



OFFICIAL NOTICE & AGENDA
REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, March 17, 2026 at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Mayor Doug Diny (C) Eric Lindman
Sarah Watson Lou Larson
Andrew Brueggeman Bruce Bohlken
George Bornemann

- 1 Election of a Vice Chair**
- 2 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.**
- 3 Consideration of the minutes of the preceding meeting(s).**
February 18, 2026 Regular Plan Commission Minutes
- 4 Public Hearing:**
 - a.** Discussion on approving a Conditional Use Permit for 218 South 4th Street to authorize and allow construction of a Personal Storage Facility use in the Light Industrial (LI) Zoning District. (Dunwoody Storage)
- 5 Discussion and possible action.**
 - a.** Discussion and possible action on approving a Conditional Use Permit for 731 N 1st Street to allow for a 70 unit, 7-story apartment building. (Beacon Resources, LLC)
 - b.** Discussion and possible action approving the Transportation Project Plat for Project 370-40-40, Grand Avenue signal replacements, Sturgeon Eddy Road and Townline Rd.
- 6 Discussion.**
- 7 Adjournment.**

Mayor Doug Diny, Chair

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

DATE: March 11, 2026
TIME: 3:30PM
POSTED BY: Michelle Van Krey



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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@wausauwi.gov to discuss your accessibility needs. We ask your request be provided a

minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



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





OFFICIAL MINUTES
REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Wednesday, February 18, 2026 at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:
Mayor Doug Diny (C) Eric Lindman
Sarah Watson Lou Larson
Andrew Brueggeman Bruce Bohlken
George Bornemann

Members Present: Doug Diny, Eric Lindman, Sarah Watson, George Bornemann, Andrew Brueggeman, Bruce Bohlken

Members Not Present:

Members Excused:

Present 6, Not Present 0, Excused 0

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:00 PM.

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

Comment received from Joseph F Kelley in support of angled parking on Grant and 3rd Streets.

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

January 20, 2026 Regular Plan Commission Minutes

Motion by Commission Member Brueggeman, seconded by Member Bohlken, to approve Regular Plan Commission Minutes. Motion Passed 6-0.

3 Public Hearing:

Discussion on rezoning 731 N 1st Street from a (DPMU) Downtown Periphery Mixed Use Zoning District to a (DRMU) Downtown High-Rise Mixed-Use District. (Beacon Resources, LLC)

Mayor Diny opened the public hearing. No comments were received. Mayor Diny closed the public hearing.

4 Discussion and possible action.

- a.** Discussion and possible action on rezoning 731 N 1st Street from a (DPMU) Downtown Periphery Mixed Use Zoning District to a (DRMU) Downtown High-Rise Mixed-Use District. (Beacon Resources, LLC)

Motion by Commission Member Brueggeman, seconded by Member Bohlken, to approve rezoning 731 N 1st Street from a (DPMU) Downtown Periphery Mixed Use Zoning District to a (DRMU) Downtown High-Rise Mixed-Use District. (Beacon Resources, LLC). Motion Passed 6-0.

5 Public Hearing:

Discussion on approving a Conditional Use Permit for 731 N 1st Street to allow for a 70 unit, 7-story apartment building. (Beacon Resources, LLC)

Mayor Diny opened the public hearing. No comments were received. Mayor Diny closed the public hearing.

6 Adjournment.

Motion by Commission Member Bornemann, seconded by Commission Member Brueggeman, to adjourn. Motion carried. Meeting adjourned at 05:12 PM.

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



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



STAFF REPORT



To: Plan Commission

Prepared By: Carrie Edmondson, AICP, Assistant City Planner

Date: March 17, 2026

REQUESTED ACTION:

Conditional Use Permit at 218 S. 4th St.

LOCATION:	218 South 4 th Street
APPLICANT:	Jason Dunwoody
EXISTING ZONING:	Light Industrial (LI)
EXISTING LAND USE:	Vacant lot with no structures
REQUESTED CONDITIONAL USE:	Personal Storage Facility
COMPREHENSIVE PLAN:	City Center (Future Land Use Map)
OTHER PLANS:	<u>2017 Comprehensive Plan</u> Land Use Goal: The City of Wausau will balance the land use needs of the community to maximize the land's potential. Objective 1: Maintain a harmonious balance of existing land uses within the City. 3. Buffer industrial areas from other activities to reduce the extent of possible land use conflicts. Objective 2: Encourage full use of land within the City boundaries, including redevelopment and infill development of underutilized areas. 1. Eliminate brownfield sites in the City through clean-up efforts, redevelopment activities, and rehabilitation projects.

OVERVIEW AND ANALYSIS:

This subject parcel is currently vacant and located directly south of the City's downtown periphery. The site is zoned Light Industrial (LI) and is located within a transitional area. The

parcel is surrounded by Light Industrial (LI) to the south, east, and west, and Downtown Periphery Mixed Use (DPMU) to the north. The City-owned Two Hearts Dog Park is located directly south and west of the site. As a result, the development's southern façade will be directly visible from the dog park. The application is for an unstaffed Personal Storage Facility. The proposed use is compatible with surrounding uses and will create minimal increase in traffic, parking demand, and site congestion. However, the use will result in limited pedestrian activation and street-level engagement.

Dimensional Standards

Dimensional standards are well met. There is no parking required as there will be no employees on site. It is expected that vehicles will park near their individual units to load and unload. There are three parallel parking spaces proposed onsite.

Landscaping

The landscaping as proposed meets code and includes some enhancements such as stone outcropping along the east and southeast sections of the site. One small adjustment will be required, as a minimum of 40 percent shrubs are required for paved area plantings. The applicant is currently going through the WDNR brownfield remediation process. The landscape plan is being approved contingent upon soil being allowable. The current proposal also meets the maximum impervious surface ratio of 80 percent (60% as proposed). If it is found that soil or engineered soil does not meet WDNR requirements (e.g. if a hard surface cap such as blacktop is required), this approval would not stand, and a new Conditional Use Permit would be required as stated in 23.10.42(6)(c).

Exterior Building Design Standards

Signage is not approved as part of this submittal and will be reviewed under the sign permit process. Per the Zoning Code, flat, unadorned walls should be avoided and greater interest and variety should be incorporated to the south and east facing walls. This could be done through recesses and projections, roof articulation, color variation, additional windows, or other architectural features. The mural along the eastern elevation is an asset and there may be the ability to add more public art along the southern façade. This would create interest for those using the dog park.

Lighting

Only wall-pack lighting is proposed. Detailed lighting plans and spec sheets shall be submitted to ensure that full cut-off fixtures are utilized and that footcandle requirements as outlined in the Zoning Code are met.

Departmental Comments

Jamie, Polley, Parks, Recreation, and Forestry Director:

The fence should complement the black fencing of the dog park that is along the entrance side. I would also suggest they install and maintain a buffer of vegetation on the south property line that will block the view of the storage facilities from the dog park. The vegetation must not intrude with the fencing of the dog park.

CONDITIONAL USE PROCEDURE:

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use.

1st meeting: Public Hearing, no action.

2nd meeting: Staff report available, Final action taken.

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

(8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))	
(a) Is in harmony with the Comprehensive Plan.	
(b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.	
(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.	
(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.	
(e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.	

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

N/A

STAFF RECOMMENDATION

N/A

ACTION

The Commission may

1. approve the use as originally proposed,
2. approve the proposed conditional use with modifications and/or conditions,
3. or deny approval of the proposed conditional use.



February 24, 2026

City of Wausau
Attn: William Hebert
Zoning Administrator
407 Grant Street
Wausau, WI 54403



Subject: Dunwoody Storage – Conditional Use Permit (CUP) Application

Dear William:

We are submitting the following information on behalf of Jason Dunwoody, for consideration and approval regarding a personal storage facility within Wausau, WI.

- *Completed CUP Application*
- *30% Plan Set (Site Plan & Landscape Plan)*
- *Rendered Site Plan*
- *Elevational Drawings*
- *3D Renderings*
- *Payment of \$425*

Dunwoody Storage is proposed as the sole tenant and is expected to offer mini self-storage units available for public rental. The site is currently vacant and located within an established industrial zoning district. This area of Wausau has a long history of both outdoor and indoor storage activities dating back to the late 1800s, including lumber storage and junkyard operations. The proposed land use is therefore consistent with the area’s historical and existing development patterns. Additionally, the project is designed to revitalize a currently blighted site by incorporating improved site security through fencing and lighting, enhancing street-side visibility from both the adjacent dog park & street, and utilizing varied building materials, subtle architectural articulation, and decorative landscaping to elevate the overall appearance.

Please contact us if you need any additional information to complete the review and approval of this request.

Sincerely,

Nate Guldán

Nate Guldán
REI Engineering, Inc.

cc. Jason Dunwoody, Dunwoody Storage, 3307 Sandy Lane, Schofield, WI 54476

CITY OF WAUSAU

APPLICATION FOR A CONDITIONAL USE

For background on the conditional use process and other important information, please read the “*Information and Instructions for City of Wausau Conditional Use Process*” carefully before completing this application.

Please provide all of the information requested below, including a site plan, a written description of the conditional use including type of activities, buildings, structures and off-street parking, as well as the number of employees, written justification for conditional use including evidence that the application is consistent with the City of Wausau Comprehensive Plan and a Traffic Impact Analysis for group and large development projects. If you have questions during the course of preparing the application, contact either the Zoning Administrator at 715-261-6783 or the City Planner at 715-261-6753. (PLEASE PRINT OR TYPE)

1. Address of the property where the conditional use is requested:

2. Provide a legal description of subject property in the space below or attach a copy of the legal description to this application. (For example, the legal description might be the lot, block, and name of a subdivision, or a Certified Survey volume and page number, or some other type of legal description. The City Assessor, at 715-261-6600, may be able to provide this information):

3. Name(s) of Applicant Business: _____

Name of Contact Person (PLEASE PRINT): _____

Mailing Address: _____

Email Address: _____

Daytime Phone No. of Contact Person: _____

Evening Phone No. of Contact Person: _____

What is your interest in the subject property? (For example, owner, prospective owner, renter, attorney for owner, etc.)

4. Property Owner Name(s) if Different from Applicant: _____

Mailing Address: _____

Email Address: _____

Owner’s Daytime Phone Number: _____

Owner’s Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? _____

6. What is the present zoning of the subject property? _____

7. What is (are) the present use(s) of the subject property? _____

8. Proposed use(s) of property: _____

Primary Use (reason for conditional use request): _____

Secondary use (if any) of property in addition to the conditional use: _____

Other use(s): _____

9. Describe in detail the nature of your proposed conditional use request. Include information regarding construction of new buildings, remodeling of existing buildings, location and amount of parking, number of employees, hours of operation, proposed type, size, location, and style of any new sign(s), and other pertinent information. (This information may be provided on a separate sheet or sheets)

Generally, a site plan and more detailed information about any buildings will need to be submitted in order to more accurately explain your proposal. This is described in greater detail in the attached section, "*Site Plan and Building Information*".

This application, the site plan and all other information provided by the applicant, including testimony made at the public hearing, become part of the public record of your conditional use request. Any material variations from this application could be cause for the Plan Commission to void this application and require the applicant to reapply for the conditional use. Therefore, do not make written or verbal statements regarding the proposed use(s) that are not entirely accurate. (Include additional page(s) if necessary)

NOTE: If you are submitting an application for a community living arrangement (group home, community based residential facility, etc.) please request a copy of the City's *Policy Regarding Location and Distribution of Community Living Arrangements* (April, 1996). This policy is available from the Inspections Department and identifies additional information that **MUST be submitted with your conditional use application for this type of use.**

10. I (we), the undersigned, do hereby make application and petition the Plan Commission to approve the conditional use as requested above and shown on the site plan and building plans submitted with this application:

Jason L. Dunwoody
Signature of Applicant

3-4-26
Date

Jason L. Dunwoody
PRINTED Name

[Signature]
Additional Applicant Signature

3/4/26
Date

Melinda Kay Dunwoody
PRINTED Name

Please return your completed application with site and building plans and a check made payable to "City of Wausau" (for the City's publication fee costs) to the Community Development Office on the Second Floor of Wausau City Hall, 407 Grant Street, Wausau WI 54403 (or to the Inspections Department located on the Second Floor of Wausau City Hall).

The publication fee is \$425 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

For City Use Only
Date Received at City Hall: _____
Received By: _____
Amt. Submitted w/Application: \$ _____
Check Number: _____
Month Requested for Hearing: _____
Plan Commission Meeting Date for Expected Final Approval: _____
Other: _____

SITE PLAN AND BUILDING INFORMATION

In order to facilitate the review and approval of a conditional use, the applicant must provide a site plan and building information at the time the "*Application for a Conditional Use*" is submitted. Providing this information will help ensure that the Plan Commission is able to act upon your request at the public hearing meeting. If you fail to submit this information in advance, the Plan Commission may need to take action in order to receive and adequately review the information. Therefore, a site plan must be provided at a scale of 1 inch = 20 feet (or less than 20 feet) and, where applicable, should show the following information:

1. Property lines with dimensions in feet.
2. Location of existing and proposed structures relative to the property lines and the exterior dimensions of said structures.
3. Building setback dimensions – that is, the distance the existing and/or proposed buildings are located from the front, side and rear lot lines.
4. Location and dimensions of any loading areas and off-street parking areas, as well as the location and width of driveways and the layout of parking stalls and interior traffic circulation.
5. Location of proposed and existing stormwater drainage facilities for the building and parking lot. If the parking lot is larger than 7,500 square feet, on-site stormwater drainage plans will be needed.
6. Location and size of any proposed outside storage areas.
7. Location, size, height, and type of any proposed landscaping, fences, signs, parking lot lighting, and other pertinent exterior features proposed as part of the conditional use.

Generally, the building information should include:

1. An elevation of all exterior walls if the building is to be new construction.
2. The height of the structure in feet.
3. An indication of the types of building materials which will be used for the facade and roof.
4. A floor plan of the building.
5. Details of any changes which will be made to the building if the proposed use will be located in an existing building.

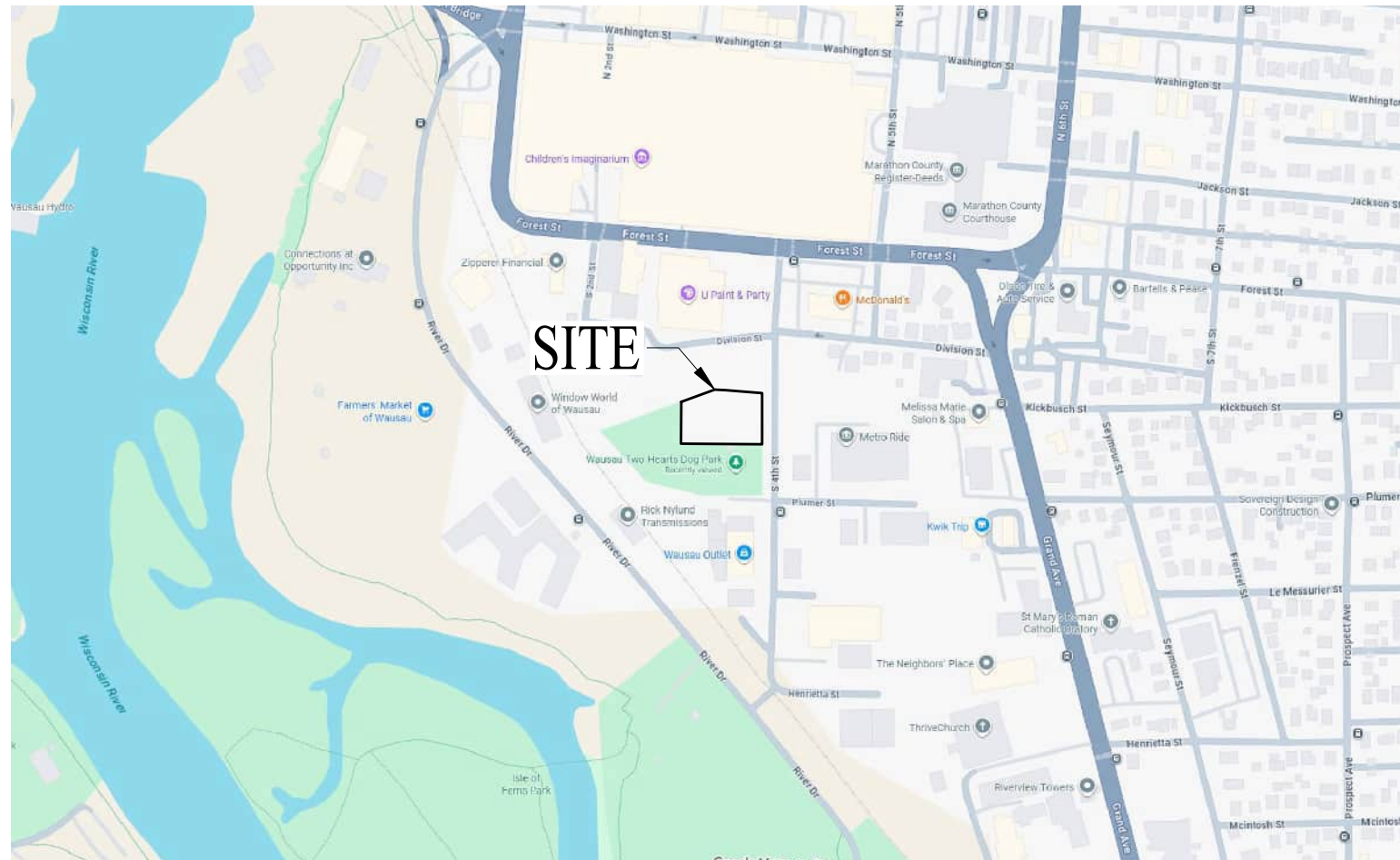
INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C100	SITE PLAN
SHEET C400	LANDSCAPE PLAN
SHEET C401	LANDSCAPE DETAILS

TOTAL SHEETS = 5

SITE PLAN PACKAGE FOR: DUNWOODY STORAGE

CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



LIST OF STANDARD ABBREVIATIONS

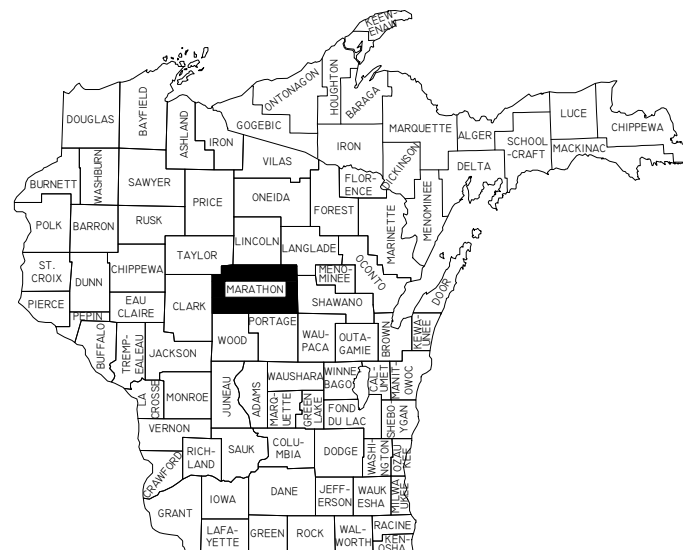
&	AND
AB	AUGER BORING
ADT	AVERAGE DAILY TRAFFIC
BC	BOTTOM OF CURB
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEPS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CMAC	CORRUGATED METAL ARCH CULVERT
CMB	CORRUGATED METAL BOX CULVERT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC.	CONCRETE
CPP	CORRUGATED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



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

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

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



PLANS ARE SUBJECT TO CHANGE BASED
ON REGULATORY REVIEW COMMENTS
UNTIL PLAN ISSUANCE REFLECTS
CONSTRUCTION PLAN LEVEL.

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

REI CLIENT:
JASON DUNWOODY

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

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

APPROVING AUTHORITIES:
CITY OF WAUSAU

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



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

NO SCALE



DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				GIS	LAZ	02/24/2026
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

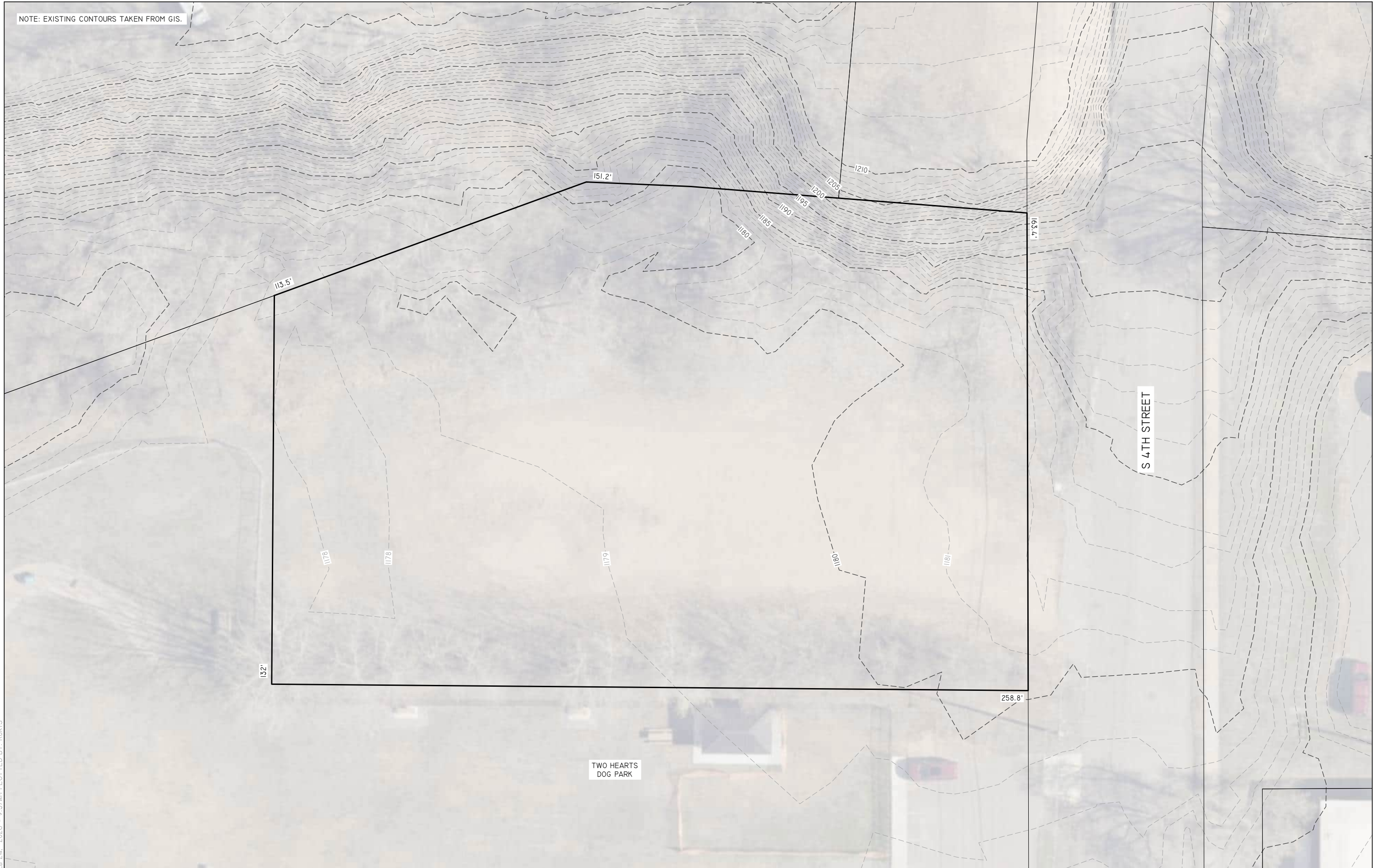
TITLE SHEET
DUNWOODY STORAGE
218 S 4TH ST
WAUSAU, WISCONSIN 54403

REI
REI No. 12222
SHEET C001

DRAWING FILE: Q:\12200-12299\12222 - JASON DUNWOODY - STORAGE UNITS - 218 SOUTH 4TH STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS\12222-C001-TITLE.DWG LAYOUT: C001 PLOTTED: FEB 24, 2026 - 9:37AM PLOTTED BY: KURTS

NOTE: EXISTING CONTOURS TAKEN FROM GIS.

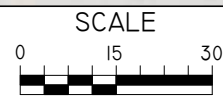
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PLOTTED: FEB 24, 2026 - 9:37AM PLOTTED BY: KURTS



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



**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

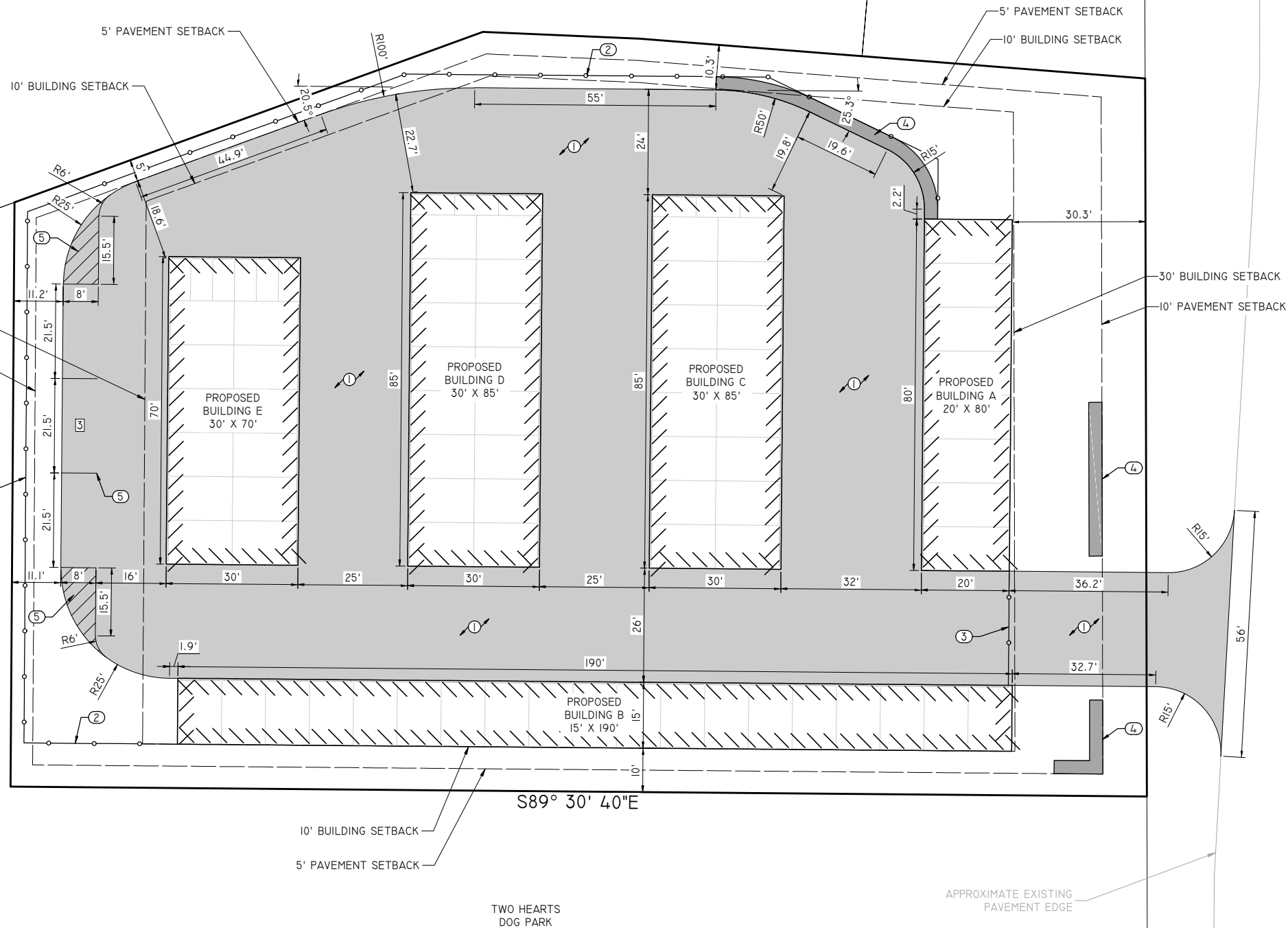


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: GIS	DESIGNED BY: LAZ	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2026
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

EXISTING SITE CONDITIONS
DUNWOODY STORAGE
218 S 4TH ST
WAUSAU, WISCONSIN 54403



DRAWING FILE: Q:\12200-12299\12222 - JASON DUNWOODY - STORAGE UNITS - 218 SOUTH 4TH STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS\12222-C100-SITE.dwg LAYOUT: C100 PLOTTED: FEB 24, 2026 - 9:37AM PLOTTED BY: KURTS



KEYED NOTES

1. ASPHALT PAVEMENT
2. PROPOSED 6' CHAIN LINK FENCING
3. PROPOSED STEEL GATE
4. PROPOSED STONE OUTCROPPING (REFER TO LANDSCAPING PLAN)
5. PAINTED STRIPING, WHITE (TYPICAL)

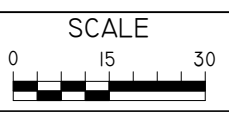
NOTES:

- (A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, S89°30'40"E, AS TAKEN FROM GIS.
- (B) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

REI Engineering, Inc.
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 WAUSAU, WISCONSIN 54401
 PHONE: 715.675.9784, FAX: 715.675.4060
 EMAIL: MAIL@REIENGINEERING.COM



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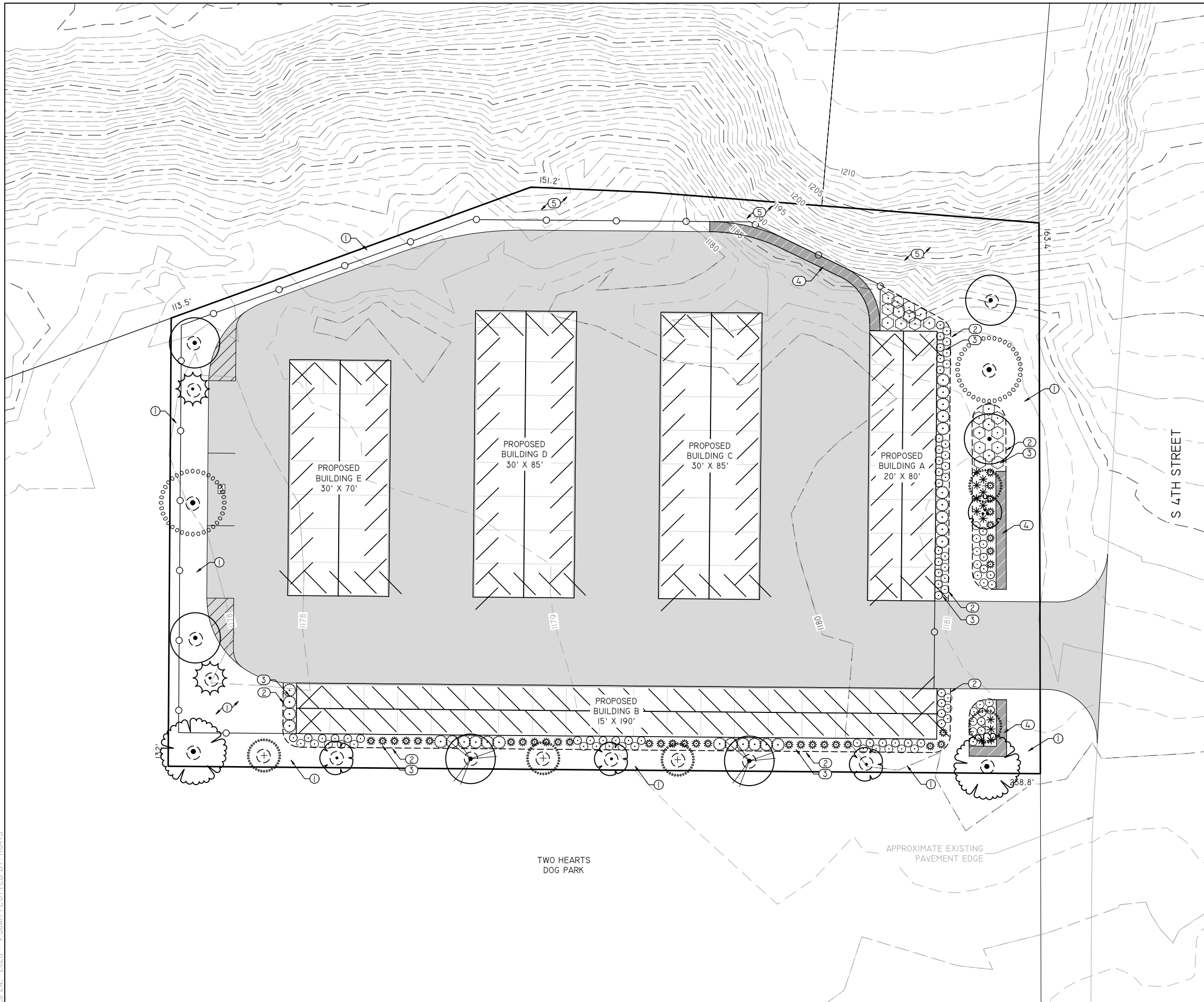


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: GIS	DESIGNED BY: LAZ	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2026
				SURVEY APVD BY:	CIVIL APVD BY:	DRAWN BY: LAZ

SITE PLAN
 DUNWOODY STORAGE
 218 S 4TH ST
 WAUSAU, WISCONSIN 54403



DRAWING FILE: Q:\12200-12299\12222 - JASON DUNWOODY - STORAGE UNITS - 218 SOUTH 4TH STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\LANDS\12222-CL00-LANDSCAPE.DWG LAYOUT: CL00 PLOTTED: FEB 24, 2026 - 9:39AM PLOTTED BY: KURTS



KEYED NOTES

1. SEED, FERTILIZER & MULCH, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
2. ALUMINUM EDGING, CURV-RITE 200- SERIES, BRONZE COLOR. *INSTALL PER MANUFACTURER SPECIFICATION.
3. SHREDDED HARDWOOD BARK MULCH, DARK BROWN COLOR, 3" DEPTH, *NO WEED BARRIER FABRIC BENEATH WOOD MULCH.
4. STONE OUTCROPPING DRYWALL, KRUKOWSKI STONE, 8"-12" SANDY CREEK.
5. PRESERVE & PROTECT EXISTING TREES/SHUBS ALONG SLOPE.

PLANT SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	PTS/PLANT	QTY
DECIDUOUS TREES						
	Fall Fiesta® Sugar Maple	<i>Acer saccharum 'Balate'</i>	1.25' Cal.	B&B	50	2
	Red Maple	<i>Acer rubrum</i>	1.25' Cal.	B&B	50	4
	Red Oak	<i>Quercus rubra</i>	1.25' Cal.	B&B	50	2
	Swamp White Oak	<i>Quercus bicolor</i>	1.25' Cal.	B&B	50	2
EVERGREEN TREES						
	Black Hills White Spruce	<i>Picea glauca 'Densata'</i>	4' Ht.	B&B	20	2
ORNAMENTAL TREES						
	Adams Crabapple	<i>Malus x 'Adams'</i>	1" Cal.	B&B	10	5
	Autumn Brilliance Apple Serviceberry	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	6'-8' Ht. (Multi-stem)	B&B		1
	Prairie Crabapple	<i>Malus x 'Prairie'</i>	1" Cal.	B&B	10	3
DECIDUOUS SHRUBS						
	Gro-Low Fragrant Sumac	<i>Rhus aromatica 'Gro-Low'</i>	3 gal.	Pot	1	22
EVERGREEN SHRUBS						
	Sea Green Pfitzer Juniper	<i>Juniperus x pfitzeriana 'Sea Green'</i>	5 gal.	Pot	5	26
PERENNIALS						
	Black-eyed Susan	<i>Rudbeckia hirta</i>	1 gal.	Pot	1	46
	Little Bluestem	<i>Schizachyrium scoparium</i>	1 gal.	Pot	1	12
	Prairie Dropseed	<i>Sporobolus heterolepis</i>	1 gal.	Pot	1	43
	Shenandoah Switch Grass	<i>Panicum virgatum 'Shenandoah'</i>	1 gal.	Pot	1	35

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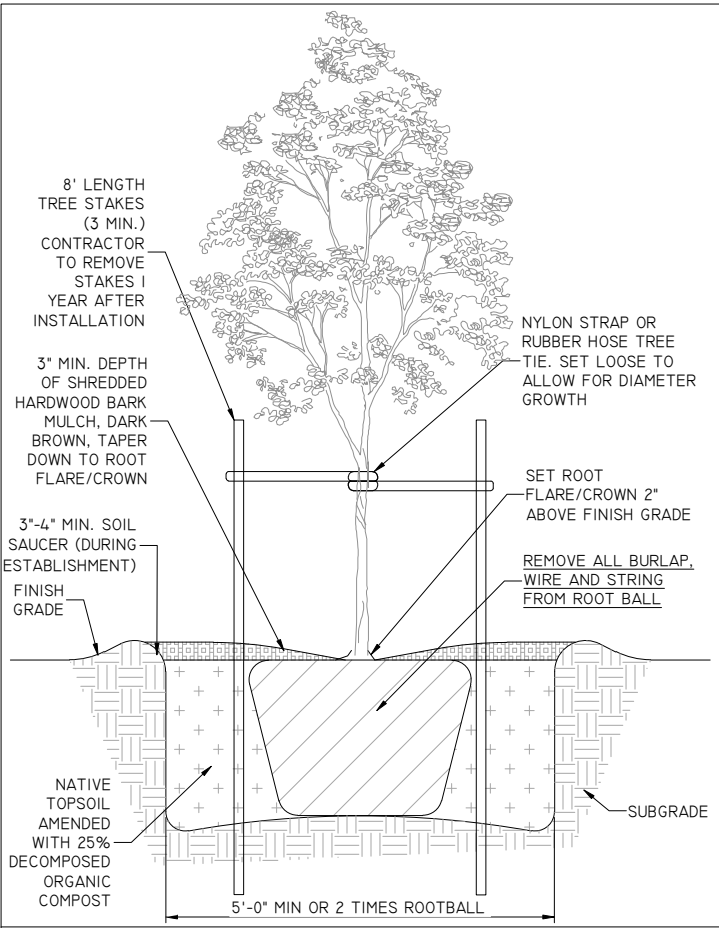


DATE	ISSUANCE	BY	CHKD	SURVEYED BY:	DESIGNED BY:	SURVEY DATE:
				GIS	LAZ	
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2026
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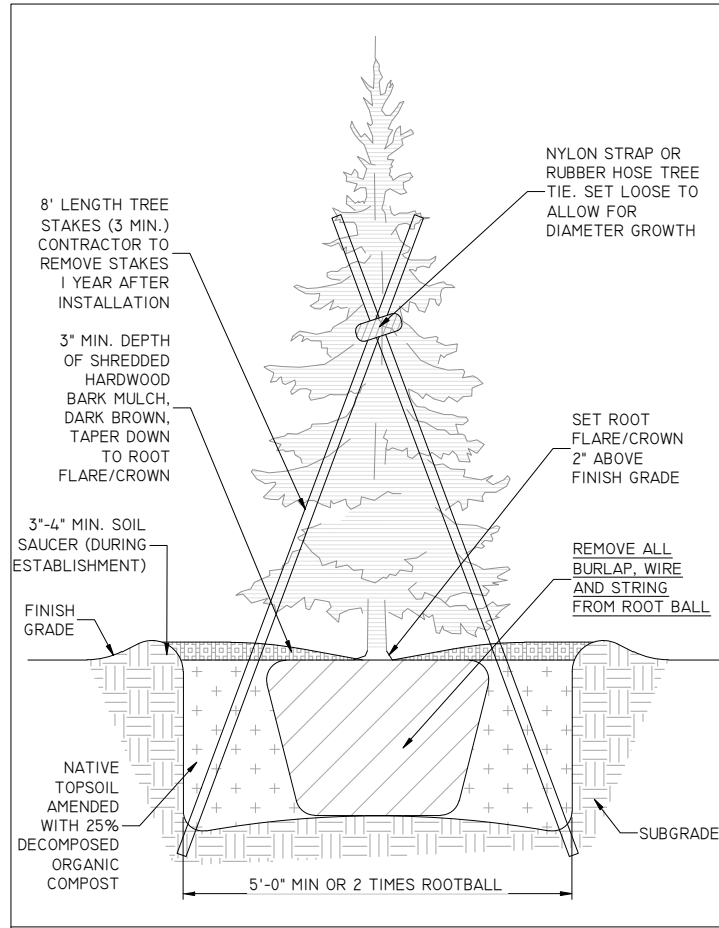
LANDSCAPE PLAN
 DUNWOODY STORAGE
 218 S 4TH ST
 WAUSAU, WISCONSIN 54403

REI
 REI No. 12222
 SHEET C400

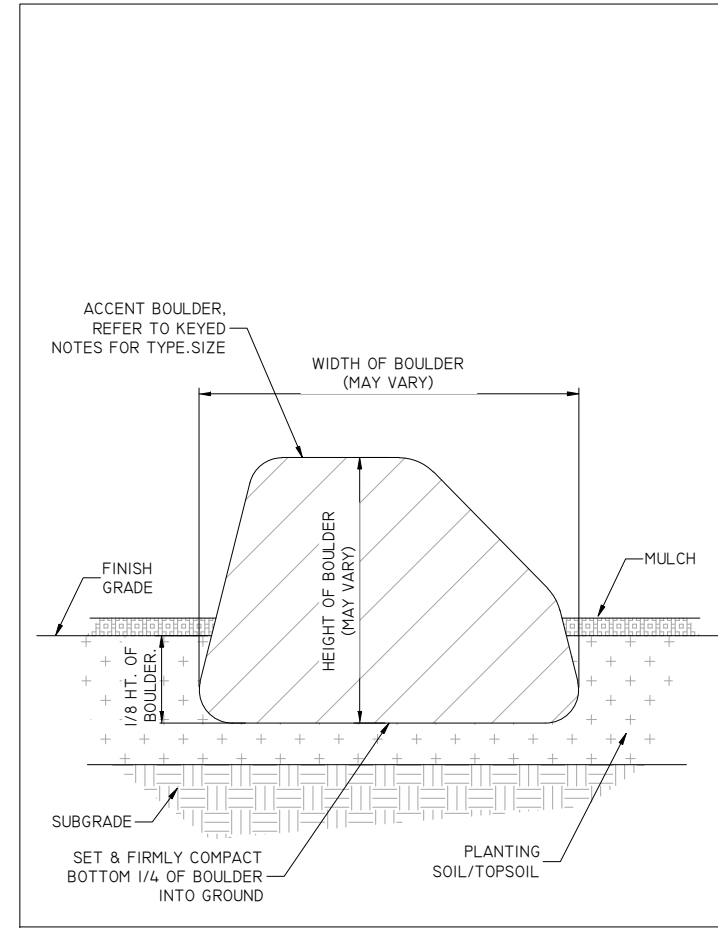
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 PLOTTED: FEB 24, 2026 - 9:36AM PLOTTED BY: KURTS



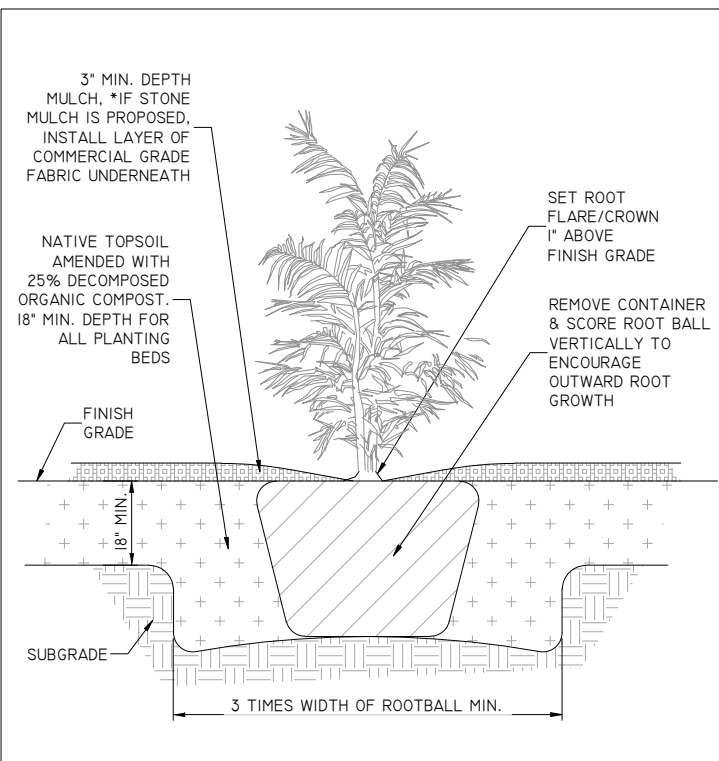
DECIDUOUS TREE - PLANTING DETAIL



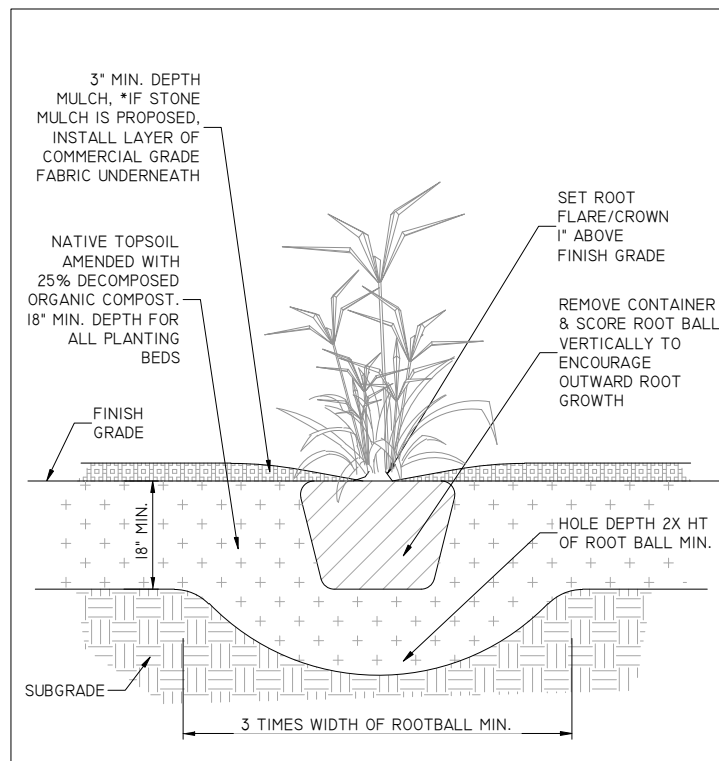
EVERGREEN TREE - PLANTING DETAIL



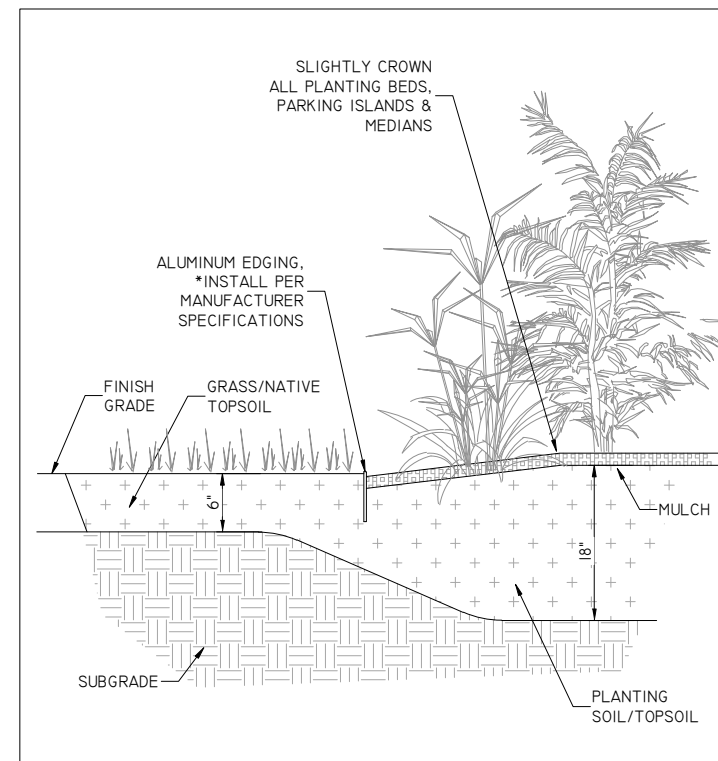
ACCENT BOULDER - DETAIL



SHRUB - PLANTING DETAIL



PERENNIAL - PLANTING DETAIL



PLANTING BED & EDGING - DETAIL

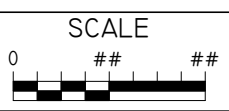
GENERAL NOTES:

- (A) NO PLANT OR MATERIAL SUBSTITUTIONS WILL BE ACCEPTED *UNLESS APPROVED IN ADVANCE BY LANDSCAPE DESIGNER OR OWNER.
- (B) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 5 WORKING DAYS PRIOR TO DEMOLITION, EXCAVATION OR ANY CONSTRUCTION ACTIVITY.
- (D) ALL PLANT MATERIAL SHALL BE GUARANTEED ONE (1) FULL GROWING SEASON FOLLOWING TOTAL COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER. PLANT INSTALLATION INCLUDES A ONE TIME REPLACEMENT WARRANTY UPON REQUEST BY OWNER DUE TO DEATH, UNSATISFACTORY GROWTH OR SIGNIFICANT DIEBACK. WARRANTY EXPIRES AFTER FIRST FULL GROWING SEASON FOLLOWING PROJECT COMPLETION.
- (E) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 6" TOPSOIL DEPTH FOR ALL AREAS TO BE SEEDED/SODDED THROUGHOUT PROJECT SITE. CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES PRIOR TO SEED/SOD. TOPSOIL SHALL BE SCREENED AND CLEAN AND FREE OF STONES, WEEDS AND OTHER UNDESIRABLE DEBRIS.
- (F) LANDSCAPE CONTRACTOR SHALL VERIFY MINIMUM 18" PLANTING SOIL DEPTH FOR ALL PROPOSED PLANTING BED AREAS THROUGHOUT THE PROJECT SITE. LANDSCAPE CONTRACTOR IS REQUIRED TO CORRECT ANY DEFICIENCIES AND EXCAVATE ALL PLANTING AREAS TO REQUIRED DEPTHS PRIOR TO PLANT INSTALLATION. PLANTING SOIL & AREA SHALL BE CLEAN AND FREE OF STONES, WEEDS, CONCRETE WASTE AND OTHER UNDESIRABLE DEBRIS. (REFER TO DETAILS ON SHEET C405) IF ANY PLANTING AREAS WERE UTILIZED FOR CONCRETE WASH/WASTE PITS, ALL MATERIAL SHALL BE REMOVED PRIOR TO PREPPING BEDS.
- (G) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL AND SEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- (H) CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER LANDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE AND APPROVED BY OWNER. *THIS TO BE DONE DAILY AS DEEMED NECESSARY BY MUNICIPALITY.
- (I) PERMANENT IRRIGATION PLAN/SYSTEM TO BE PROVIDED BY OTHERS ONLY IF A SYSTEM IS REQUIRED BY THE MUNICIPALITY OR OWNER.
- (J) IF THERE WILL BE NO PERMANENT IRRIGATION SYSTEM INSTALLED PRIOR TO PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TEMPORARILY MAINTAIN/WATER ALL PLANT MATERIAL/SEEDED AREAS OR ENSURE A TEMPORARY IRRIGATION SYSTEM IS FULLY FUNCTIONAL UPON INSTALLATION OF PLANT MATERIAL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARILY IRRIGATING ALL PLANT MATERIAL 2-3 TIMES PER WEEK FOR 2-3 MONTHS UNTIL ROOT SYSTEMS OF ALL PLANT MATERIALS HAVE TIME TO ESTABLISH & GENERATE GROWTH. TEMPORARY IRRIGATION PLAN STRATEGY TO BE APPROVED IN ADVANCE BY OWNER.

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**CIVIL & ENVIRONMENTAL
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DATE	ISSUANCE	BY	CHKD	SURVEYED BY: GIS	DESIGNED BY: LAZ	SURVEY DATE:
				SURVEY CHKD BY:	CIVIL CHKD BY: JJB	CIVIL DATE: 02/24/2026
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LANDSCAPE NOTES & DETAILS
 DUNWOODY STORAGE
 218 S 4TH ST
 WAUSAU, WISCONSIN 54403

REI
 REI No. 12222
 SHEET C401

SITE INFO

EXISTING ZONING

- LI (LIGHT INDUSTRIAL)

PROPOSED LAND USE

- STORAGE FACILITY

PROJECT AREA

- 41,820 SF (~0.96 AC)

PROPOSED IMPERVIOUS

- ~60% IMPERVIOUS
- ~40% GREENSPACE

SITE PLAN

A STORAGE BUILDINGS 1

- B AESTHETICALLY PLEASING TO ENHANCE STREET PRESENCE
- COMBINATION OF BRICK/STEEL VENEER MATERIALS AND WINDOW OPENINGS FACING STREET AND DOG PARK
- CUPOLAS ALONG ROOF/RIDGE LINE TO ADD VISUAL INTEREST
- STEEL PRINTED MURAL OF SITE HISTORY OR ARTWORK
- WALL PACK LIGHTING
- WALL MOUNTED SIGNAGE

C STORAGE BUILDINGS 2

- D TRADITIONAL STORAGE UNITS
- E STANDARD STEEL MATERIALS
- WALL PACK LIGHTING

F ASPHALT CIRCULATION

- STANDARD ASPHALT

LANDSCAPE PLAN

THE OVERALL PROJECT INTENDS TO ACCOMMODATE ALL LANDSCAPE REQUIREMENTS AS REQUIRED BY THE CITY PER WAUSAU ZONING CODE.

1 BUILDING FOUNDATION

- DIVERSITY OF NATIVE SPECIES
- ORNAMENTAL GRASSES & PERENNIALS

2 PAVED AREA

- DIVERSITY OF NATIVE SPECIES
- DECIDUOUS TREES/SHRUBS
- ORNAMENTAL GRASSES & PERENNIALS

3 STREET FRONTAGE

- DIVERSITY OF NATIVE SPECIES
- DECIDUOUS TREES

4 YARDS

- DIVERSITY OF NATIVE SPECIES
- DECIDUOUS TREES



WWW.REIENGINEERING.COM
715 • 675 • 9784

4080 N 2TH AVE
WAUSAU, WI, 54401

THIS EXHIBIT IS INTENDED FOR CONCEPTUAL PURPOSES ONLY
• NOT FOR CONSTRUCTION •

DUNWOODY STORAGE

SITE PLAN RENDERING

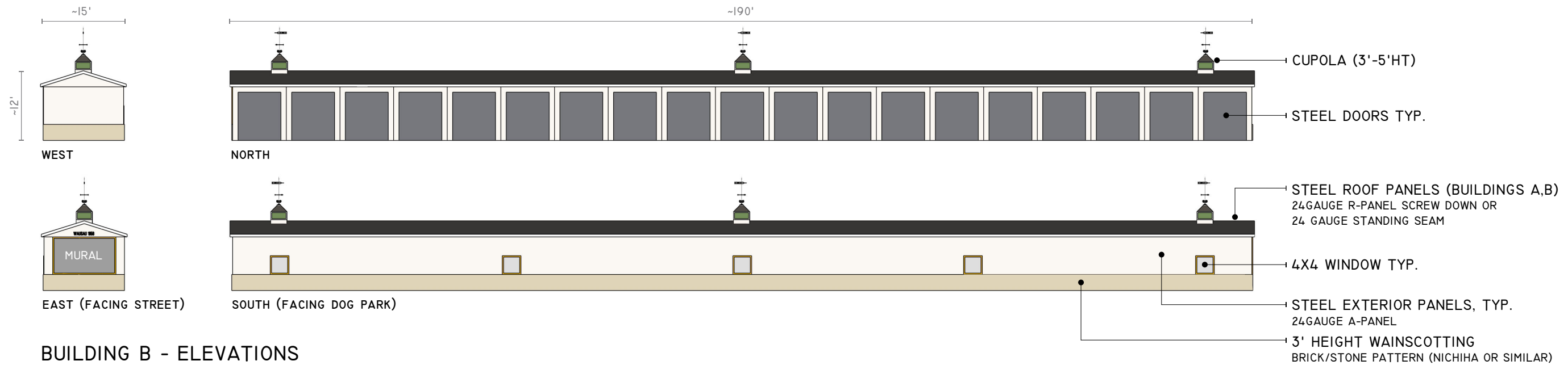
CUP SUBMITTAL

WAUSAU, WISCONSIN

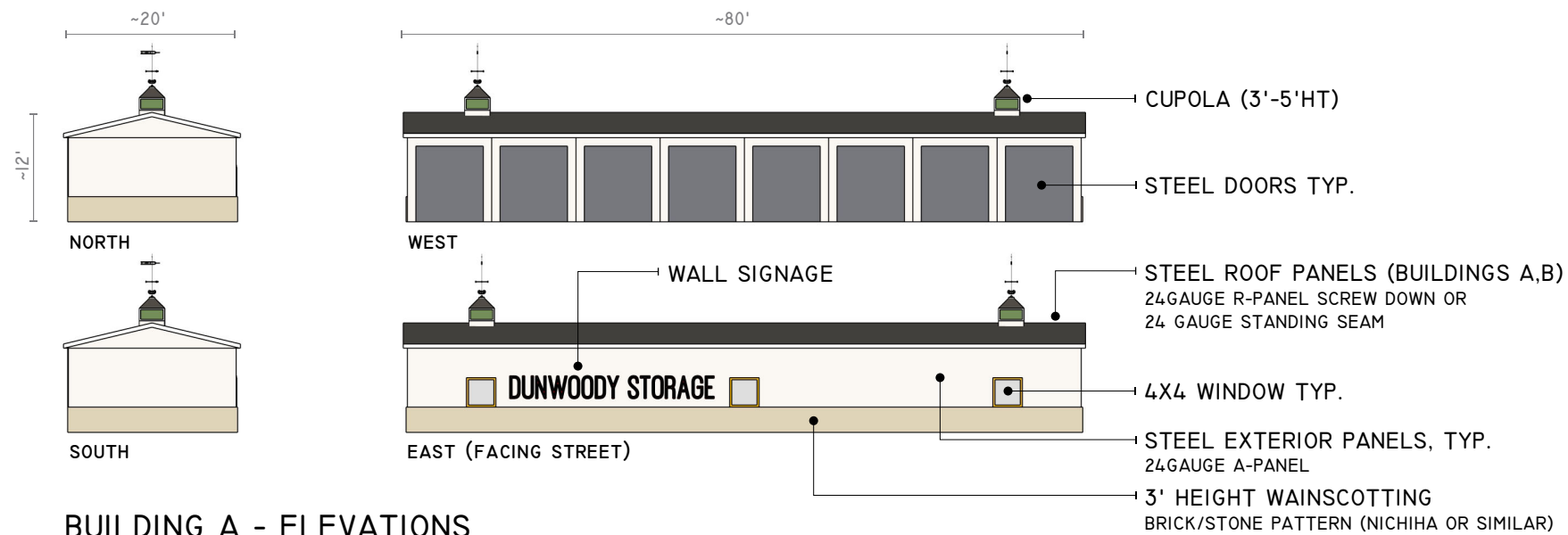
02.23.2026

PROJECT NUMBER • I2222

PI00



BUILDING B - ELEVATIONS



BUILDING A - ELEVATIONS

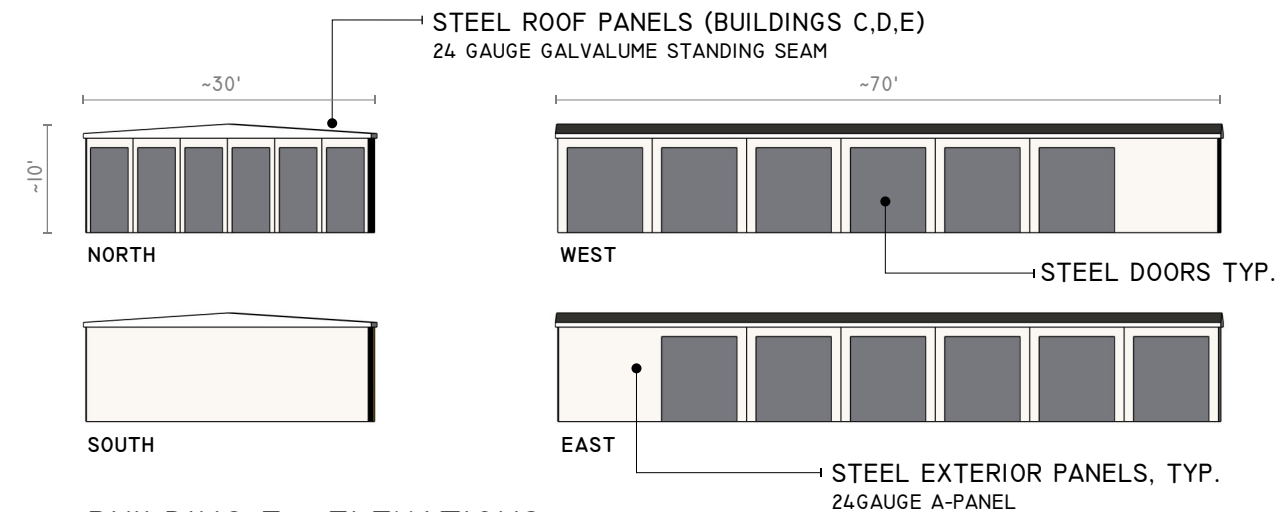


**DUNWOODY
STORAGE**

**BUILDING
ELEVATIONS**



BUILDINGS C & D - ELEVATIONS



BUILDING E - ELEVATIONS

CUP SUBMITTAL

**WAUSAU,
WISCONSIN**

02.23.2026

PROJECT NUMBER • I2222

PI01











REI ENGINEERING

4080 N 20th Ave.
Wausau, WI 54401



PROJECT NAME: Dunwoody Storage
LOCATION: Wausau, WI
ZONING: LI (Light Industrial)

CITY OF WAUSAU - LANDSCAPE REQUIREMENTS

1. Building Foundations

Calculations	Quantity
LF Building Foundation	620
Pts Required per 100 LF of Building Foundation	60
Total Points Required	372

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	0	0
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	9	90
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	22	22
Medium Evergreen Shrub	5	26	130
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	136	136

Total Points Proposed **378**

2. Paved Areas

Calculation 1 (*Use greater of the two calculations)

Quantity

Number of Parking Stalls	3
Pts Required per 10 Parking Stalls	50

Total Points Required

15

Calculation 2 (*Use greater of the two calculations)

Quantity

SF Area of Pavement	19,000
Pts Required per 10,000 SF of Pavement	50

Total Points Required

95

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	2	100
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0

Total Points Proposed

100

3. Street Frontages

Calculations	Quantity
LF of Street Frontage R.O.W.	165
Pts Required per 100 LF of Street Frontage R.O.W.	100
Total Points Required	165

Plant Category	Pts/Plant	Quantity	Total Pts
Shade Tree	50	4	200
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	0	0
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0
Total Points Proposed			200

4. Yards

Calculations

Quantity

SF Area of Building Gross Floor Area	11650
Pts Required per 1000 SF of Building Gross Floor Area	20

Total Points Required

233

Plant Category

Pts/Plant

Quantity

Total Pts

Shade Tree	50	4	200
Tall Deciduous Tree	30	0	0
Medium Deciduous Tree	15	0	0
Low Deciduous Tree	10	0	0
Tall Evergreen Tree	40	0	0
Medium Evergreen Tree	20	2	40
Low Evergreen Tree	12	0	0
Tall Deciduous Shrub	5	0	0
Medium Deciduous Shrub	3	0	0
Low Deciduous Shrub	1	0	0
Medium Evergreen Shrub	5	0	0
Low Evergreen Shrub	3	0	0
Perennials & Ornamental Grasses	1	0	0

Total Points Proposed

240

Date: 02.23.2026

REI Engineering Inc.



STAFF REPORT

To: Plan Commission
Prepared By: Brad Lenz, AICP, City Planner
Date: March 17, 2026

REQUESTED ACTION:

Conditional Use Permit at 731 N. 1st Street

LOCATION: 731 N. 1st Street

APPLICANT: Beacon Resources, LLC

ZONING DISTRICT: **Downtown High-Rise Mixed-Use (DRMU)**

Intent. This district is intended to permit large-scale established commercial, office, and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic viability of existing development. The district is also intended to retain the existing high-rise characteristics of the Central Business District without compromising the historic development areas. Residential uses are intended to occur at a minimum approximate density of 20+ dwelling units per acre and shall be limited to a small portion of the ground floor.

EXISTING LAND USE: Office and parking

REQUESTED CONDITIONAL USE: **Apartments 37+ Units**

COMPREHENSIVE PLAN: **Chapter 3 – Housing**

- Encourage a variety of housing types throughout the city
- Continue efforts to expand the housing opportunities available within the Central Business District

Chapter 8 - Downtown

- Site is identified as a redevelopment site
- Support investment in downtown Wausau as an economic engine for the city
- Support a variety of uses, including high-density residential uses

City Center Transect

The City Center is the most urban/dense transect, typical of a downtown environment that includes a mix of uses at a relatively high density.

OTHER PLANS:

2022 Wausau Metropolitan Area Housing Assessment

Actively pursue new construction of housing of all types and prices

Housing for Older Adults Report 2026

Demand for 771 independent living units for people 55 and older (predominantly renter-occupied) by 2040

BACKGROUND:

The proposed project is a 71-unit, seven-story multi-family residential building. It would be geared towards people 55+ years old, and be synergistic with a number of existing and planned developments in the immediate area. The building would include enclosed parking and a variety of amenities for residents. Please see the attached documents for more details on the project.

The underlying zoning of Downtown High-Rise Mixed-Use District (DRMU) District was recommended by Plan Commission last month (and scheduled to be approved by Common Council at their first meeting in March). While DRMU does not have a maximum building height or number of stories, an apartment building with 37+ units requires a conditional use permit. The conditional use permit procedure and standards are detailed below.

CONDITIONAL USE PROCEDURE:

The city of Wausau zoning code requires two Plan Commission meetings prior to making a ruling:

1st meeting: Public hearing, no action. (Held at the February 2026 meeting.)

2nd meeting: Staff report available, final action taken. (Current meeting.)

PUBLIC HEARING

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

REVIEW AND ACTION

FINDINGS

In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed use:

(a) Is in harmony with the Comprehensive Plan.	Yes
(b) Would result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare.	No

(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.	Yes
(d) The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public or private agencies serving the subject property.	Yes
(e) The potential public benefits outweigh any potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.	Yes

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

A letter was received from a neighbor of the project requesting additional angled street parking in the immediate area. The letter was read during the public hearing last month. The issue of additional street parking does not pertain directly to the requested conditional use, as is required under the ‘substantial evidence’ definition. The process of obtaining additional right-of-way and altering city street design would be a separate process initiated at the city’s Infrastructure & Facilities committee, if they feel additional public parking is warranted.

STAFF RECOMMENDATION

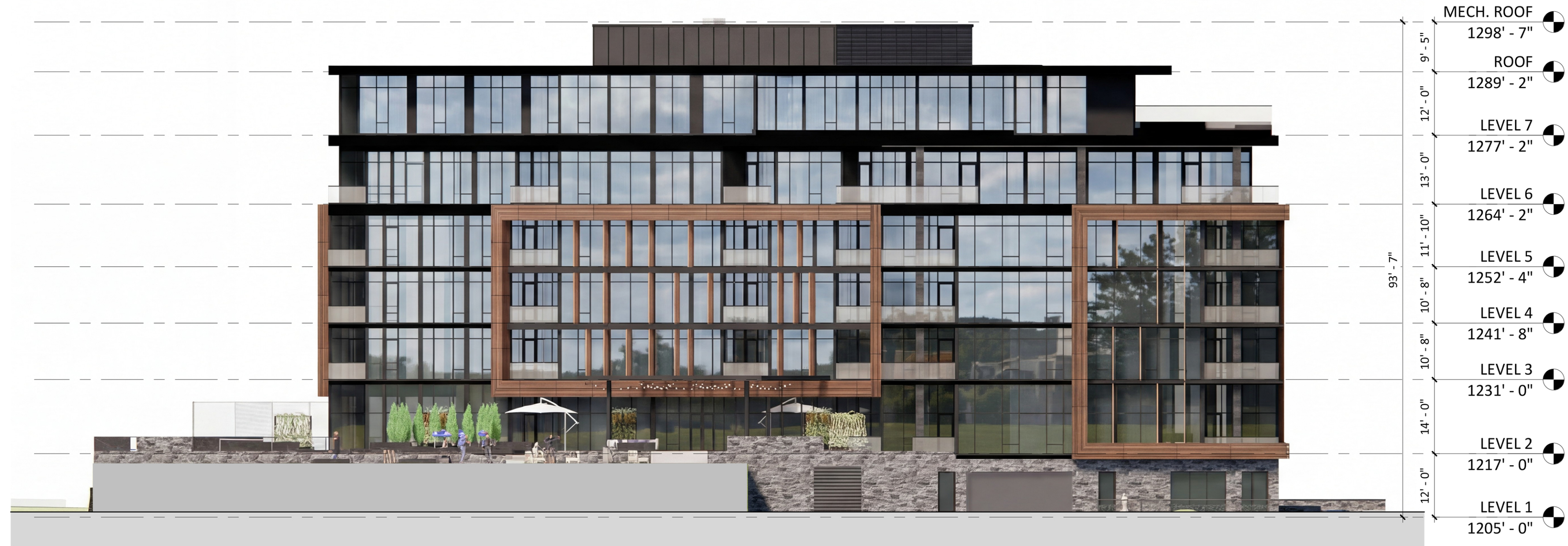
Staff recommends approval of the use, as proposed. The permitting process for the project, subsequent to approval of the conditional use permit, would follow the regulations of the Downtown High-Rise Mixed Use (DRMU) District and other City codes, as applicable.

ACTION

The Plan Commission may:

1. Approve the use as originally proposed,
2. Approve the proposed conditional use with modifications and/or conditions, or
3. Deny approval of the proposed conditional use.





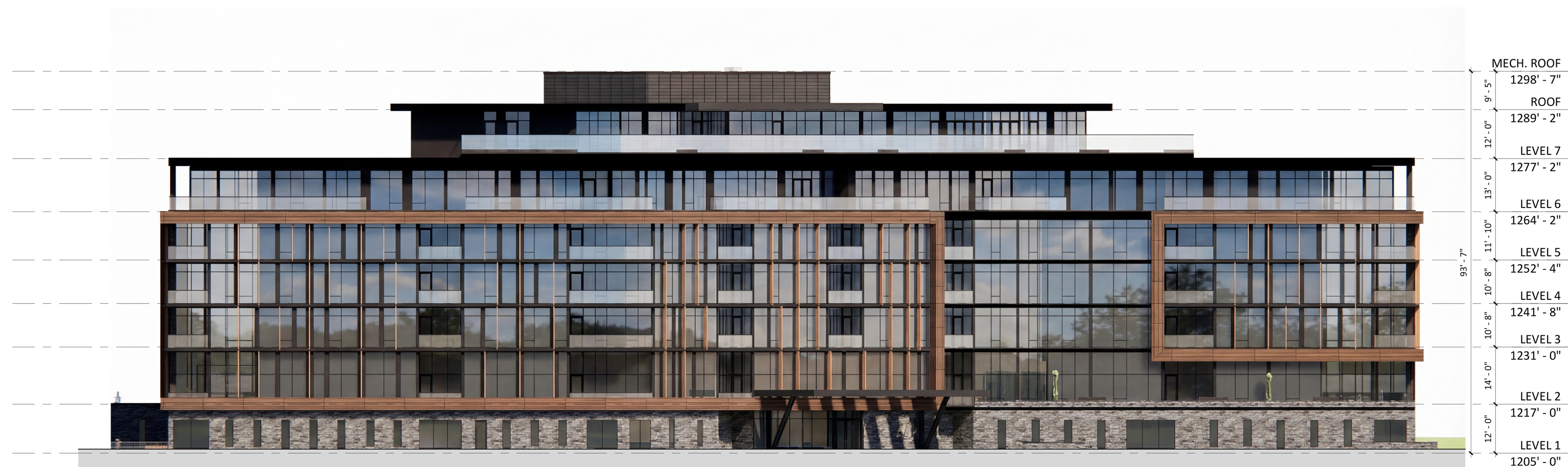
2 ELEVATION - NORTH
A3.1 1/16" = 1'-0"



3 ELEVATION - SOUTH
A3.1 1/16" = 1'-0"



1 ELEVATION - EAST
A3.1 1/16" = 1'-0"



4 ELEVATION - WEST
A3.1 1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

**SD SUBMISSION
07/18/25**

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

2025-1653
PROJECT NUMBER

ESG DRAWN BY ESG CHECKED BY
KEY PLAN

WAUSAU 55+

EXTERIOR ELEVATIONS
A3.1

**NOT FOR
CONSTRUCTION**

SD SUBMISSION
07/18/25

ORIGINAL ISSUE:
06/04/25
REVISIONS:
No. Description Date

2025-1653
PROJECT NUMBER

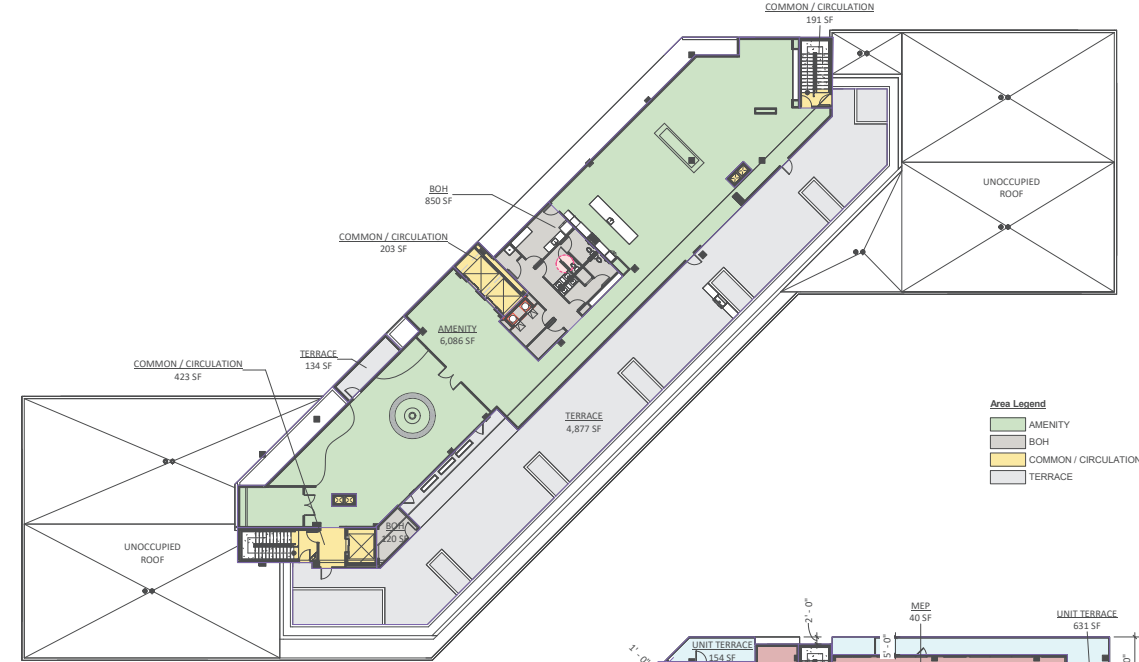
Author _____
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KEY PLAN

WAUSAU 55+

PROJECT METRICS
SCHEDULES AND PLANS

T1.4



4 LEVEL 7 FLOOR PLAN (AMENITY & SKY TERRACE)
T1.4 1" = 20'-0"



3 LEVEL 6 FLOOR PLAN (PENTHOUSE UNITS)
T1.4 1" = 20'-0"



2 LEVEL 3 FLOOR PLAN (LEVEL 3-5 SIM) - TYPICAL RESIDENTIAL APARTMENTS
T1.4 1" = 20'-0"

PARKING SCHEDULE - BIKES

BIKES	COUNT
LEVEL 1 BICYCLE FLOOR MOUNTED RACK	22
TOTAL STALLS:	22

PARKING SCHEDULE - PARKING

Type	Count
LEVEL 1 ADA (VAN) - 9'-0" x 18'	1
ADA - 9'-0" x 18'	4
COMPACT - 9'-0" x 16'	14
STANDARD - 9'-0" x 18'	89
TOTAL STALLS:	108

MARKET RATE APARTMENTS GSF

Level	Area
LEVEL 2	16,812 SF
LEVEL 3	21,211 SF
LEVEL 4	21,211 SF
LEVEL 5	21,211 SF
LEVEL 6	18,633 SF
	99,078 SF

MARKET RATE UNITS - BY LEVEL

Unit Type	Count
LEVEL 2 UNIT BB1	2
UNIT BB2	1
UNIT C1	2
UNIT C2	1
UNIT C3	1
UNIT CC1	1
UNIT CC2	1
UNIT CC3	1
UNIT CC4	2
	12

TOTAL EXCLUDES EXTERIOR PARKING SPACES

MARKET RATE UNITS - BY UNIT TYPE

UNIT TYPE	UNIT COUNT	AREA RANGE PER UNIT TYPE (SF)	TOTAL AREA PER UNIT TYPE (SF)	%
1 BED	6	796 SF ... 866 SF	4,984 SF	5%
1 BED + DEN	12	1,092 SF ... 1,125 SF	13,251 SF	13%
2 BED	22	1,362 SF ... 1,390 SF	30,186 SF	30%
2 BED + DEN	20	1,481 SF ... 1,675 SF	32,044 SF	32%
PENTHOUSE	10	1,462 SF ... 2,414 SF	18,633 SF	19%
Grand total	70		99,078 SF	

MARKET RATE UNITS - BY UNIT NAME

UNIT NAME	UNIT TYPE	COUNT	# of Bedrooms	# of Bathrooms	UNIT AREA (SF)	%																																																																																																																																																																																																											
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UNIT B1	1 BED	3	1	1.5	796 SF	4%																																																																																																																																																																																																											
UNIT B2	1 BED	3	1	1	866 SF	4%			6					1 BED + DEN							UNIT BB1	1 BED + DEN	8	1.5	1.5	1,092 SF	12%	UNIT BB2	1 BED + DEN	4	1.5	1.5	1,123 SF	6%			12					2 BED							UNIT C1	2 BED	8	2	2	1,362 SF	12%	UNIT C2	2 BED	10	2	2	1,368 SF	15%	UNIT C3	2 BED	4	2	2	1,389 SF	6%			22					2 BED + DEN							UNIT CC1	2 BED + DEN	4	2.5	2	1,481 SF	4%	UNIT CC2	2 BED + DEN	4	2.5	2.5	1,569 SF	6%	UNIT CC3	2 BED + DEN	4	2.5	2.5	1,618 SF	6%	UNIT CC4	2 BED + DEN	8	2.5	2.5	1,671 SF	12%			20					PENTHOUSE							UNIT PH1	PENTHOUSE	1	3	2	1,462 SF	1%	UNIT PH2	PENTHOUSE	1	2	2.5	1,510 SF	1%	UNIT PH3	PENTHOUSE	1	2	2.5	1,647 SF	1%	UNIT PH4	PENTHOUSE	1	2	2.5	1,763 SF	1%	UNIT PH5	PENTHOUSE	1	2	2.5	1,809 SF	1%	UNIT PH6	PENTHOUSE	1	2.5	2.5	1,926 SF	1%	UNIT PH7	PENTHOUSE	1	3	2.5	2,005 SF	1%	UNIT PH8	PENTHOUSE	1	3	3.5	2,028 SF	1%	UNIT PH9	PENTHOUSE	1	2	2.5	2,070 SF	0%	UNIT PH10	PENTHOUSE	1	3.5	3	2,414 SF	1%			10					Grand total		70				
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NOTE: GUEST UNIT G1 IS NOT INCLUDED (UNIT AREA IS PART OF AMENITY SF)

MARKET RATE UNITS - BY LEVEL

Unit Type	Count
LEVEL 3 UNIT B1	1
UNIT B2	1
UNIT BB1	2
UNIT BB2	1
UNIT C1	2
UNIT C2	3
UNIT C3	1
UNIT CC1	1
UNIT CC2	1
UNIT CC3	1
UNIT CC4	2
	16

MARKET RATE UNITS - BY LEVEL

Unit Type	Count
LEVEL 4 UNIT B1	3
UNIT B2	1
UNIT BB1	2
UNIT BB2	1
UNIT C1	2
UNIT C2	3
UNIT C3	1
UNIT CC1	1
UNIT CC2	1
UNIT CC3	1
UNIT CC4	2
	16

MARKET RATE UNITS - BY LEVEL

Unit Type	Count
LEVEL 5 UNIT B1	1
UNIT B2	1
UNIT BB1	2
UNIT BB2	1
UNIT C1	2
UNIT C2	3
UNIT C3	1
UNIT CC1	1
UNIT CC2	1
UNIT CC3	1
UNIT CC4	2
	16

MARKET RATE UNITS - BY LEVEL

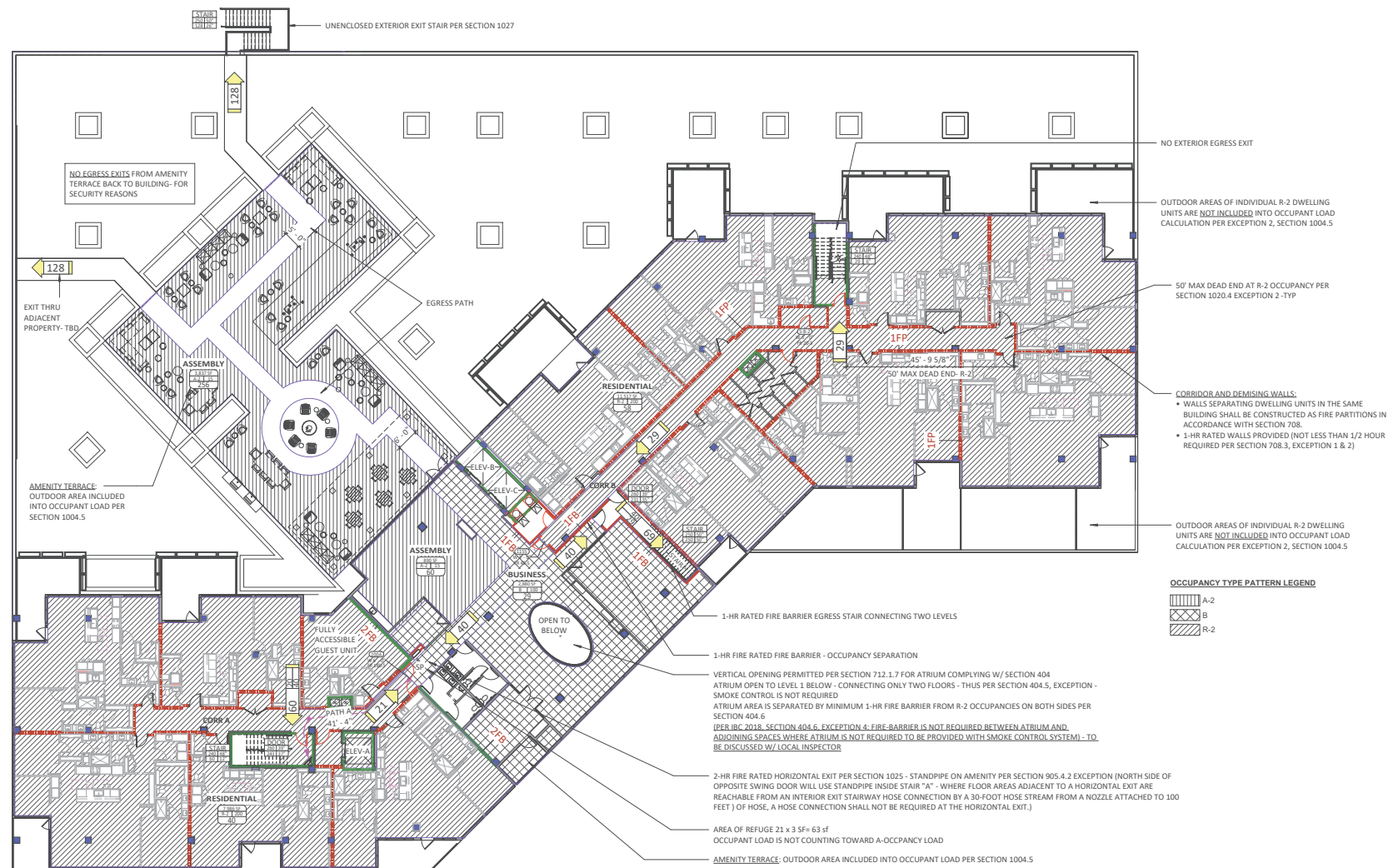
Unit Type	Count
LEVEL 6 UNIT PH1	1
UNIT PH2	1
UNIT PH3	1
UNIT PH4	1
UNIT PH5	1
UNIT PH6	1
UNIT PH7	1
UNIT PH8	1
UNIT PH9	1
UNIT PH10	1
	10

Grand total: 70 70



1 LEVEL 2 FLOOR PLAN
T1.4 1" = 20'-0"

**NOT FOR
CONSTRUCTION**



NO EXTERIOR EGRESS EXIT

OUTDOOR AREAS OF INDIVIDUAL R-2 DWELLING UNITS ARE NOT INCLUDED INTO OCCUPANT LOAD CALCULATION PER EXCEPTION 2, SECTION 1004.5

50' MAX DEAD END AT R-2 OCCUPANCY PER SECTION 1020.4 EXCEPTION 2-TYP

CORRIDOR AND DEMISING WALLS:
• WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
• 1-HR RATED WALLS PROVIDED (NOT LESS THAN 1/2 HOUR REQUIRED PER SECTION 708.3, EXCEPTION 1 & 2)

OUTDOOR AREAS OF INDIVIDUAL R-2 DWELLING UNITS ARE NOT INCLUDED INTO OCCUPANT LOAD CALCULATION PER EXCEPTION 2, SECTION 1004.5

OCCUPANCY TYPE PATTERN LEGEND

A-2
B
R-2

TRAVEL DISTANCE SCHEDULE

PATH	LENGTH	Max Distance to Exit
LEVEL 1		
PATH A	174' - 6"	400'-0"
PATH B	243' - 8"	400'-0"
PATH C	69' - 8"	100'-0"
LEVEL 2		
PATH A	41' - 4"	130'-0"
LEVEL 3		
PATH A	94' - 11"	150'-0"
PATH B	135' - 11"	250'-0"
PATH C	136' - 9"	250'-0"
LEVEL 6		
PATH A	77' - 7"	150'-0"
PATH B	176' - 10"	250'-0"
PATH C	127' - 3"	250'-0"
LEVEL 7		
PATH A	105' - 7"	250'-0"
PATH B	121' - 8"	250'-0"

CODE TAG AND PATTERN LEGEND

CODE STAIR & DOOR TAGS

EXIT CAPACITY (# OF OCCUPANTS)
EXIT WIDTH PROVIDED (INCHES)
EXIT WIDTH REQUIRED (INCHES)
EXIT WIDTH USED (# OF OCCUPANTS)

DOOR NUMBER
DOOR WIDTH
FIRE RATING LABEL

EGRESS WIDTH CALCULATED PER IBC SECTION 1005 FOR SPRINKLERED BUILDING:
• 0.2 @ STAIRS
• 0.15 @ OTHER EGRESS COMPONENTS
NOTE: DOOR WIDTHS REDUCED TO ACCOMMODATE DOORS IN OPEN POSITION:
• SINGLE DOORS REDUCED BY 3"
• PAIRS OF DOORS (WITHOUT CENTER MULLION) REDUCED BY 4"
• PAIRS OF DOORS (WITH CENTER MULLION) REDUCED BY 6 1/2"

EGRESS TAGS

OCC LOAD FROM ABOVE
OCC LOAD FROM ABOVE
COMBINED LOAD AT DISCHARGE
DIRECTION OF TRAVEL
OCCUPANT LOAD

NOTES

CODE ROOM TAG

AREA
OCCUPANT LOAD FACTOR
OCCUPANT LOAD

CODE WALL RATING PATTERNS

S = SMOKE PARTITION
1FP = 1 HOUR FIRE PARTITION
1FB = 1 HOUR FIRE BARRIER
2FB = 2 HOUR FIRE BARRIER
3FB = 3 HOUR FIRE BARRIER
2FW = 2 HOUR FIRE WALL
3FW = 3 HOUR FIRE WALL
1 = 1 HOUR WALL (MISC REASONS)
2 = 2 HOUR WALL (MISC REASONS)
3 = 3 HOUR WALL (MISC REASONS)

POSSIBLY MISC REASONS INCLUDE (BUT NOT LIMITED TO):
• RATED BEARING WALLS
• PROXIMITY TO PROPERTY LINE

SD SUBMISSION
07/18/25

ORIGINAL ISSUE:
06/09/25

REVISIONS:
No. Description Date

2025-1653
PROJECT NUMBER

Author _____
Checked by _____
DRAWN BY _____

KEY PLAN

WAUSAU 55+

ARCHITECTURAL CODE PLAN
- LEVEL 2

AC2.2

Potential Redevelopment Sites

During the same community meeting, members identified key redevelopment opportunities and underutilized sites in the downtown area, see **Figure 5**. Participants identified these various sites as parcels the city should focus on over the next 20 years as they have the best potential to improve the downtown area and spur additional developments. The following is a list of the sites and their current use:

Site 1: The current use of site 1 is a parking lot, both structure and surface lot. The north side of site one includes the old resurrection school and a surface parking lot, the south side of the site includes a surface lot and the McClellan parking structure. The site has the potential to be utilized for mixed use housing and office space to complement the Dudley Tower and is scheduled for a new parking structure. This site is positioned at the gateway for the Riverfront Development and currently the surface parking lots do not encourage pedestrian traffic.

Site 2: Site 2 includes an office building and parking lot. The building has the potential to be used for housing and/or retail. Grant Street has been identified as an access point between the riverfront development and downtown. Remodeling the building to be more attractive will encourage visitors to walk from the downtown to the riverfront. Much like site 1, the surface parking lot deters pedestrian traffic.

Site 3: Site 3 is currently the former Fox 55 news station and is occupied by ABC Supply. This site is directly east of the riverfront and has the opportunity to become market rate housing and office/ retail space. This site will be instrumental in the riverfront development and the connection of that project and the existing downtown.

Site 4: Site 4 includes the entire riverfront on the west side from Pic N Save to the former LS Printing on the south side of Stewart. This site is currently occupied by Eastbay and light manufacturing use. The Pic n Save also includes a large parking lot that has the possibility of being redeveloped into a better use. During past public meetings on the west side residents have identified the potential for multifamily riverfront housing and mixed use opportunities.

Site 5: Site 5 is located by the whitewater kayak course on the east side of the river. Currently, this site houses UW- Extension and Marathon County offices. The site also includes the old Masonic building that is currently vacant. The site has the potential for riverfront development and to enhance recreational opportunities.

Site 6: Site 6 is a combination of a vacant empty lot and a corner lot that includes a vacant restaurant/ bar and a title company on the corner of Forest and Grand. Grand Avenue is one of the gateways into the downtown and this site

has an opportunity to become a better, more welcoming representation of the downtown community.

Site 7: Site 7 is located on the west side of the river between 2nd avenue and 3rd avenue. This neighborhood currently has several empty buildings, dilapidated housing units and buildings, and has great potential to be redeveloped into a walkable community which includes improved market rate housing and retail options.

Site 8: Site 8 primarily includes housing east of 6th street. The downtown area currently has a housing deficiency with an aging housing stock and a lack of multifamily options. This neighborhood has the potential to become a higher density residential neighborhood with housing options that appeal to both young professionals and retirees who value access and close proximity to the downtown district and its amenities.

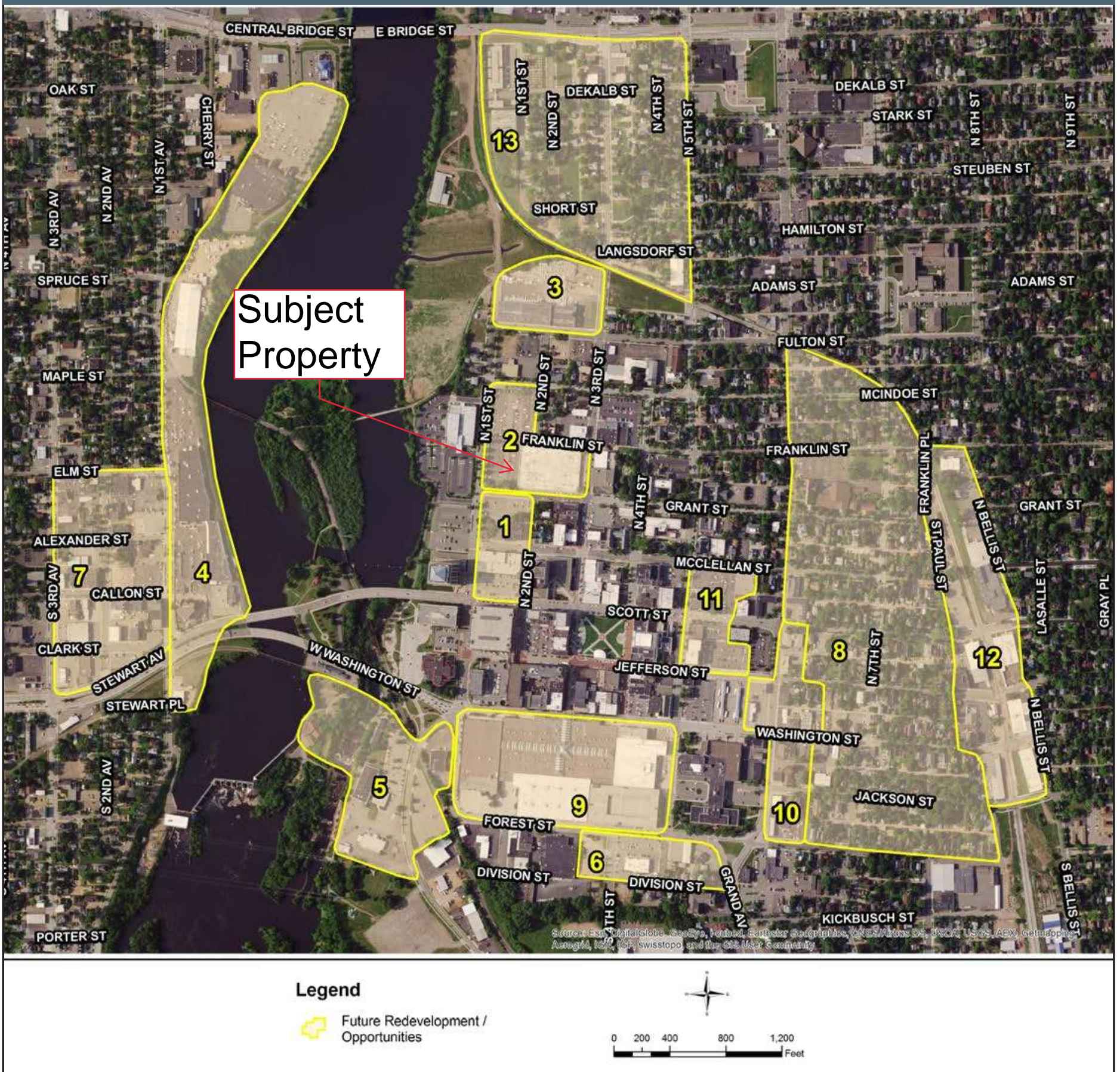
Site 9: The Wausau Mall was identified as a key piece to the downtown area. The mall has seen a number of stores leave in the past year and is in need of revitalization. While many ideas have been discussed, like extending 3rd street to Forest, the city must work with the center's ownership on a long term solution and plan to ensure the mall continues to be an economic driver for the city and the downtown.

Site 10: Site 10 is located on 6th street between Washington Street and Jefferson Street. Roughly 18,000 cars pass by this site every day. Current uses include a fast food restaurant, surface parking lot, and small business (law firms) mainly serving the County Courthouse. Many of the buildings are old and in need of a façade improvement. As a gateway into the downtown for a large majority of visitors, this site must be improved to better represent the downtown community.

Site 11: Site 11 is located between McClellan Street and Jefferson Street west of 6th street. While this site is currently occupied by two banks, Midwest Communications, and Randlin Family Care Homes, the site includes large surface parking lots. Surface parking lots not only discourage pedestrian traffic, but have the potential for a better, higher property value use.

Site 12: Site 12 is located on the railroad on the east side of St Paul Street. Historically, this area was utilized by industrial businesses needing access to rail. While several companies are located within this site, few, if any, currently utilize the rail access. The site still has an industrial feel and is located in the middle of a neighborhood. The businesses in the site also create a visual barrier for residents on the east side of the tracks discouraging them from walking to the downtown area.

Figure 5: Downtown Redevelopment Sites



Site 13: Site 13 is a neighborhood district located north of downtown east of the river. Currently, the site has a number of older homes, many of which are in need of rehabilitation. This community is within walking distance to the city center and the riverfront development. Revitalization of the residences and the redevelopment of the area would attract new ownership and new investment in the community providing a population base with disposable income in close proximity to downtown businesses and restaurants.

Goal, Objectives, and Action Steps

Downtown Goal: The City of Wausau will continue to strengthen downtown Wausau as the heart of the City and surrounding region.

Objective 1: Support development and redevelopment to ensure that Downtown Wausau is a livable, accessible environment for all people.

1. Encourage private development in the Downtown that can be used to support public investment in transit, parking, street improvements, pedestrian improvements, and public space development.
2. Improve public access to Downtown, including improvements in traffic circulation, mass transit, pedestrian and bicycle circulation, commuter and excursion rail, parking, and community way-finding.
3. Continue to enhance the existing wayfinding signs around the City to direct people to downtown, the riverfront, and the City's cultural attractions.
4. Improve the connections to surrounding neighborhoods and community destinations such as the Marathon County Library, the YMCA and YWCA, the Wausau Center Mall, the Grand Theater, and the Leigh Yawkey Woodson Art Museum to strengthen economic opportunities.
5. Continue to implement the recommendations in the River Edge Master Plan, particularly regarding the creation of pedestrian connections between the downtown business district and the riverfront.

Objective 2: Invest in Downtown Wausau as an economic engine for the City and a major place of employment.

1. Support economic revitalization of downtown by encouraging diverse economic activity, including government and professional offices; insurance and financial services; convention, lodging, food/beverage, and entertainment; education and training; retail trade; and high-density residential uses.
2. Support the Main Street programs and Business Improvement District efforts to enhance the vitality of the Central Business District.
3. Help relocate industrial uses from the Central Business District and River Edge Corridor.
4. Build partnerships between the State, County and private sector to accomplish comprehensive redevelopment projects.
5. Continue to provide financial assistance and incentives to encourage private investment in revitalization of downtown and riverfront properties.



Outdoor restaurant seating on 3rd St.

Objective 3: Expand civic uses and activities that make Downtown Wausau a cultural destination for the community and the region.

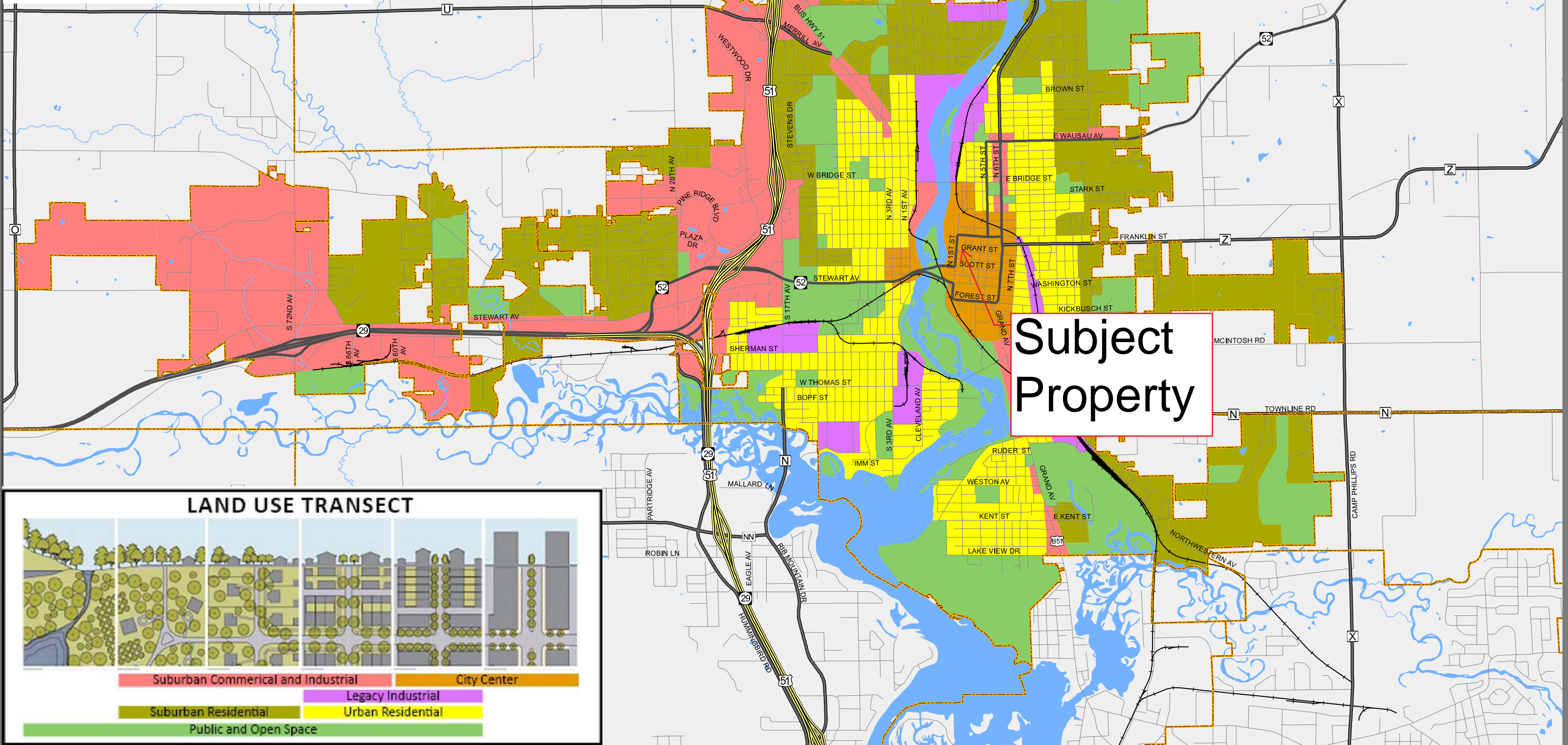
1. Continue to emphasize downtown redevelopment projects that contribute to "round-the-clock" activity in the CBD.
2. Maintain downtown Wausau as an important multi-use activity center for the community and the region including recreational, cultural, residential, retail, entertainment, office, high-tech business, and government land uses.
3. Support efforts of the Historic Preservation Commission to maintain, enhance, and formally recognize historically significant properties in the CDB.
4. Preserve the historic character of downtown buildings while accommodating new urban infill development.
5. Strengthen the historic downtown core as a pedestrian-oriented retail, entertainment, and cultural district.

Future Land Use

City of Wausau, Wisconsin

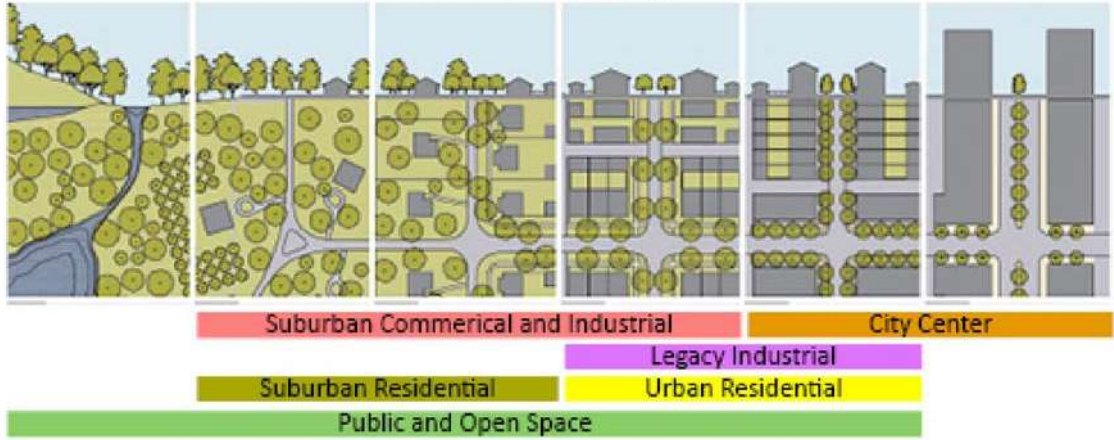
Legend

- Minor Civil Divisions
- US Highway
- State Highways
- County Highways
- Local Roads
- Railroad
- Water
- City Center
- Legacy Industrial
- Public / Open Space
- Suburban Commercial and Industrial
- Suburban Residential
- Urban Residential



Subject Property

LAND USE TRANSECT



Comprehensive Plan

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

SOURCE: NCWRPC, City of Wausau, Marathon County Geo Services

Prepared By:
North Central Wisconsin Regional Planning Commission
210 McClellan St. Wausau, WI 54403 - www.ncwrpc.org

Date Printed: Wednesday, May 3, 2017



Engineering

DATE: March 17, 2026
TO: Infrastructure & Facilities Committee
SUBJECT: Discussion and possible action approving the Transportation Project Plat for Project 370-40-40, Grand Avenue signal replacements, Sturgeon Eddy Road and Townline Rd.

PURPOSE

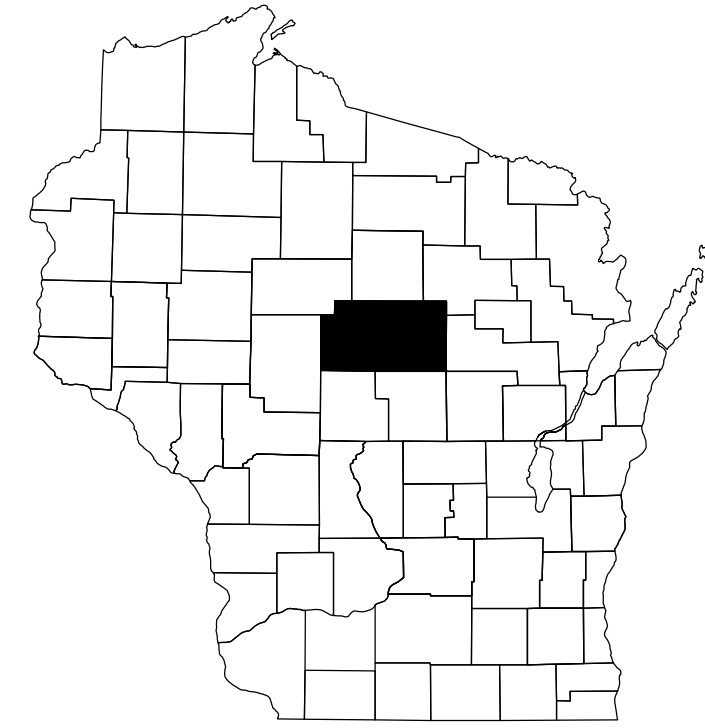
Purpose is to approve the Transportation Project Plat

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

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

4

4

CONVENTIONAL SYMBOLS

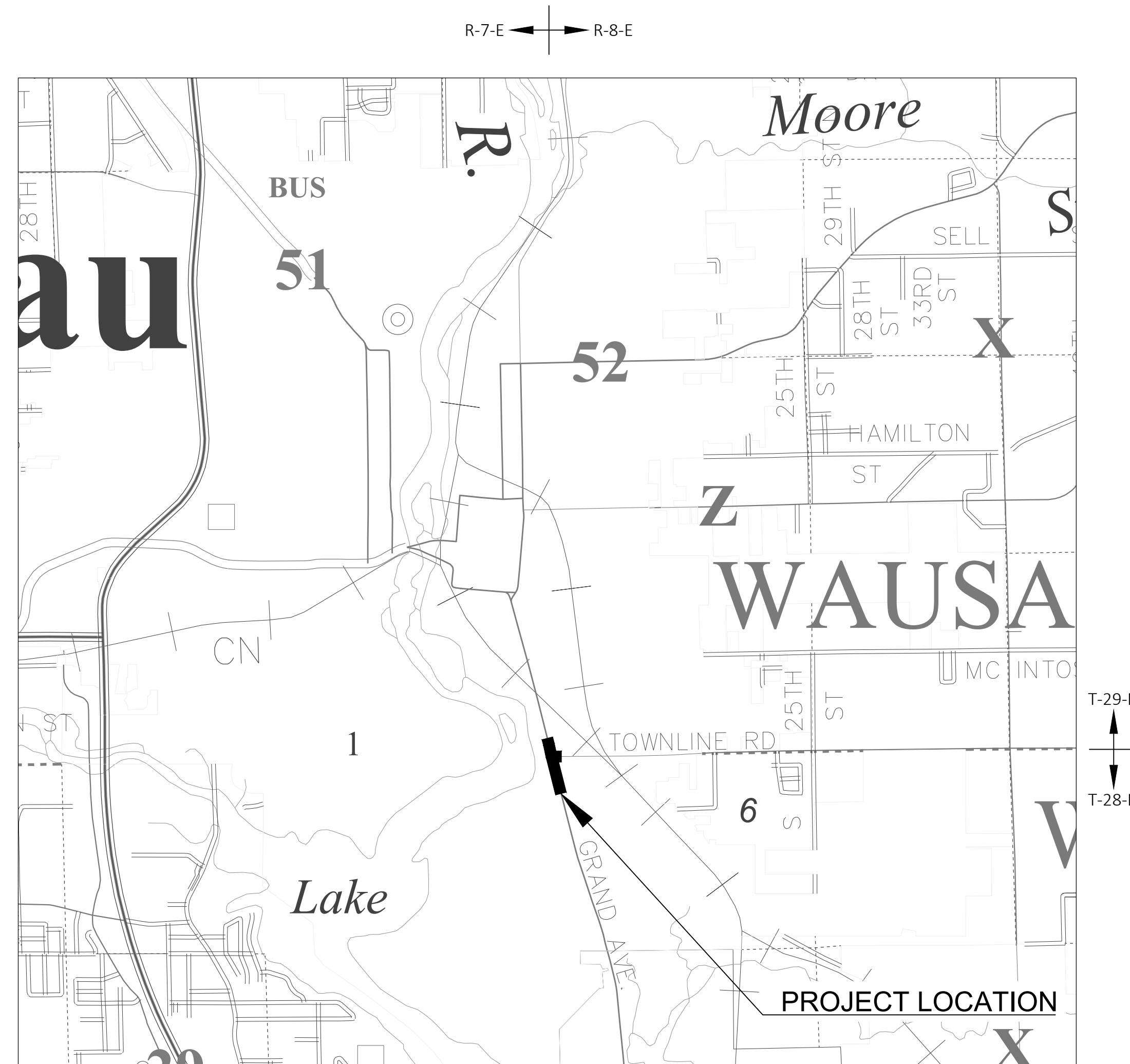
SECTION LINE		SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	
QUARTER LINE		SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	
SIXTEENTH LINE		FOUND SURVEY MONUMENT (SEE FOUND MONUMENT TABLE)			
NEW REFERENCE LINE		GEODETIC SURVEY MONUMENT			
NEW R/W LINE		NON-PERMITTED SIGN		PERMITTED SIGN	
EXISTING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



R-7-E ← → R-8-E

GN ↑

T-29-N ↑
T-28-N ↓

LAYOUT SCALE 0 0.5 MI.

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

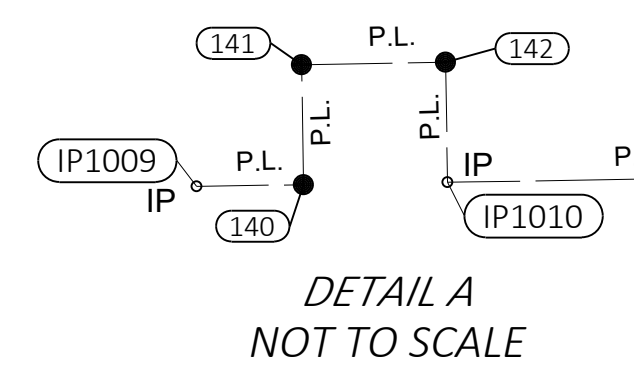
TRANSPORTATION PROJECT PLAT NO: 3700-40-40-4.01

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

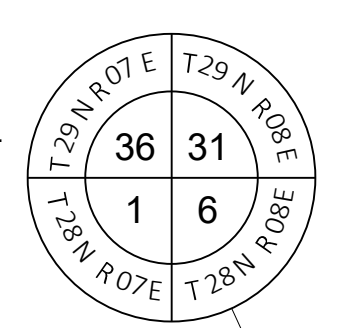
RELOCATION ORDER - COUNTY RD N; STURGEON EDDY RD, GRAND AVE INTERSECTION IMPROVEMENTS, BUSINESS 51, MARATHON COUNTY

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 SO 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 (WICRS), 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.

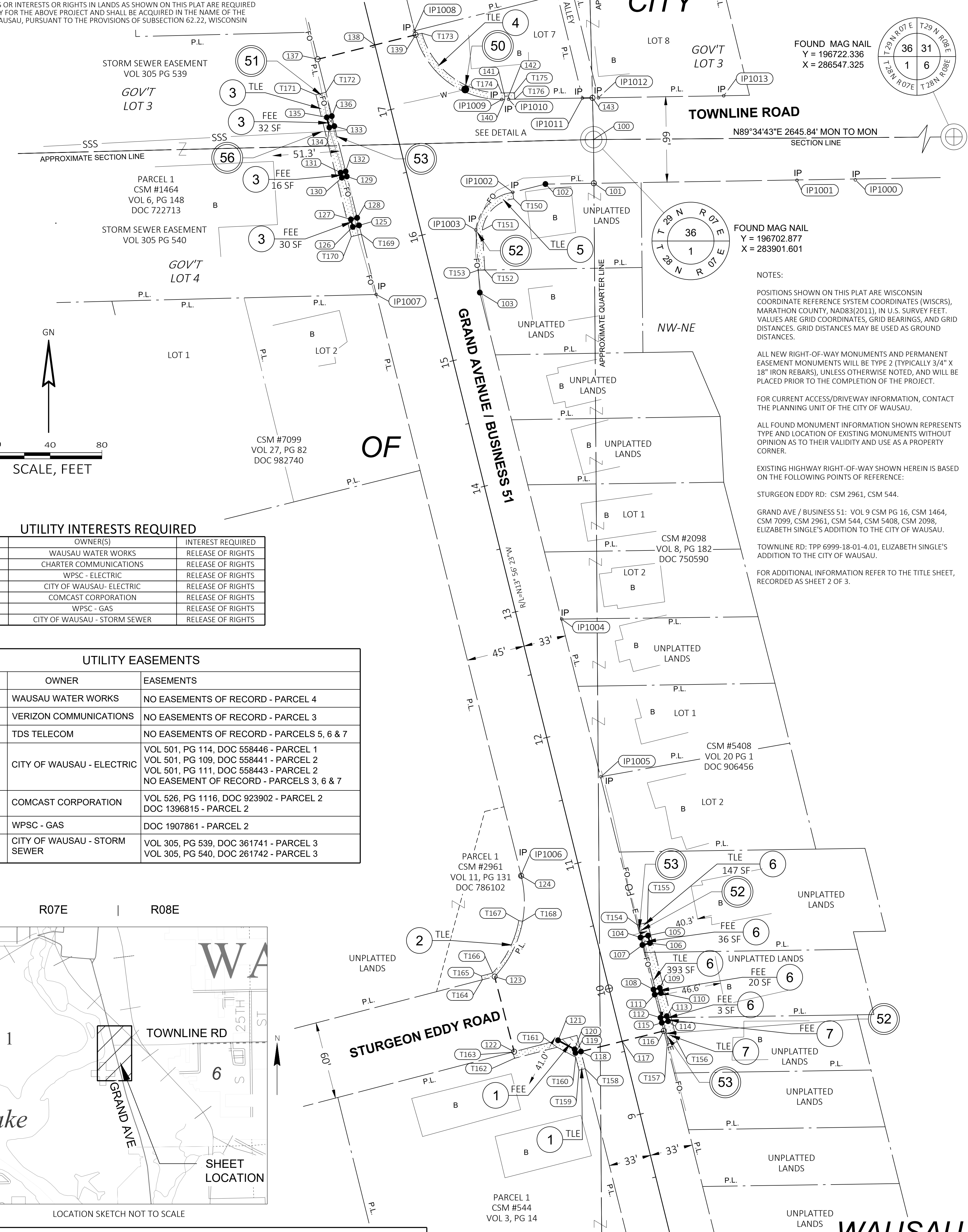
EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE:

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.

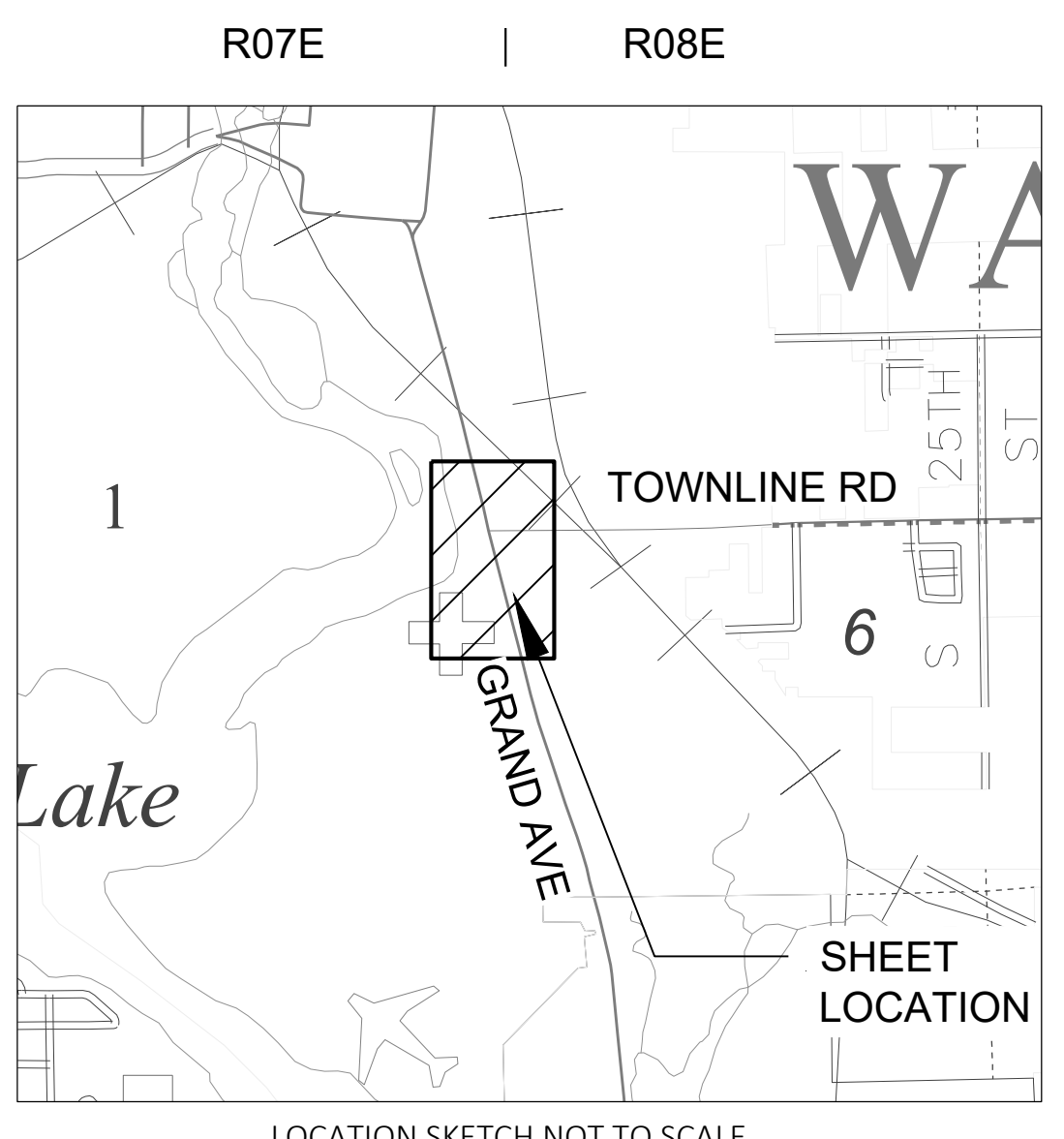


UTILITY INTERESTS REQUIRED

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

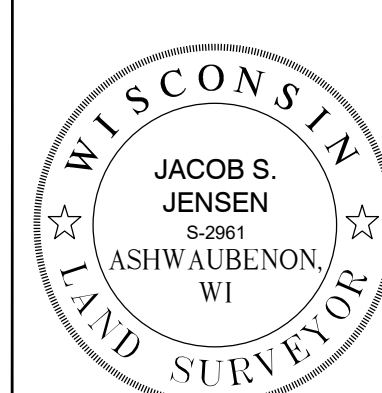


SCHEDULE OF LANDS & INTERESTS REQUIRED

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



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

4

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: