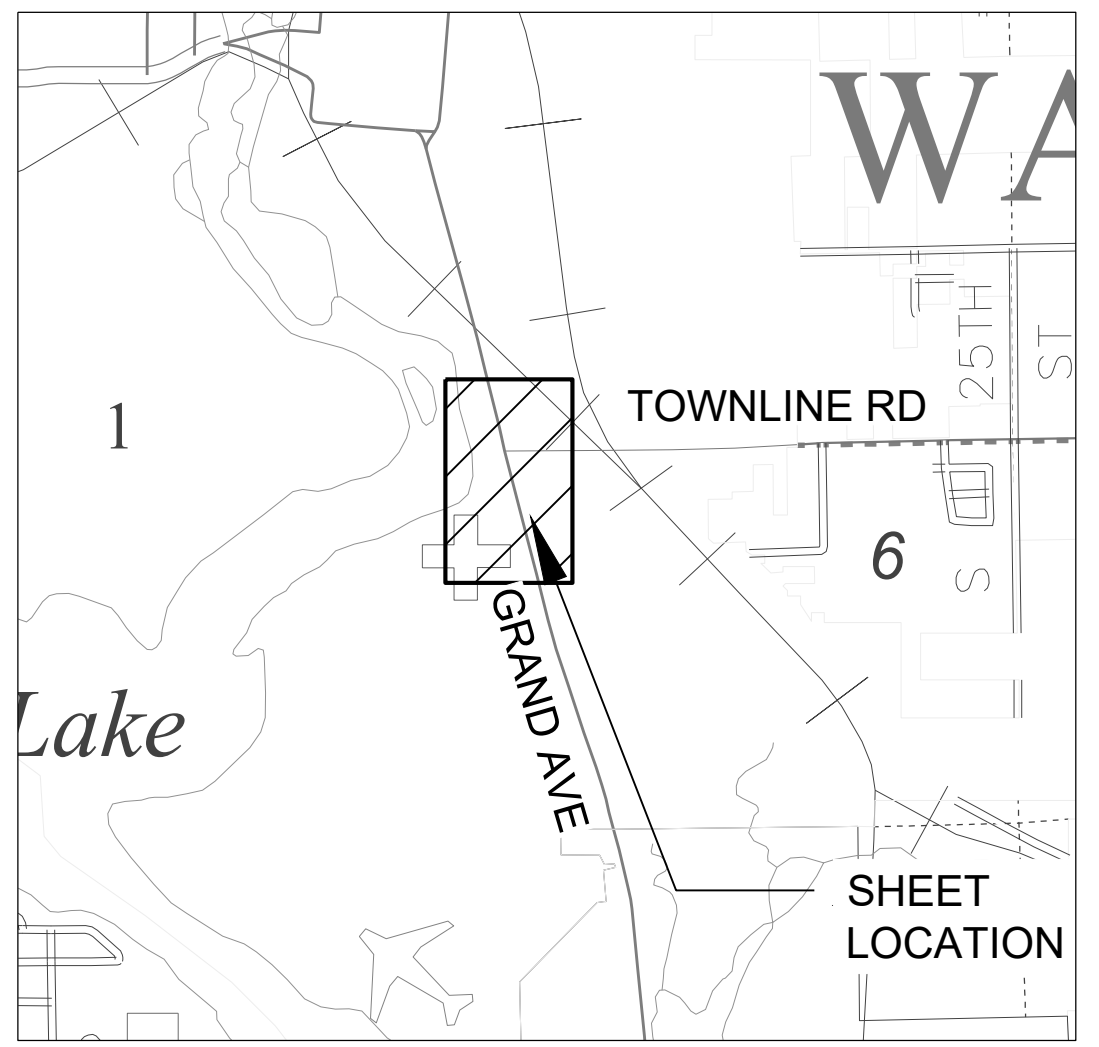
UTILITY INTERESTS REQUIRED

UTILITY NO.	OWNER(S)	INTEREST REQUIRED
50	WAUSAU WATER WORKS	RELEASE OF RIGHTS
51	CHARTER COMMUNICATIONS	RELEASE OF RIGHTS
52	WPSC - ELECTRIC	RELEASE OF RIGHTS
53	CITY OF WAUSAU - ELECTRIC	RELEASE OF RIGHTS
54	COMCAST CORPORATION	RELEASE OF RIGHTS
55	WPSC - GAS	RELEASE OF RIGHTS
56	CITY OF WAUSAU - STORM SEWER	RELEASE OF RIGHTS

UTILITY EASEMENTS

UTILITY NO.	OWNER	EASEMENTS
50	WAUSAU WATER WORKS	NO EASEMENTS OF RECORD - PARCEL 4
51	VERIZON COMMUNICATIONS	NO EASEMENTS OF RECORD - PARCEL 3
52	TDS TELECOM	NO EASEMENTS OF RECORD - PARCELS 5, 6 & 7
53	CITY OF WAUSAU - ELECTRIC	VOL 501, PG 114, DOC 558446 - PARCEL 1 VOL 501, PG 109, DOC 558441 - PARCEL 2 VOL 501, PG 111, DOC 558443 - PARCEL 2 NO EASEMENT OF RECORD - PARCELS 3, 6 & 7
54	COMCAST CORPORATION	VOL 526, PG 1116, DOC 923902 - PARCEL 2 DOC 1396815 - PARCEL 2
55	WPSC - GAS	DOC 1907861 - PARCEL 2
56	CITY OF WAUSAU - STORM SEWER	VOL 305, PG 539, DOC 361741 - PARCEL 3 VOL 305, PG 540, DOC 261742 - PARCEL 3

R07E | R08E

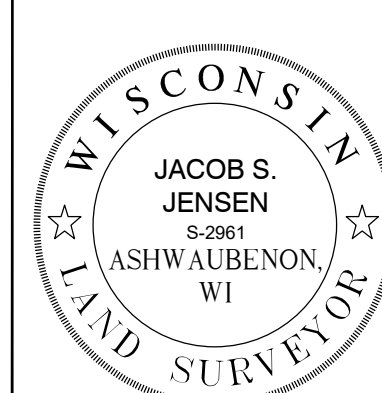


SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W SF REQUIRED			
			NEW	EXISTING	TOTAL	TLE
1	KOBLE PROPERTIES LLC	FEE & TLE	109	---	109	321
2	STURGEON BLUFF, LLC	TLE	---	---	---	170
3	WAUSAU BIBLE CHURCH	FEE & TLE	78	---	78	826
4	DAVID M DETTMAN	TLE	---	---	---	473
5	RIVERWOODS PLACE, LLC-VENDOR, CRAIG SCHULTZ AND CLAUDIA GONZALEZ CUADRA-VENDEES	TLE	---	---	---	357
6	D3E RENTALS LLC	FEE & TLE	59	---	59	540
7	ELIZABETH WARCKE	FEE & TLE	17	---	17	144

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.
PURPOSE OF ALL TLE'S ARE FOR SLOPING AND DRAINAGE UNLESS NOTED.

AVRES



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

SIGNATURE: *Jacob S. Jensen* DATE: 03/04/2026
PRINT NAME: JACOB S. JENSEN
REGISTRATION NUMBER: 5-2961

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

SIGNATURE: _____ DATE: 03/04/2026
PRINT NAME: DOUG DINY - MAYOR

TRANSPORTATION PROJECT PLAT NO: 3700-40-40-4.01 EXTENSION

RELOCATION ORDER - COUNTY RD N; STURGEON EDDY RD, GRAND AVE INTERSECTION IMPROVEMENTS, BUSINESS 51, MARATHON COUNTY

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
100	16+39.73	146.49' RT
101	16+06.85	138.58' RT
102	16+15.27	102.09' RT
103	15+46.15	32.64' RT
104	10+32.49	33.16' RT
105	10+32.50	39.16' RT
106	10+26.50	39.17' RT
107	10+26.49	33.17' RT
108	9+91.00	33.20' RT
109	9+90.95	38.20' RT
110	9+87.00	38.21' RT
111	9+87.00	33.21' RT
112	9+68.55	33.23' RT
113	9+68.55	38.23' RT
114	9+64.55	38.23' RT
115	9+64.55	33.23' RT
116	9+58.07	33.24' RT
117	9+58.03	0.00'
118	9+58.00	32.76' LT
119	9+58.00	37.12' LT
120	9+60.88	37.11' LT
121	9+70.72	47.86' LT
122	9+70.35	82.94' LT
123	10+30.34	83.57' LT

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
124	11+00.97	44.91' LT
125	16+19.00	45.43' LT
126	16+19.00	50.43' LT
127	16+25.00	50.44' LT
128	16+25.00	45.44' LT
129	16+57.99	45.47' LT
130	16+57.99	49.47' LT
131	16+61.99	49.47' LT
132	16+61.99	45.47' LT
133	16+98.00	45.51' LT
134	16+98.00	49.51' LT
135	17+06.00	49.52' LT
136	17+05.93	45.54' LT
137	17+51.32	45.56' LT
138	17+51.37	0.00'
139	17+51.40	32.46' RT
140	16+86.42	87.31' RT
141	16+88.85	87.88' RT
142	16+88.18	90.80' RT
143	16+71.23	153.45' RT
1002	16+15.16	76.06' RT
1003	15+93.84	41.28' RT
1010	16+85.74	90.24' RT
1011	16+72.87	145.86' RT

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T150	16+10.19	75.48' RT
T151	15+92.50	46.12' RT
T152	15+62.14	40.62' RT
T153	15+63.26	35.76' RT
T154	10+42.49	33.15' RT
T155	10+42.49	41.15' RT
T156	9+47.48	41.25' RT
T157	9+47.47	33.25' RT
T158	9+44.43	32.85' LT
T159	9+44.42	37.75' LT
T160	9+54.69	37.76' LT
T161	9+65.70	49.78' LT
T162	9+65.34	83.87' LT
T163	9+70.33	84.04' LT
T164	10+30.24	93.42' LT
T165	10+33.24	93.45' LT
T166	10+33.33	84.47' LT
T167	10+67.79	55.01' LT
T168	10+66.58	52.27' LT
T169	16+12.00	45.42' LT

EXISTING MONUMENTS TABLE			
POINT	Y	X	DESCRIPTION
IP1000	196671.665	284103.964	1" IRON PIPE
IP1001	196671.384	284058.797	1" IRON PIPE
IP1002	196662.063	283839.121	1" IRON PIPE
IP1003	196632.996	283810.504	1" IRON PIPE
IP1004	196332.257	283876.953	1" IRON PIPE
IP1005	196210.481	283907.256	1" IRON PIPE
IP1006	196133.725	283845.134	1" IRON PIPE
IP1007	196583.156	283733.500	1" IRON PIPE
IP1008	196786.794	283762.944	1" IRON PIPE
IP1009	196733.902	283830.650	1" IRON PIPE
IP1010	196733.988	283835.880	1" IRON PIPE
IP1011	196734.889	283892.963	1" IRON PIPE
IP1012	196735.173	283905.273	1" IRON PIPE
IP1013	196736.660	284002.140	1" IRON PIPE

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
100-101	S00°25'19"E	33.81'
101-102	S89°03'25"W	37.45'
102-1002	S75°48'12"W	26.03'
1002-1003	SEE CURVE TABLE	
1003-103	S03°40'29"E	48.47'
103-104	S13°59'51"E	513.66'
104-105	N75°59'38"E	6.00'
105-106	S13°59'51"E	6.00'
106-107	S75°59'38"W	6.00'
107-108	S13°59'51"E	35.50'
108-109	N76°00'12"E	5.00'
109-110	S13°59'51"E	4.00'
110-111	S76°00'55"W	5.00'
111-112	S13°59'51"E	18.45'
112-113	N76°00'53"E	5.00'
113-114	S13°59'51"E	4.00'
114-115	S76°01'26"W	5.00'
115-116	S13°59'51"E	6.49'
116-117	S76°00'09"W	33.24'
117-118	S76°00'09"W	32.76'
118-119	S76°05'59"W	4.35'
119-120	N13°54'00"W	2.88'
120-121	N61°28'49"W	14.57'
121-122	S75°27'15"W	35.08'

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
122-123	N14°32'45"W	60.00'
123-124	SEE CURVE TABLE	
124-125	N13°59'51"W	518.03'
125-126	S76°01'46"W	5.00'
126-127	N13°59'51"W	6.00'
127-128	N76°01'46"E	5.00'
128-129	N13°59'51"W	32.99'
129-130	S76°01'46"W	4.00'
130-131	N13°59'51"W	4.00'
131-132	N76°01'46"E	4.00'
132-133	N13°59'51"W	36.01'
133-134	S76°01'46"W	4.00'
134-135	N13°59'51"W	8.00'
135-136	N76°02'24"E	4.00'
136-137	N13°59'51"W	45.32'
137-138	N76°00'09"E	45.56'
138-139	N76°00'09"E	32.46'
139-1009	SEE CURVE TABLE	
1009-140	N89°03'25"E	2.23'
140-141	N00°56'32"W	2.50'
141-142	N89°03'25"E	3.00'
142-1010	S00°56'32"E	2.50'
1010-1011	N89°03'25"E	57.08'
1011-143	N89°03'25"E	7.78'
143-100	S01°27'52"E	32.19'

R/W AND TLE CURVE TABLE				
CURVE	LENGTH	RADIUS	LONG CHORD	LONG CHORD BEARING
1002-1003	43.97'	33.00'	40.79'	S44°33'09"W
123-124	84.01'	83.69'	80.52'	N14°45'30"E
139-1009	89.61'	68.00'	83.27'	S53°11'22"E
T150-T151	36.90'	28.00'	34.28'	S44°59'33"W
T166-T167	45.96'	80.69'	45.34'	N26°35'34"E
T173-T174	82.88'	63.00'	77.03'	S53°15'12"E

NOTES:
FOR ADDITIONAL INFORMATION, REFER TO TITLE SHEET, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN MARATHON COUNTY, AS SHEET 2 OF 3 OF DOCUMENT XXXXX.

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

PROJECT NUMBER 3700-40-40-4.01
SHEET 3 OF 3
AMENDMENT NO: