



OFFICIAL NOTICE & AGENDA REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, July 21, 2026, at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

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

- 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).**
 - a. June 16, 2026 Plan Commission and June 23, 2026 Special Plan Commission meeting Minutes
- 3 Public Hearing.**
 - a. Discussion on approving a Conditional Use Permit for 151 McIndoe Street to allow for the construction of an assisted living facility in a Downtown Periphery Mixed-Use (DPMU) Zoning District. (Beacon Resources, LLC)
- 4 Discussion and possible action.**
 - a. Discussion and possible action approving the Specific Implementation Plan (SIP) for 1010 S. 16th Avenue
- 5 Discussion.**
 - a. City of Wausau Comprehensive Plan Update Chapter 1: Issues and Opportunities
- 6 Adjournment.**

Mayor Doug Diny, Chair

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

DATE: July 15, 2026

TIME: 3:00 p.m.

POSTED BY: Carrie Edmondson, AICP, Assistant Planner



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
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OFFICIAL MINUTES REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, June 16, 2026, at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

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

Members Present: Doug Diny, Sarah Watson, George Bornemann, Bruce Bohlken, Bruce Trueblood

Members Not Present:

Members Excused: Eric Lindman, Andrew Brueggeman

Present 5, Not Present 0, Excused 2

Noting the presence of a quorum, the Chairperson called the meeting to order at 05:02 PM.

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).

April 21, 2026 Regular Plan Commission Minutes

Motion by Member Bohlken, seconded by Commission Member Bornemann, to approve Regular Plan Commission Minutes. Motion Passed 5-0.

3 Public Hearing.

- a.** Discussion on approving a Conditional Use Permit for 1740 Business Highway 51, 1820 Business Highway 51, and 1735 Merrill Avenue to allow Vehicle Sales use in the Suburban Mixed-Use (SMU) Zoning District (LeadCar Wausau, Inc)

Chair Diny opened the public hearing.

A representative from LeadCar Wausau, Inc explained the proposed project of a car dealership and clarified that the Merrill Ave lot will be for staff parking and overflow inventory. Sales and traffic will be done from a lot facing Business Highway 51

Amanda Nitzsche, 1740 Merrill Ave, expressed concerns on congestion, traffic flow and safety, construction noise, light pollution, and a potential decrease in property value.

Chair Diny closed the public hearing.

- b.** Discussion on rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – zoning district, to a PUD, Planned Unit Development zoning district to allow for expansion of a commercial business (Brass Properties, LLC)

Chair Diny opened the public hearing.

Brandon from Brass Properties/ThunderLube provided a description of the project. The following people commented their concerns about the project. Citing increased neighborhood traffic, pedestrian and child safety and commercial activity encroaching on a residential neighborhood as concerns. All commenters were against the rezoning.

David Burna, 1600 Sheridan Road

Gordy Burna, 1600 Sheridan Road

Douglas Burna, 1600 Sheridan Road

Commenter, 1009 S 16th Avenue
Sherry Burna, 1600 Sheridan Road
A written comment from Marcia Niewlony, 16th Ave, opposed to the rezone was also received.
Chair Diny closed the public hearing.

4 Discussion and Possible Action.

- a. Approving rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – 5 zoning district, to a PUD, Planned Unit Development zoning district to allow for expansion of a commercial business (Brass Properties, LLC)

Edmondson explained the application, project and reviewed the staff memo. Bornemann asked the applicant to describe the general traffic pattern. Applicant clarified that most traffic uses Rosecrans Street due to the ability to travel north or south on 17th Ave and clarified that the lot will only be staff parking with no lights. Trueblood inquired about trash service. Applicant explained that this will allow easier access for trash collection and avoid missed weeks due to snow or vehicle blocking the current receptacle. Trueblood asked what type of fencing the parking lot will have. Applicant explained fencing, grass and trees will surround the parking lot. Trueblood asked about a traffic study or any data that exists. Lenz explained that staff checked the DOT website and they did not have data for Sheridan as it is a local neighborhood street.

Motion by Member Bohlken, seconded by Commission Member Bornemann, to approve rezoning 1010 S 16th Avenue from a (SR-5) Single-Family Residential – 5 zoning district, to a PUD, Planned Unit Development zoning district to allow for expansion of a commercial business (Brass Properties, LLC). Motion Passed 4-1, with Alderperson Trueblood opposed.

5 Public Hearing.

- a. Discussion on amending sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers in the zoning ordinance

Chair Diny opened the public hearing.

Mary Kluz, 127 Kent St, appreciates the pro-activeness of the Plan Commission and asked that they take their time and listen to residents before making a decision. Shared common concerns of data centers which include increased water use, increased utility use, increased noise and environmental concerns. Suggested consulting with SEEC and having a well publicized conversation.

Les Bearstail, Wausau, spoke against the development of data centers and asked that the code amendment build in protections against the negative impacts of data centers.

Jay Coldwell, 1508 Merrill Ave, pointed out that there are various sizes of data centers, which can be used to support small businesses, but asked that the commission draws a line in the sand that they will not consider a data center greater than a certain size and that Wausau take a regional leadership position in this topic.

Andrew Passehl, 1221 S 7th St, spoke in favor of code amendments that create control and limit data centers. Asked that the commission consider adding a provision in the application that would require a plan for what happens if the data center shuts down.

Chair Diny closed the public hearing.

6 Discussion and possible action.

- a. Amending sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers in the zoning ordinance

Edmondson explains that these changes would limit the possibility of a data center to two zoning districts (Medium and Heavy Industrial) in the city in which there is limited land availability and requires a conditional use permit to be approved by the commission.

Edmondson clarified that this would not change the zoning of properties where a data center would be an ancillary use, like a large hospital with an onsite data center. These changes are for projects where a data center is the principal use for the property. Trueblood supports this

as a jumping off point with a frequent review of the ordinance in an effort to keep up with technology changes. Edmondson stated that if there is a desire to create an ordinance that is stricter, she would recommend only allowing a conditional use permit in heavy industrial which would limit the land availability even more. Edmondson clarified that these changes create a much more intensive application process than currently exists and allows the commission to have more information like a sustainability plan and water usage.

Motion by Alderperson Watson, seconded by Member Bohlken, to approve amending sections 23.03.05 Table of Land Uses, 23.03.14 Industrial Land Uses, and 23.06.06 Off-Street Parking and Traffic Circulation to define and create regulations for data centers in the zoning ordinance. Motion Passed 5-0.

b. Approve Meeting-in-a-Box Template - public engagement Wausau Comprehensive Plan

Edmondson shared the meeting in a box template that staff intends to use in the Comprehensive Plan process. Trueblood asked to add "other comments not covered" to the end in order to capture any additional comments. Edmondson will add that to the template.

Motion by Alderperson Watson, seconded by Commission Member Bornemann, to approve Meeting-in-a-Box Template - public engagement Wausau Comprehensive Plan. Motion Passed 5-0.

7 Discussion.

8 Adjournment.

Motion by Alderperson Watson, seconded by Member Bohlken, to adjourn. Motion carried. Meeting adjourned at 06:32 PM.

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



City of Wausau
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wausauwi.gov





OFFICIAL MINUTES REGULAR MEETING

MEETING: Plan Commission
DATE/TIME: Tuesday, June 23, 2026, at 5:00 PM
LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

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

Members Present: Doug Diny, Eric Lindman, Sarah Watson, George Bornemann, Bruce Bohlken, Bruce Trueblood
Members Not Present: Andrew Brueggeman
Members Excused:
Present 6, Not Present 1, 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.

Chair Diny read the public comment statement.

Amanda Nitzsche, 1740 Merrill Ave, spoke against the conditional use permit with concerns about her property value.

2 Election of a Vice Chair.

Chair Dint opened nominations for the vice chair of Plan Commission. Bornemann nominated Bohlken. Bohlken accepted.

Motion by Alderperson Trueblood, seconded by Commission Member Bornemann, to close nominations and elect Bohlken as Vice Chair.. Motion Passed 6-0.

3 Discussion and possible action.

- a.** Approving a Conditional Use Permit for 1740 Business Highway 51, 1820 Business Highway 51, and 1735 Merrill Avenue to allow Vehicle Sales use in the Suburban Mixed-Use (SMU) Zoning District (LeadCar Wausau, Inc).

Edmondson reviewed the application. Watson asked if conditions could be added to avoid light pollution. Edmondson clarified that lighting needs to meet standards that include pole height and light fixtures that are downcast, not outcast.

Motion by Commission Member Bornemann, seconded by Member Bohlken, to approve, with the suggested conditions, a Conditional Use Permit for 1740 Business Highway 51, 1820 Business Highway 51, and 1735 Merrill Avenue to allow Vehicle Sales use in the Suburban Mixed-Use (SMU) Zoning District (LeadCar Wausau, Inc). Motion Passed 6-0.

4 Adjournment.

Motion by Member Bohlken, seconded by Alderperson Trueblood, to adjourn. Motion carried.
Meeting adjourned at 05:11 PM.

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



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STAFF REPORT

To: Plan Commission

Prepared By: Brad Lenz, AICP, City Planner

Date: July 21, 2026

REQUESTED ACTION:

Public Hearing for Conditional Use Permit at 151 McIndoe Street

Location: 151 McIndoe Street

Applicant: Beacon Resources, LLC

Zoning: **Downtown Periphery Mixed Use District (DPMU)**
Intent. This district is intended to permit both large- and small-scale established commercial 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 act as a buffer between the historic and high-rise characteristics of the Central Business District and the lower-density residential neighborhoods surrounding it, however minimum height, maximum parking, and minimum setbacks will be required. These requirements will facilitate higher density development than the existing buildings within the district. Residential uses are intended to occur at a minimum approximate density of ten dwelling units per acre.

Existing Land Use: Vacant, former surface parking lot

Requested Use: Institutional residential (assisted living)

Comprehensive Plan: Chapter 8 - Downtown

Site is identified as a potential redevelopment site

- Link between riverfront and downtown proper
- Surface parking lots deter pedestrian traffic

City Center Transect (Future Land Use Map)

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:

Housing for Older Adults Report 2026

Demand for Assisted Living (part of Long Term Care) is expected to increase through the year 2040.

BACKGROUND

The proposed 25-unit assisted living facility would be adjacent and complementary to the Grant Place apartments recently approved at the southern end of the site. The proposed use is categorized in the zoning code as Institutional Residential, which would require a Conditional Use Permit in a number of different zoning districts, including the subject parcel's Downtown Periphery Mixed Use (DPMU) District. Please see the attached materials submitted by the petitioners for more information about the project.

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

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

- (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

N/A

June 24, 2026

Bill Hebert
Brad Lenz
City of Wausau
407 Grant Street
Wausau, WI 54403

Subject: Conditional Use Permit request for Institutional Residential in a DPMU District,
151 McIndoe Street, Wausau – Lot 1 of Marathon County Certified Survey Map No. 20260.

Dear Bill and Brad,

Please accept the enclosed materials on behalf of Beacon Resources, LLC for a requested Conditional Use request. Beacon Resources' goal is to construct a 25-unit assisted living building on the referenced parcel in coordination with the proposed Grant Place apartment complex. The necessity to obtain the following approval is predicated on the following:

Conditional Use Permit Request – The subject property is zoned Downtown Periphery Mixed-Use. Wausau Code 23.02.55(3)(j) states Institutional residential (assisted living) requires a Conditional Use Permit.

Please place these matters on July 21, 2026, Planning Commission agenda for review and approval. The enclosed materials submitted for review and approval include the following:

- Check for \$450 for the Conditional Use Permit
- Executed Application for Conditional Use
- Certified Survey Map No. 20260 with highlights
- Zoning Map of the Subject Area
- Proposed Site Plan
- Proposed Building Rendering
- Proposed Landscaping Plan
- Proposed Lighting Plan
- Excerpts from the City of Wausau 2017 Comprehensive Plan
- Excerpts from the City of Wausau 2020 Tower Plan

We offer the following comments supporting our proposal to construct the proposed redevelopment efforts:

Conformance with the 2017 City of Wausau Comprehensive Plan

The subject site was identified as Site #2 of Potential Redevelopment Sites within the Comprehensive Plan. The plan suggests residential land use as one of the options for the existing building. The existing building offers little opportunity for a quality residential setting therefore the existing building will be raised to accommodate new development. The proposed redevelopment effort supports over 70% of the Comprehensive Plan goals and objectives for the downtown. We believe the proposed redevelopment effort is in complete concert with the 2017 City of Wausau Comprehensive Plan.

Conformance with the Towers Area Market Study 2020

The area north of Grant Street is identified as a transitional area transitioning from the Central Business District to the residential historic district to the north. Residential density exceeding 10 living units per acre are suggested. The current development plan proposes approximately 18 living units per acre. The plan also recognizes this site as redevelopment site T5 suggesting residential apartments with a parking structure. The proposed plan provides exactly this style of development. The plan goals and the implementation strategy ask that new residential development in the downtown area be supported. We believe the proposed redevelopment effort is in complete concert with the Towers Area Market Study 2020.

Redevelopment Effort

The existing parking field on the subject property was associated with the retail facility located at 100 Grant Street. This building was constructed around 1964 to accommodate Prange's department store. Upon the construction of the Wausau Mall on the South end of 3rd Street, retail operations at the North end of 3rd Street became less viable. The building transitioned into office suites being home to two state agencies and various professional services. The aged, under-utilized parking field and dated architecture of the facility leave few attractive revitalization options for the existing facility. Beacon Resources is demolishing the existing building to accommodate the proposed Grant Place apartment complex. These facilities are being constructed to compliment each other, witnessed by the building connection between the facilities.

Proposed Development

The project is for the new construction of an assisted living facility. This 64,000 square foot facility is strategically integrated across 3 levels.

The first “concierge” level is comprised of covered parking, staff/facility support services, public entrance, storage spaces and future expansion space. The second level contains 12 resident units, a kitchen, large dining room, intimate gathering spaces, access to exterior terrace, and staff support spaces. The third level has 13 resident units, flexible activity room, resident salon, bathing spaces, staff workspaces, and comfortable gathering spaces. The 25 resident units will include options for 1- or 2-bedroom layouts.

The building will be built as Type IIB construction with first level consisting of precast plank / beams, and masonry wall assemblies with horizontal and vertical separations as required. Second and third level will be structural steel framing, supporting bar joists and concrete floor assemblies.

The proposed building will be connected to a proposed apartment complex (Grant Place) currently under design for Lot 2 of CSM #20260 located directly south. The City approvals for Grant Place were previously obtained in 2026. The assisted living facility provides a safe and familiar place to live for those that need additional care and assistance from Grant Place.

Project Timeline

Construction of the proposed building is scheduled to begin fall/winter 2026, with occupancy anticipated in 2028.

We look forward to working with the City of Wausau on our continued efforts to make downtown first in class. Thank you in advance for your consideration of this matter.

Sincerely,
Land Planning Services, LLC

Tom Radenz

Tom Radenz, PLS

Enclosures

cc. Jeff Stubbe, Beacon Resources, LLC, 500 N. 1st St., Suite 5500, Wausau, WI 54403

Chuck Ghidorzi & Mike Thiess, Ghidorzi Construction, 2100 Stewart Avenue, Suite 300,
Wausau, WI 54401

Cory Schlosser, REI Engineering, Inc., 9784 20th Avenue, Wausau, WI 54401



SITE PLAN REVIEW SET FOR:
GRANT PLACE - NORTH
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

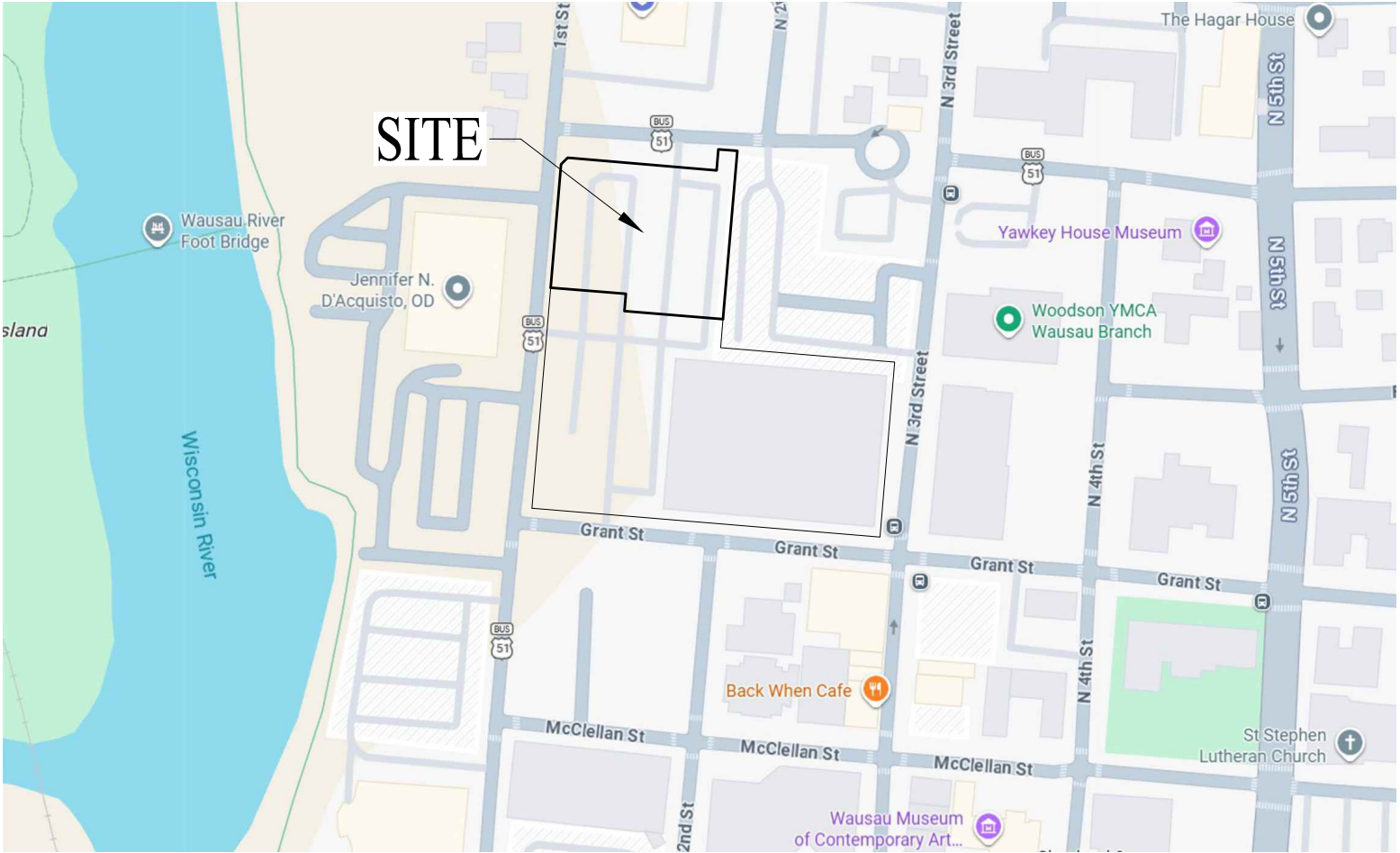
INDEX OF SHEETS

SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C030	DEMO PLAN
SHEET C100	SITE PLAN
SHEET C101	LAYOUT PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C300	UTILITY PLAN
SHEET C800	SITE DETAILS
SHEET C810	EROSION CONTROL DETAILS
SHEET C820	UTILITY DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 12

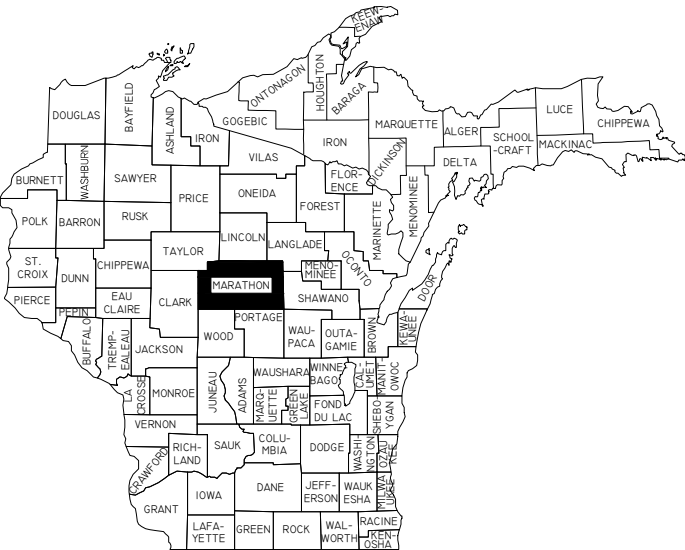
LIST OF STANDARD ABBREVIATIONS

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



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HEARING IMPAIRED: TDD (800)542-2289
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REI CLIENT:
GHIDORZI CONSTRUCTION COMPANY, LLC
2100 STEWART AVENUE
SUITE 30
WAUSAU, WISCONSIN 54401

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
CORY S. SCHLOSSER, P.E.

APPROVING AUTHORITIES:
CITY OF WAUSAU
WDNR

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

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

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C001-TITLE.DWG LAYOUT: C001
PLOTTED: JUN 24, 2026 - 11:37AM PLOTTED BY: NATHANP

REI Engineering, INC. 4080 N. 20TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9784 FAX: 715.675.4060 EMAIL: MAIL@REIENGINEERING.COM		CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	NO SCALE		DATE	ISSUANCE	BY	CHKD	SURVEYED BY: AJB,DJG	DESIGNED BY: CSS	SURVEY DATE: 12/10/2024	TITLE SHEET GRANT PLACE 731 NORTH 1ST STREET WAUSAU, WISCONSIN 54403	 REI No. 4681B SHEET C001
									SURVEY CHKD BY: JWP	CIVIL CHKD BY: MEM	CIVIL DATE: 06/24/26		
									SURVEY APVD BY: JWP	CIVIL APVD BY: MEM	DRAWN BY: NAP		

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C010-EXISTING.DWG LAYOUT: C010
PLOTTED: JUN 24, 2026 - 11:37AM PLOTTED BY: NATHANP

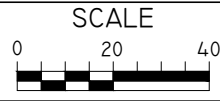


REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



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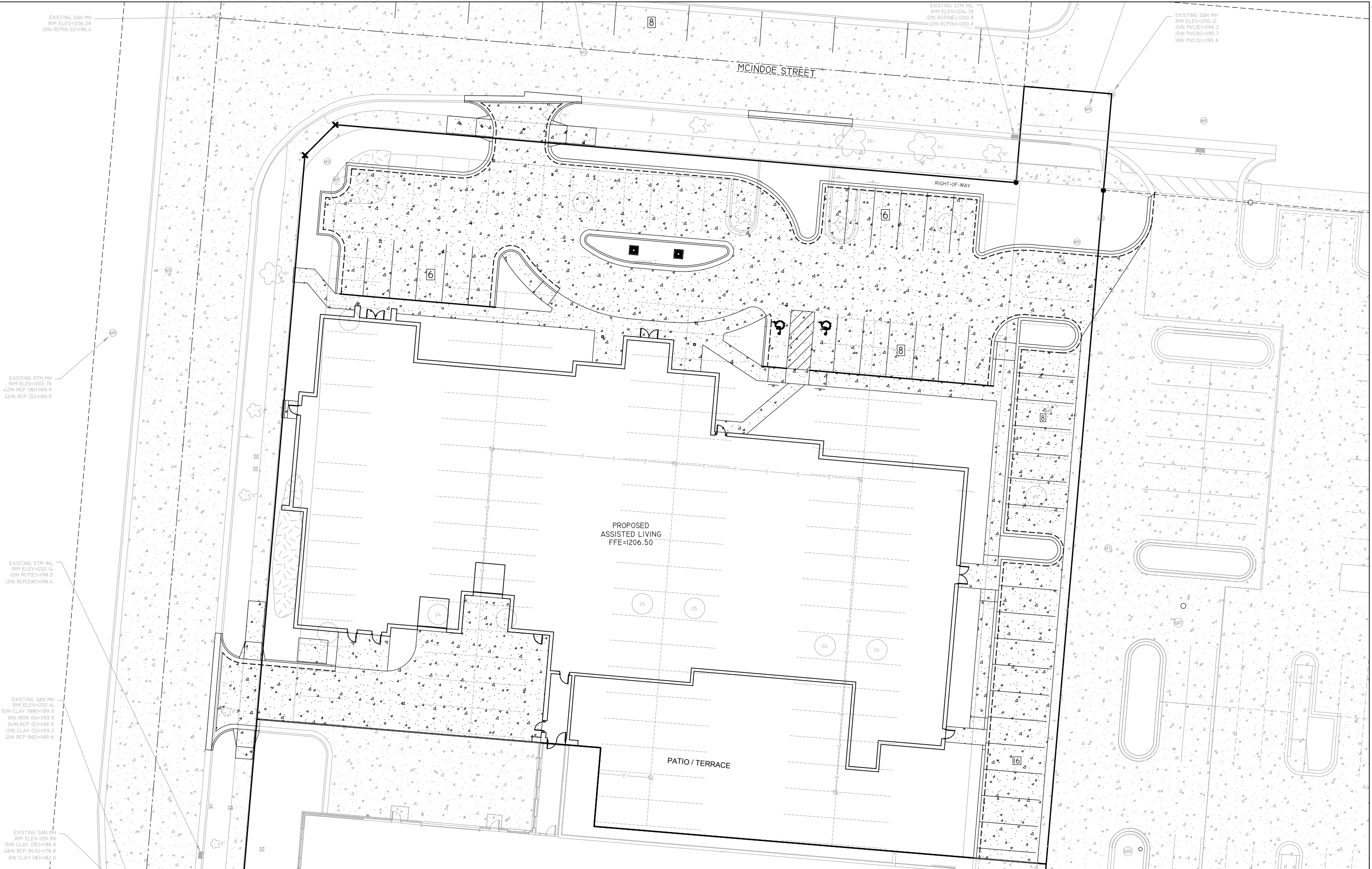


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: AUB,DJG	DESIGNED BY: CSS	SURVEY DATE: 12/10/2024
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: MEM	CIVIL DATE: 06/24/26
				SURVEY APVD BY: JWP	CIVIL APVD BY: MEM	DRAWN BY: NAP

EXISTING SITE CONDITIONS
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
REI No. 4681B
SHEET C010

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C020-OVERLAY.DWG LAYOUT: C020
PLOTTED: JUN 24, 2026 - 11:38AM PLOTTED BY: NATHANP

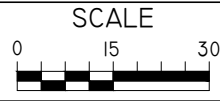


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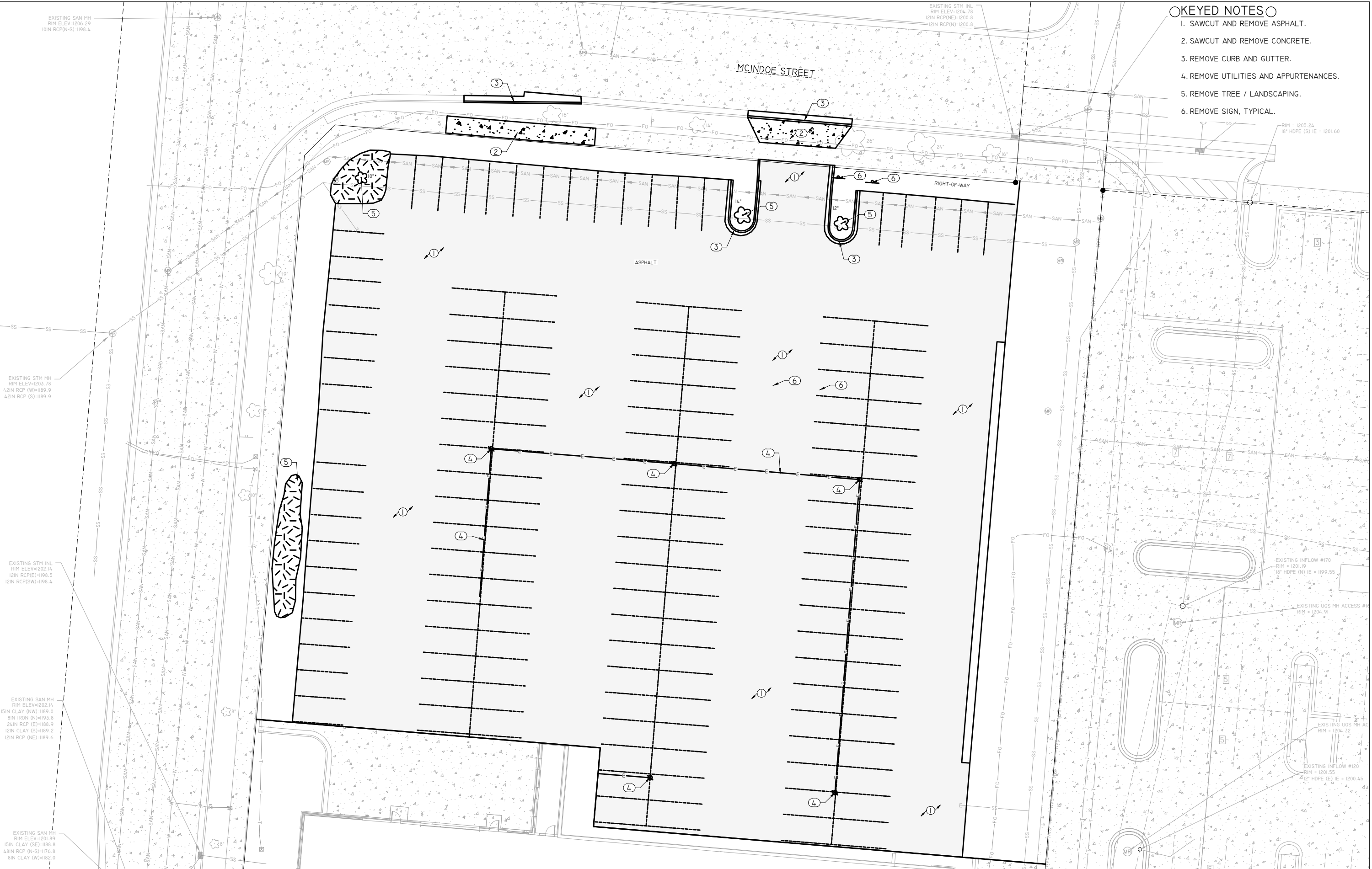


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				SURVEY CHKD BY: JWP	CIVIL CHKD BY: MEM	CIVIL DATE: 06/24/26
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OVERLAY SITE PLAN
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
REI No. 4681B
SHEET C020

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C030-D0-DEMO.DWG LAYOUT: C030
PLOTTED: JUN 24, 2026 - 11:38AM PLOTTED BY: NATHANP

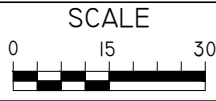


- KEYED NOTES
- 1. SAWCUT AND REMOVE ASPHALT.
 - 2. SAWCUT AND REMOVE CONCRETE.
 - 3. REMOVE CURB AND GUTTER.
 - 4. REMOVE UTILITIES AND APPURTENANCES.
 - 5. REMOVE TREE / LANDSCAPING.
 - 6. REMOVE SIGN, TYPICAL.

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DEMO PLAN
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
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SHEET C030

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C100-SITE.DWG LAYOUT: C100
PLOTTED: JUN 24, 2026 - 11:39AM PLOTTED BY: NATHANP



KEYED NOTES

- 4" CONCRETE SIDEWALK. SEE DETAIL A/C800.
- 24" CURB AND GUTTER. SEE DETAIL B/C800.
- 24" REJECT CURB AND GUTTER. SEE DETAIL B/C800.
- 24" REJECT MOUNTABLE CURB AND GUTTER. SEE DETAIL C/C800.
- 24" MOUNTABLE CURB AND GUTTER. SEE DETAIL C/C800.
- CURB TYPE CHANGE.
- 6" CONCRETE PAVEMENT. SEE DETAIL D/C800.
- CONCRETE SIDEWALK WITH INTEGRAL CURB. SEE DETAIL E/C800.
- HANDICAP PARKING SPACES & STRIPING. SEE DETAIL F/C800.
- VAN ACCESSIBLE HANDICAP SIGN. SEE DETAIL G/C800.
- TYPE 1 HANDICAP RAMP. SEE DETAIL H/C800.
- PAINTED STRIPING, WHITE. (TYPICAL)
- 30" CURB AND GUTTER. SEE DETAIL I/C800.
- TYPE 2 HANDICAP RAMP. SEE DETAIL J/C800.
- CURB FLUSH WITH CONCRETE PAVING.
- STANDARD CURB & GUTTER TERMINATION. SEE DETAIL L/C800.
- DRIVEWAY APRON. SEE DETAIL K/C800.
- TRANSITION CURB & GUTTER. SEE DETAIL M/C800.
- 18" CURB CUT.
- STEP (2). 6" - RISER.
- CONCRETE STOOP. SEE ARCHITECTURAL PLANS.
- SIDEWALK / CURB TRANSITION. SEE SHEET C200 FOR SPOT ELEVATIONS.

NOTES:
(A) PARKING SPACES AND BUILDING ARE PARALLEL AND PERPENDICULAR TO S85°06'47.04"E, AS TAKEN FROM THE SURVEY.
(B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.
(C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

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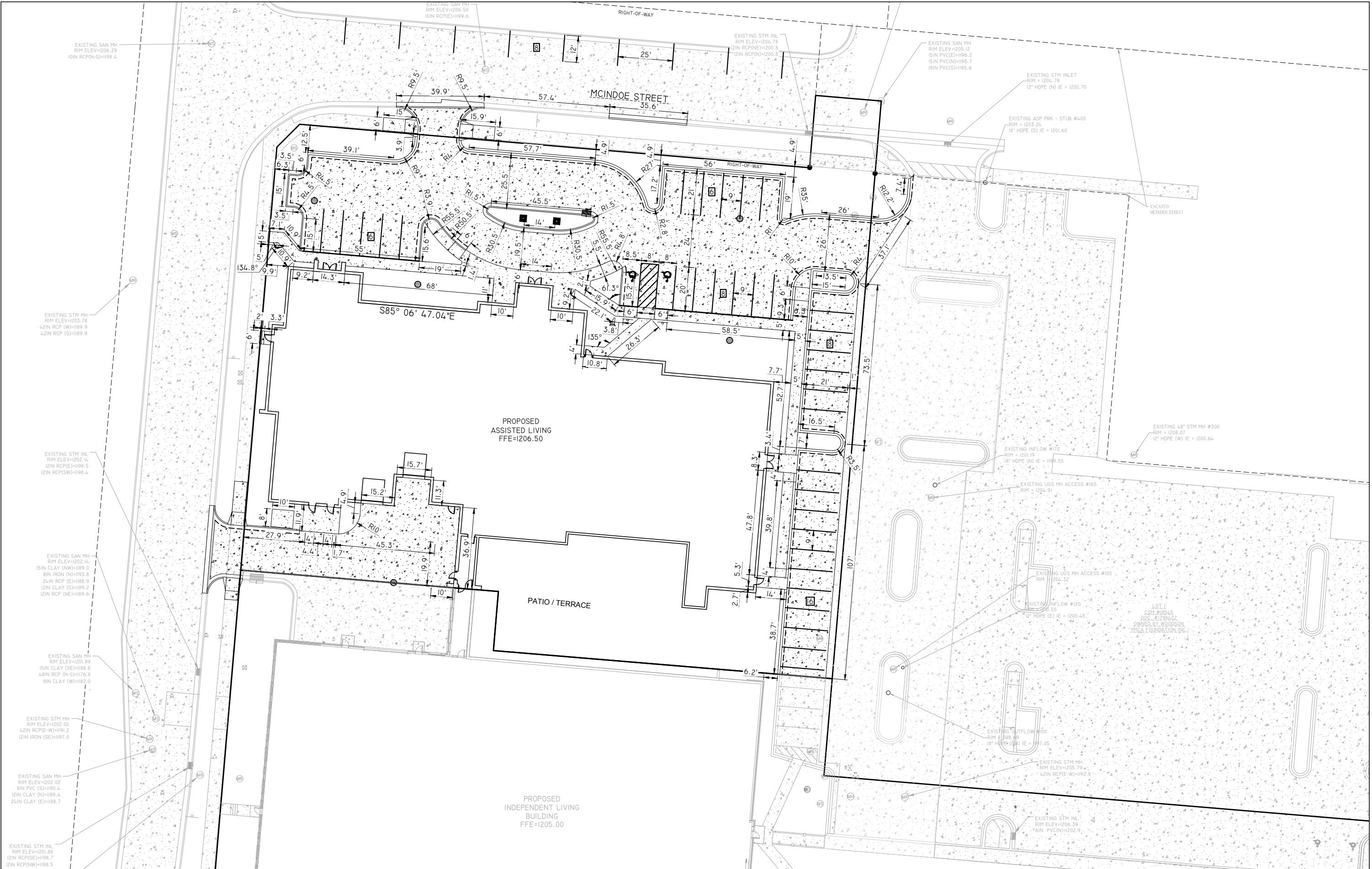
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SITE PLAN
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI No. 4681B
SHEET C100

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SCALE
0 20 40

DATE	ISSUANCE	BY	CHKD

SURVEYED BY: AJB,DJG
DESIGNED BY: CSS
SURVEY DATE: 12/10/2024

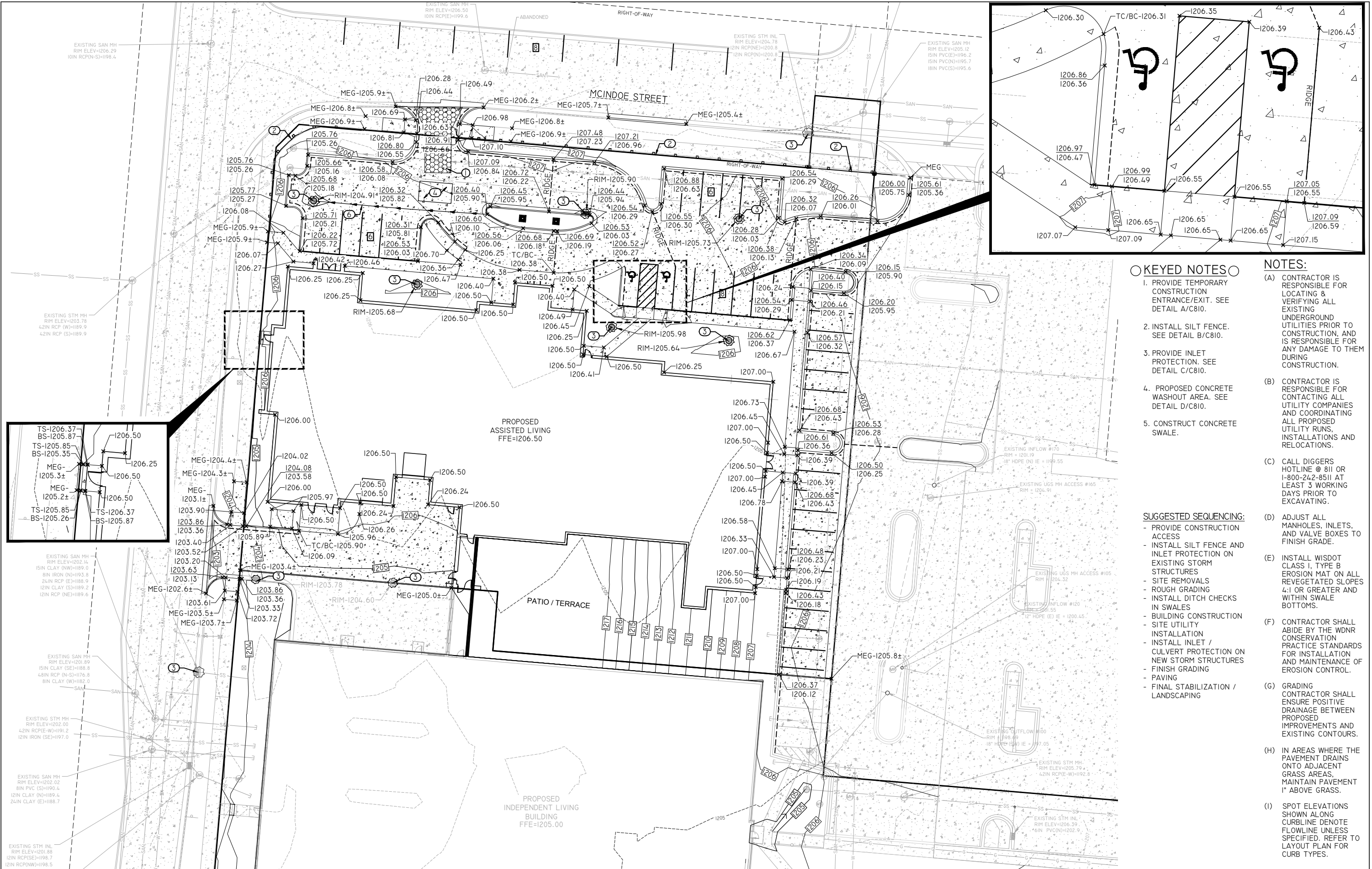
SURVEY CHKD BY: JWP
CIVIL CHKD BY: MEM
CIVIL DATE: 06/24/26

SURVEY APVD BY: JWP
CIVIL APVD BY: MEM
DRAWN BY: NAP

LAYOUT PLAN
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI No. 4681B
SHEET C101

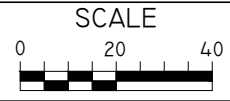
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GRADING & EROSION CONTROL PLAN
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
REI No. 4681B
SHEET C200

KEYED NOTES

1. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE/EXIT. SEE DETAIL A/C810.
2. INSTALL SILT FENCE. SEE DETAIL B/C810.
3. PROVIDE INLET PROTECTION. SEE DETAIL C/C810.
4. PROPOSED CONCRETE WASHOUT AREA. SEE DETAIL D/C810.
5. CONSTRUCT CONCRETE SWALE.

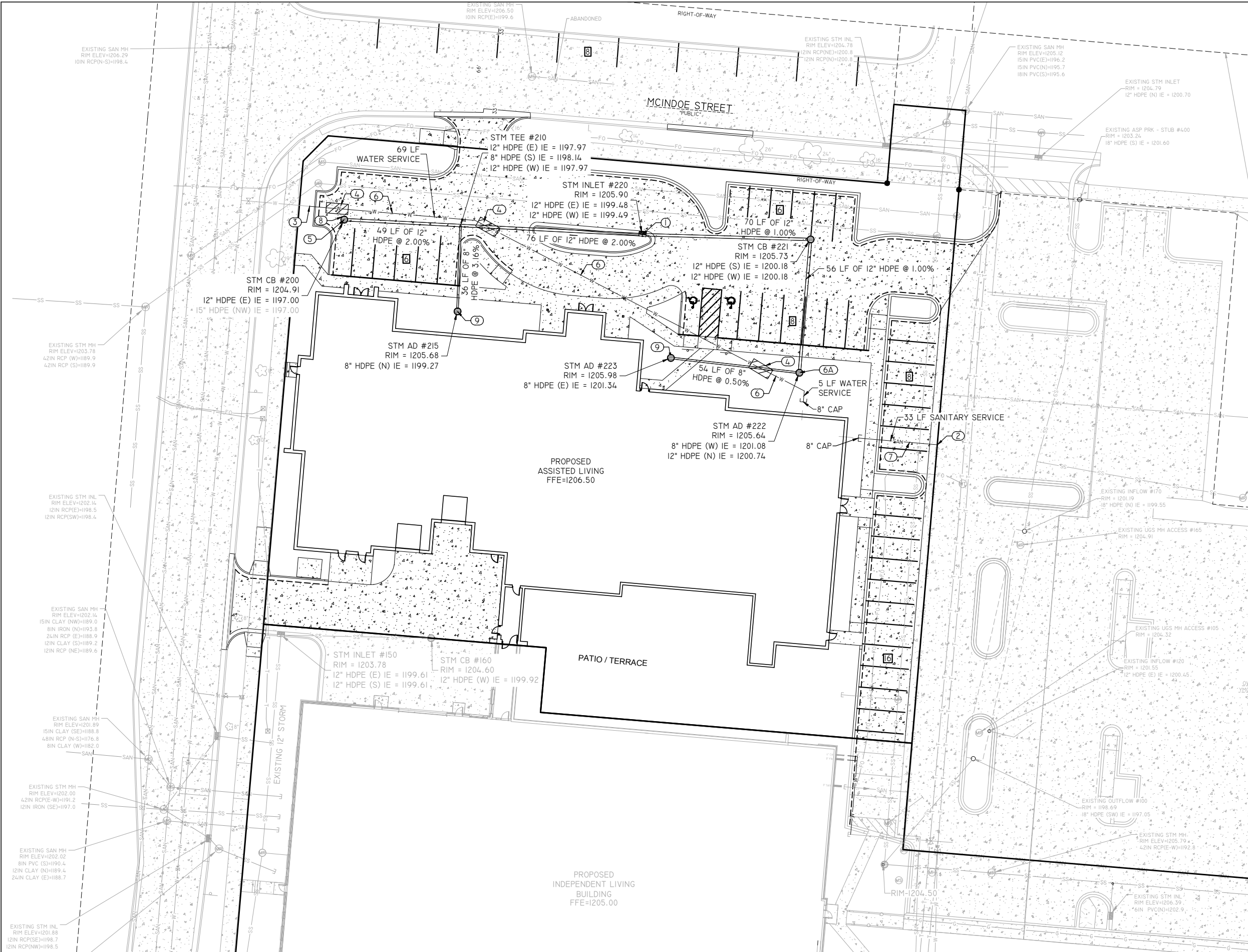
NOTES:

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

SUGGESTED SEQUENCING:

- PROVIDE CONSTRUCTION ACCESS
- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SITE REMOVALS
- ROUGH GRADING
- INSTALL DITCH CHECKS IN SWALES
- BUILDING CONSTRUCTION
- SITE UTILITY INSTALLATION
- INSTALL INLET / CULVERT PROTECTION ON NEW STORM STRUCTURES
- FINISH GRADING
- PAVING
- FINAL STABILIZATION / LANDSCAPING

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PLOTTED: JUN 24, 2026 - 11:40AM PLOTTED BY: NATHANP

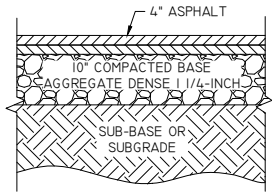


- KEYED NOTES**
1. INSTALL STORM INLET & GRATE. SEE DETAIL A/C820.
 2. CONNECT TO EXISTING 8" SANITARY. SEE DETAIL E/C820.
 3. CONNECT TO EXISTING 8" WATER.
 4. INSTALL INSULATION OVER WATER PIPE AT CROSSING. SEE DETAIL B/C820.
 5. INSTALL STORM SEWER CATCH BASIN / MANHOLE. SEE DETAIL C/C820.
 6. INSTALL 8" WATER SERVICE LATERAL.
 - 6A. INSTALL STORM AREA DRAIN. SEE DETAIL D/C820.
 7. INSTALL 8" SANITARY SERVICE LATERAL @ 1.00% MINIMUM.
 8. CONNECT EXISTING 15" STORM TO PROPOSED CATCH BASIN.

- NOTES:**
- (A) CONTRACTOR RESPONSIBLE FOR MAINTAINING A MIN. COVER OF 7.5" GRADE OVER PROPOSED WATER LINE.
 - (B) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
 - (C) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
 - (D) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE REQUIRED HORIZONTAL AND VERTICAL PIPE SEPARATION BETWEEN SEWER AND WATER PIPES. SEE DETAIL F/C820. VERTICAL CLEARANCES ARE MEASURED FROM OUTSIDE PIPE DIAMETER, HORIZONTAL CLEARANCES ARE MEASURED FROM PIPE CENTER.
 - (E) SEE DETAIL G/C820 FOR PIPE BEDDING.
 - (F) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
 - (G) CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MEANS TO LOCATE NON-METALLIC WATER AND SEWER (SANITARY AND STORM) PER SPS 382.
 - (H) PRIOR TO INSTALLATION OF SANITARY AND WATER SERVICES, CONFIRM SIZE AND LOCATION WITH PLUMBING PLANS.
 - (I) THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF SITE UTILITIES SHALL PROVIDE A TEMPORARY CAP OR PLUG AT BUILDING TERMINATION. REFER TO PLUMBING PLANS FOR CONTINUATION OF WORK INSIDE THE BUILDING.
 - (J) PIPE LENGTHS PROVIDED ARE GIVEN TO CENTER OF STRUCTURE OR END OF END STRUCTURE.

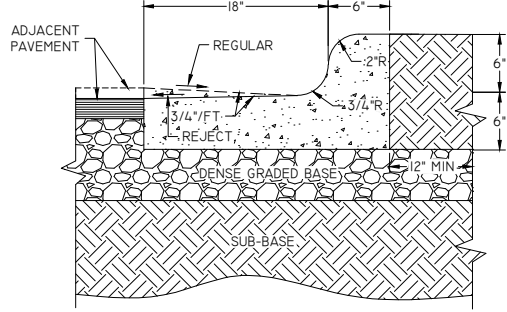
REI Engineering, INC. 4080 N. 20TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9784 FAX: 715.675.4060 EMAIL: MAIL@REIENGINEERING.COM		CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	 SCALE		DATE	ISSUANCE	BY	CHKD	SURVEYED BY: AUB,DJG	DESIGNED BY: CSS	SURVEY DATE: 12/10/2024	UTILITY PLAN GRANT PLACE 731 NORTH 1ST STREET WAUSAU, WISCONSIN 54403	 REI No. 4681B SHEET C300
									SURVEY CHKD BY: JWP	CIVIL CHKD BY: MEM	CIVIL DATE: 06/24/26		
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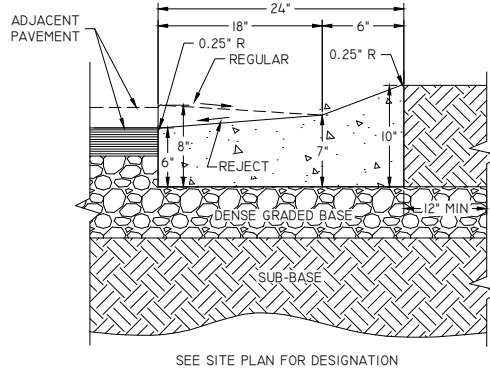


- NOTES:
1. BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.
 2. ASPHALT TO BE CONSIDERED LIGHT DUTY UNLESS SPECIFIED OTHERWISE.

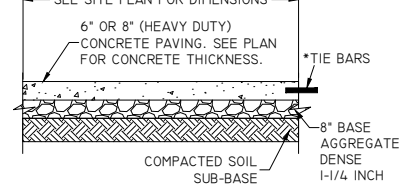
A ASPHALT PAVEMENT
C800 NTS



B 24" CURB & GUTTER /
C800 24" REJECT CURB & GUTTER
NTS



C 24" MOUNTABLE CURB & GUTTER /
C800 24" REJECT MOUNTABLE CURB & GUTTER
NTS



- NOTES:
- * TIE BARS SHALL BE 24" IN LENGTH, PLACED MID-DEPTH 30" O.C. ALONG CURBING AND ALSO TO TIE EACH EXTERIOR PANEL TO THE ADJACENT INTERIOR PANEL.

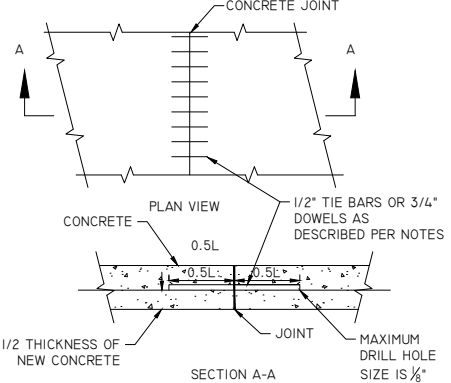
- ** DOWELS SHALL BE 1/2" IN LENGTH, PLACED MID-DEPTH 12" O.C. AT CONSTRUCTION JOINTS

TIE BARS AND DOWELS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

DOWELS SHALL BE FIXED ON ONE END AND GREASED ON THE OTHER

CONCRETE PANELS SHALL NOT BE GREATER THAN 15' IN LENGTH IN ANY DIRECTION AND CONTRACTION JOINTS SHALL BE TO A MINIMUM DEPTH OF 1/2 THE CONCRETE DEPTH

D CONCRETE PAVEMENT DETAIL
C800 NTS

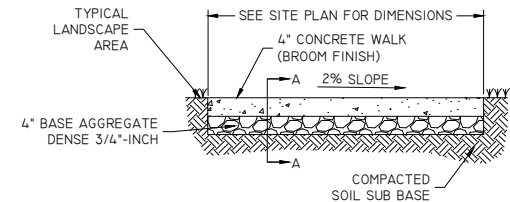
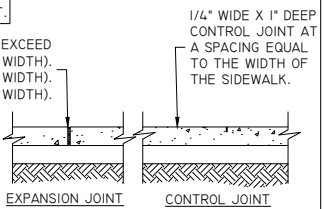


- NOTES:
- BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.

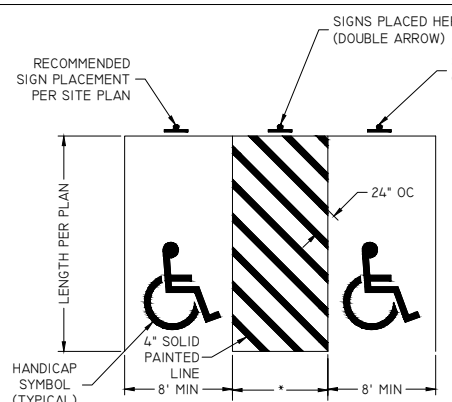
CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI AND AN AIR CONTENT OF 6% +/- 1.5%

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

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

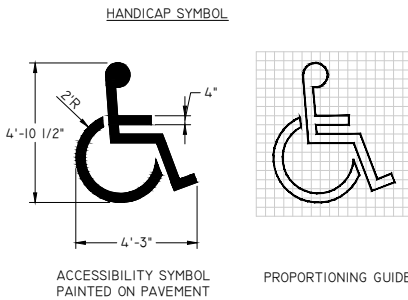


E SIDEWALK SECTION
C800 NTS

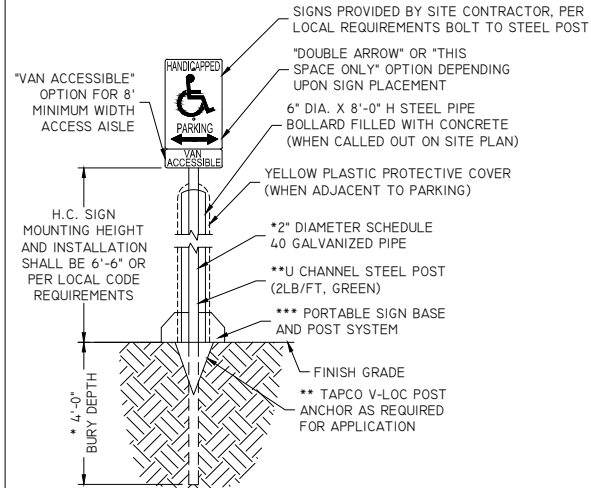


F HANDICAP PARKING SPACES & STRIPING
C800 NTS

- NOTES:
- SEE SITE PLAN FOR SITE SPECIFIC HANDICAPPED PARKING LOCATIONS AND LAYOUT
 - GRADES WITHIN DESIGNATED PARKING AREAS SHALL NOT EXCEED 1/4" PER FT IN ANY DIRECTION
 - 1 DESIGNATED STALL REQUIRED PER EVERY 25 PARKING STALLS UP TO 100, THEN 1 PER 50 FROM 101-200, THEN 1 PER 100 FROM 201-500
 - 1 IN EVERY 6 DESIGNATED STALLS OR FRACTION OF 6 SHALL BE VAN-ACCESSIBLE
 - ACCESS AISLES MAY BE SHARED BETWEEN DESIGNATED STALLS

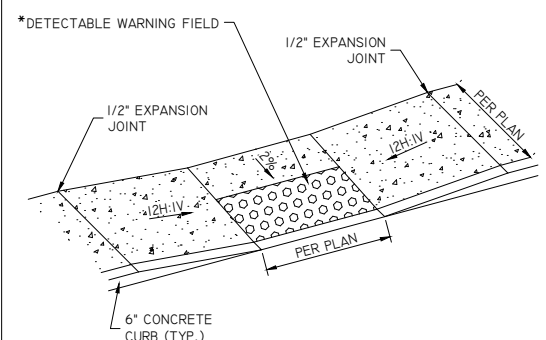


* TO BE BLUE IN COLOR, UNLESS OTHERWISE SPECIFIED.



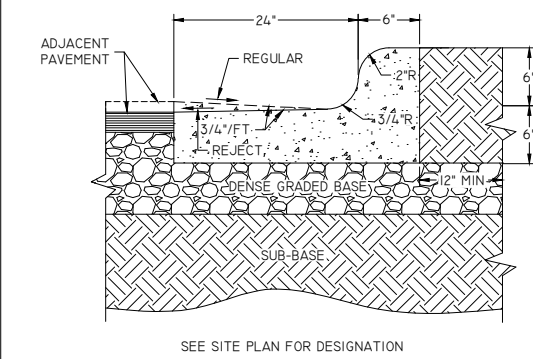
G HANDICAP SIGN
C800 NTS

- * POST OPTION 1
- ** POST OPTION 2
- *** POST OPTION 3

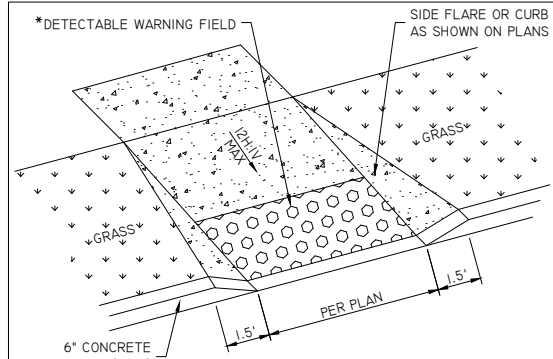


H HANDICAP RAMP
C800 NTS

* DETECTABLE WARNING SHALL BE NEENAH RUST-COLOR AND SHALL COVER FULL WIDTH OF RAMP

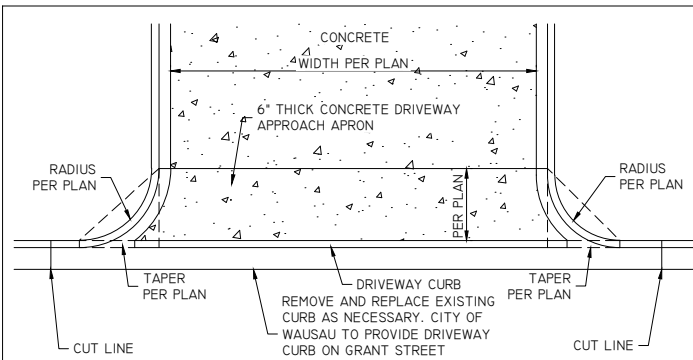


I 30" CURB & GUTTER /
C800 30" REJECT CURB & GUTTER
NTS



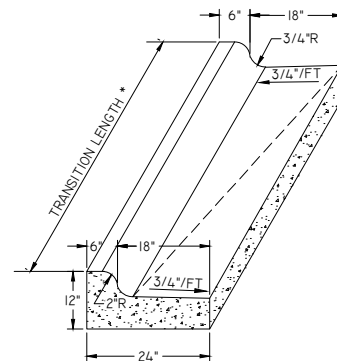
J HANDICAP RAMP
C800 NTS

* DETECTABLE WARNING SHALL BE NEENAH RUST-COLOR AND SHALL COVER FULL WIDTH OF RAMP



K CONCRETE DRIVEWAY APRON DETAIL
C800 NTS

NOTE: REFER TO SITE PLAN FOR RADIUS OR TAPER DESIGNATION



L TRANSITION CURB & GUTTER
C800 NTS

* TRANSITION LENGTH SHALL BE 12 LF ON TANGENTS GREATER THAN 18 LF, OR BETWEEN RADIUS POINTS ON TANGENTS LESS THAN 18 LF, OR BETWEEN RADIUS MID POINTS WHERE TANGENTS ARE LESS THAN 12 LF, OR ACROSS THE RADIUS/RADI WHERE TANGENTS ARE LESS THAN 2 LF.

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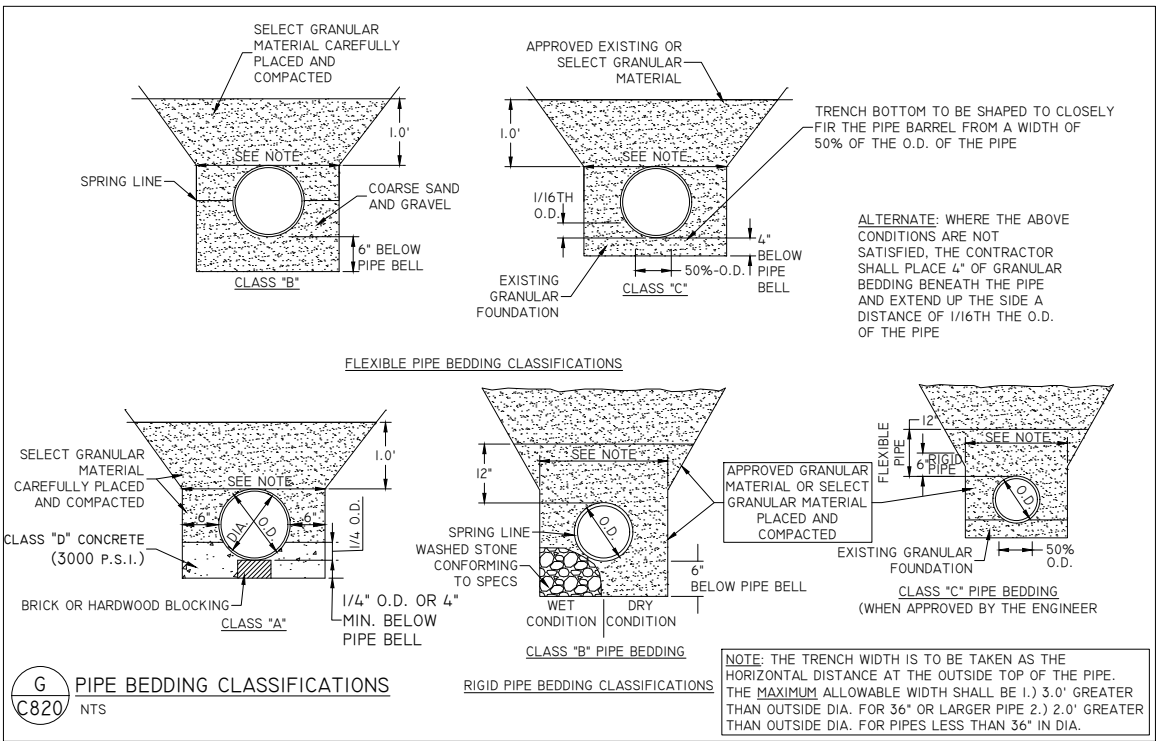
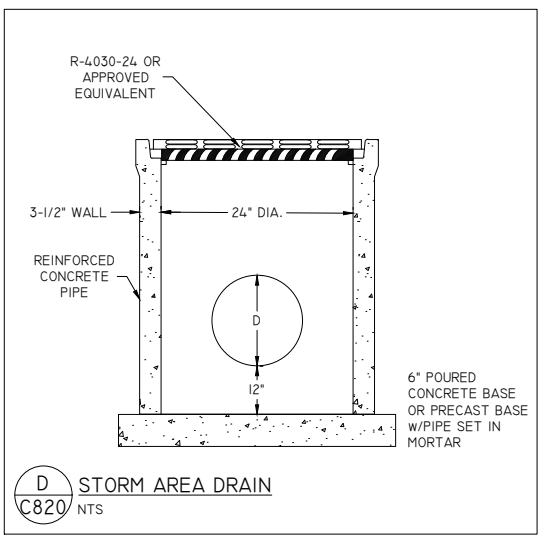
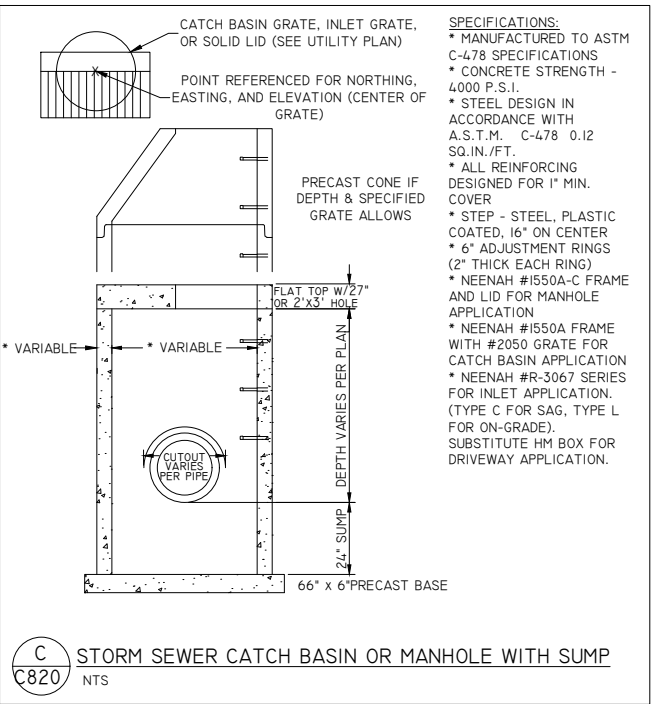
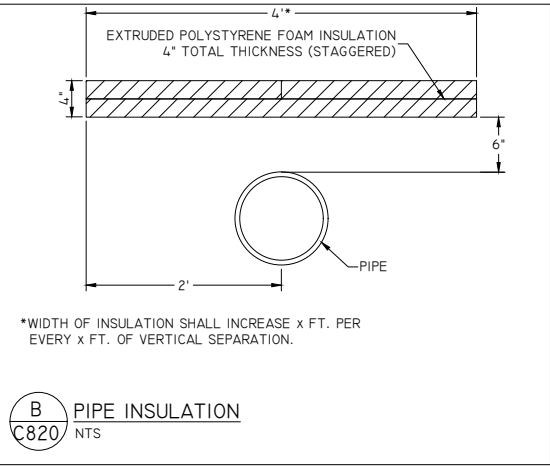
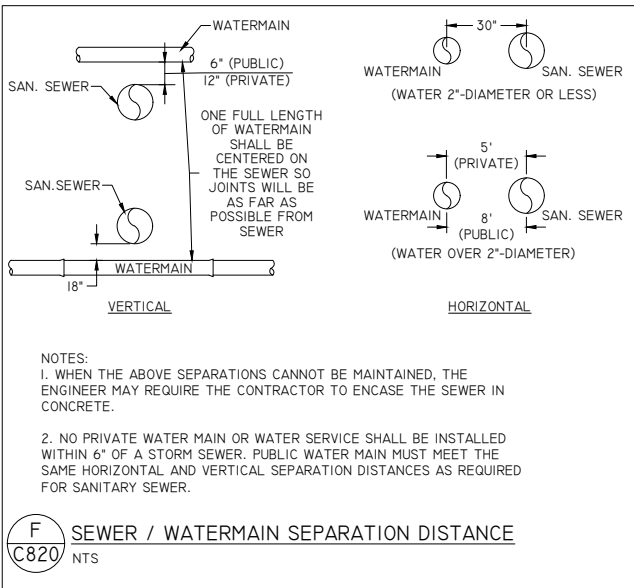
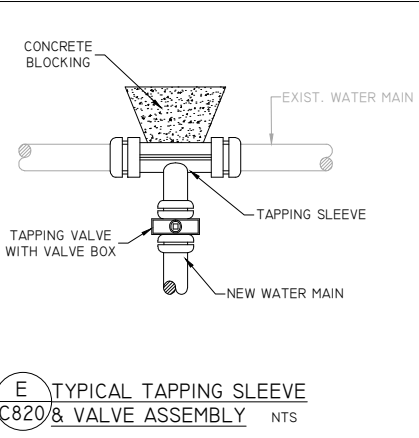
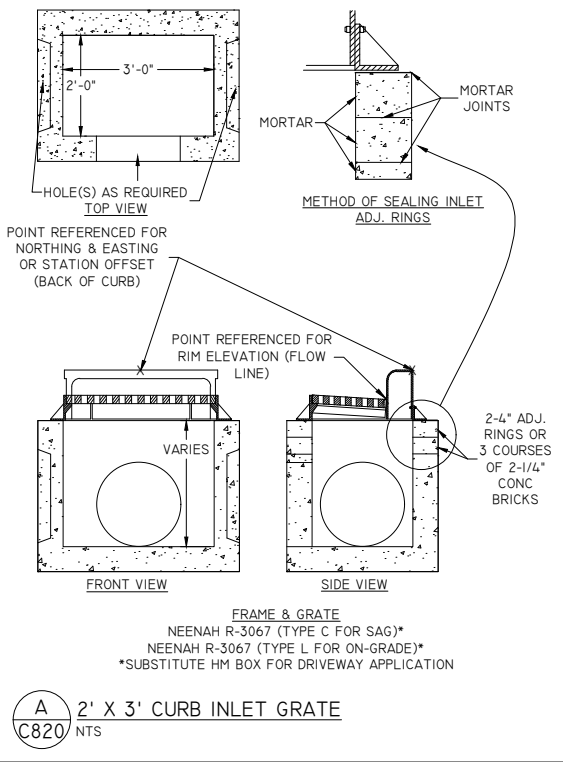
NO SCALE

DATE	ISSUANCE	BY	CHKD	SURVEYED BY: AJB, DJG	DESIGNED BY: CSS	SURVEY DATE: 12/10/2024
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: MEM	CIVIL DATE: 06/24/26
				SURVEY APVD BY: JWP	CIVIL APVD BY: MEM	DRAWN BY: NAP

SITE DETAILS
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
REI No. 4681B
SHEET C800

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C820-UTILITY DETAILS.DWG LAYOUT: C820
PLOTTED: JUN 24, 2026 - 11:41AM PLOTTED BY: NATHANP



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**CIVIL & ENVIRONMENTAL
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NO SCALE

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UTILITY DETAILS
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
REI No. 4681B
SHEET C820

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C900-SPECS.DWG LAYOUT: C900
PLOTTED: JUN 24, 2026 - 11:41AM PLOTTED BY: NATHANP

GENERAL NOTES/SPECIFICATIONS

1. SITE USAGE WILL BE PERMITTED ONLY WITHIN REASONABLE LIMITS TO FACILITATE CONSTRUCTION OF PROPOSED IMPROVEMENTS AND THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE PREMISES WITH EQUIPMENT AND MATERIALS. MATERIAL STORAGE SHALL BE CONFINED TO SUCH LIMITS AS MAY BE JOINTLY AGREED UPON BY OWNER AND CONTRACTOR.
2. ALL SUB-CONTRACTORS SHALL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR (OR OWNER'S REPRESENTATIVE) WHO WILL BE HELD RESPONSIBLE FOR THE COORDINATION OF ALL WORK ON THIS PROJECT AND THE PROPER EXECUTION OF THE SAME.
3. THE CONTRACTOR SHALL FURTHER ENFORCE THE OWNER'S INSTRUCTIONS OF SUCH NATURE, INCLUDING PARKING, USE OF ROADS, SAFE ACCESS TO FACILITIES, FIRE PREVENTION, AND PROJECT PHASING, WHICH THE OWNER MAY DEEM NECESSARY OR DESIRABLE ON THE OWNER'S PROPERTY.
4. CONTRACTOR SHALL KEEP A CLEAN SITE DURING CONSTRUCTION AND THROUGH FINAL ACCEPTANCE.
5. ALWAYS FOLLOW WRITTEN DIMENSIONS. DO NOT SCALE. IF DISCREPANCY EXISTS, CONTACT THE ENGINEER.
6. REMOVE ALL TREES WITHIN THE GRADING LIMITS, INCLUDING ROOT STRUCTURES, EXCEPT THOSE SPECIFICALLY NOTED TO REMAIN AND THOSE ON PROPERTY LINES. DO NOT CLEAR SITE PRIOR TO COORDINATING WITH THE OWNER TO LOCATE ALL TREES TO REMAIN.
7. PROTECT TREES, UTILITY POLES, ABOVE AND BELOW GRADE UTILITIES, AND OTHER FEATURES THAT ARE TO REMAIN. THE REPAIR OF ANY DAMAGE TO FEATURES TO REMAIN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITH NO PAYMENT DUE FOR SUCH REPAIRS.
8. PROTECT ABOVE AND BELOW GRADE UTILITIES THAT ARE TO REMAIN.
9. ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, WATER VALVES, LIGHT POLES, HYDRANTS , ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT. REFER TO THE SITE GRADING PLAN SHEET.
10. PROTECT BENCHMARKS, REFERENCE SURVEY POINTS AND OTHER PROVIDED CONSTRUCTION STAKES.
11. CALL DIGGER'S HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS, AND RELOCATIONS.
14. NOTIFY ELECTRIC UTILITY AT LEAST ONE WEEK PRIOR TO WORKING IN AREAS WHERE UTILITY POLES EXIST. UTILITY COMPANY WILL PROTECT POLES AS NECESSARY.
15. DURING CONSTRUCTION THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR INSPECTION AND DOCUMENTATION OF THE EROSION CONTROL DEVICES AS REQUIRED BY THE WPDES PERMIT. IF CHANGES TO THE EROSION CONTROL PLAN ARE REQUIRED, THE CONTRACTOR SHALL RECORD THOSE CHANGES ON THE PLAN. UPON COMPLETION OF WORK AND PRIOR TO LEAVING THE SITE, THE CONTRACTOR AND OWNER'S DESIGNEE SHALL COORDINATE ONGOING RESPONSIBILITY UNTIL THE SITE'S WPDES PERMIT IS TERMINATED BY THE WDNR.
16. EROSION CONTROL DEVICES SHALL ABIDE BY THE WDNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL STANDARDS.
HTTPS://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML
17. CONFIRM THAT ALL TOPSOIL HAS BEEN STRIPPED FROM AREAS TO RECEIVE EMBANKMENT BEFORE PLACING EMBANKMENT MATERIAL.
18. EMBANKMENT MATERIAL SHALL BE EXCAVATED SITE MATERIAL AND/OR IMPORTED MATERIAL DEEMED SUITABLE BY THE OWNER AND OWNER'S REPRESENTATIVE, AND CONFORM TO THE REQUIREMENTS OF SUB-SECTION 207.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL MODIFY WATER CONTENT OF THE MATERIAL AS NECESSARY TO OBTAIN SPECIFIED COMPACTION FOR ALL EMBANKMENT MATERIAL.
19. CONSTRUCT ALL EMBANKMENT THAT WILL SUPPORT ROADWAYS OR ASPHALT PARKING IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; AND MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE.
20. CONSTRUCT UTILITY TRENCHES IN EMBANKMENT AREAS AFTER CONSTRUCTION OF EMBANKMENT.

21. BORROW MATERIAL SHALL BE IMPORTED MATERIAL MEETING THE REQUIREMENTS OF SECTION 208.2 OF THE WISDOT STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL IDENTIFY ITS BORROW SOURCES TO THE OWNER'S CONSTRUCTION REPRESENTATIVE AT LEAST TWO WEEKS IN ADVANCE OF HAULING MATERIAL TO THE PROJECT SITE SO THE OWNER'S CONSTRUCTION REPRESENTATIVE CAN OBTAIN SAMPLES AND PERFORM THE DESIRED TESTING.
22. STRUCTURAL FILL IS REQUIRED IN ALL AREAS THAT WILL SUPPORT PRESENT OR FUTURE BUILDING STRUCTURES, AND WITHIN AREAS EXTENDING DOWNWARD AND OUTWARD FROM THE BUILDING LIMITS AT FINISHED GRADE ON A 1-TO-1 (HORIZONTAL TO VERTICAL) SLOPE TO THE BOTTOM OF THE FILL. CONFIRM THAT ALL UNSUITABLE MATERIAL HAS BEEN REMOVED FROM AREAS TO RECEIVE STRUCTURAL FILL BEFORE PLACING MATERIAL. SUB GRADES MAY NOT RECEIVE STRUCTURAL FILL IF FROZEN, AND FROZEN STRUCTURAL FILL IS NOT ACCEPTABLE FOR USE. PROVIDE ADEQUATE ADVANCED NOTIFICATION, ACCESS, EQUIPMENT, AND OPERATOR TO PERMIT TESTING AGENCY TO OBSERVE COMPACTING OF SUB GRADE PRIOR TO PLACEMENT OF STRUCTURAL FILL MATERIAL. PROVIDE ADEQUATE ADVANCE NOTIFICATION, ACCESS AND COOPERATION TO TESTING AGENCY TO PERFORM DENSITY TESTING ON EACH LIFT OF FILL PLACED, PRIOR TO PLACING FILL ABOVE THE LIFT. THE TESTING FREQUENCY WILL BE DETERMINED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. CONSTRUCT ALL STRUCTURAL FILL IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SUB-SECTION 207.3.6.3 (SPECIAL COMPACTION) OF THE WISDOT STANDARD SPECIFICATIONS EXCEPT: THE MAXIMUM DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D1557, WITH METHOD B OR C; ALL LIFTS SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557; MAXIMUM LIFT THICKNESS SHALL BE 8 INCHES FOR ALL SOILS, GRANULAR, OR COHESIVE; THE LIMIT OF STRUCTURAL FILL FOR PURPOSES OF COMPACTION REQUIREMENTS IS DEFINED AS THE AREA ENCOMPASSED BY PLANS EXTENDING DOWNWARD AND OUTWARD FROM THE EDGES OF THE STRUCTURE OR CONCRETE SLAB AT 45-DEGREE ANGLES RELATIVE TO HORIZONTAL (I.E. 1:1 SLOPES).
23. THE CONTRACTOR SHALL PREPARE THE SITE TO SUPPORT THE PROPOSED SURFACE PER SECTION 211 OF THE WISDOT STANDARD SPECIFICATIONS.
24. DENSE GRADED BASE SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS FOR DENSE GRADED BASE, CONSISTENT WITH THE DESIGNATIONS SPECIFIED ON THE PLANS.
25. CONCRETE PAVING SHALL CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE CURB AND GUTTER SHALL CONFORM TO THE APPLICABLE REGULATIONS OF SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS. CONCRETE MATERIAL SHALL BE TYPE A OR A-FA AS DEFINED WITHIN SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS WITH A DESIGN STRENGTH OF 4,500 PSI.
26. HDPE STORM SEWER SHALL BE CORRUGATED EXTERIOR WITH SMOOTH INTERIOR AND SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 294 TYPE S, ASTM F667, ASTM F405. END SECTIONS FOR CULVERTS SHALL BE OF THE SAME MATERIAL TYPE AS THE PIPE TO WHICH THE APRON END WALL WILL BE CONNECTED, EXCEPT STEEL END SECTIONS MAY BE USED FOR HDPE PIPE. INSTALL HDPE PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 608 OF THE WISDOT STANDARD SPECIFICATIONS.
27. NON-PRESSURE POLYVINYL CHLORIDE PIPE SHALL BE SDR 35 OR SCHEDULE 40 PVC PIPE.
28. POLYVINYL CHLORIDE PIPE FOR PRESSURE APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C900, PRESSURE CLASS 150.
29. DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST REVISION OF ANSI A21.51 (AWWA C151). DUCTILE IRON PIPE SHALL BE CEMENT-MORTAR LINED AND COATED IN ACCORDANCE WITH THE LATEST REVISION OF ANSI A21.4 (AWWA C104). ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS 350 UNLESS OTHERWISE SPECIFIED.
30. PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.30(II)(C)2 AS REQUIRED BY SPS 382.30(II), SPS 382.36(7) & SPS 382.40(8).
31. STORM SEWER AND ROOF DRAIN LEADERS ARE SUBJECT TO FREEZING REGARDLESS OF BURY DEPTH AS THESE DRAINAGE SYSTEMS ARE TYPICALLY OPEN TO THE SURFACE. AS A MEASURE TO REDUCE FREEZE UP, REI SUGGESTS THE INSTALLATION OF HEAT TAPE AND/OR PIPE INSULATION TO ANY ROOF DRAIN LEADER OR CONNECTING PIPE. CONTRACTOR SHALL COORDINATE THIS WORK WITH THE OWNER AS WELL AS ELECTRICAL AND PLUMBING DESIGNERS.
32. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION. PAVEMENT MARKINGS PLACED WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 646 OF THE WISDOT STANDARD SPECS (EPOXY).
33. AFTER FINAL STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF LEGALLY OFFSITE.
34. AT A MINIMUM RESTORE SITE BY SEEDING & MULCHING ALL DISTURBED AREAS TO BE VEGETATED AND ENSURE ESTABLISHMENT OF ADEQUATE VEGETATION. SEED IS TO BE OF A SINGLE URBAN LAWN MIX TYPE INTENDED FOR THE EXISTING SITE SOILS AND CONFORMING WITH SECTION 630 OF THE WISDOT STANDARD SPECIFICATION. REFER TO LANDSCAPING PLAN.

35. SITE AND IMPORTED TOPSOIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF SECTION 625 OF THE WISDOT STANDARD SPECIFICATIONS, GRADED FREE OF STONES AND LUMPS LARGER THAN 1 INCH AND FREE OF ROOTS, VEGETATION, AND OTHER UN-DECOMPOSED ORGANIC MATERIAL.
36. REFER TO "REPORT OF GEOTECHNICAL EXPLORATION & REVIEW" FOR SITE-SPECIFIC SOIL PREPARATION AND PAVEMENT RECOMMENDATIONS.
37. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL EXCESS AND UNUSED MATERIALS FROM THE SITE FOLLOWING COMPLETION OF THEIR WORK.
38. PAVEMENT MARKING PAINT SHALL BE PRE-MIXED WATERBORNE EMULSION APPLIED TO A CLEAN SURFACE AT MANUFACTURER'S RATES. CONFIRM COLOR WITH OWNER PRIOR TO APPLICATION. PAVEMENT MARKINGS PLACED WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION 646 OF THE WISDOT STANDARD SPECS (EPOXY).

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SITE SPECIFICATIONS
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
REI No. 4681B
SHEET C900

SITE AND LANDSCAPE NOTES

SITE PREPARATION NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.
2. CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.
3. CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
4. CONTRACTOR SHALL PROTECT EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION OPERATIONS. DAMAGE TO SAME SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS (MINIMUM 10' CLEARANCE).
6. CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.
7. UNDERGROUND UTILITIES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
8. EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER ELEMENTS ARE BASED UPON INFORMATION SUPPLIED TO THE LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.
9. HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED WALKS, TRAILS OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. CHANGES IN ALIGNMENT AND GRADES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION.
10. CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
12. EXISTING TREES OR SIGNIFICANT SHRUB MASSINGS FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
13. EXISTING TREES TO REMAIN, UPON DIRECTION OF LANDSCAPE ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
14. CONTRACTOR SHALL PREPARE AND SUBMIT A WRITTEN REQUEST FOR THE SUBSTANTIAL COMPLETION INSPECTION OF LANDSCAPE AND SITE IMPROVEMENTS PRIOR TO SUBMITTING FINAL PAY REQUEST.
15. CONTRACTOR SHALL PREPARE AND SUBMIT REPRODUCIBLE AS-BUILT DRAWING(S) OF LANDSCAPE INSTALLATION, IRRIGATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO SUBSTANTIAL COMPLETION.
16. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS AND DETAILS TAKE PRECEDENCE OVER NOTES.

SOIL TESTING

1. CONTRACTOR SHALL OBTAIN A SOIL SAMPLE(S) FROM PROJECT SITE AND/OR SALVAGED TOPSOIL STOCKPILE AND SUBMIT TO INDEPENDENT TESTING AGENCY. ANALYSIS AND RECOMMENDATIONS FOR (INCLUDING BUT NOT LIMITED TO) MACRONUTRIENTS, MICRONUTRIENTS, COMPOSITION AND SOLUBLE SALTS SHALL BE PROVIDED.
2. CONTRACTOR SHALL PROVIDE TWO SERIES OF TESTS: FIRST, PRIOR TO CONSTRUCTION; SECOND, AFTER SOIL IS AMENDED, PRIOR TO PLANTING.
3. CONTRACTOR SHALL PROVIDE ANALYSIS RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SOIL AMENDMENT AND PRIOR TO PLANTING.

GRADING

1. ROUGH GRADING AND FINISHED GRADING TO BE DONE BY OTHERS EXCEPT WHERE NOTED.
2. GRADING LIMITS ARE DEFINED AS THE JUNCTURE OF PROPOSED GRADE WITH EXISTING GRADE UNLESS NOTED OTHERWISE.
3. GRADING LIMITS AND LIMITS OF WORK SHOWN ON PLAN ARE ONLY APPROXIMATE AND MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT. WORK OUTSIDE OF THESE LIMITS WILL BE DONE AT LANDSCAPE CONTRACTORS EXPENSE UNLESS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER IN WRITING.
4. FILL/CUT AS NECESSARY TO PROVIDE A 1% MINIMUM GRADE AWAY FROM BUILDINGS WITHIN LIMITS OF CONSTRUCTION.

5. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE OR AS INDICATED ON PLANS AND STOCKPILE FOR REUSE.
6. MAINTAIN A UNIFORM GRADE BETWEEN CONTOURS IN AREAS TO BE GRADED UNLESS NOTED OTHERWISE.
7. ELEVATIONS, IF SHOWN ARE FINISHED ELEVATIONS. SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
8. ADD EROSION CONTROL MEASURES IF GRADES GREATER THAN 3:1 OR IF CONDITIONS WARRANT.
9. CONTRACTOR SHALL CONTACT PUBLIC UTILITIES FOR LOCATION OF UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL MEASURES AS REQUIRED TO ENSURE THAT EROSION IS KEPT TO AN ABSOLUTE MINIMUM.
11. PROVIDE TEMPORARY COVERING FOR CATCH BASINS AND MAN HOLES UNTIL FINISHED GRADING IS COMPLETE.
12. CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS AS NEEDED.
13. PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. REFER TO STATE SPECIFICATIONS FOR AGGREGATE BASE AND SILT FENCE.
14. CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES PER LOCAL POLLUTION CONTROL AGENCY AND SPECIFICATIONS.
15. WITHIN TWO WEEKS OF FINISHED SITE GRADING, DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR ROCK BASE.
16. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF ACCUMULATED SILT IN FRONT OF SILT FENCES AND EXCESS SEDIMENT IN PROPOSED CATCH BASINS, FOR THE DURATION OF CONSTRUCTION.
17. CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED AND DISPOSE OF OFF SITE.
18. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

PLANTING

1. ACCEPTABLE SPRING PLANTING DATES:

1.1. DECIDUOUS BARE ROOT - APRIL 7 TO JUNE 1.

1.2. DECIDUOUS CONTAINER B&B - APRIL 7 TO JUNE 30.

1.3. CONIFEROUS - APRIL 7 TO MAY 17.

1.4. SEEDINGS/PLUGS - APRIL 7 TO JUNE 30.
2. ACCEPTABLE FALL PLANTING DATES:

2.1. DECIDUOUS BARE ROOT - OCTOBER 15 TO NOVEMBER 15.

2.2. DECIDUOUS CONTAINER B&B - AUGUST 15 TO NOVEMBER 1.

2.3. CONIFEROUS - AUGUST 15 TO SEPTEMBER 15.

2.4. PERENNIALS - AUGUST 15 TO SEPTEMBER 15.
3. ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
4. STAKE PROPOSED PLANTING LOCATIONS PER PLAN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALL.
5. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO 'V' CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
6. INSTALL PLANT MATERIAL AFTER FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
7. INSTALL PLANT MATERIALS PER PLANTING DETAILS.
8. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
9. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. LANDSCAPE ARCHITECT MUST BE NOTIFIED PRIOR TO ADJUSTMENT OF PLANTS.
10. FERTILIZE PLANT MATERIALS IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. [FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL AND OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL (PER THE MANUFACTURER'S INSTRUCTIONS) OR TREAT FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
11. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, AND ANNUALS.
12. TREE WRAPPING MATERIAL SHALL BE PAPER APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP SMOOTH-BARKED DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1 AND REMOVE WRAPPING AFTER MAY 1.] [DO NOT WRAP TREES.]

13. APPLY PRE-EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) IN ANNUAL, PERENNIAL, AND SHRUB BEDS FOLLOWED BY SHREDDED HARDWOOD MULCH. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING USE OF HERBICIDES.

MULCHING

1. INSTALL 14" DEEP FINELY SHREDDED HARDWOOD MULCH] RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
2. INSTALL 3" DEEP FINELY SHREDDED HARDWOOD MULCH] RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
3. INSTALL 3" DEEP FINELY SHREDDED MULCH] IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS; PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.

WATERING

1. PLANTED MATERIALS SHALL BE WATERED BY TEMPORARY MEANS UNTIL PLANTS ARE ESTABLISHED.
2. TEMPORARY WATERING MEANS, METHODS, AND SCHEDULING SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY WATERING EQUIPMENT UPON PLANT ESTABLISHMENT.

WARRANTY

1. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY [WITH WOODEN STAKES; NO METAL STAKES ARE ALLOWED].
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
6. NO SOD NETTING ALLOWED ON SITE.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION THAT MEETS THE REQUIREMENTS OF THE PROVIDED PERFORMANCE SPECIFICATION AS PART OF THE SCOPE OF WORK. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDD AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.
2. CONTRACTOR SHALL FIELD VERIFY WATER SUPPLY, VOLUME, PRESSURE AND LOCATION FOR SYSTEM TAP PRIOR TO SYSTEM DESIGN.
3. [CONTRACTOR SHALL FIELD VERIFY AND INSPECT EXISTING IRRIGATION SYSTEM LAYOUT, EQUIPMENT, CONDITION AND OPERABILITY PRIOR TO SYSTEM DESIGN.]
4. CONTRACTOR SHALL CONFIRM COMPLETE LIMITS OF IRRIGATION WITH LANDSCAPE ARCHITECT PRIOR TO SUPPLYING SHOP DRAWINGS.
5. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF MULCH.
6. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS, DETAILED SYSTEM OPERATION INSTRUCTIONS AND AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND PLANTED MATERIAL GROWTH REQUIREMENTS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT.	NOTES	REMARKS
TREES							
	T1	7	EXISTING DECIDUOUS TREE	EXIST.			
DECIDUOUS TREES							
	AN	2	ACER RUBRUM 'NEW WORLD' NEW WORLD RED MAPLE	2" CAL.	B&B		60 POINTS
	BN	1	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	6' HT. CLUMP	B&B		50 POINTS
	BJ	15	BETULA PLATYPHYLLA 'JEFPARK' PARKLAND PILLAR® ASIAN WHITE BIRCH	2.5" CAL.	B&B		50 POINTS
	BW	7	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH	7' HT.	B&B	SINGLE LEADER, WELL BRANCHED	50 POINTS
	GP	1	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	2.5" CAL.	B&B		30 POINTS
	QB	2	QUERCUS BICOLOR SWAMP WHITE OAK	3" CAL.	B&B		60 POINTS
	QY	8	QUERCUS X BIMUNDORUM 'JFS-KW2QX' SKINNY GENES® OAK	2" CAL.			60 POINTS
	TC	2	TILIA CORDATA LITTLELEAF LINDEN	3" CAL.	B&B		50 POINTS
ORNAMENTAL TREES							
	AG	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	6' HT. CLUMP	B&B		15 POINTS
	MS	2	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL.	B&B		10 POINTS
SHRUBS							
	AM	18	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	#5	CONT.	SPACE 4'-0" O.C.	1 POINT
	DL	42	DIERVILLA LONICERA DWARF BUSH HONEYSUCKLE	#5	CONT.	SPACE 3'-6" O.C.	1 POINT
	HA	31	HYDRANGEA ARBORESCENS 'ABETWO' INCREDIBALL® HYDRANGEA	#3	CONT.	SPACE 4'-0" O.C.	3 POINTS
	HY-P	21	HYDRANGEA PANICULATA 'JANE'™ LITTLE LIME PANICLE HYDRANGEA	#5	POT	SPACE 4'-0" O.C.	3 POINTS
	JM	12	JUNIPERUS CHINENSIS 'MINT JULEP' MINT JULEP JUNIPER	#5	CONT.	SPACE 4'-6" O.C.	2 POINTS
	PH-O	8	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	#5	POT	SPACE 4'-0" O.C.	3 POINTS
	RG	35	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5	CONT.	SPACE 5'-0" O.C.	1 POINT
	RI-A	57	RIBES ALPINUM ALPINE CURRANT	#5	POT	SPACE 4'-0" O.C.	1 POINT
	SA-P	18	SALIX PURPUREA 'CANYON BLUE' ARCTIC BLUE PURPLE OSIER WILLOW	#5	POT		1 POINT
	ST	20	SPIRAEA BETULIFOLIA 'TOR' TOR SPIREA	#5	CONT.	SPACE 4'-0" O.C.	1 POINT
	SS	184	SPIRAEA SORBIFOLIA 'SEM' SEM FALSE SPIREA	#5	CONT.	SPACE 2'-6" O.C.	1 POINT
EVERGREEN SHRUBS							
	TN	36	TAXUS X MEDIA 'TAUNTON' TAUNTON YEW	#5	CONT.	SPACE 3'-0" O.C.	5 POINTS
	TH	3	THUJA OCCIDENTALIS 'HOLMSTRUP' HOLMSTRUP ARBORVITAE	5' HEIGHT	B&B		5 POINTS
GRASSES							
	CK	44	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	#1	CONT.	SPACE 2'-0" O.C.	1 POINT
	SC-M	17	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' BLUE HEAVEN LITTLE BLUESTEM	#1	POT	SPACE 2'-0" O.C.	1 POINT
PERENNIALS							
	HM	34	HOSTA X 'AUGUST MOON' AUGUST MOON HOSTA	#1	CONT.	SPACE 2'-0" O.C.	1 POINT
	NE-F	25	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	#1	POT	SPACE 2'-0" O.C.	1 POINT
GROUND COVERS							
	TB	6,916 SF	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD			

Landscaping Points Requirement

Building Foundation: Linear Feet of Building Foundation - 825' Landscape Points Required - 330 points	Total Landscape Points Required - 945 points Total Landscape Points per Site Plan - 2961 points
Paved Areas: Area of Paved Area - 27,023 sq. ft. Landscape Points Required - 108 points	
Street Frontages: Street Right-of-Way Frontage - 477' Landscape Points Required - 286 points	
Yards: Gross Floor Area - 22,072 sq. ft. Landscape Points Required - 221 points	
Bufferyards: NA	

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ID	DATE	DESCRIPTION
REVISION SCHEDULE		

MCINDOE PLACE
ASSISTED LIVING

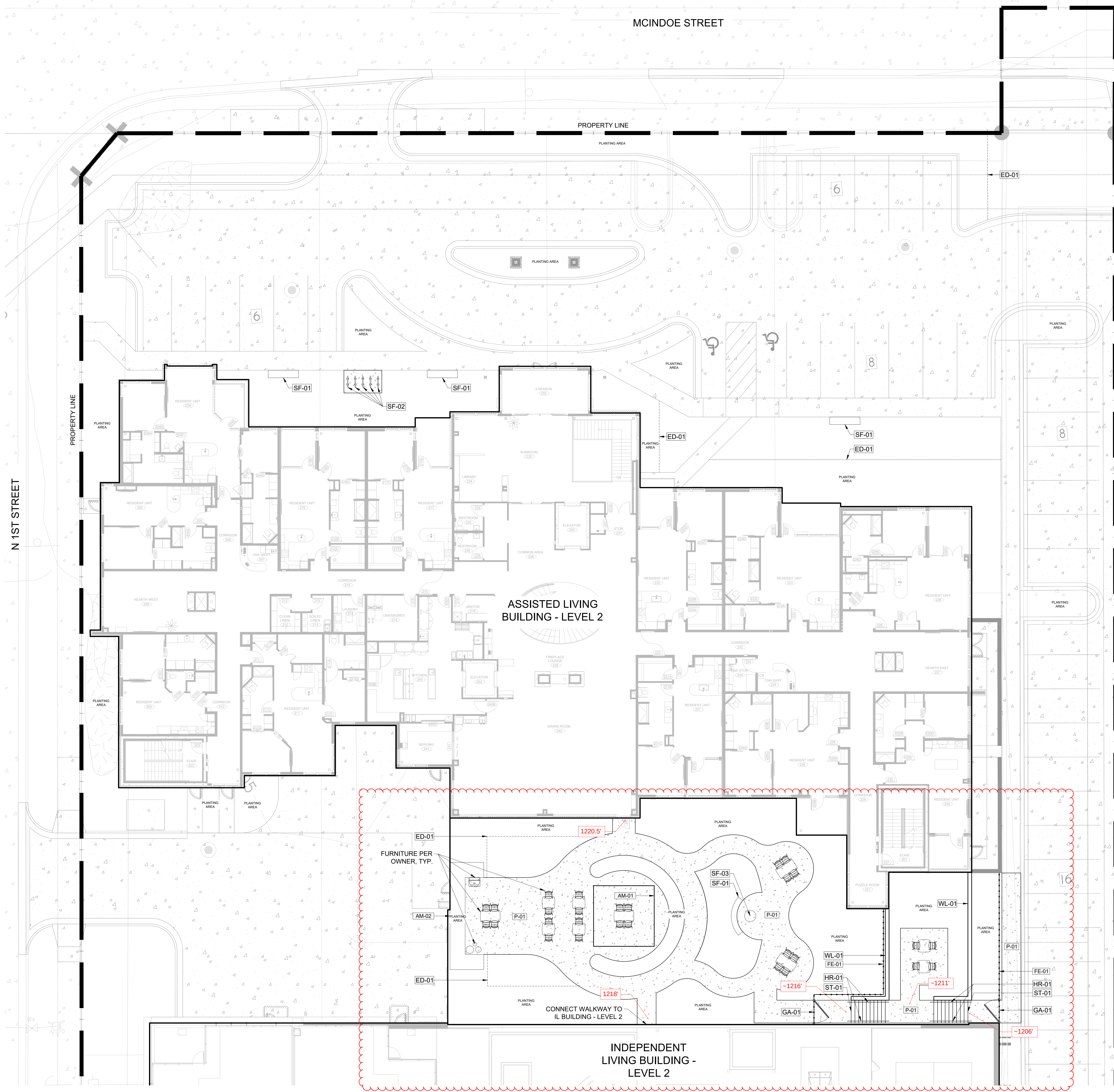
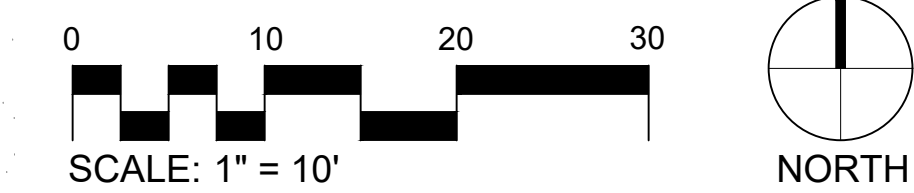
LANDSCAPE NOTES
& PLANTING
SCHEDULE

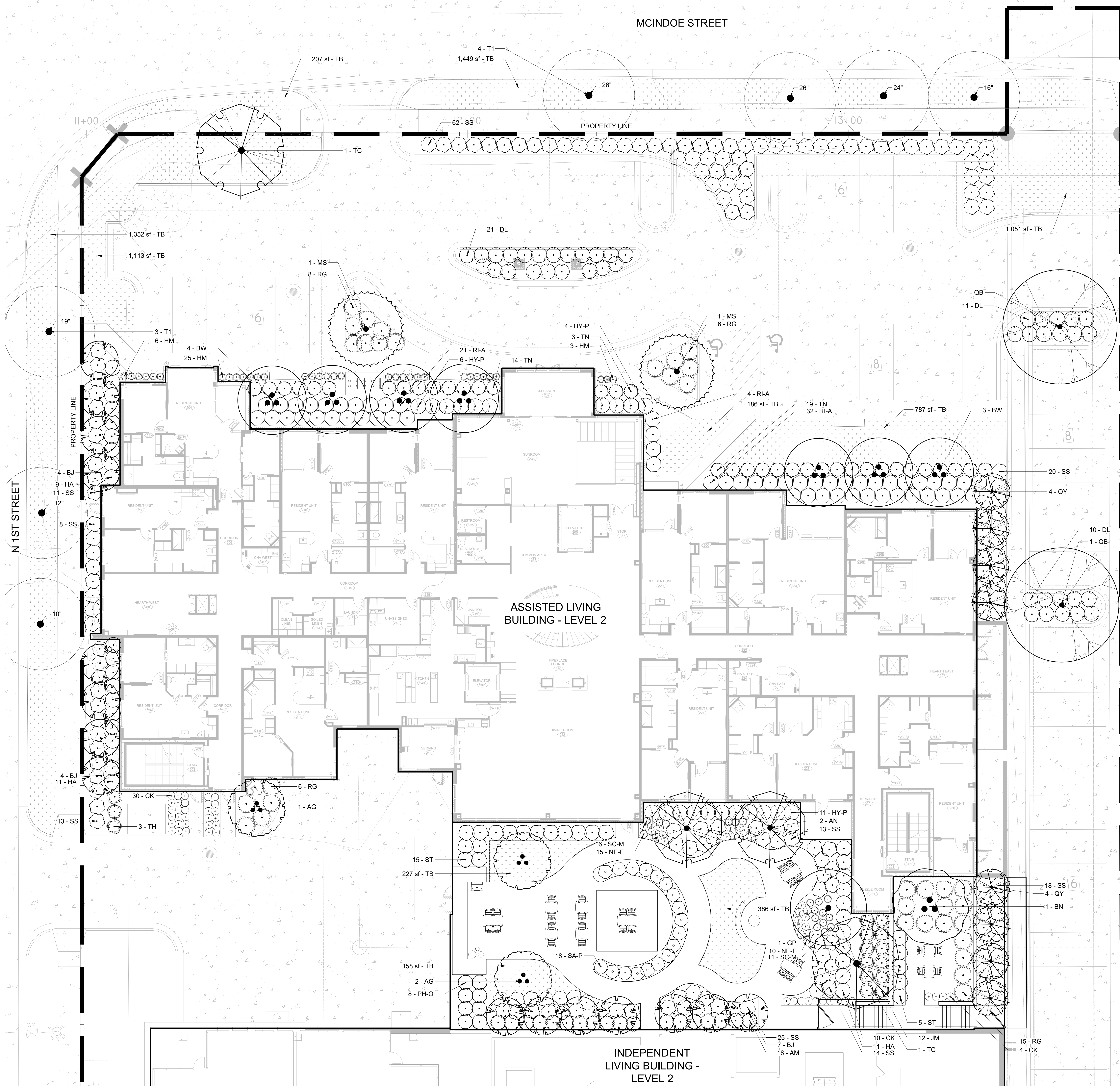
MCINDOE PLACE
ASSISTED LIVING

DRAWING SCALE: As indicated
DRAWN BY: JS, AN
ORIGINAL DATE: 6.24.26
PROJECT NUMBER: 25.0009

MATERIALS PLAN

L100





PLANTING LEGEND			
SYMBOL	CODE	BOTANICAL / COMMON NAME	REMARKS
TREES			
	T1	EXISTING DECIDUOUS TREE	
DECIDUOUS TREES			
	AN	ACER RUBRUM 'NEW WORLD' NEW WORLD RED MAPLE	60 POINTS
	BN	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	50 POINTS
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	BW	BETULA POPULIFOLIA 'WHITESPIRE' WHITESPIRE GRAY BIRCH	50 POINTS
	GP	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	30 POINTS
	QB	QUERCUS BICOLOR SWAMP WHITE OAK	60 POINTS
	QY	QUERCUS X BIMUNDORUM 'JFS-KW20X' SKINNY GENES® OAK	60 POINTS
	TC	TILIA CORDATA LITTLELEAF LINDEN	50 POINTS
ORNAMENTAL TREES			
	AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	15 POINTS
	MS	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	10 POINTS
SHRUBS			
	AM	ARONIA MELANOCARPA 'MORTON' IROQUOIS BEAUTY™ BLACK CHOKEBERRY	1 POINT
	DL	DIERELLA LONICERA DWARF BUSH HONEYSUCKLE	1 POINT
	HA	HYDRANGEA ARBORESCENS 'ABETWO' INCREDIBALL® HYDRANGEA	3 POINTS
	HY-P	HYDRANGEA PANICULATA 'JANE'™ LITTLE LIME PANCLE HYDRANGEA	3 POINTS
	JM	JUNIPERUS CHINENSIS 'MINT JULEP' MINT JULEP JUNIPER	2 POINTS
	PH-O	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	3 POINTS
	RG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	1 POINT
	RI-A	RIBES ALPINUM ALPINE CURRANT	1 POINT
	SA-P	SALIX PURPUREA 'CANYON BLUE' ARCTIC BLUE PURPLE OSIER WILLOW	1 POINT
	ST	SPIRAEA BETULIFOLIA 'TOR' TOR SPIREA	1 POINT
	SS	SPIRAEA SORBIFOLIA 'SEM' SEM FALSE SPIREA	1 POINT
EVERGREEN SHRUBS			
	TN	TAXUS X MEDIA 'TAUNTON' TAUNTON YEW	5 POINTS
	TH	THUJA OCCIDENTALIS 'HOLMSTRUP' HOLMSTRUP ARBORVITAE	5 POINTS
GRASSES			
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 POINT
	SC-M	SCHIZACHYRIUM SCOPARILUM 'MINNBLUEA' BLUE HEAVEN LITTLE BLUESTEM	1 POINT
PERENNIALS			
	HM	HOSTA X 'AUGUST MOON' AUGUST MOON HOSTA	1 POINT
	NE-F	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	1 POINT
GROUND COVERS			
	TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	

Landscaping Points Requirement

Building Foundation:
Linear Feet of Building Foundation - 825'
Landscape Points Required - **330 points**

Paved Areas:
Area of Paved Area - 27,023 sq. ft.
Landscape Points Required - **108 points**

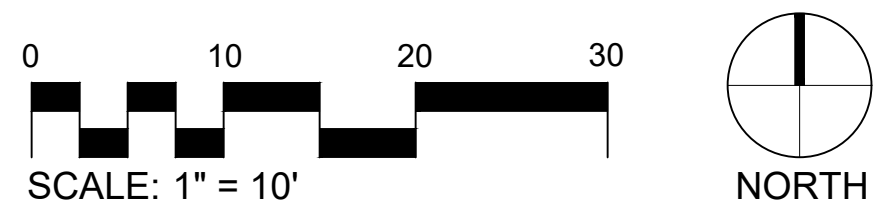
Street Frontages:
Street Right-of-Way Frontage - 477'
Landscape Points Required - **286 points**

Yards:
Gross Floor Area - 22,072 sq. ft.
Landscape Points Required - **221 points**

Bufferyards: NA

Total Landscape Points Required - **945 points**

Total Landscape Points per Site Plan - **2961 points**



GHIDORZI

DESIGN | BUILD | DEVELOP

2100 STEWART AVENUE WAUSAU, WI 54401
PHONE: (715)845-7282 FAX: (715)845-8896

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DF/ DAMON FARBER
LANDSCAPE ARCHITECTS
310 South 4th Avenue, Suite 7050
Minneapolis, MN 55415
p. 612.332.7522

NOT FOR CONSTRUCTION

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

MCINDOE PLACE
ASSISTED LIVING

151 MCINDOE ST
WAUSAU, WI 54403

ARCHITECT OF RECORD: MICHAEL K. THEISS
REGISTRATION NO.: Number
ADDRESS: 2100 STEWART AVE. WAUSAU, WI 54401
PHONE: (715) 845-7282

DRAWING SCALE: As indicated
DRAWN BY: JS, AN
ORIGINAL DATE: 6.24.26
PROJECT NUMBER: 25.0009

PLANTING
PLAN

L100

Page 29 of 82

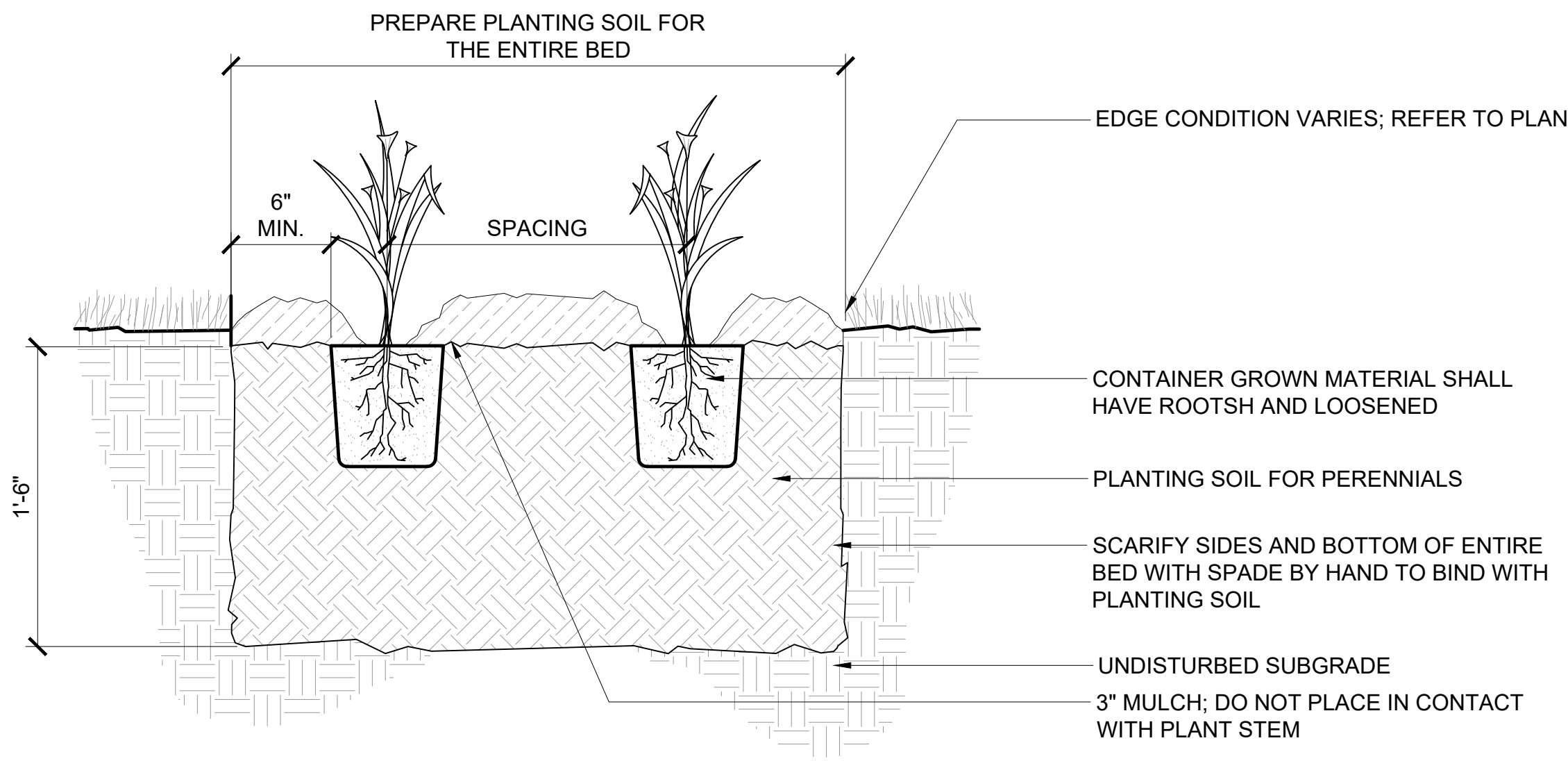
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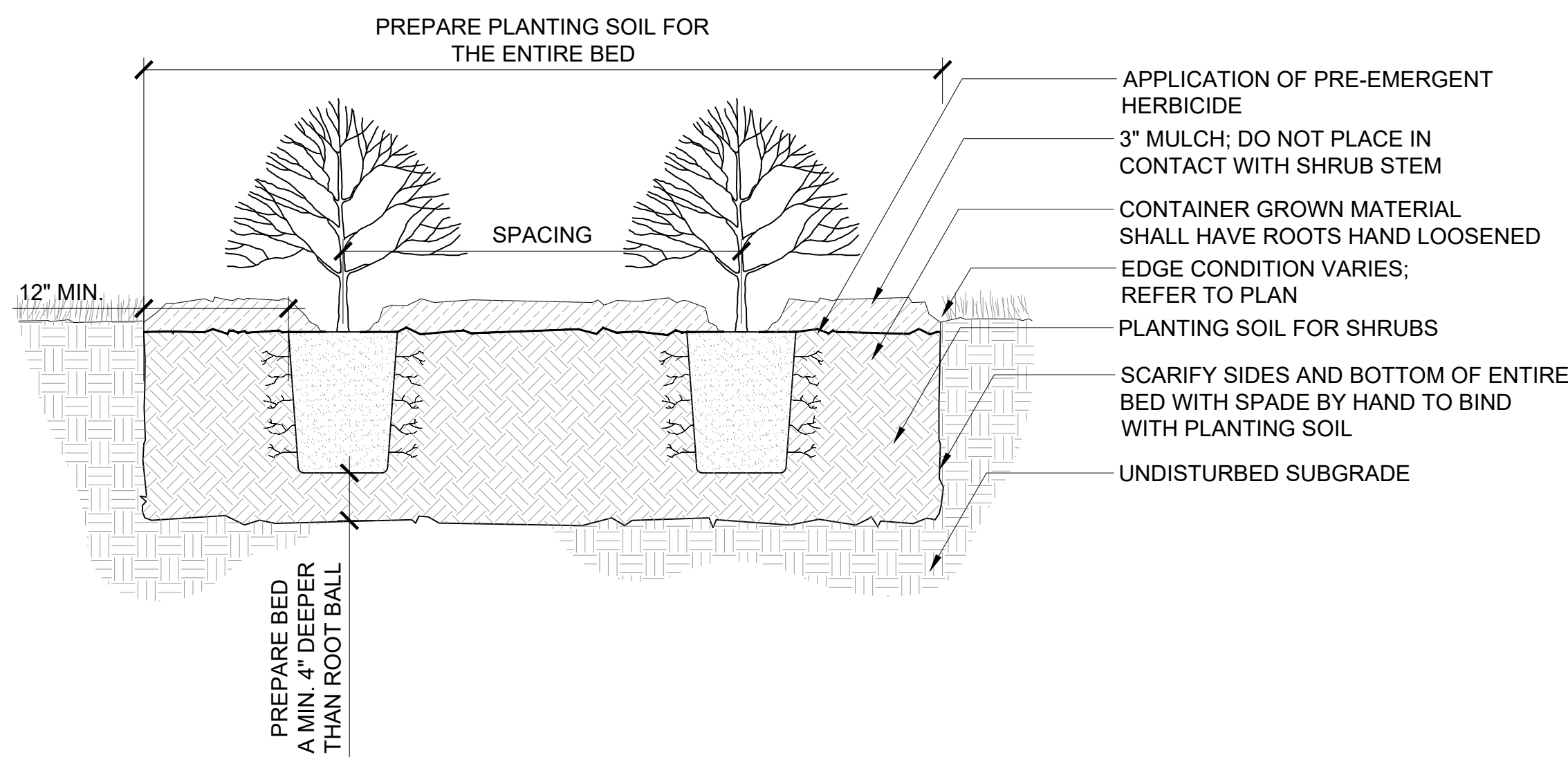
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5 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0"

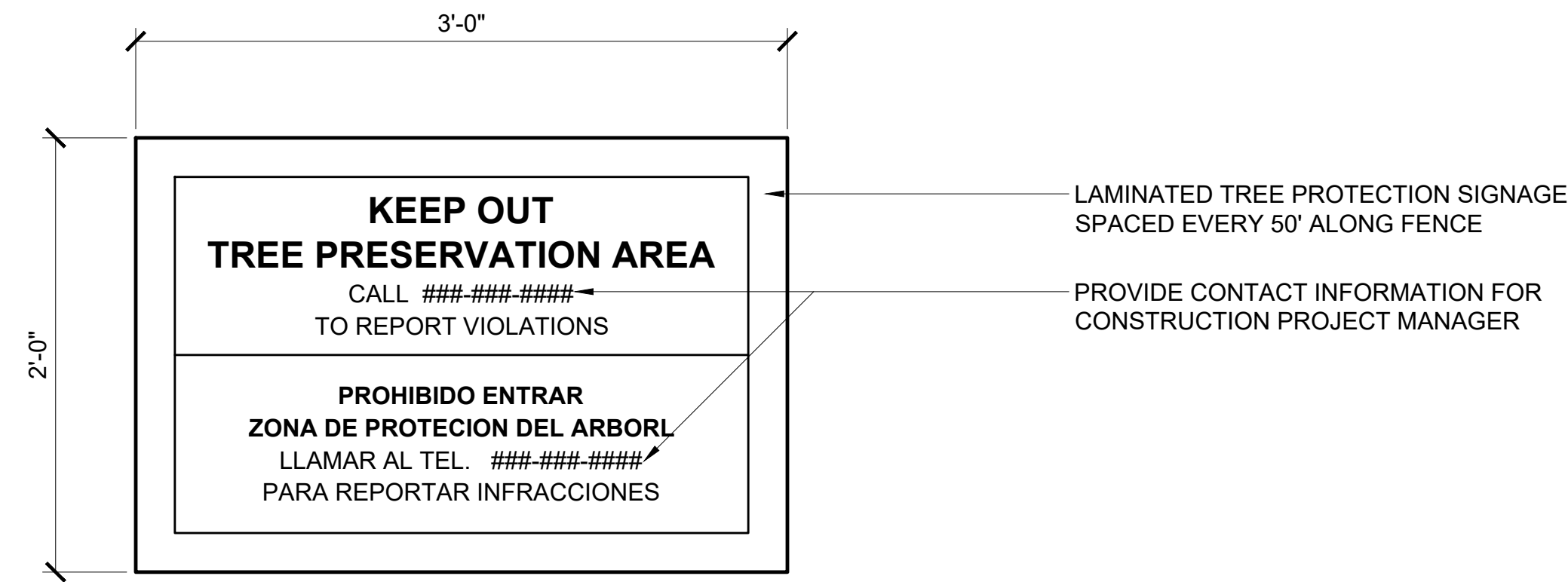
P-25.150-04



4 DETAIL - SHRUB PLANTING

1" = 1'-0"

P-25.150-02



2 DETAIL - TREE PROTECTION SIGNAGE

1 1/2" = 1'-0"

P-25.150-09

NOTE:
CONTRACTOR TO WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT (3/4" DIA. OR LARGER) EMERGES FROM THE TRUNK. SET MAIN ORDER ROOT 1" HIGHER THAN ADJACENT GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

EXPOSE ROOT FLARE AND SET AT GRADE. REMOVE BURLAP AND ROPES FROM TOP 1/3RD OF ROOT BALL, CUT WIRE BASKET DOWN TO SECOND HORIZONTAL WIRE FROM THE BOTTOM, AND DISPOSE OF OFF-SITE. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE MAINTENANCE PERIOD

PROVIDE & INSTALL RODENT PROTECTION 3/4" HARDWIRE CLOTH MESH CYLINDER, 8" DIA. OR GREATER X 36" HGT; STAKE IN PLACE. PER SPEC

PLANTING PIT TO BE TWO TO FIVE TIMES THE DIAMETER OF THE ROOT BALL, SLOPED

6" DIAMETER MULCH RING
36" RADIUS

EDGE CONDITION VARIES; REFER TO PLAN

PREPARED PLANTING SOIL PER SPEC

SCARIFY SIDES OF TREE PIT WITH SPADE BY HAND TO BIND WITH PREPARED PLANTING SOIL

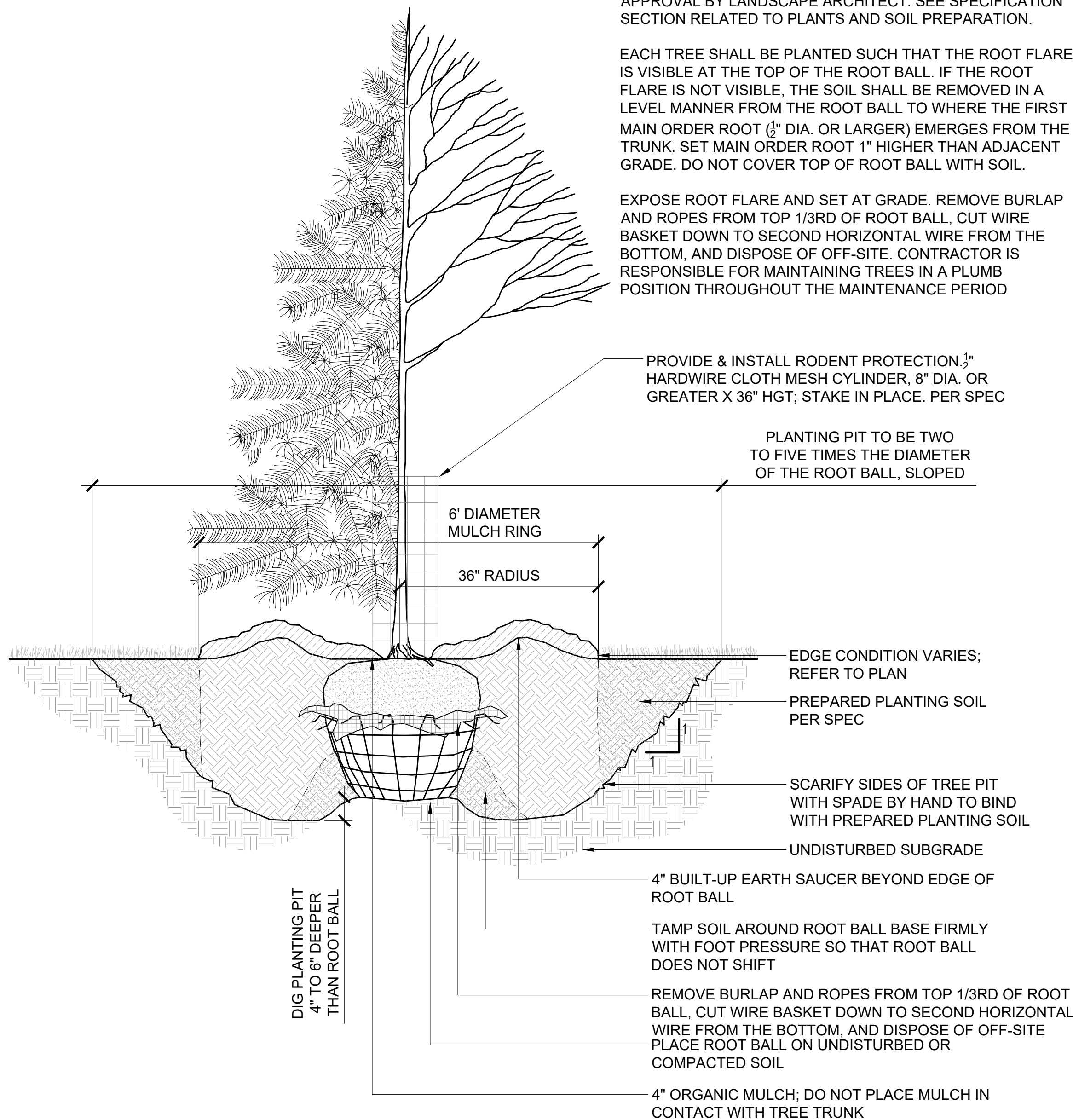
UNDISTURBED SUBGRADE

4" BUILT-UP EARTH SAUCER BEYOND EDGE OF ROOT BALL

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT

REMOVE BURLAP AND ROPES FROM TOP 1/3RD OF ROOT BALL, CUT WIRE BASKET DOWN TO SECOND HORIZONTAL WIRE FROM THE BOTTOM, AND DISPOSE OF OFF-SITE. PLACE ROOT BALL ON UNDISTURBED OR COMPACTED SOIL

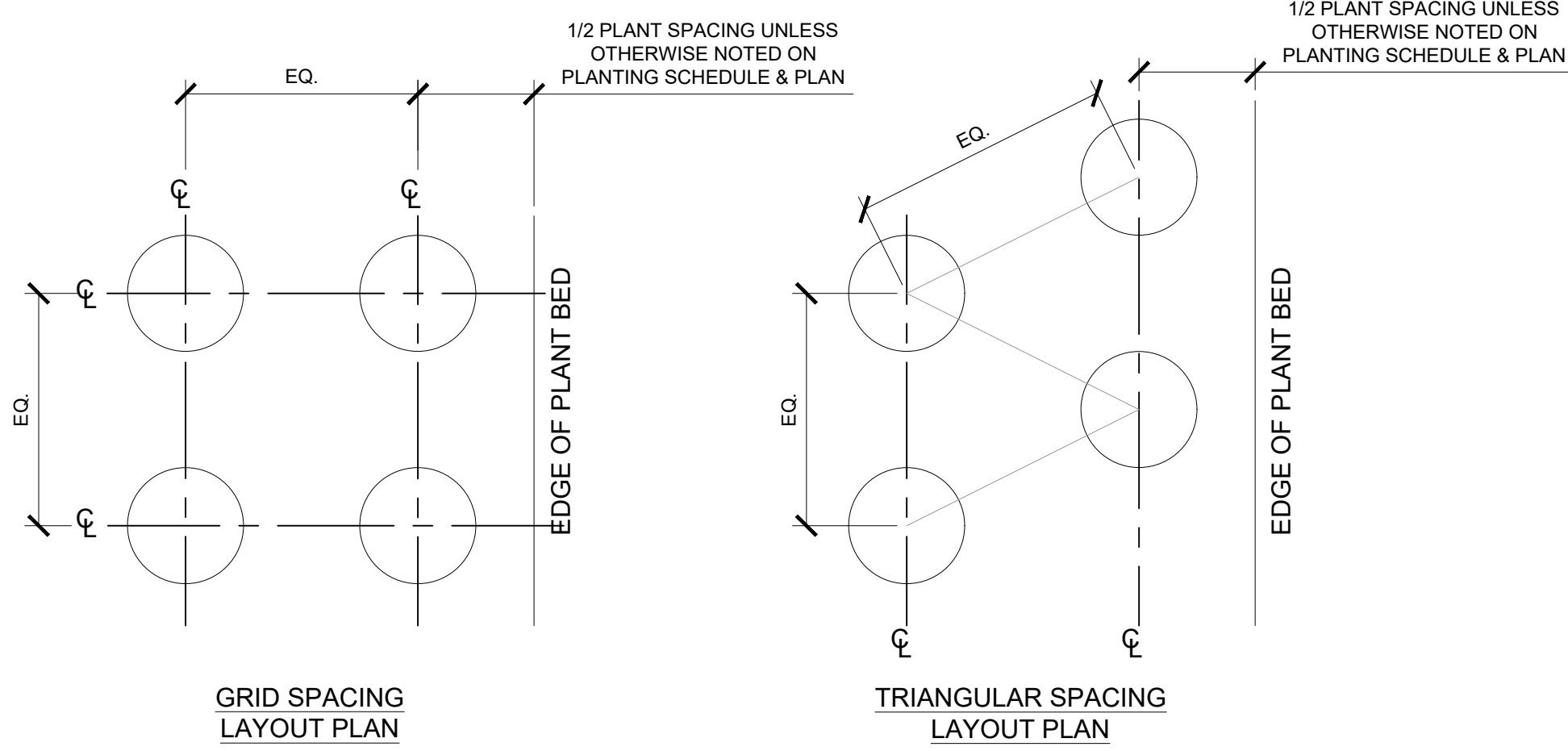
4" ORGANIC MULCH; DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK



3 DETAIL - TREE PLANTING

3/4" = 1'-0"

P-25.150-01

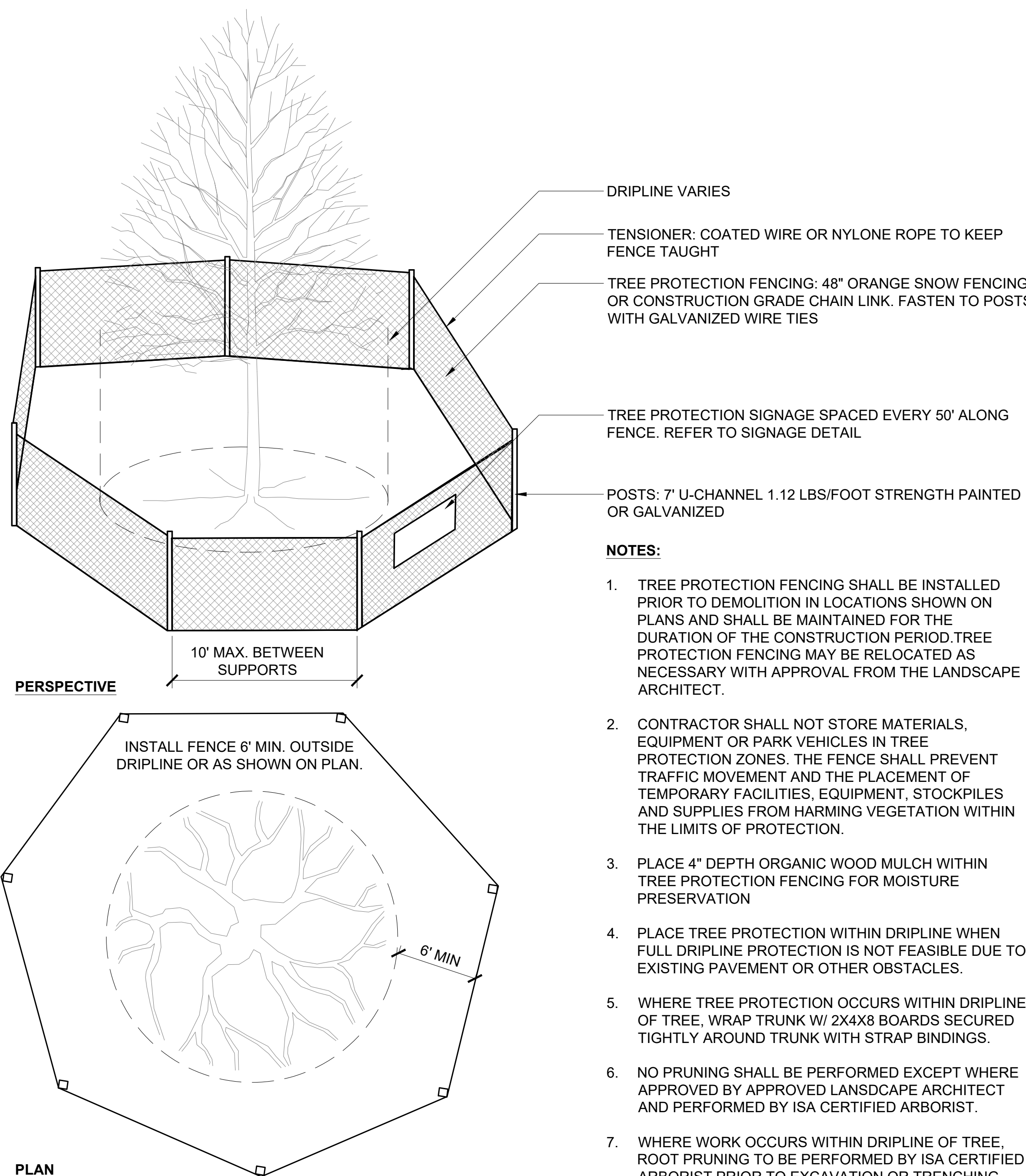


NOTE: REFER TO PLANTING SCHEDULE PLANT SPACING.

6 DETAIL - PLANT SPACING

3/4" = 1'-0"

P-25.150-03



1 DETAIL - TREE PROTECTION

1 1/2" = 1'-0"

P-25.150-19

NOTES:

- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION IN LOCATIONS SHOWN ON PLANS AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD. TREE PROTECTION FENCING MAY BE RELOCATED AS NECESSARY WITH APPROVAL FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR PARK VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
- PLACE 4" DEPTH ORGANIC WOOD MULCH WITHIN TREE PROTECTION FENCING FOR MOISTURE PRESERVATION
- PLACE TREE PROTECTION WITHIN DRIPLINE WHEN FULL DRIPLINE PROTECTION IS NOT FEASIBLE DUE TO EXISTING PAVEMENT OR OTHER OBSTACLES.
- WHERE TREE PROTECTION OCCURS WITHIN DRIPLINE OF TREE, WRAP TRUNK W/ 2X4X8 BOARDS SECURED TIGHTLY AROUND TRUNK WITH STRAP BINDINGS.
- NO PRUNING SHALL BE PERFORMED EXCEPT WHERE APPROVED BY APPROVED LANDSCAPE ARCHITECT AND PERFORMED BY ISA CERTIFIED ARBORIST.
- WHERE WORK OCCURS WITHIN DRIPLINE OF TREE, ROOT PRUNING TO BE PERFORMED BY ISA CERTIFIED ARBORIST PRIOR TO EXCAVATION OR TRENCHING.

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

MCINDOE PLACE
ASSISTED LIVING

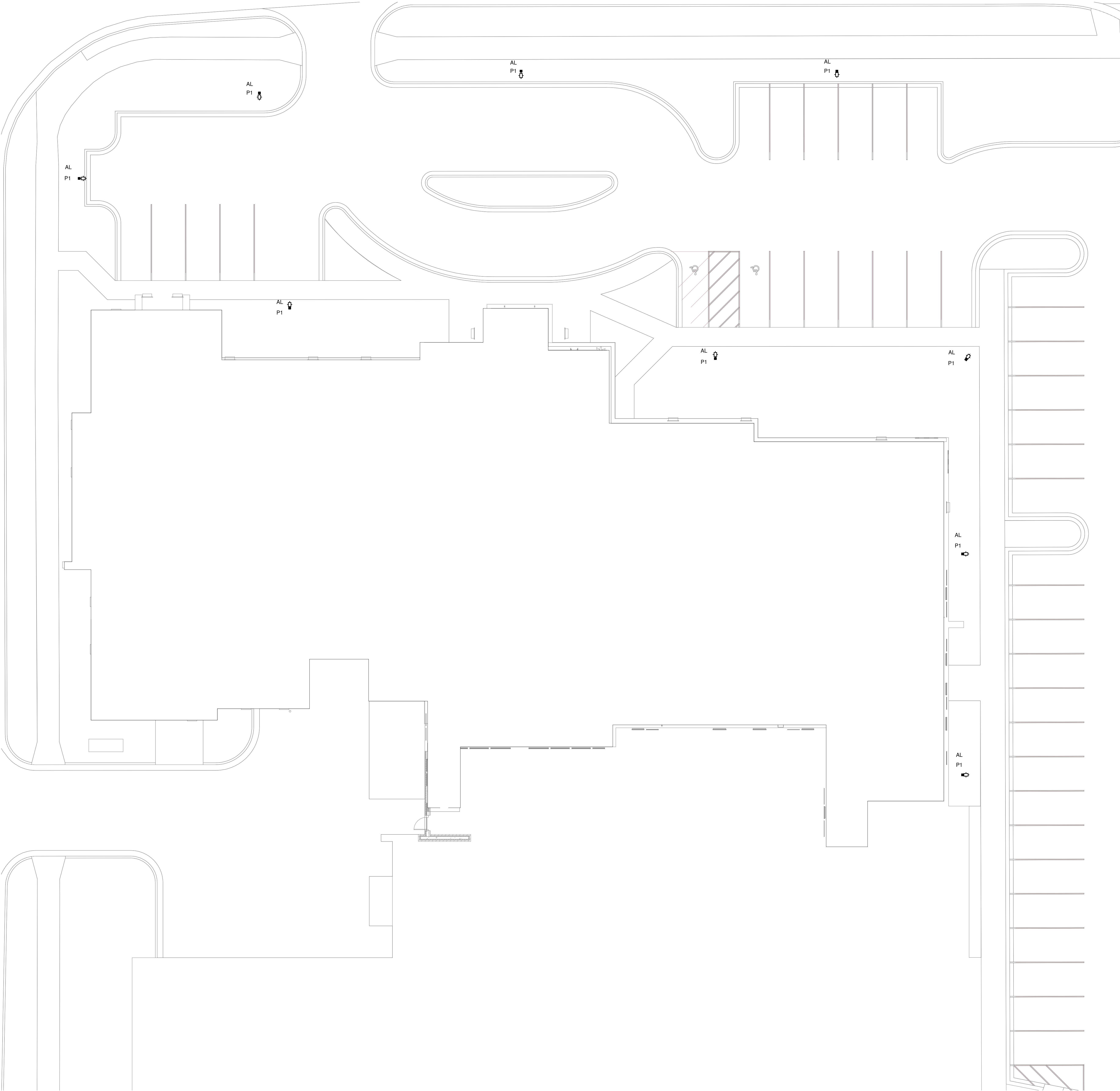
151 MCINDOE ST
WAUSAU, WI 54403

ARCHITECT OF RECORD: MICHAEL K. THEISS
REGISTRATION NO.: Number
ADDRESS: 2100 STEWART AVE, WAUSAU, WI 54401
PHONE: (715) 845-7282

DRAWING SCALE: As indicated
DRAWN BY: JS, AN
ORIGINAL DATE: 6.24.26
PROJECT NUMBER: 25.0009

DETAILS

L500



NOT FOR CONSTRUCTION

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

GHIDORZI
MCINDOE PLACE
ASSISTED LIVING

151 MCINDOE ST
WAUSAU, WI 54403

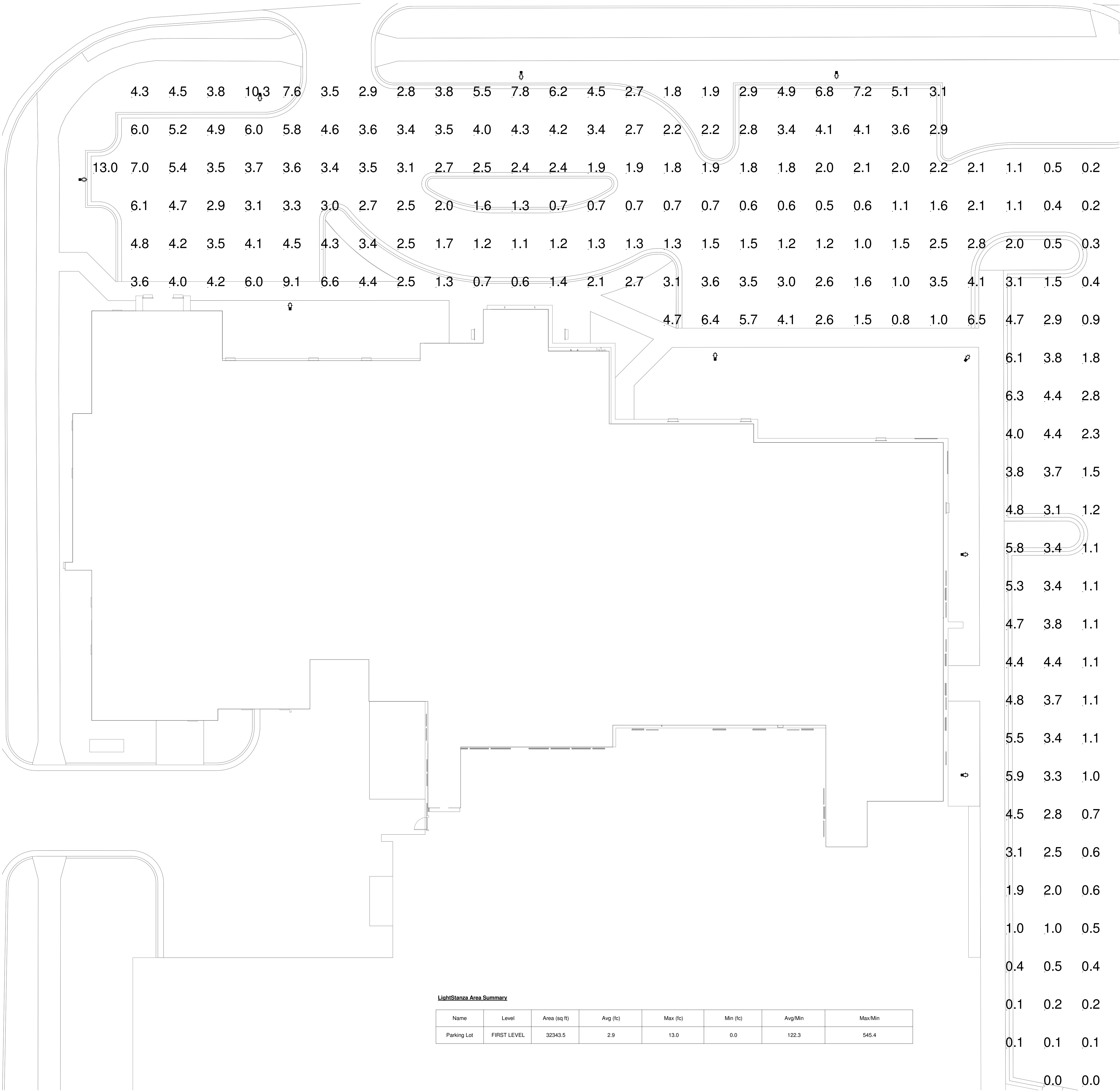
ARCHITECT OF RECORD:
REGISTRATION NO.:
ADDRESS: 2100 STEWART AVE, WAUSAU, WI 54401
PHONE: (715) 845-7282

DRAWING SCALE: 3/32" = 1'-0"
DRAWN BY: AMM
ORIGINAL DATE: 06.01.26
PROJECT NUMBER: 25-0009

ELECTRIC
LIGHTING SITE
PLAN

E205

NOT FOR CONSTRUCTION



LightStanza Area Summary

Name	Level	Area (sq ft)	Avg (fc)	Max (fc)	Min (fc)	Avg/Min	Max/Min
Parking Lot	FIRST LEVEL	32343.5	2.9	13.0	0.0	122.3	545.4

ID	DATE	DESCRIPTION
REVISION SCHEDULE		

GHIDORZI
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ELECTRIC
LIGHTING SITE
PLAN-PHOTOMETRICS

ELECTRIC LUMINAIRE SCHEDULE

GENERAL NOTES:
A. REFER TO DRAWINGS FOR MOUNTING TYPE, NUMBER OF FACES AND ARROWS OF EXIT SIGNS. VERIFY IN FIELD PRIOR TO INSTALLATION.
B. VERIFY COMPATIBILITY WITH VOLTAGE, CONTROLS, ETC. FOR ALL LUMINAIRE COMPONENTS.
C. COORDINATE EACH LUMINAIRE LOCATION WITH THE ARCHITECTURAL REFLECTED CEILING PLANS, CEILING INSTALLERS, ETC. AND PROVIDE APPROPRIATE MOUNTING SYSTEM REQUIRED FOR EACH LUMINAIRE. ALSO, PROVIDE PLASTER FRAMES, WALL BRACKETS, SUPPORTS, OR OTHER APPURTENANCES AS REQUIRED FOR PROPER AND COMPLETE INSTALLATIONS.
D. WEAR CLEAN WHITE COTTON GLOVES WHEN HANDLING EXPOSED REFLECTIVE LUMINAIRE SURFACES. REMOVE PLASTIC SHIPPING BAGS ONLY AFTER INTERIOR WORK IS COMPLETE, AND CLEAN ALL SURFACES WITH CLEAN DRY CEESELOTH.
E. MOUNTING HEIGHTS INDICATED ARE TO THE BOTTOM OF THE LUMINAIRE, UNLESS OTHERWISE NOTED.
F. PRODUCTS: PROVIDE PRODUCTS INDICATED ON DRAWINGS AND SCHEDULES. WHERE MULTIPLE MANUFACTURER SERIES/MODEL NUMBERS ARE LISTED FOR A SINGLE LUMINAIRE, PROVIDE ONE OF THOSE LISTED. WHERE A SPECIFIC MANUFACTURER SERIES/MODEL NUMBER IS LISTED AS BASIS-OF-DESIGN, AND WHERE IT IS STATED THAT EQUIVALENTS WILL BE CONSIDERED, ANY PROPOSED NON-LISTED LUMINAIRES ARE SUBJECT TO REVIEW BY DESIGN PROFESSIONAL(S).
SUBMITTALS FOR WHICH SHALL BE FURNISHED AT LEAST (10) DAYS PRIOR TO BID DUE DATE OR THEY WILL NOT BE CONSIDERED. THESE PRE-BID SUBMITTALS SHALL CLEARLY STATE EXACTLY WHAT IS BEING PROPOSED AND SHALL DEMONSTRATE COMPLIANT EQUIVALENCY. SIMILAR REQUESTS FOR PROPOSED SUBSTITUTIONS MAY BE MADE ONLY AFTER BIDS ARE RECEIVED, AND ONLY IF OWNER CHOOSES TO CONSIDER SUBSTITUTION REQUESTS. DESIGN PROFESSIONAL(S) AND OWNER RESERVE THE RIGHT TO REJECT ALL PRODUCTS THAT ARE NOT DEEMED TO BE FULLY EQUIVALENT TO THE BASIS-OF-DESIGN LISTING(S). SUBMIT ALL REQUESTS AND QUESTIONS THROUGH THE FORMALLY-ESTABLISHED BIDDING PROCESS, NOT DIRECTLY TO ENGINEER.

TYPE	DESCRIPTION	MANUFACTURER	MODEL	ACCEPTED EQUALS ONLY	SIZE	MOUNTING	FLANGE KIT	MATERIAL	OPTICS	LIGHT SOURCE	LAMP QTY	LAMP BASE	COLOR TEMPERATURE (K)	CRI	LUMEN OUTPUT (L)	DRIVER	DRIVER QTY	BATTERY	BATTERY TYPE	DIMMING PROTOCOL	FINISH	OPTIONS	LOAD (VA)	UNIVERSAL VOLTAGE (MVOLT)	VOLTAGE	PHASE	COMMENTS
AL	AREA LIGHT	COOPER	MCGRW EDISON GLEON	ACCEPTED EQUALS ONLY	21 3/4" X 15 1/2" X 4"	POLE			TYPE 3, SPILL CONTROL	LED	1		3500	70	11000	ELECTRONIC	1	No	NONE	0-10V	BRONZE	2 SQUARES, 800 MA	85 VA	Yes	277 V	1	
EX	EXIT SIGN - AC ONLY - EDGE-LIT	LITHONIA	LRP	CHLORIDE-4VIL DUAL-LITE-LE	12" X 2" X 8"	CEILING		STEEL	MIRROR BACKGROUND	LED	1		3500	82	0	ELECTRONIC	1	No	NONE	NONE	BRUSHED ALUMINUM, RED LETTERS, MIRROR BACKGROUND		4 VA	Yes	277 V	1	
L1	LINEAR STRIP	COLUMBIA	MPS	LITHONIA-CSS, LSI-SOL	48" X 4" X 4"	SURFACE OR CHAIN		STEEL	CURVED, FROSTED ACRYLIC, WIDE DISTRIBUTION	LED	1		3500	80	5800	ELECTRONIC	1	No	NONE	0-10V	WHITE		38 VA	Yes	277 V	1	
L2	WALL SCONCE - RESIDENCE CORRIDORS	CERNO	CAPIO S		17" X 6" X 4"	WALL	No	SOLID WOOD, POLYMER		LED	1		2700	90	500	ELECTRONIC	1	No	NONE	0-10V	TBD		7 VA	Yes	277 V	1	
L3	CYLINDER - WALL, GARAGE AND EXTERIOR	DALS LIGHTING	HARLOW		7" X 6" X 3.25"	WALL, SURFACE		ALUMINUM	120 DEGREES	LED	1		3000	90	900	ELECTRONIC	1	No	NONE	ELV	BLACK		15 VA	Yes	120 V	1	
L4	TROFFER - RECESSED	LITHONIA	CPANL		48" X 24"	RECESSED, GRID	No	ALUMINUM		LED	1		3500	82	0	ELECTRONIC	1	No	NONE	0-10V	WHITE		0 VA	Yes	277 V	1	
L5	DOWNLIGHT - ROUND	3G LIGHTING	3" ROUND FIXED		3" D X 3.25"	GYP, TRIMLESS	No		60 DEGREE	LED	1		3000	95	1500	ELECTRONIC	1	No	NONE	0-10V	WHITE		14 VA	Yes	277 V	1	
L6	VANITY LIGHT	OXYGEN	ADELPHI		36" X 3.5" X 4.75"	WALL		STEEL, ACRYLIC		LED	1		3000	90	2546	ELECTRONIC	1	No	NONE	0-10V	BLACK		26 VA	Yes	120 V	1	
L7	LINEAR - RECESSED	CORONET	LSR2 LOUVER		48" X 2.6" X 4.6"	RECESSED, MUD-IN FLANGE	No	ALUMINUM		LED	1		3000	90	2484	ELECTRONIC	1	No	NONE	0-10V	WHITE		30 VA	Yes	277 V	1	
L8	TAPE LIGHT	LUMENTRUS	1200			RECESSED INTO MILLWORK	No	ALUMINUM		LED	1		3500	82	<varies>	ELECTRONIC	1	No	NONE	0-10V	WHITE		0 VA	Yes	277 V	1	0 VA PER FOOT, 100 LUMENS PER FOOT
L9	LINEAR - RECESSED OFFICE SPACES	CORONET	LSR2		48" X 2.6" X 3.6"	RECESSED, GRID	No		FLAT DIFFUSER	LED	1		3000	82	2676	ELECTRONIC	1	No	NONE	0-10V	WHITE		22 VA	Yes	277 V	1	
L10	PENDANT - ROUND	LUMINART	COCO DEMI SUSPENSION		31" D X 12"	PENDANT				LED	1		3000	90	3628	ELECTRONIC	1	No	NONE	0-10V	TBD		23 VA	Yes	120 V	1	
L11	PENDANT - CNA STATIONS	EUREKA LIGHTING	SCOUT BELL		2.75" D X 10"	PENDANT, BLACK OR WHITE CABLE, FIELD ADJUSTABLE				LED	1		3000	90	1000	ELECTRONIC	1	No	NONE	0-10V	TBD	BELL ACCESSORY	10 VA	Yes	120 V	1	
L12	PENDANT - FRONT STAIRWELL	LUMINART	SQUIGGLE ROUND		40" D					LED	1		3500	90	3900	ELECTRONIC	1	No	NONE	0-10V	WHITE		56 VA	Yes	277 V	1	
L13	PENDANT - FRONT STAIRWELL	LUMINART	SQUIGGLE ROUND		51" D					LED	1		3500	90	4600	ELECTRONIC	1	No	NONE	0-10V	WHITE		67 VA	Yes	277 V	1	
L14	DOWNLIGHT - ROUND DOORWAY	3G LIGHTING	3G DL20RF	ACCEPTED EQUALS ONLY	2" D X 4.5"	RECESSED, TRIMLESS	No		50 DEGREE	LED	1		2700	95	1250	ELECTRONIC	1	No	NONE	0-10V	WHITE		13 VA	Yes	277 V	1	
L15	DOWNLIGHT - ROUND - GRID	3G LIGHTING	3G DL30RF		3" D X 3.25"	RECESSED, TRIM	No	ALUMINUM	60 DEGREE	LED	1		3000	95	1500	ELECTRONIC	1	No	NONE	0-10V	WHITE		14 VA	Yes	277 V	1	
L16	PENDANT - ROUND DINING	LUXXBOX	KURTAN STRATUM	ACCEPTED EQUALS ONLY	30.5" D X 18"	PENDANT		ACOUSTIC FABRIC	DIRECT + INDIRECT	LED	1		3000	90	3492	ELECTRONIC, REMOTE	1	No	NONE	0-10V	TBD		48 VA	Yes	120 V	1	
L17	DOWNLIGHT - PLANK CEILING	3G LIGHTING	3G DL30RF-SC	APPROVED EQUALS ONLY	3" D X	RECESSED, MILLWORK	No		60 DEGREE, SOFTENING LENS	LED	1		3000	95	1500	ELECTRONIC	1	No	NONE	0-10V	WHITE		14 VA	Yes	277 V	1	
L18	DOWNLIGHT - WALLWASH	3G LIGHTING	3G-DL33RW	APPROVED EQUALS ONLY	3" D X 4.10"	RECESSED, TRIMLESS	No		WALL WASH	LED	1		3000	95	1250	ELECTRONIC	1	No	NONE	0-10V	WHITE		20 VA	Yes	277 V	1	
L19	FLUSH MOUNT - RESIDENT	KUZCO LIGHTING	DALTON		20" D X 5"	FLUSH MOUNT		STEEL + LINEN	WHITE ACRYLIC DIFFUSER	LED	1		2700	90	1310	ELECTRONIC	1	No	NONE	ELV	TBD		32 VA	Yes	120 V	1	
L20	DOWNLIGHT - ROUND - WET RATED	3G LIGHTING	3G DL30RF		3" D X 3.25"	RECESSED, TRIMLESS	No		60 DEGREE	LED	1		3500	82	1500	ELECTRONIC	1	No	NONE	0-10V	WHITE	WET RATED	14 VA	Yes	277 V	1	
L21	TAPE LIGHT - TASK/COCK	LUMENTRUS	1200			RECESSED	No	ALUMINUM		LED	1		3500	82	<varies>	ELECTRONIC	1	No	NONE	0-10V	WHITE		0 VA	Yes	277 V	1	0 VA PER FOOT, 100 LUMENS PER FOOT
L22	READING LIGHT / TASK LIGHT						No			LED	1		3500	82	0	ELECTRONIC	1	No	NONE	0-10V	WHITE		0 VA	Yes	277 V	1	
L23	PERIMETER ACCENT	PURE EDGE LIGHTING	VERGE CEILING				No			LED	1		3500	82	1100	ELECTRONIC	1	No	NONE	0-10V	WHITE		0 VA	Yes	277 V	1	0 VA PER FOOT, 100 LUMENS PER FOOT
L24	TAPE LIGHT - COVE	CORONET	LAUNA COVE	ACCEPTED EQUALS ONLY	0AL X 4" X 2"	WALL PLASTER-IN CHANNEL	No	ALUMINUM	STANDARD DIFFUSER	LED	1		3000	90	639	ELECTRONIC	1	No	NONE	0-10V	WHITE		7 VA	Yes	277 V	1	0 VA PER FOOT, 600 LUMENS PER FOOT
L25	PENDANT - ROUND	VISUAL COMFORT & CO.	LODY 18 LIGHT CHANDELIER		32" D X 15"	PENDANT				LED	1		2700	90	500	ELECTRONIC	1	No	NONE	ELV	GREY		17 VA	Yes	120 V	1	

ELECTRIC LUMINAIRE POLE SCHEDULE

ALL FIELDS LEFT BLANK IN THE SCHEDULE BELOW ARE TBD BY POLE MANUFACTURER. MANUFACTURER IS RESPONSIBLE FOR PERFORMING CALCULATIONS AND FURNISHING A POLE THAT MEETS EPA REQUIREMENTS FOR THE PROJECT LOCATION AND THE SELECTED POLE MOUNTED LUMINAIRES. REFER TO SITE LIGHTING PLAN FOR OTHER ITEMS THAT MAY BE INSTALLED ON POLE, SUCH AS SECURITY EQUIPMENT, AND ACCOUNT FOR THIS IN THE CALCULATIONS.

TYPE	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL	SIZE	GAUGE	HEIGHT	EPA	MOUNTING	OPTIONS	FINISH	COMMENTS
P1	POLE - SQUARE	COOPER LIGHTING	SSA SQUARE STRAIGHT	ALUMINUM		7	15' - 0"		SINGLE		MATCH FINISH OF LUMINAIRE	

Aluminum Poles



SSA SQUARE STRAIGHT ALUMINUM

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-loaded vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a geotechnical, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for all factors and design considerations. [Learn More](#).

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibrations, harmonic oscillation or resonance.

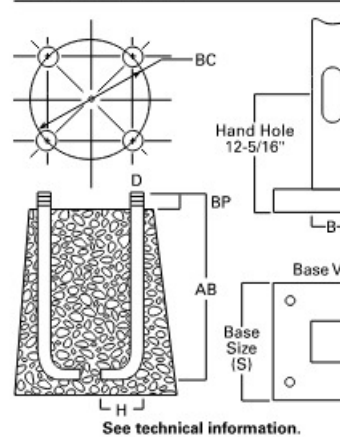
Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

ORDERING INFORMATION

SAMPLE NUMBER: SSAT87WMMG								
Product Family	Shell Size (Inches)	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
SSB-Series Straight Aluminum	4'-0"	T-10.13"	10'-10"	W-Aluminum	A-Clear Brushed Aluminum	B-30° 30° 30° Top on Long	2-2 on 30°	A-10° Tapered Hole *
	4'-6"	T-10.13"	10'-10"		C-Black Anodized	C-30° 30° 30° Top on Long	2-2 on 30°	B-10° Tapered Hole *
	5'-0"	M-10.6"	10'-10"		D-Black Anodized	D-30° 30° 30° Top on Long	2-2 on 30°	C-10° Tapered Hole *
	5'-6"	K-10.20"	10'-10"		E-Medium Bronze Anodized	E-30° 30° 30° Top on Long	2-2 on 30°	D-10° Tapered Hole *
	6'-0"		10'-10"		F-Gun Bronze	F-30° 30° 30° Top on Long	2-2 on 30°	E-10° Tapered Hole *
	6'-6"		10'-10"		G-Silver White	G-30° 30° 30° Top on Long	2-2 on 30°	F-10° Tapered Hole *
	7'-0"		10'-10"		H-Black	H-30° 30° 30° Top on Long	2-2 on 30°	G-10° Tapered Hole *
	7'-6"		10'-10"		I-Black	I-30° 30° 30° Top on Long	2-2 on 30°	H-10° Tapered Hole *
	8'-0"		10'-10"		J-Black	J-30° 30° 30° Top on Long	2-2 on 30°	I-10° Tapered Hole *
	8'-6"		10'-10"		K-Black	K-30° 30° 30° Top on Long	2-2 on 30°	J-10° Tapered Hole *
SSC-Series Curved Aluminum	4'-0"	T-10.13"	10'-10"	W-Aluminum	L-Black	L-30° 30° 30° Top on Long	2-2 on 30°	K-10° Tapered Hole *
	4'-6"	T-10.13"	10'-10"		M-Black	M-30° 30° 30° Top on Long	2-2 on 30°	L-10° Tapered Hole *
	5'-0"	M-10.6"	10'-10"		N-Black	N-30° 30° 30° Top on Long	2-2 on 30°	M-10° Tapered Hole *
	5'-6"	K-10.20"	10'-10"		O-Black	O-30° 30° 30° Top on Long	2-2 on 30°	N-10° Tapered Hole *
	6'-0"		10'-10"		P-Black	P-30° 30° 30° Top on Long	2-2 on 30°	O-10° Tapered Hole *
	6'-6"		10'-10"		Q-Black	Q-30° 30° 30° Top on Long	2-2 on 30°	P-10° Tapered Hole *
	7'-0"		10'-10"		R-Black	R-30° 30° 30° Top on Long	2-2 on 30°	Q-10° Tapered Hole *
	7'-6"		10'-10"		S-Black	S-30° 30° 30° Top on Long	2-2 on 30°	R-10° Tapered Hole *
	8'-0"		10'-10"		T-Black	T-30° 30° 30° Top on Long	2-2 on 30°	S-10° Tapered Hole *
	8'-6"		10'-10"		U-Black	U-30° 30° 30° Top on Long	2-2 on 30°	T-10° Tapered Hole *
SSD-Series Double Sided Aluminum	4'-0"	T-10.13"	10'-10"	W-Aluminum	V-Black	V-30° 30° 30° Top on Long	2-2 on 30°	U-10° Tapered Hole *
	4'-6"	T-10.13"	10'-10"		W-Black	W-30° 30° 30° Top on Long	2-2 on 30°	V-10° Tapered Hole *
	5'-0"	M-10.6"	10'-10"		X-Black	X-30° 30° 30° Top on Long	2-2 on 30°	W-10° Tapered Hole *
	5'-6"	K-10.20"	10'-10"		Y-Black	Y-30° 30° 30° Top on Long	2-2 on 30°	X-10° Tapered Hole *
	6'-0"		10'-10"		Z-Black	Z-30° 30° 30° Top on Long	2-2 on 30°	Y-10° Tapered Hole *
	6'-6"		10'-10"		AA-Black	AA-30° 30° 30° Top on Long	2-2 on 30°	Z-10° Tapered Hole *
	7'-0"		10'-10"		AB-Black	AB-30° 30° 30° Top on Long	2-2 on 30°	AA-10° Tapered Hole *
	7'-6"		10'-10"		AC-Black	AC-30° 30° 30° Top on Long	2-2 on 30°	AB-10° Tapered Hole *
	8'-0"		10'-10"		AD-Black	AD-30° 30° 30° Top on Long	2-2 on 30°	AC-10° Tapered Hole *
	8'-6"		10'-10"		AE-Black	AE-30° 30° 30° Top on Long	2-2 on 30°	AD-10° Tapered Hole *

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 100'. 3. Tapped hole is located 1" below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outer diameter of poles and/or outer side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90" from standard hand hole location, unless otherwise specified.

ANCHORAGE DATA



See technical information.

Project	Catalog #	Type
Prepared by	Notes	Date

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

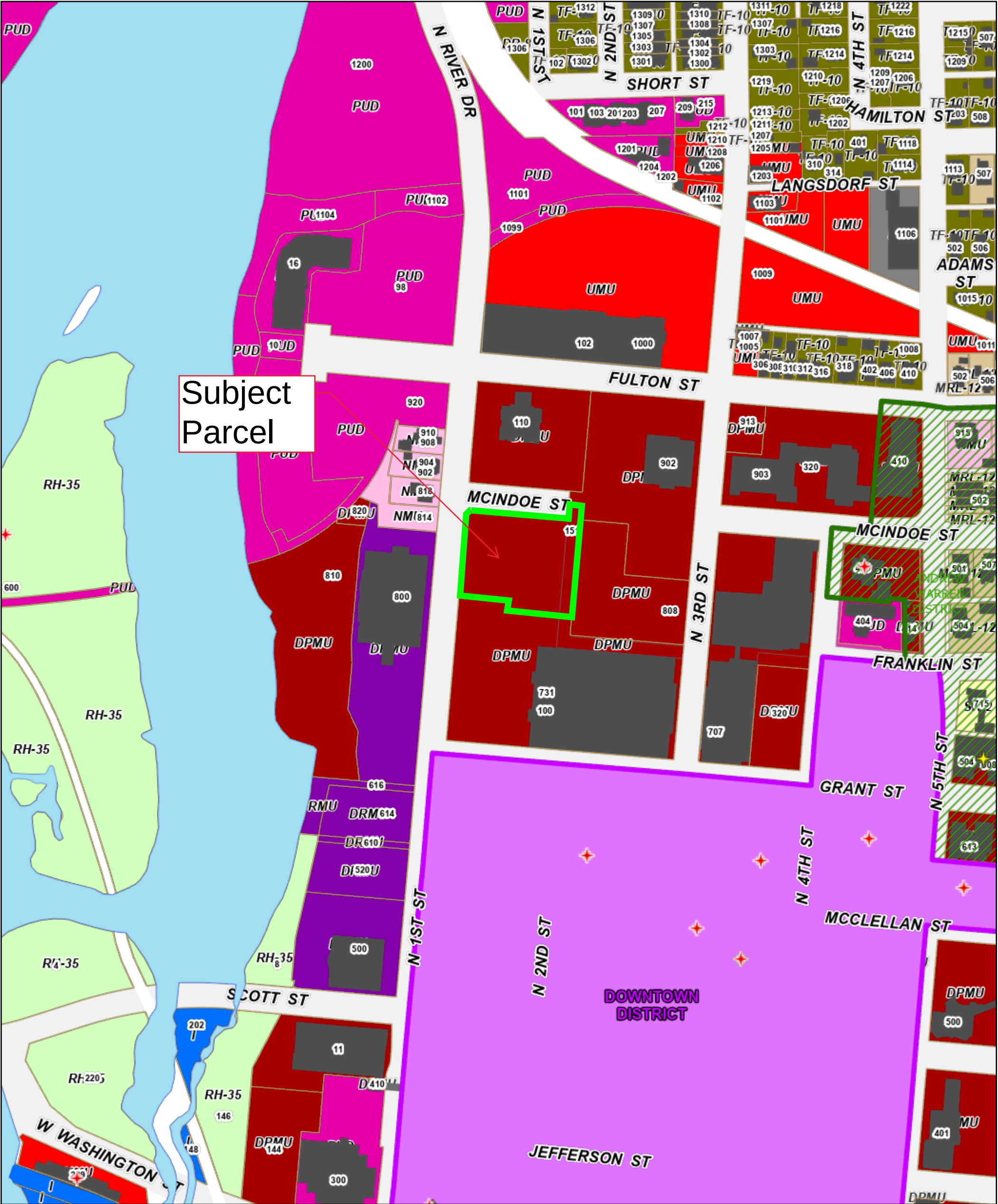
Product Features

- Straight square shaft 6005-T6 aluminum alloy polished
- 356-T6 cast aluminum alloy base with aluminum knock-in bolt covers
- 8'-35' mounting heights
- Drilled or tenon (specify)

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

ArcGIS Web Map



6/17/2026, 10:02:45 AM

- Water

Municipal Label

Local Historic Landmarks

National Register Historic Places

Historic Districts

Andrew Warren District

Downtown District

Parcel

Address Point

Right Of Way

Building

Zoning (Label Only)

Zoning

SR-2 - Single Family Residential

DR-8 - Duplex Residential

TF-10 - Two-Flat Residential

MRL-12 - Multi-Family Residential

PUD - Planned Unit Development

RH-35 - Rural Holding

I - Institutional

NMU - Neighborhood Mixed-Use

UMU - Urban Mixed-Use

DPMU - Downtown Periphery Mixed-Use

DHMU - Downtown Historic Mixed-Use

DRMU - Downtown High-Rise Mixed-Use

HI - Heavy Industrial

Municipal Boundaries

Water
- 1:3,696
-
-
- 151 McIndoe Street

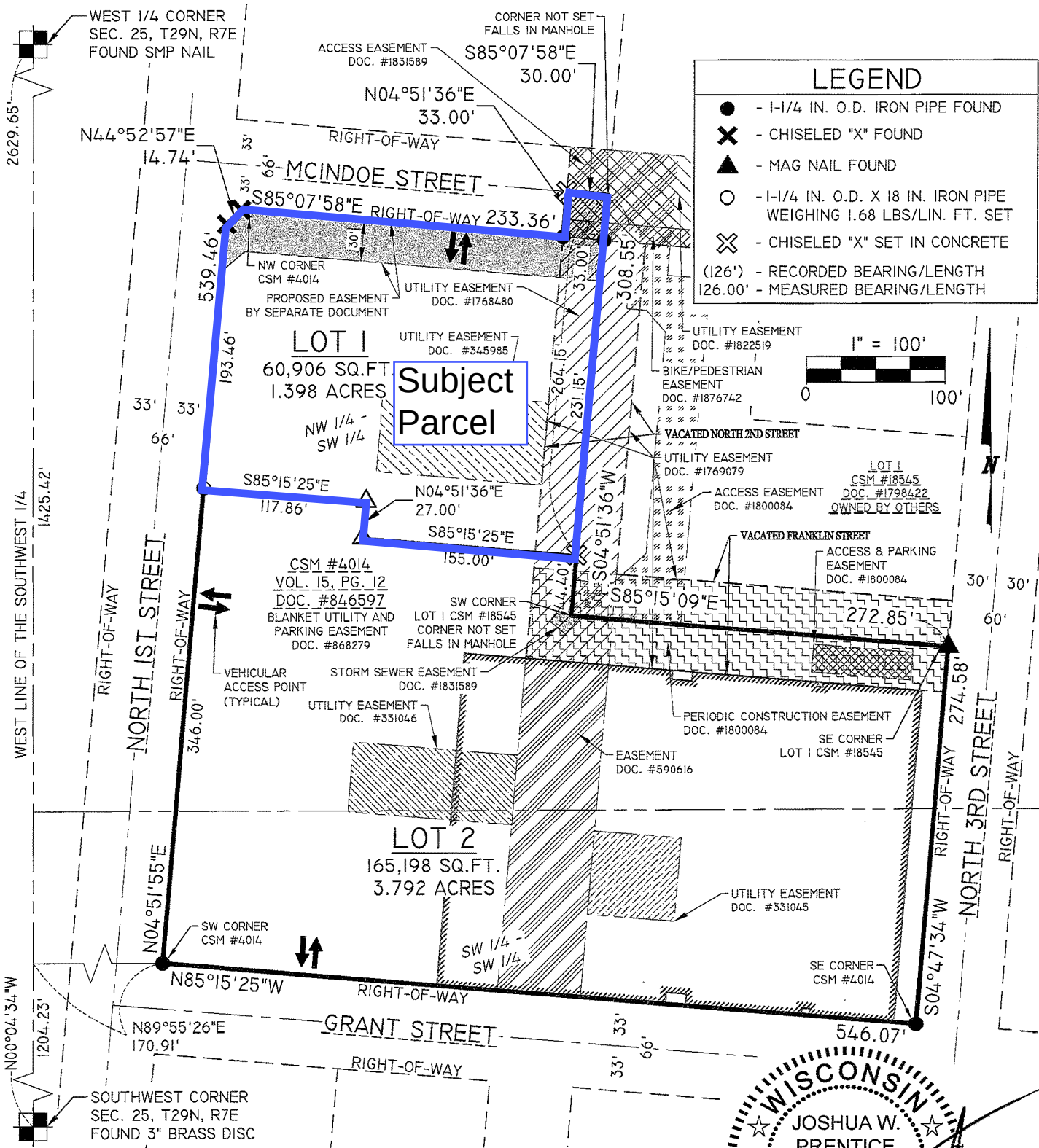
 **CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

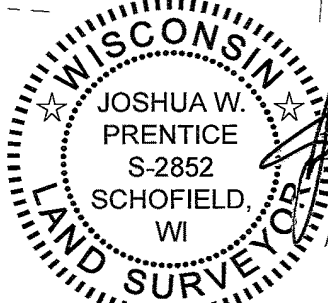
PREPARED FOR: BEACON RESOURCES LLC
LANDOWNER: BEACON RESOURCES LLC

ALL OF CERTIFIED SURVEY MAP NUMBER 4014, RECORDED IN VOLUME 15, ON PAGE 12, AS DOCUMENT NUMBER 846597, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF VACATED MCINDOE STREET, PART OF VACATED NORTH 2ND STREET, AND PART OF VACATED FRANKLIN STREET; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



NOTES:

1. FIELD SURVEY WAS COMPLETED ON 11-25-2025.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 00°04'34" WEST.
3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
4. RIGHTS-OF-WAY OF SHOWN ARE BASED ON SURVEYS OF RECORDS.



12-2-2025

CSM MAP #20260



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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: BEACON RESOURCES LLC
LANDOWNER: BEACON RESOURCES LLC

ALL OF CERTIFIED SURVEY MAP NUMBER 4014, RECORDED IN VOLUME 15, ON PAGE 12, AS DOCUMENT NUMBER 846597, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF VACATED MCINDOE STREET, PART OF VACATED NORTH 2ND STREET, AND PART OF VACATED FRANKLIN STREET; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED ALL OF CERTIFIED SURVEY MAP NUMBER 4014, RECORDED IN VOLUME 15, ON PAGE 12, AS DOCUMENT NUMBER 846597, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, PART OF VACATED MCINDOE STREET, PART OF VACATED NORTH 2ND STREET, AND PART OF VACATED FRANKLIN STREET; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00°04'34" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 25, 1204.23 FEET; THENCE NORTH 89°55'26" EAST, 170.91 FEET TO THE SOUTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 4014, THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GRANT STREET AND THE EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, AND THE POINT OF BEGINNING; THENCE NORTH 04°51'55" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, 539.46 FEET; THENCE NORTH 44°52'57" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, 14.74 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 4014 AND THE SOUTH RIGHT-OF-WAY LINE OF MCINDOE STREET; THENCE SOUTH 85°07'58" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF MCINDOE STREET, 233.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID MCINDOE STREET; THENCE NORTH 04°51'36" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF MCINDOE STREET, 33.00 FEET TO THE CENTERLINE OF VACATED MCINDOE STREET; THENCE SOUTH 85°07'58" EAST, COINCIDENT WITH SAID CENTERLINE OF VACATED MCINDOE STREET, 30.00 FEET TO THE CENTERLINE OF VACATED NORTH 2ND STREET; THENCE SOUTH 04°51'36" WEST, COINCIDENT WITH SAID CENTERLINE OF VACATED NORTH 2ND STREET, 308.55 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 18545, RECORDED AS DOCUMENT NUMBER 1798422, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE AND THE CENTERLINE OF VACATED FRANKLIN STREET; THENCE SOUTH 85°15'09" EAST, COINCIDENT WITH SAID CENTERLINE OF VACATED FRANKLIN STREET AND THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 18545, 272.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 18545 AND THE WEST RIGHT-OF-WAY LINE OF NORTH 3RD STREET; THENCE SOUTH 04°47'34" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF NORTH 3RD STREET, 274.58 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NUMBER 4014 AND SAID NORTH RIGHT-OF-WAY LINE OF GRANT STREET; THENCE NORTH 85°15'25" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF GRANT STREET, 546.07 FEET TO SAID SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 4014, SAID EAST RIGHT-OF-WAY LINE OF NORTH 1ST STREET, AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 226,104 SQUARE FEET, OR 5.190 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF BEACON RESOURCES, OWNER OF SAID PARCELS.

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

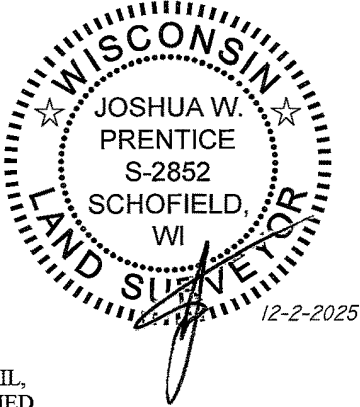
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

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

DATED THIS 2ND DAY OF DECEMBER, 2025



REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



I, 

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

DATE 12/29/2025

Excerpts from:
Towers Area Market Study
February 2020

ZONING

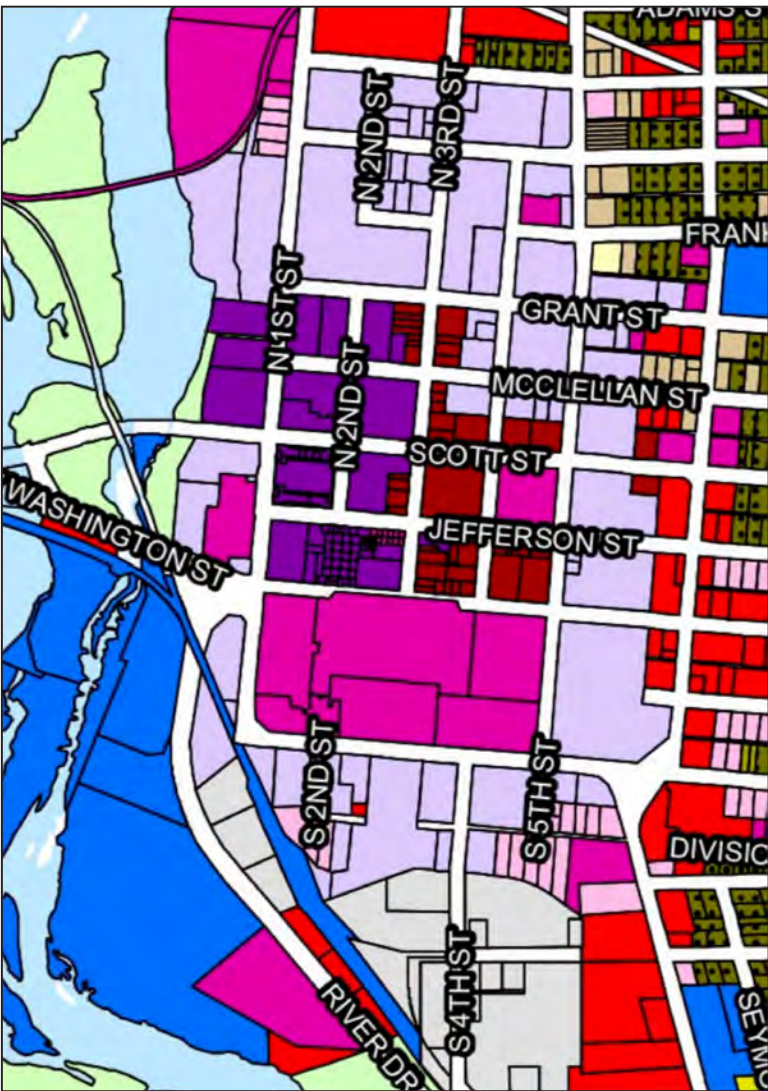
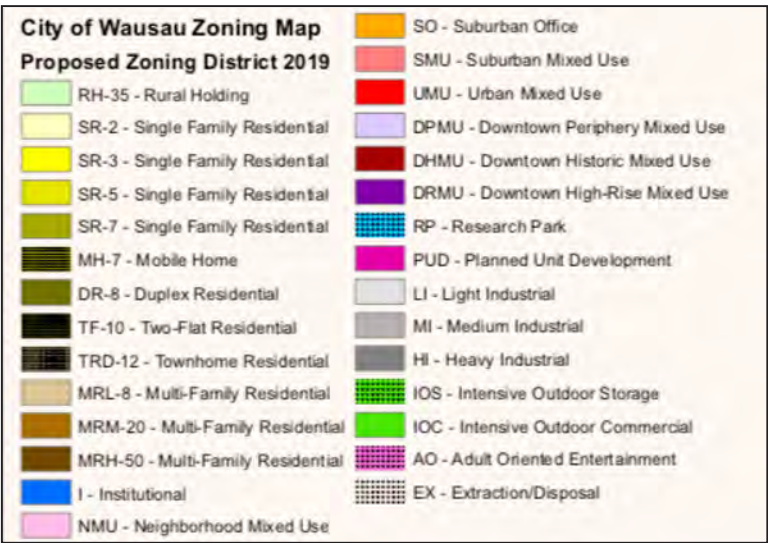
The immediate towers area is proposed as **DRMU-Downtown High-Rise Mixed Use**. This district is intended to permit large-scale established commercial, office, and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued 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.

The area north of Grant St is proposed as **DPMU-Downtown Periphery Mixed Use**. This district is intended to permit both large- and small-scale established commercial 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 act as a buffer between the historic and high-rise characteristics of the Central Business District and the lower-density residential neighborhoods surrounding it, however minimum height, maximum parking, and minimum floor area ratios will be required. These requirements will facilitate higher density development than the existing buildings within the district. Residential uses are intended to occur at a minimum approximate density of 10 dwelling units per acre.

Most of the 3rd Street Corridor is proposed as **DHMU-Downtown Historic Mixed Use**. This district is intended to permit mid-scale downtown commercial 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 “Main Street” characteristics of the core blocks in Wausau’s historic downtown. Residential uses are intended to occur above the first floor at a minimum approximate density of 10 dwelling units per acre.

Representative principal uses permitted by right in all three of the districts include:

- Single family living arrangement
- Apartments with limited commercial
- Mixed-Use Building
- Live/work units
- Office
- Personal + professional services
- Indoor sales or service



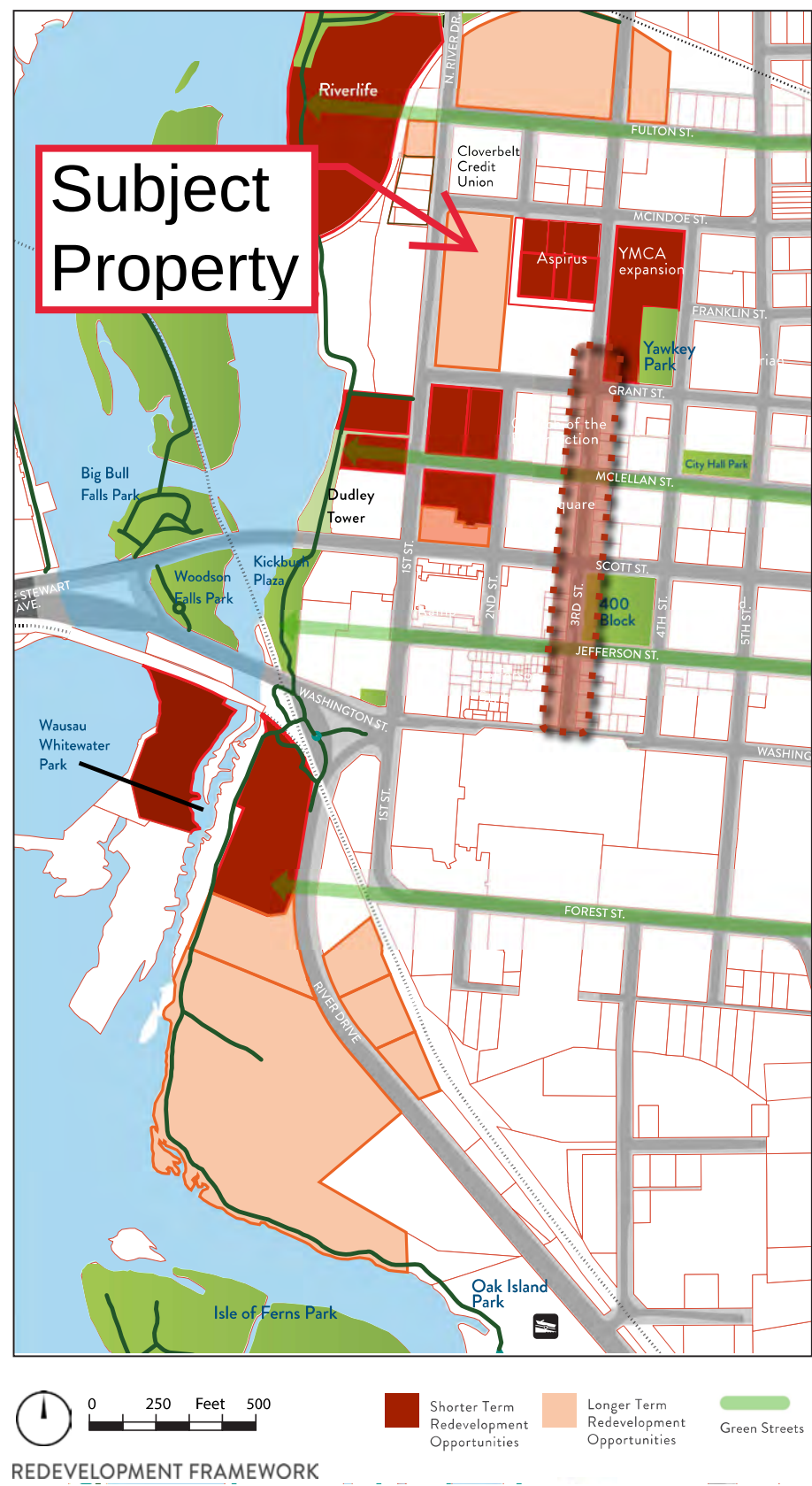
FRAMEWORKS

The frameworks summarize the results of prior and current planning efforts into a coherent diagram. With a more holistic understanding of future planned improvements, decision makers and investors can more effectively shape and respond to evolving market conditions.

REDEVELOPMENT FRAMEWORK

The redevelopment framework identifies mobility, parking, parks/open space, and redevelopment opportunities within the study area. The proposed development scheme seeks to leverage existing assets (proximity to employment, river, outdoor recreational assets) to support the creation of new downtown neighborhoods. The key components of the redevelopment concept include:

1. New residential and mixed-use development in close proximity to downtown amenities including shopping, eating, entertainment, employment, and outdoor recreation along the Wisconsin river. A residential spine along N 1st Ave to N River Drive and River Life provides a strong customer base for a thriving 3rd Street commercial district, and may support a limited number of neighborhood commercial establishments, mainly eating and dining, as part of future mixed-use developments.
2. New office development at the terminus of McClellan Street complimenting the existing Dudley Tower.
3. Pedestrian oriented green streets as well as new trail connections, plazas, and open space linking existing and proposed downtown neighborhoods to the river.
4. Distributed parking solutions which minimizes the need for new large, single block structured parking.
5. Preservation and rehabilitation of historic buildings.
6. Street oriented buildings and well designed streets create comfortable outdoor rooms supporting outdoor dining and entertainment uses.



REDEVELOPMENT PLAN

VISION

The 2000 Central Business District Master Plan sought to position downtown as the “nerve center of retail trade, financial transactions, and government activities in the region.” This plan recognizes the critical role that central business district functions continue to play in our downtown, bringing thousands of workers into the heart of the City every week day. However, this plan also places emphasis on future residential development as critical to the future success of downtown Wausau. This plan envisions a thriving “central social district” that attracts downtown residents and employees looking for easy access to jobs, outdoor recreation, eating, shopping, and entertainment venues.

Carefully planned and executed residential and mixed-use developments in the Towers Area and beyond will create a vibrant urban neighborhood with access to walkable amenities downtown and along the river, as well as convenient vehicular access to regional shopping, health care, and outdoor recreational amenities.

GOALS + OBJECTIVES

By reviewing, discussing, and prioritizing the challenges and opportunities facing the study area, community leaders can continuously refine specific goals and strategies to help guide future decision making and communicate effectively with the public, downtown businesses, and downtown investors. The following goals and objectives were derived from stakeholder and public feedback, as well as a review of prior documents and input from City staff and elected officials.

- 
1. Create additional tax base for the City
 2. Support new residential and mixed-use development
 3. Support existing and planned office uses
 4. Develop and execute a parking strategy to support growth
 5. Improve mobility and access to the river
 6. Design and construct a high-quality public realm
 7. Strengthen visual connections to the river

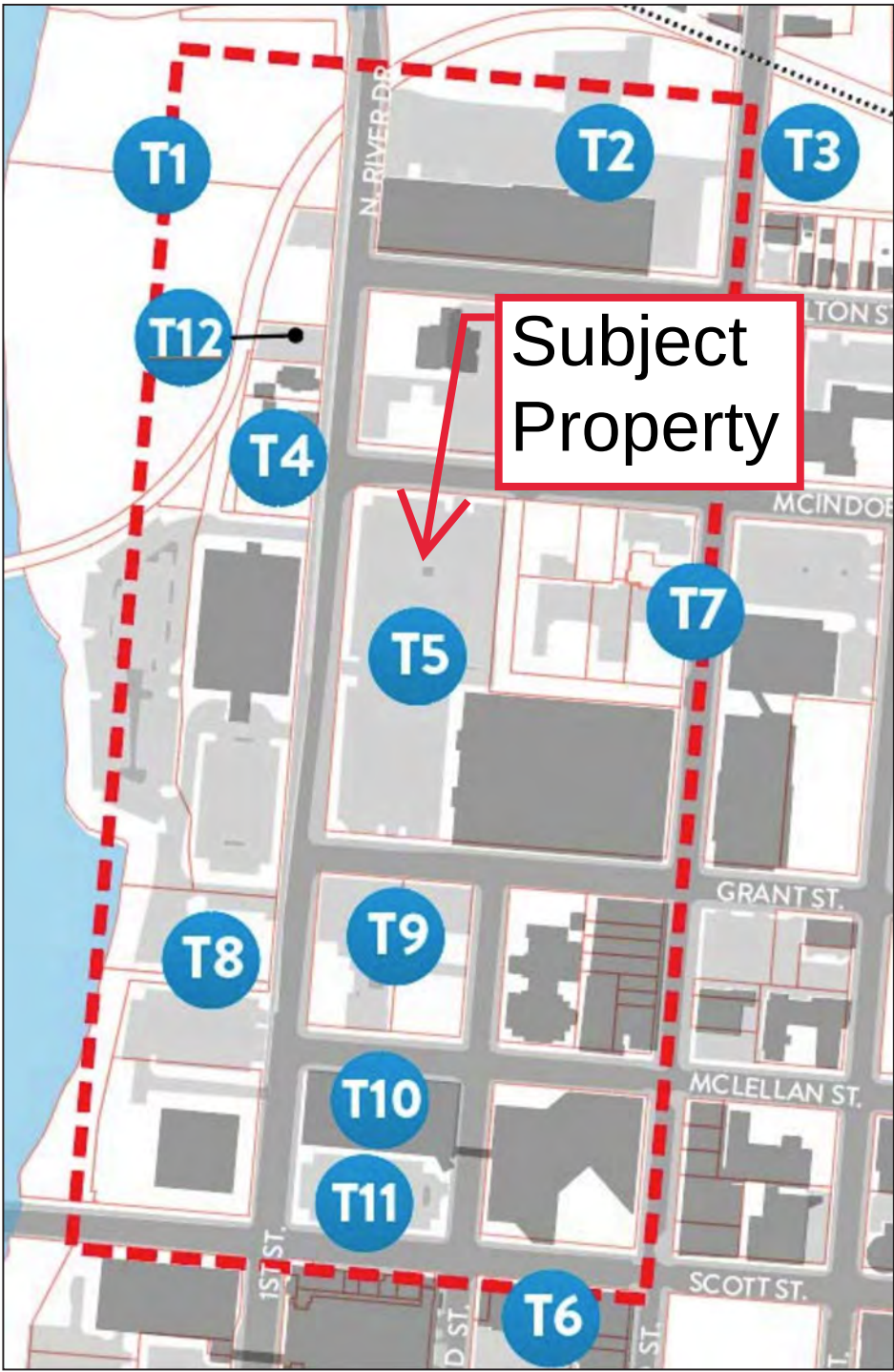
REDEVELOPMENT OPPORTUNITIES

The City’s 2000 Master Plan identified higher density residential development adjacent the river north of Scott Street. This concept plan also recommends apartments for the Towers Area. The redevelopment opportunities framework identifies shorter term (<3 years, dark red shaded parcels) and longer term (>3 years, light orange shaded parcels).

T1) Riverlife South. This portion of the overall Riverlife development contains a vacant 4.8-acre site which is permitted and being developed as an upscale residential neighborhood within walking distance of amenities. Higher density apartments with limited commercial space will be developed on both sides of an extended Fulton Street west of 1st Street.

T2) ABC Supply Company. A building supply company currently occupies this roughly 4-acre site north of Fulton Street between, bounded by N River Drive and 3rd Street. Because of the large site, potential longer-term redevelopment opportunities may include medium density multi-family residential, commercial, or mixed-use development. A variety of housing products such as low-rise apartments, townhouses, duplexes, or pocket neighborhoods may be considered for this site given its location at the edge of downtown and proximity to existing neighborhoods.

Buildings should be sited to take advantage of both the proposed green corridor along Fulton Street, as well as the existing trail on the north side of the site providing direct pedestrian access to Riverlife. The site is zoned Urban Mixed Use district, intended for established commercial corridors, that are or are planning to become mixed use in character. The district allows for a variety of employment, retail, and community service opportunities, while allowing some residential uses at an approximate density of up to 36 dwelling units per acre.



T3) 3rd Street & Fulton Street. This site, approximately ¾ of an acre, fronts 3rd Street just south of the railroad tracks. The site contains a couple existing single-story commercial buildings near Fulton Street, with open land to the north bordering the railroad tracks. Proximity to the neighborhood commercial node just north of the railroad tracks and nearby trail access to the river makes this an attractive location for residential development, possibly row homes or townhouses oriented toward 3rd Street. The site is zoned Urban Mixed Use district.

T4) Historic single family homes. The three older single-family homes on 1st Street provide a window into the history of the neighborhood north of downtown and should be preserved. This site is part of the Riverlife planned unit development and zoned Single Family Residential.

T5) 1st Street surface parking lot. This site, approximately 2.5 acres in size, is currently used for surface parking. As new development occurs to the south and north, this site may become more attractive for redevelopment. Medium density residential or mixed-use development would complement a growing concentration of residential and office uses, such as 3-4 story apartments with one or two levels of above grade parking below the concrete deck. This site is zoned Downtown Periphery Mixed Use.

T6) Landmark Hotel. A Madison-based developer proposes to renovate the former hotel and downtown Wausau landmark using a combination of funding sources.



IMPLEMENTATION STRATEGY

The City’s primary focus should be on incentivizing desired and market driven development that reflects the community’s values and future aspirations. The City has control of the McClellan Street parking ramp block, as well as the former Diocese elementary school block within the central towers area. Careful implementation planning will foster intelligent decision making and ensure that new development complements existing uses and parking concerns are pro-actively addressed.

RECOMMENDATIONS

1) Market potential development opportunities. Using the results of this study, the City should pro-actively engage local and regional investors in order to share the vision and identify potential project partners. This can be done formally through Requests for Expressions of Interest (RFEI) for city-owned properties, and informally through discussions with local investors and presentations to the downtown business community. An annual ‘State of the Downtown’ event can showcase development trends and opportunities to local and regional developers and investors.

2) Meet with downtown property owners to discuss redevelopment concepts identified in this plan. Identify potential opportunities and challenges associated with the plan’s vision.



3) Support new downtown housing development. The redevelopment site with the greatest short-term potential is the former Diocese elementary school block and should therefore be a priority. Key to success will be the integration of the Diocese park open space to the development. If the current development proposal for the

site is not feasible, the City should utilize a RFEI process to identify additional developers with interest in the site. The McClellan block is another potential site for residential or mixed-use development.

4) Determine feasibility of a second office tower north of the Dudley Tower. The site has strong potential synergy with the proposed residential developments in the immediate vicinity. The McClellan green corridor and outdoor plaza would create a compelling location for a new office building. Alternatively, this site remains highly attractive for new residential development as well. The City should establish a positive working relationship with the property owner and investors to identify and address key issues such as financing a potential skyway to a second tower, public access and ownership of the proposed outdoor plaza, and how best to address future parking needs.

5) Pro-actively plan for the demolition and redevelopment of the McClellan ramp. The existing ramp will need to come down within the next four years, so the City should determine if a replacement ramp is needed within that time frame.

The City should continue to update parking assumptions and utilization rates as new development occurs, and compare those results with the parking demand estimates presented in this plan. If a new parking structure is warranted, the City should consider utilizing a PPP approach or incentives to help finance it, ideally as part of a new mixed-use development. This approach may be more cost effective than financing a new, entirely city-owned structure while providing a better parking experience.

6) Implement framework recommendations. Key recommendations to enhance the desirability of Towers Area redevelopment opportunities include:

- Design and construct planned green corridors as depicted in redevelopment framework
- Design and construct Diocese Park in conjunction with proposed residential development
- Establish bike lanes on N 1st Street
- Establish new pedestrian connections to River Edge trail

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 incudes 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.

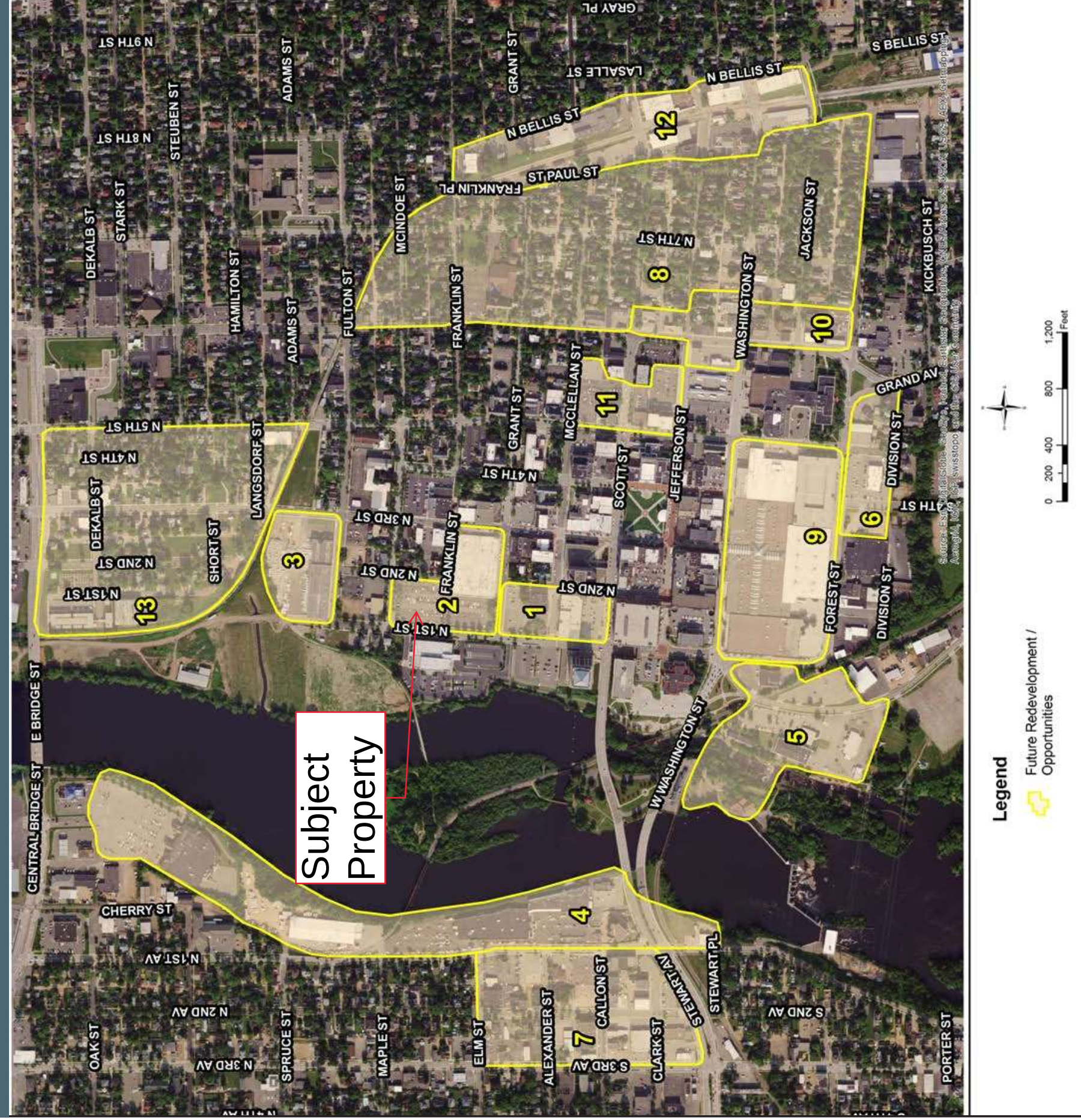
Site 10: Site 10 is located on 6th street between Washington Street and Jefferson Street. Roughly 18,000 cars pass by this site every day. Current uses include a fast food restaurant, surface parking lot, and small business (law firms) mainly serving the County Courthouse. Many of the buildings are old 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.

City of Wausau 2017 Comprehensive Plan

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.

City of Wausau 2017 Comprehensive Plan

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 CBD.

4. Preserve the historic character of downtown buildings while accommodating new urban infill development.

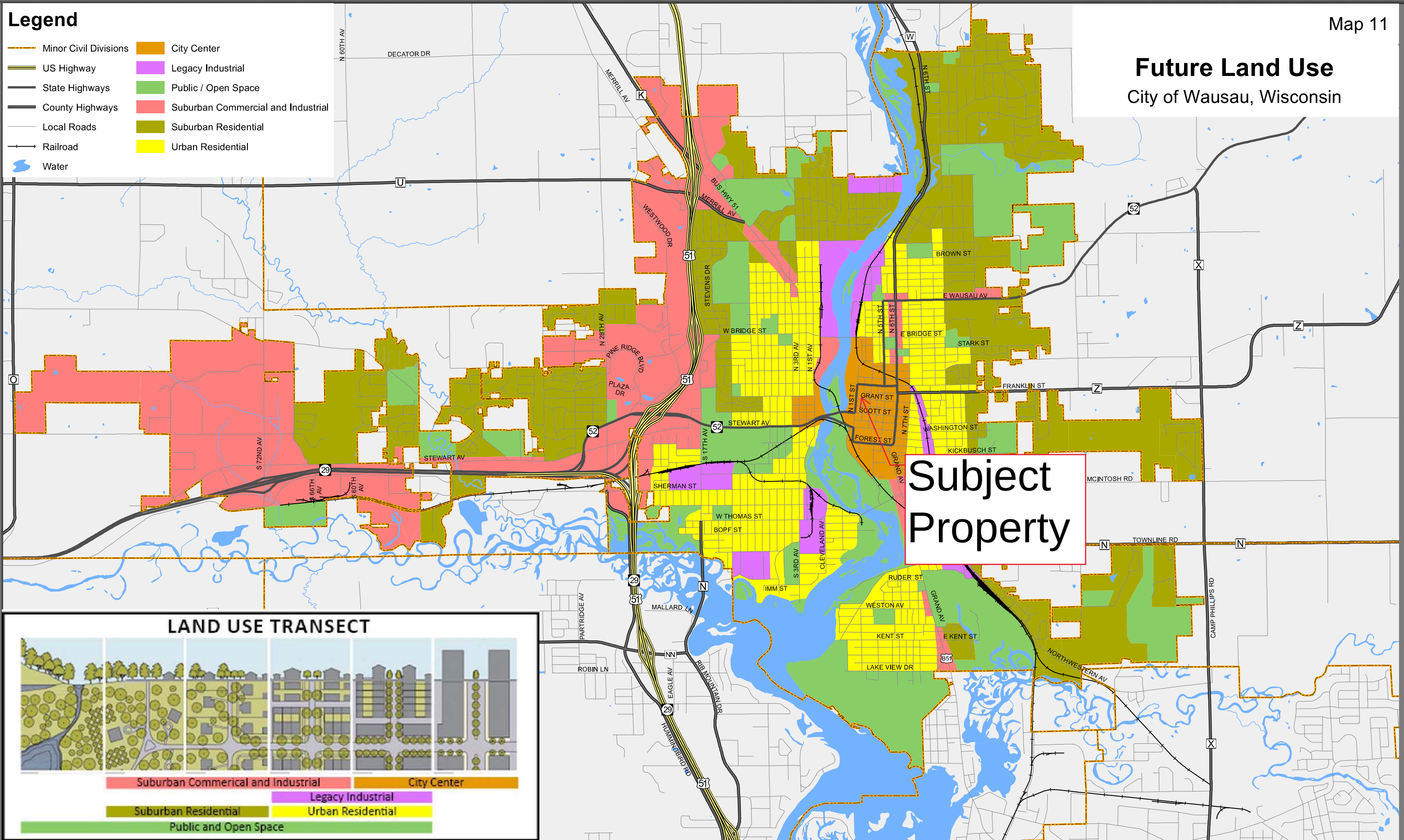
5. Strengthen the historic downtown core as a pedestrian-oriented retail, entertainment, and cultural district.

Legend

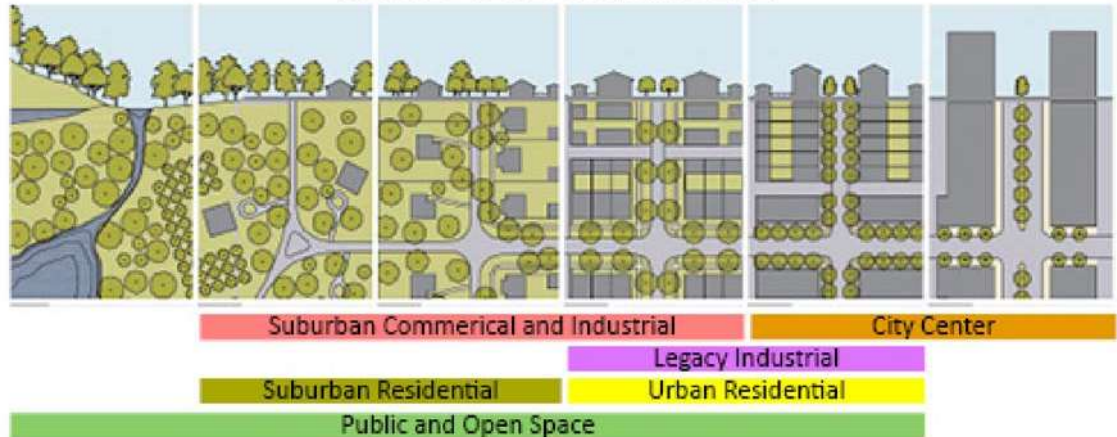
- Minor Civil Divisions
- US Highway
- State Highways
- County Highways
- Local Roads
- Railroad
- Water
- City Center
- Legacy Industrial
- Public / Open Space
- Suburban Commercial and Industrial
- Suburban Residential
- Urban Residential

Map 11

Future Land Use City of Wausau, Wisconsin



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



STAFF REPORT

To: Plan Commission
Prepared By: Carrie Edmondson, AICP, Assistant City Planner
Date: July 21, 2026

REQUESTED ACTION:

Approve Specific Implementation Plan (SIP) at 1010 S. 16th Avenue
For an expansion to an existing vehicle service and repair use

APPLICANT:	Brass Properties, LLC Brandon Leher (Thunder Lube and Service)
EXISTING ZONING:	Planned Unit Development (PUD)
EXISTING LAND USE:	Vehicle Service and Repair
SIZE OF PARCELS:	36,805 square feet/0.84 acres (total)
REQUESTED ZONING:	Specific Implementation Plan (SIP) approval
PURPOSE:	Allow for expansion of the existing business including a 1,855 square foot building addition and expanded parking lot with a total of 26 parking spaces
COMPREHENSIVE PLAN:	Economic Development Objective 1: Stimulate community and economic growth and development, supporting business expansion and retention in competitive sectors. Objective 4: Develop an entrepreneur environment that supports and encourages entrepreneurs and business growth. Land Use Objective 2: Encourage full use of land within the City boundaries, including redevelopment and infill development of underutilized areas. Future land use map = Urban Residential
OTHER PLANS:	Strategic Plan – Thriving Economy Strategic Goal – Develop strategies and services to support existing business and workers and attract and retain a skilled workforce and innovative businesses.

BACKGROUND INFORMATION:

The original General Development Plan (GDP) and Specific Implementation Plan (SIP) for this development was approved in 2014 by Plan Commission and Common Council. The applicant has since acquired an adjacent parcel and applied for a concurrent Zoning Map Amendment and General Development Plan (GDP) from Single-Family Residential-5 (SR5) to Planned Unit Development (PUD). The rezoning was recently approved by Common Council. This application is for the Specific Implementation Plan to show site development of the parcel. The business expansion includes a 1,855 square foot building addition on the south end of the existing building and parking lot expansion, resulting in a total of 26 parking spaces.

The criteria are listed below for reference.

CRITERIA FOR APPROVAL

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

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

Upon review of the proposal, staff finds the Specific Implementation Plan (SIP) is consistent with the criteria listed above.

OTHER STAFF COMMENTS

The proposal has the following requested exceptions:

Pavement Setback

The pavement setback is less than the required minimum in the surrounding commercial districts.

Parking

The amount of parking exceeds the maximum allowable for the use.

Landscaping

Landscaping requirements do not apply, as the building expansion does not exceed 50% of the existing floor area of the building. However, staff is still recommending that the parking lot islands be landscaped.

Despite the proposed exceptions, the proposal includes compensating elements such as a privacy fence and landscaping enhancements adjacent to the residential parcel. In addition, the applicant will be retaining a mature tree on site that will assist with privacy and screening. The building addition is consistent with the existing structure in style, scale, and materials and will be an overall positive aesthetic contribution to the neighborhood. The new egress point along S. 16th Avenue will cause some traffic increase along S. 16th Avenue, Sheridan Road, and/or Rosecrans Street. However, the ingress pattern will remain unchanged.

Overall, the overarching planning guidance, economic impacts, and aesthetic impacts outweigh the minimal degree of requested exceptions.

STAFF RECOMMENDATION

Staff recommends approval of the Specific Implementation Plan, with the following conditions:

1. Final Specific Implementation Plan (SIP) approval is contingent upon parcel combination.
2. A revised landscape plan must be submitted for review and approval.

May 26, 2026

City of Wausau
Attn: Bill Hebert
401 Grant Street
Wausau, WI



Subject:

Rezone and SIP Submittal
Thunder Lube
Rezone of 1010 S. 16th Ave and SIP Amendment
of 1015 S. 17th Ave

Dear Bill:

Thunder Lube is looking to grow and expand at its current location at 1015 S. 17th Ave. The opportunity to purchase an adjacent residential property at 1010 S. 16th Ave. has arisen, which now facilitates their ability to expand and not encumber necessary exterior parking space. The 16th Avenue property closing is set for June 2 and will be fully under the control of the Thunder Lube land entity (Brass Properties). We ask that the following application package be placed on the agenda for the June 16, 2026 Planning Commission and July 14, 2026 City Council meetings. It is our understanding that the rezone request for 1010 S. 16th Ave will require both Planning Commission and City Council approval whereas the SIP amendment will only require Planning Commission approval. We assume approval of the SIP amendment would then be contingent upon the rezone approval at City Council.

Summary of requests:

- Rezone parcel at 1010 S. 16th Ave from SR-5 to PUD

Location:

NE1/4 SE1/4, Sect. 34, T29N, R7E

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
E SEC 34-29-07 PT OF SW NE SE COM 330' N & 173' E OF SW COR OF SD FORTY N 60' E 127' S 60' W 127' TO BEG .18A

- Approve the request to amend the SIP to include expansion onto 1010 S. 16th Ave
- Combine 1010 S. 16th Ave parcel onto 1015 S. 17th Ave (submitted under separate future application)

Payment link for associated project review fees can be emailed to nguldan@reiengineering.com

Sincerely,
REI Engineering, Inc.

Jim Borysenko
Jim Borysenko, PE
Title

Enclosures



RESPONSIVE. EFFICIENT. INNOVATIVE.
4080 N. 20th Avenue Wausau, WI 54401
715-675-9784 REIengineering.com

Project Narrative

The project consists of an expansion of the existing auto service facility and associated parking areas to improve site functionality, circulation, and customer/employee accommodation. The design is intended to maintain a clean, organized, and professional appearance consistent with the existing development, while enhancing efficiency of vehicle movement and on-site operations. Business operations will generally remain the same, but will be able to accommodate a larger customer base as well as employees. Site improvements will specifically include a 35' x 53' building addition on the south end of the existing building with two service bays as well as a storage bay. Exterior architectural treatment will mimic the appearance of the existing building, utilizing a combination of stone, brick, siding and EIFS. The exterior facade facing 17th Ave will have 3 windows with awnings to match the existing north end. The east side will have 3 overhead doors. Parking for employees and vehicles waiting for service or pickup will generally be displaced by the addition. The parking stall layout will thereby get reconfigured along the south side of the building and expand east on the new parcel. An "exit only" driveway will connect to 16th Ave. The existing dwelling on the property will be razed to facilitate the Thunder Lube expansion. The existing driveway access onto Sheridan Road will remain for delivery and pickup access. Site lighting compliant with City of Wausau requirements will be installed for safety and security. A screening fence matching what is currently installed along the east property line of Thunder Lube will be installed along the north property line of the 1010 S. 16th Ave property and the site will be finished with various landscape treatments.

SIP Plans

Architectural plans, site/engineering plans inclusive of landscape and lighting, along with an area zoning map and property overview exhibit showing the full existing/proposed build have been included with the application.

Written Description of the Proposed SIP

An abbreviated overview is being provided as this is just an expansion of an existing SIP due to the purchase of an adjoining property that facilitates growth and expansion of the Thunder Lube business. The general property usage will be similar to the existing use, with expanded internal service operations and increased exterior vehicle parking space for employees and vehicles awaiting service or ready for customer pick up.

DRAWING FILE: Q:\10500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\10512A-C001-TITLE.DWG LAYOUT: C001
PLOTTED: JUN 24, 2026 - 11:59PM PLOTTED BY: ADANK

INDEX OF SHEETS

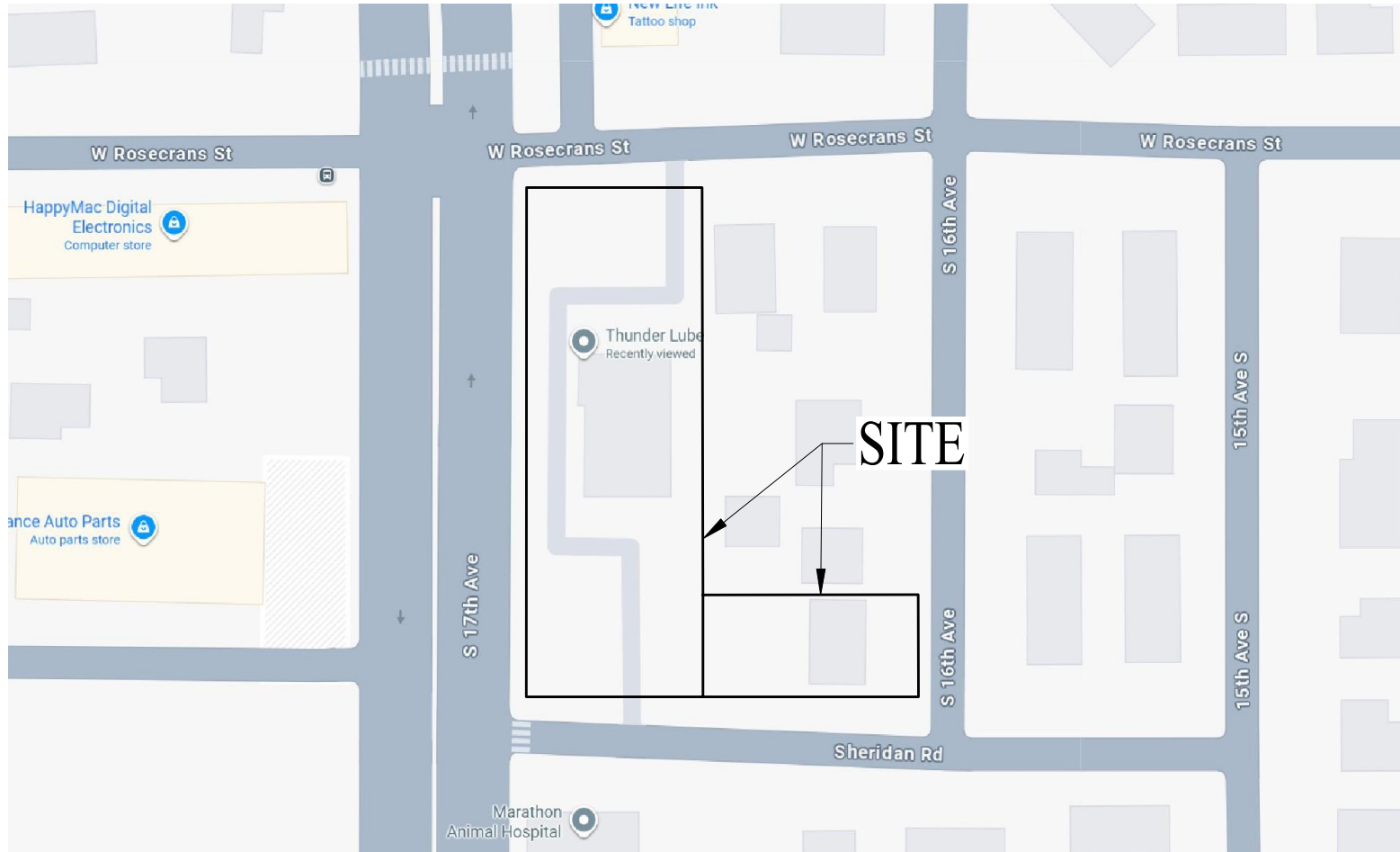
SHEET C001	TITLE SHEET
SHEET C010	EXISTING SITE CONDITIONS
SHEET C020	OVERLAY SITE PLAN
SHEET C030	DEMO PLAN
SHEET C100	SITE PLAN
SHEET C200	GRADING & EROSION CONTROL PLAN
SHEET C400	LANDSCAPE PLAN
SHEET C401	LANDSCAPE NOTES & DETAILS
SHEET C810	EROSION CONTROL DETAILS
SHEET C900	SITE SPECIFICATIONS

TOTAL SHEETS = 10

LIST OF STANDARD ABBREVIATIONS

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

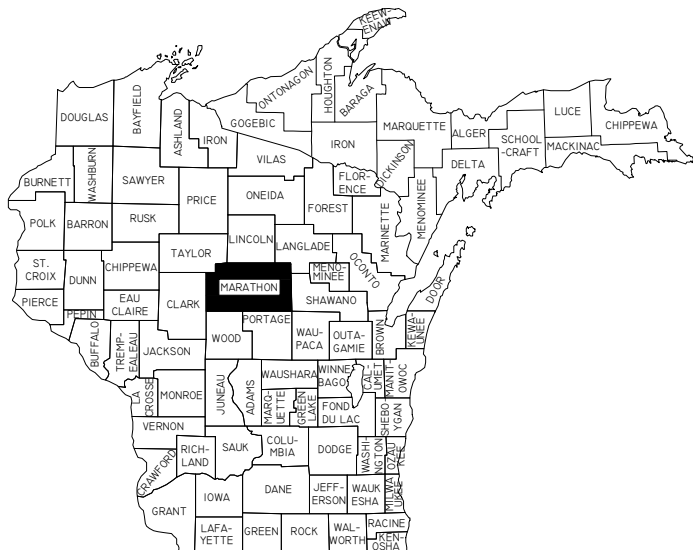
SITE PLAN PACKAGE FOR:
THUNDER LUBE SITE EXPANSION
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



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:
THUNDER LUBE

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

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

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

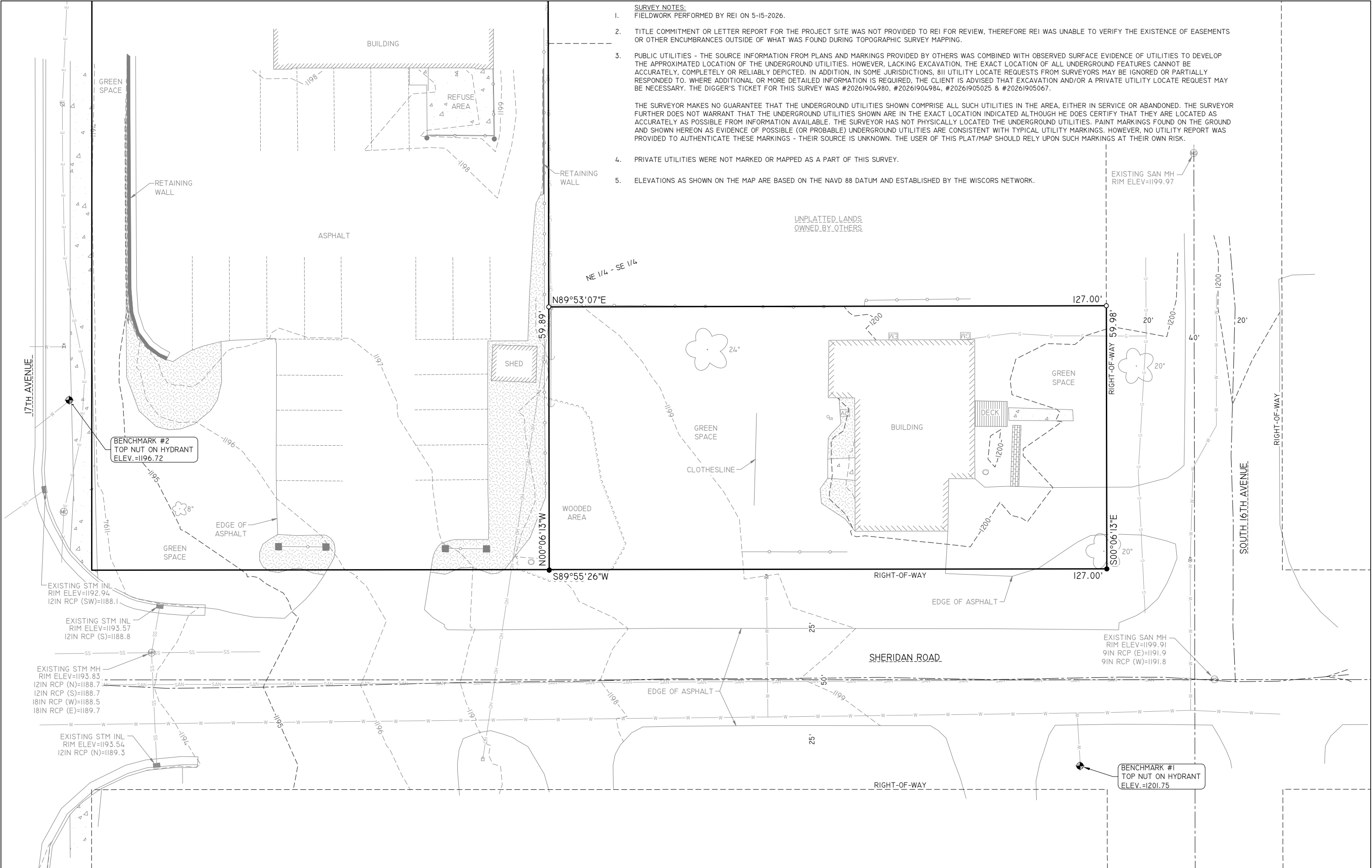


DATE	ISSUANCE	BY	CHKD	SURVEYED BY: CSM,DJG	DESIGNED BY:AMK	SURVEY DATE: 5-14-2026
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 6-24-2026
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

TITLE SHEET
THUNDER LUBE SITE EXPANSION
1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI

REI No. 10512A
SHEET C001

DRAWING FILE: Q:\10500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\10512A-C010-EXISTING.DWG LAYOUT: C010
PLOTTED: JUN 24, 2026 - 2:00PM PLOTTED BY: ADAMK



SURVEY NOTES:

1. FIELDWORK PERFORMED BY REI ON 5-15-2026.
2. TITLE COMMITMENT OR LETTER REPORT FOR THE PROJECT SITE WAS NOT PROVIDED TO REI FOR REVIEW, THEREFORE REI WAS UNABLE TO VERIFY THE EXISTENCE OF EASEMENTS OR OTHER ENCUMBRANCES OUTSIDE OF WHAT WAS FOUND DURING TOPOGRAPHIC SURVEY MAPPING.
3. PUBLIC UTILITIES - THE SOURCE INFORMATION FROM PLANS AND MARKINGS PROVIDED BY OTHERS WAS COMBINED WITH OBSERVED SURFACE EVIDENCE OF UTILITIES TO DEVELOP THE APPROXIMATED LOCATION OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR PARTIALLY RESPONDED TO. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. THE DIGGER'S TICKET FOR THIS SURVEY WAS #20261904980, #20261904984, #20261905025 & #20261905067.

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. PAINT MARKINGS FOUND ON THE GROUND AND SHOWN HEREON AS EVIDENCE OF POSSIBLE (OR PROBABLE) UNDERGROUND UTILITIES ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS - THEIR SOURCE IS UNKNOWN. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
4. PRIVATE UTILITIES WERE NOT MARKED OR MAPPED AS A PART OF THIS SURVEY.
5. ELEVATIONS AS SHOWN ON THE MAP ARE BASED ON THE NAVD 88 DATUM AND ESTABLISHED BY THE WISCORS NETWORK.

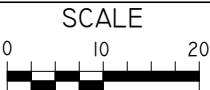
UNPLATTED LANDS
OWNED BY OTHERS

REI Engineering, INC.
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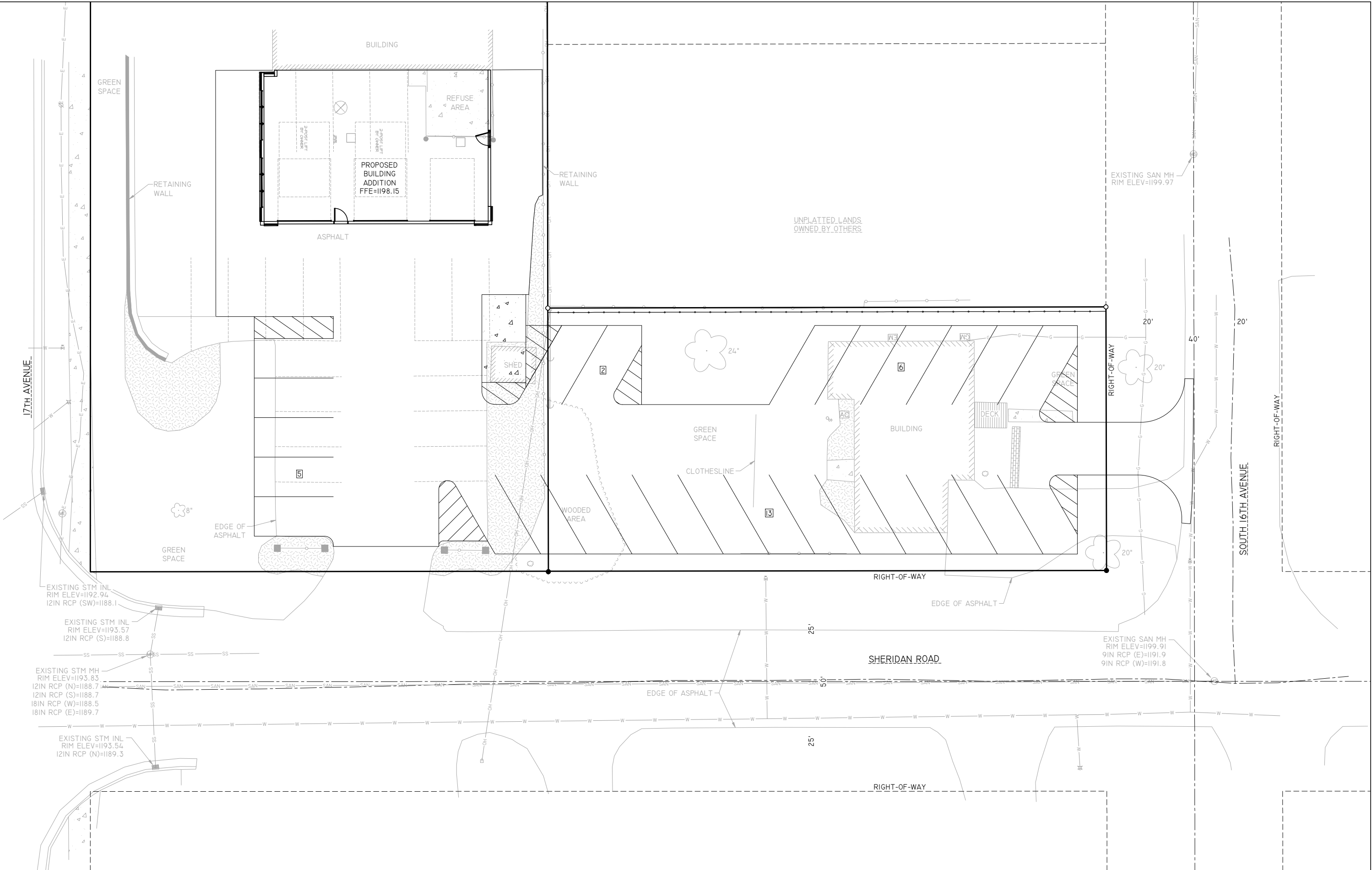


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EXISTING SITE CONDITIONS
THUNDER LUBE SITE EXPANSION
1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI

REI
REI No. 10512A
SHEET C010

DRAWING FILE: Q:\10500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\10512A-C020-OVERLAY.DWG LAYOUT: C020
PLOTTED: JUN 24, 2026 - 2:00PM PLOTTED BY: ADAMK



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EMAIL: MAIL@REIENGINEERING.COM

**REI**

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

SCALE
0 10 20



DATE	ISSUANCE	BY	CHKD

SURVEYED BY: CSM,DJG
DESIGNED BY:AMK
SURVEY DATE: 5-14-2026

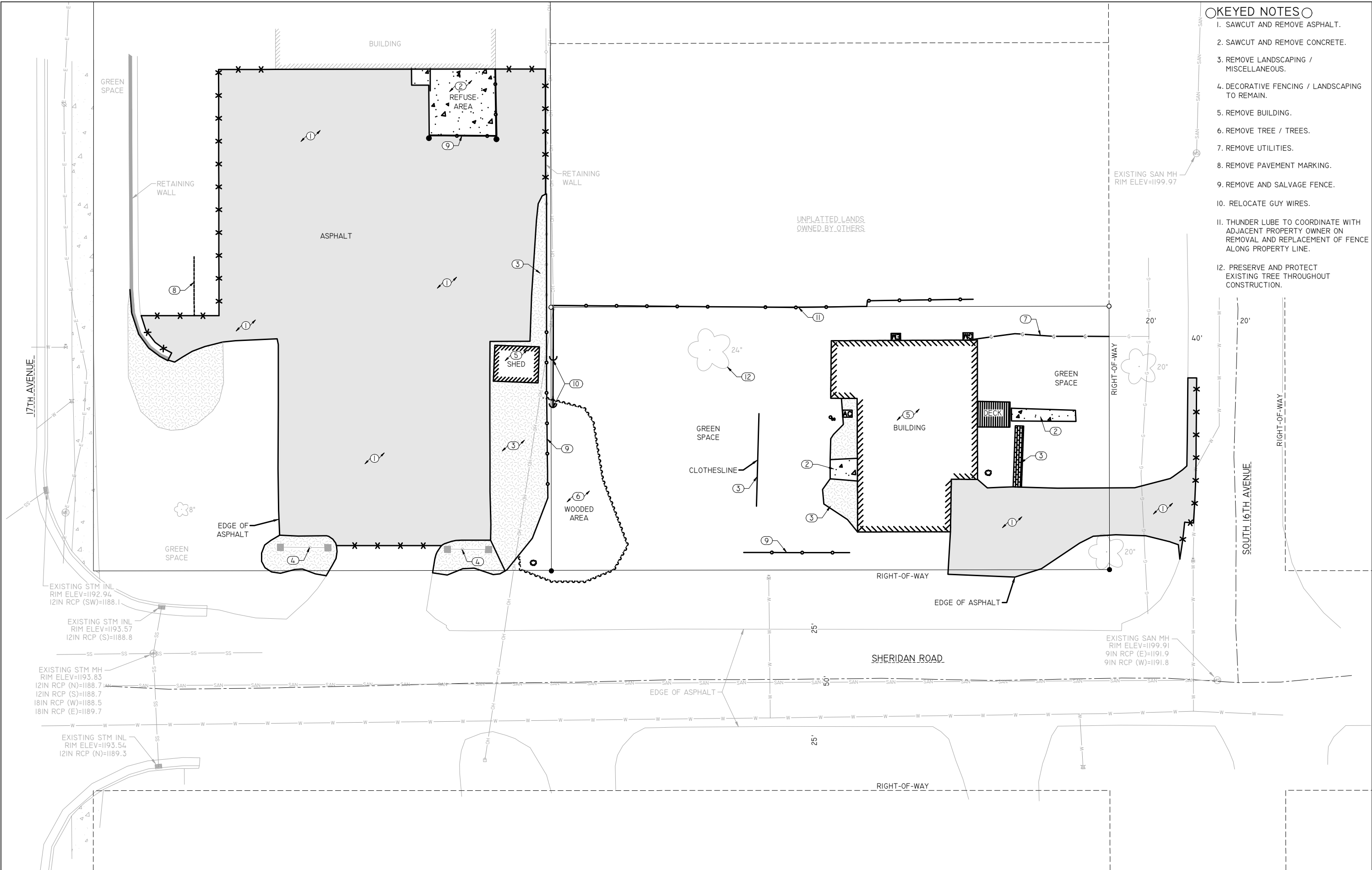
SURVEY CHKD BY: JWP
CIVIL CHKD BY:JJB
CIVIL DATE: 6-24-2026

SURVEY APVD BY: JWP
CIVIL APVD BY:
DRAWN BY: NAP

OVERLAY SITE PLAN
THUNDER LUBE SITE EXPANSION
1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI

**REI**
REI No. 10512A
SHEET C020

DRAWING FILE: Q:\10500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\10512A-C030-D0-DEMO.DWG LAYOUT: C030
PLOTTED: JUN 25, 2026 - 4:13PM PLOTTED BY: ADAMK



- KEYED NOTES○
1. SAWCUT AND REMOVE ASPHALT.
 2. SAWCUT AND REMOVE CONCRETE.
 3. REMOVE LANDSCAPING / MISCELLANEOUS.
 4. DECORATIVE FENCING / LANDSCAPING TO REMAIN.
 5. REMOVE BUILDING.
 6. REMOVE TREE / TREES.
 7. REMOVE UTILITIES.
 8. REMOVE PAVEMENT MARKING.
 9. REMOVE AND SALVAGE FENCE.
 10. RELOCATE GUY WIRES.
 11. THUNDER LUBE TO COORDINATE WITH ADJACENT PROPERTY OWNER ON REMOVAL AND REPLACEMENT OF FENCE ALONG PROPERTY LINE.
 12. PRESERVE AND PROTECT EXISTING TREE THROUGHOUT CONSTRUCTION.

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ENGINEERING, SURVEYING**

SCALE
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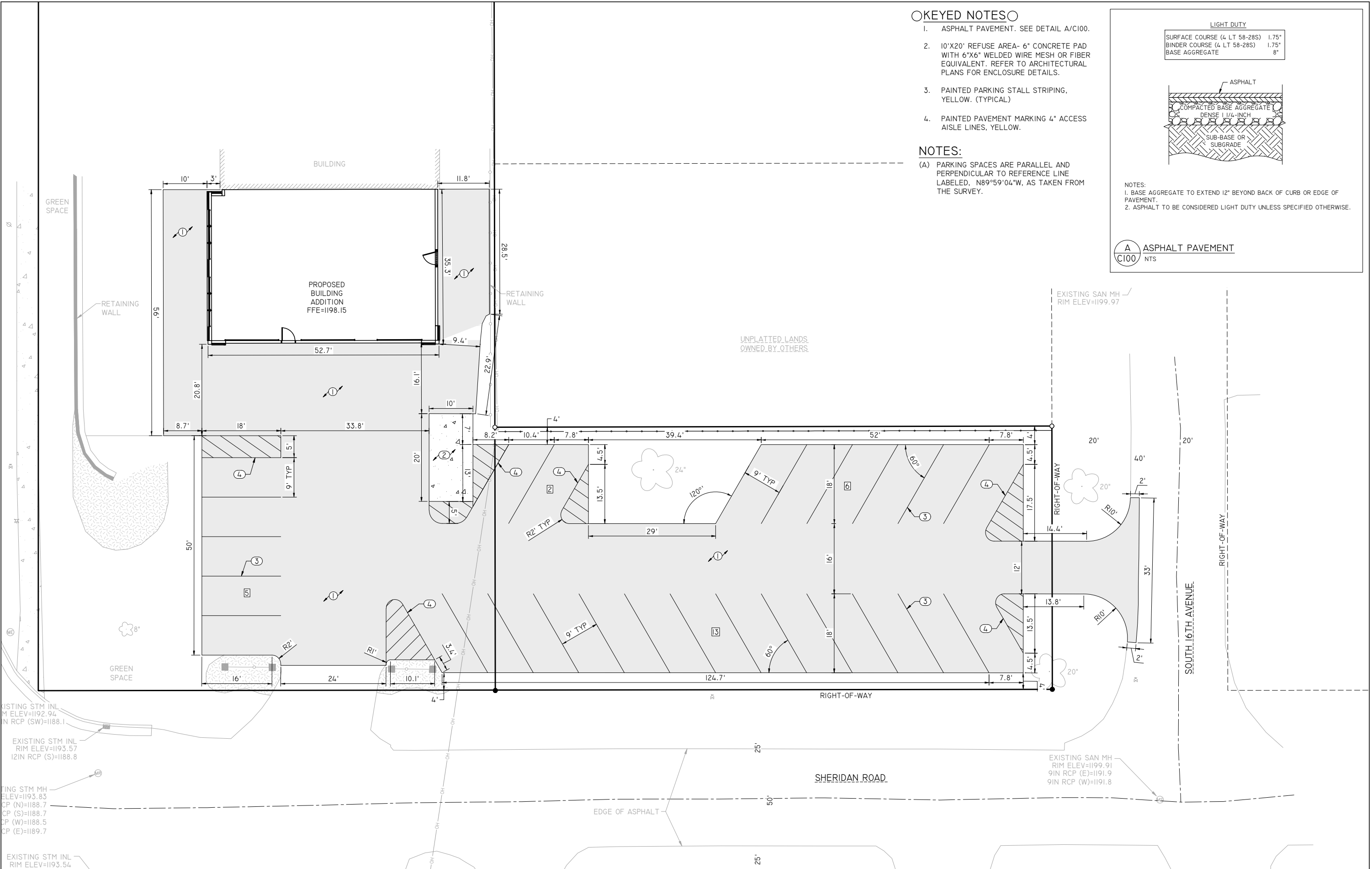
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				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

DEMO PLAN
THUNDER LUBE SITE EXPANSION
1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI



REI No. 10512A
SHEET C030

DRAWING FILE: Q:\10500-10599\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\10512A-C100-SITE.DWG LAYOUT: C100
PLOTTED: JUN 24, 2026 - 2:01PM PLOTTED BY: ADAMK



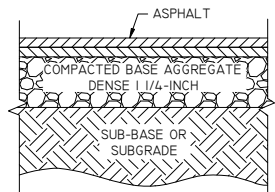
KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C100.
2. 10'X20' REFUSE AREA- 6" CONCRETE PAD WITH 6"X6" WELDED WIRE MESH OR FIBER EQUIVALENT. REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
3. PAINTED PARKING STALL STRIPING, YELLOW. (TYPICAL)
4. PAINTED PAVEMENT MARKING 4" ACCESS AISLE LINES, YELLOW.

NOTES:

- (A) PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO REFERENCE LINE LABELED, N89°59'04"W, AS TAKEN FROM THE SURVEY.

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



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

A ASPHALT PAVEMENT
C100 NTS

EXISTING STM INL
M ELEV=1192.94
N RCP (SW)=1188.1

EXISTING STM INL
RIM ELEV=1193.57
12IN RCP (S)=1188.8

EXISTING STM MH
ELEV=1193.83
CP (N)=1188.7
CP (S)=1188.7
CP (W)=1188.5
CP (E)=1189.7

EXISTING STM INL
RIM ELEV=1193.54

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SCALE



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				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

SITE PLAN
THUNDER LUBE SITE EXPANSION
1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI

REI
REI No. 10512A
SHEET C100

KEYED NOTES:

1. INSTALL SILT FENCE. SEE DETAIL A/C810.
2. PROVIDE INLET PROTECTION. SEE DETAIL B/C810.
3. CONSTRUCT ASPHALT SWALE
4. PROPOSED CONCRETE WASHOUT AREA. SEE DETAIL C/C810.

SUGGESTED SEQUENCING:

- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SITE REMOVALS
- ROUGH GRADING
- BUILDING CONSTRUCTION
- FINISH GRADING
- PAVING
- FINAL STABILIZATION / LANDSCAPING

NOTES:

- (A) CONTRACTOR IS RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- (B) CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND COORDINATING ALL PROPOSED UTILITY RUNS, INSTALLATIONS AND RELOCATIONS.
- (C) CALL DIGGERS HOTLINE @ 811 OR 1-800-242-8511 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATING.
- (D) INSTALL WISDOT CLASS I, TYPE B EROSION MAT ON ALL REVEGETATED SLOPES 4:1 OR GREATER AND WITHIN SWALE BOTTOMS.
- (E) CONTRACTOR SHALL ABIDE BY THE WDNR CONSERVATION PRACTICE STANDARDS FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL.
- (F) GRADING CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE BETWEEN PROPOSED IMPROVEMENTS AND EXISTING CONTOURS.
- (G) IN AREAS WHERE THE PAVEMENT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN PAVEMENT 1" ABOVE GRASS.

EXISTING SAN MH
RIM ELEV=1199.91
9IN RCP (E)=1191.9
9IN RCP (W)=1191.8

EXISTING STM INL
RIM ELEV=1193.54
12IN RCP (N)=1189.3

EXISTING STM MH
RIM ELEV=1193.83
12IN RCP (N)=1188.7
12IN RCP (S)=1188.7
18IN RCP (W)=1188.5
18IN RCP (E)=1189.7

EXISTING STM INL
RIM ELEV=1193.57
12IN RCP (S)=1188.8

EXISTING STM INL
RIM ELEV=1192.94
12IN RCP (SW)=1188.1

PROPOSED BUILDING ADDITION
FFE=1198.15

SWALE
SWALE-1196.85
SWALE-1198.00
SWALE-1199.75

RIGHT-OF-WAY

SHERIDAN ROAD

17TH AVENUE

16TH AVENUE

UNPLATTED LANDS OWNED BY OTHERS

RETAINING WALL

GREEN SPACE

EDGE OF ASPHALT

MEG
MEG-1197.0±
MEG-1197.20
MEG-1197.3±
MEG-1197.51
MEG-1197.7±
MEG-1197.8±
MEG-1197.9±
MEG-1198.1±
MEG-1198.15
MEG-1198.0±
MEG-1199.8±
MEG-1199.8±
MEG-1199.8±
MEG-1199.8±

HP
HP-1199.95
HP-1199.95

SWALE
SWALE-1196.85
SWALE-1198.00
SWALE-1199.75

RIGHT-OF-WAY

SHERIDAN ROAD

17TH AVENUE

16TH AVENUE

UNPLATTED LANDS OWNED BY OTHERS

RETAINING WALL

GREEN SPACE

EDGE OF ASPHALT

MEG
MEG-1197.0±
MEG-1197.20
MEG-1197.3±
MEG-1197.51
MEG-1197.7±
MEG-1197.8±
MEG-1197.9±
MEG-1198.1±
MEG-1198.15
MEG-1198.0±
MEG-1199.8±
MEG-1199.8±
MEG-1199.8±
MEG-1199.8±

HP
HP-1199.95
HP-1199.95

SWALE
SWALE-1196.85
SWALE-1198.00
SWALE-1199.75

RIGHT-OF-WAY

SHERIDAN ROAD

17TH AVENUE

16TH AVENUE

UNPLATTED LANDS OWNED BY OTHERS

RETAINING WALL

GREEN SPACE

EDGE OF ASPHALT

1. INSTALL SILT FENCE. SEE DETAIL A/C810.
2. PROVIDE INLET PROTECTION. SEE DETAIL B/C810.
3. CONSTRUCT ASPHALT SWALE
4. PROPOSED CONCRETE WASHOUT AREA. SEE DETAIL C/C810.

- INSTALL SILT FENCE AND INLET PROTECTION ON EXISTING STORM STRUCTURES
- SITE REMOVALS
- ROUGH GRADING
- BUILDING CONSTRUCTION
- FINISH GRADING
- PAVING
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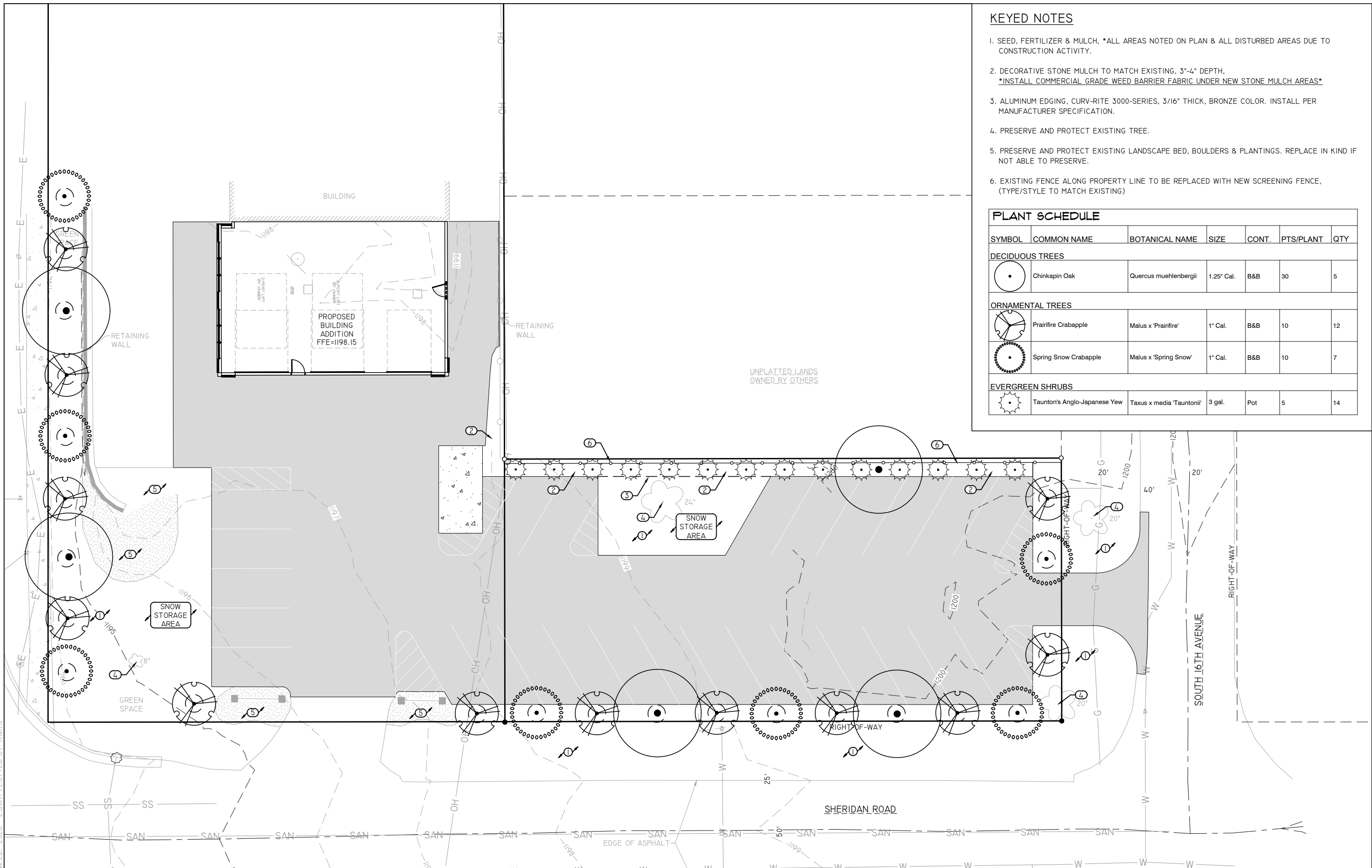
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- (G) IN AREAS WHERE THE PAVEMENT DRAINS ONTO ADJACENT GRASS AREAS, MAINTAIN PAVEMENT 1" ABOVE GRASS.



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 **REI**
 EI No. 10512A
 EET C200

DRAWING FILE: Q:\0500-10599\10512A - THUNDER LIBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS\0512A-C400-LANDSCAPE.DWG LAYOUT: C400
PLOTTED: JUN 23, 2026 - 2:38PM PLOTTED BY: KURTS



KEYED NOTES

1. SEED, FERTILIZER & MULCH, *ALL AREAS NOTED ON PLAN & ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITY.
2. DECORATIVE STONE MULCH TO MATCH EXISTING, 3"-4" DEPTH,
INSTALL COMMERCIAL GRADE WEED BARRIER FABRIC UNDER NEW STONE MULCH AREAS
3. ALUMINUM EDGING, CURV-RITE 3000-SERIES, 3/16" THICK, BRONZE COLOR. INSTALL PER MANUFACTURER SPECIFICATION.
4. PRESERVE AND PROTECT EXISTING TREE.
5. PRESERVE AND PROTECT EXISTING LANDSCAPE BED, BOULDERS & PLANTINGS. REPLACE IN KIND IF NOT ABLE TO PRESERVE.
6. EXISTING FENCE ALONG PROPERTY LINE TO BE REPLACED WITH NEW SCREENING FENCE, (TYPE/STYLE TO MATCH EXISTING)

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	PTS/PLANT	QTY
DECIDUOUS TREES						
	Chinkapin Oak	Quercus muehlenbergii	1.25" Cal.	B&B	30	5
ORNAMENTAL TREES						
	Prairifire Crabapple	Malus x 'Prairifire'	1" Cal.	B&B	10	12
	Spring Snow Crabapple	Malus x 'Spring Snow'	1" Cal.	B&B	10	7
EVERGREEN SHRUBS						
	Taunton's Anglo-Japanese Yew	Taxus x media 'Tauntonii'	3 gal.	Pot	5	14

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SCALE



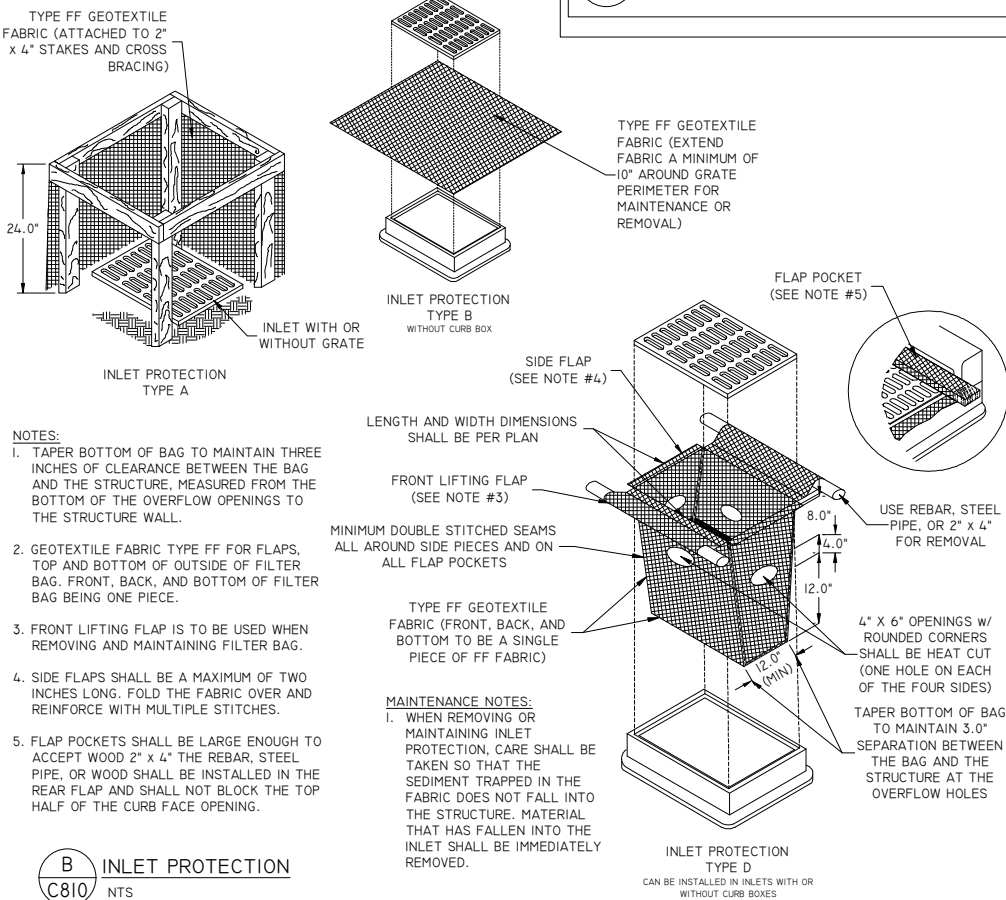
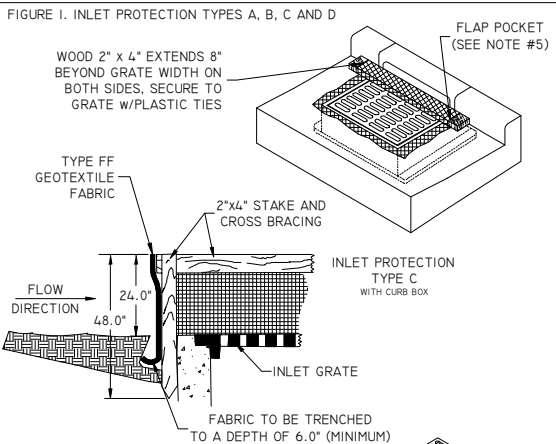
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				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

LANDSCAPE PLAN
THUNDER LUBE SITE EXPANSION
UTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI



REI No. 10512A
SHEET C400

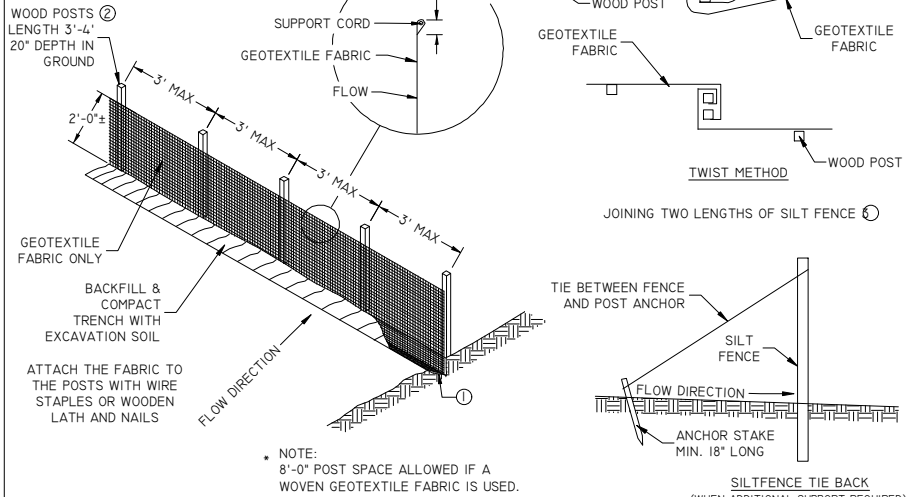
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PLOTTED: JUN 24, 2026 - 2:02PM PLOTTED BY: ADAMK



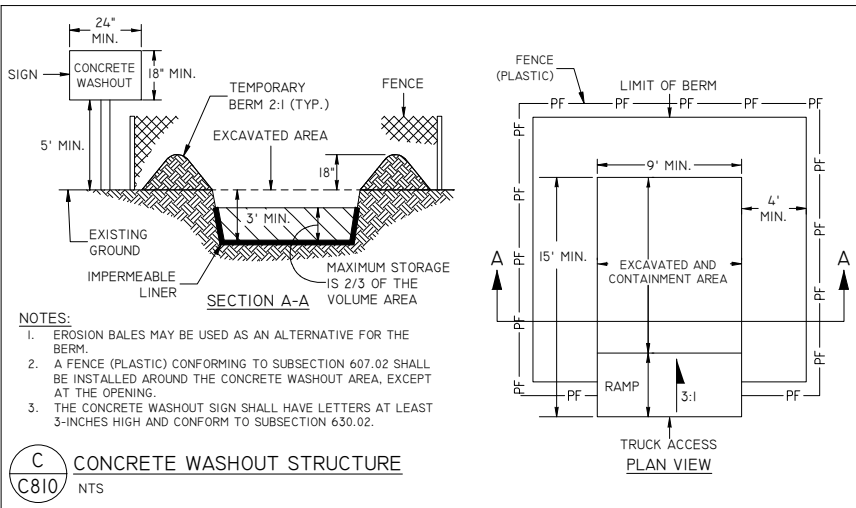
B
C810
INLET PROTECTION
NTS

GENERAL NOTES:

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



A
C810
SILT FENCE
NTS



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



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

NO SCALE



DATE	ISSUANCE	BY	CHKD	SURVEYED BY: CSM,DJG	DESIGNED BY: AMK	SURVEY DATE: 5-14-2026
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 6-24-2026
				SURVEY APVD BY: JWP	CIVIL APVD BY:	DRAWN BY: NAP

EROSION CONTROL DETAILS
THUNDER LUBE SITE EXPANSION
1015 SOUTH 7TH AVENUE & 1010 SOUTH 16H AVENUE
CITY OF WAUSAU, WI

REI
REI No. 10512A
SHEET C810

DRAWING FILE: Q:\10500-10512A\10512A - THUNDER LUBE - BUILDING EXPANSION - 1015 SOUTH 17TH AVENUE - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\10512A-C900-SPECS.DWG LAYOUT: C900
PLOTTED: JUN 24, 2026 - 2:03PM PLOTTED BY: ADAMK

GENERAL NOTES/SPECIFICATIONS

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



PRELIMINARY WEST ELEVATION



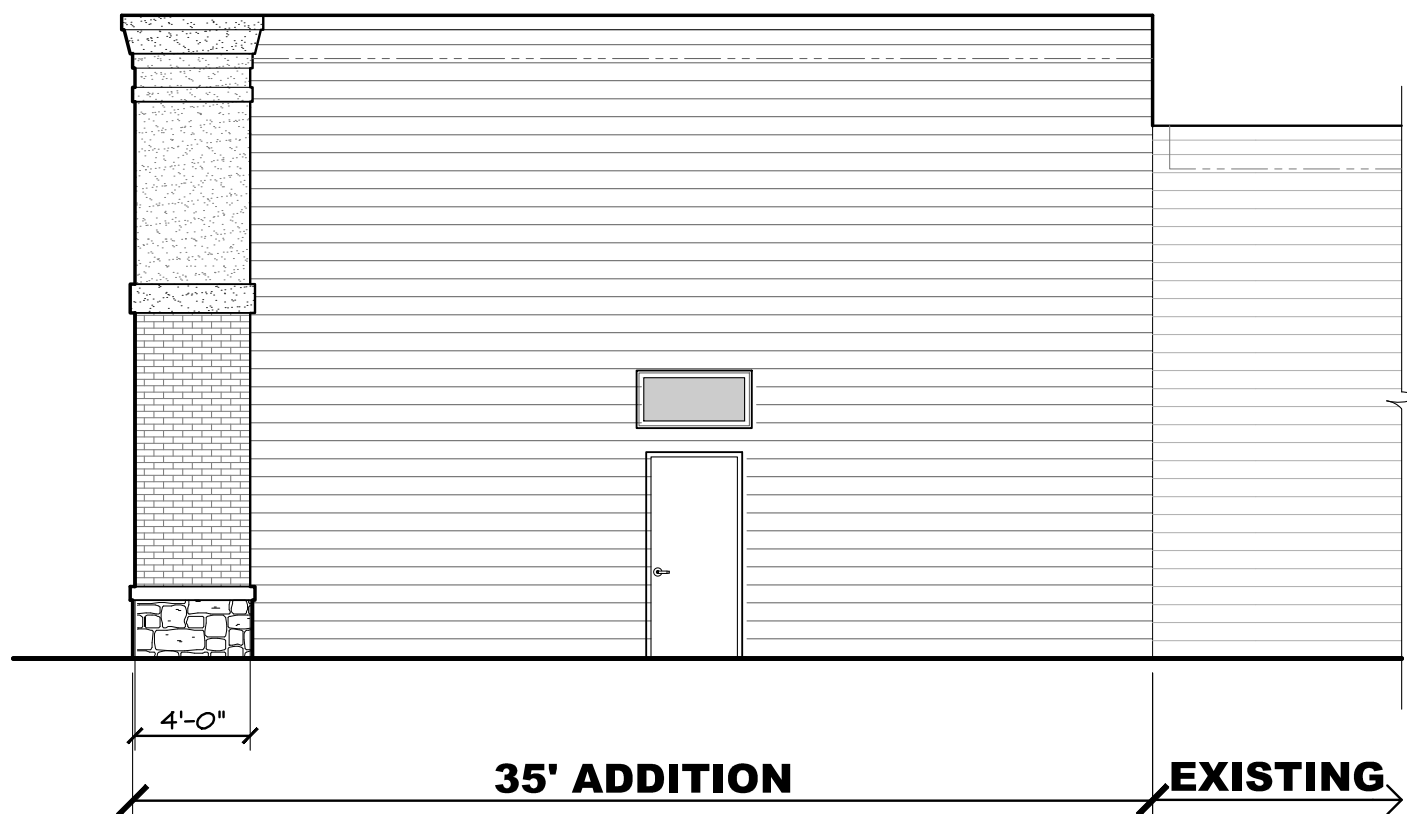
PRELIMINARY SOUTH ELEVATION

THUNDER LUBE ADDITION

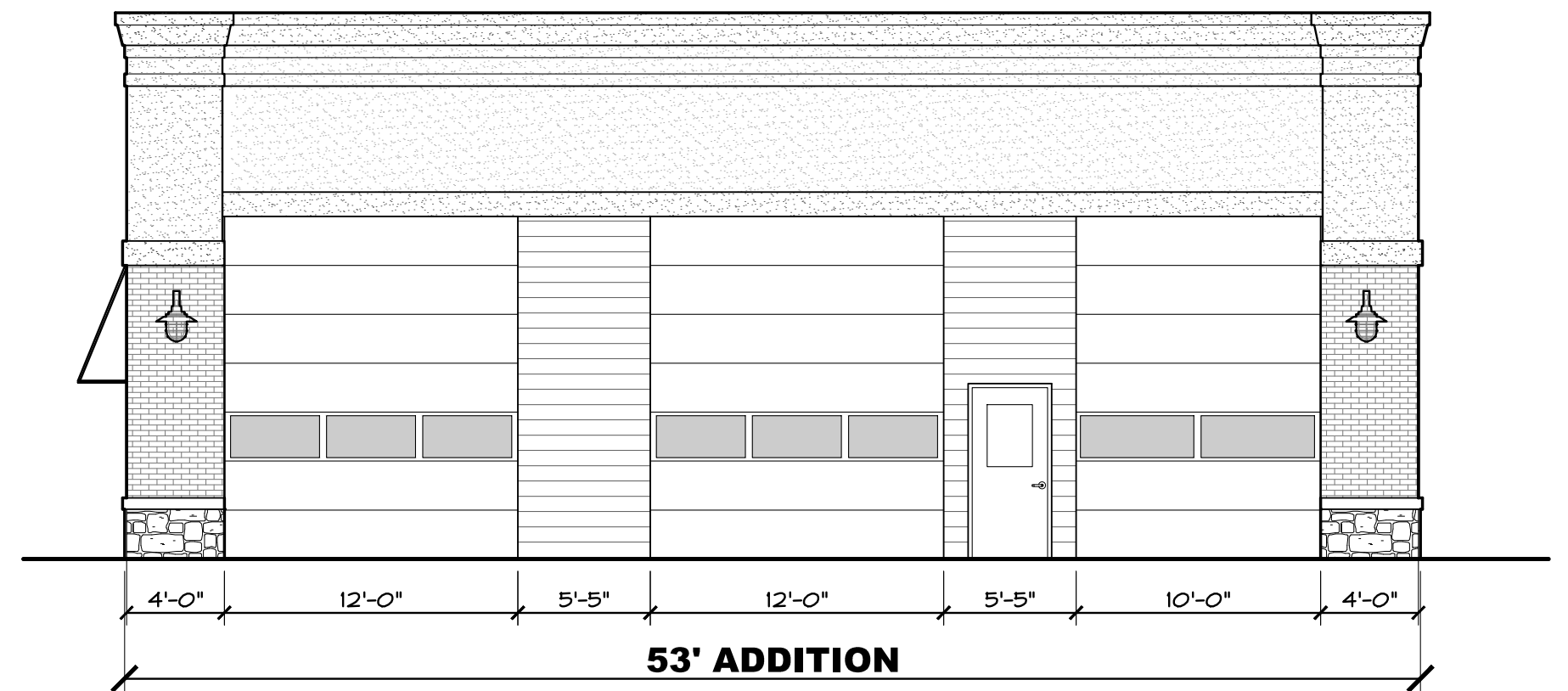
1015 S 17th AVE
WAUSAU, WISCONSIN

MAY 2026

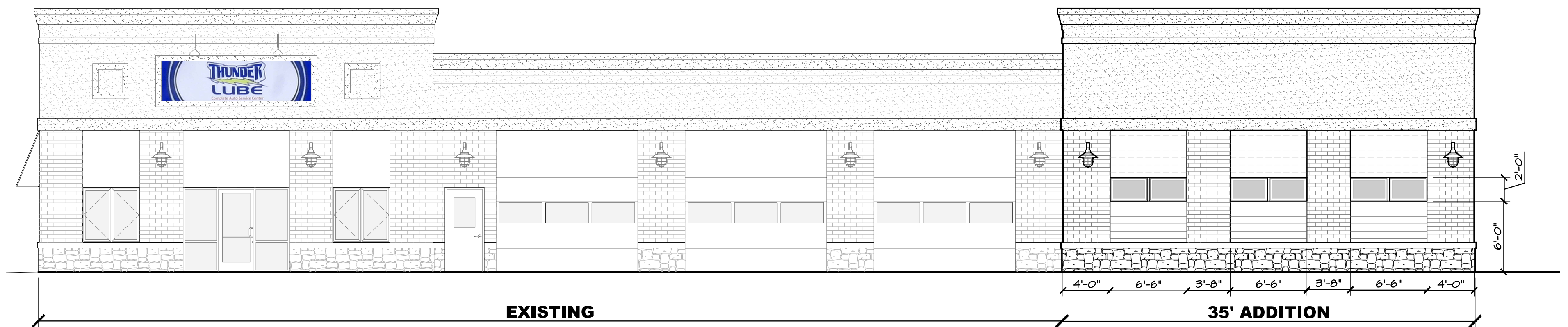




PRELIMINARY EAST ELEVATION



PRELIMINARY SOUTH ELEVATION



PRELIMINARY WEST ELEVATION

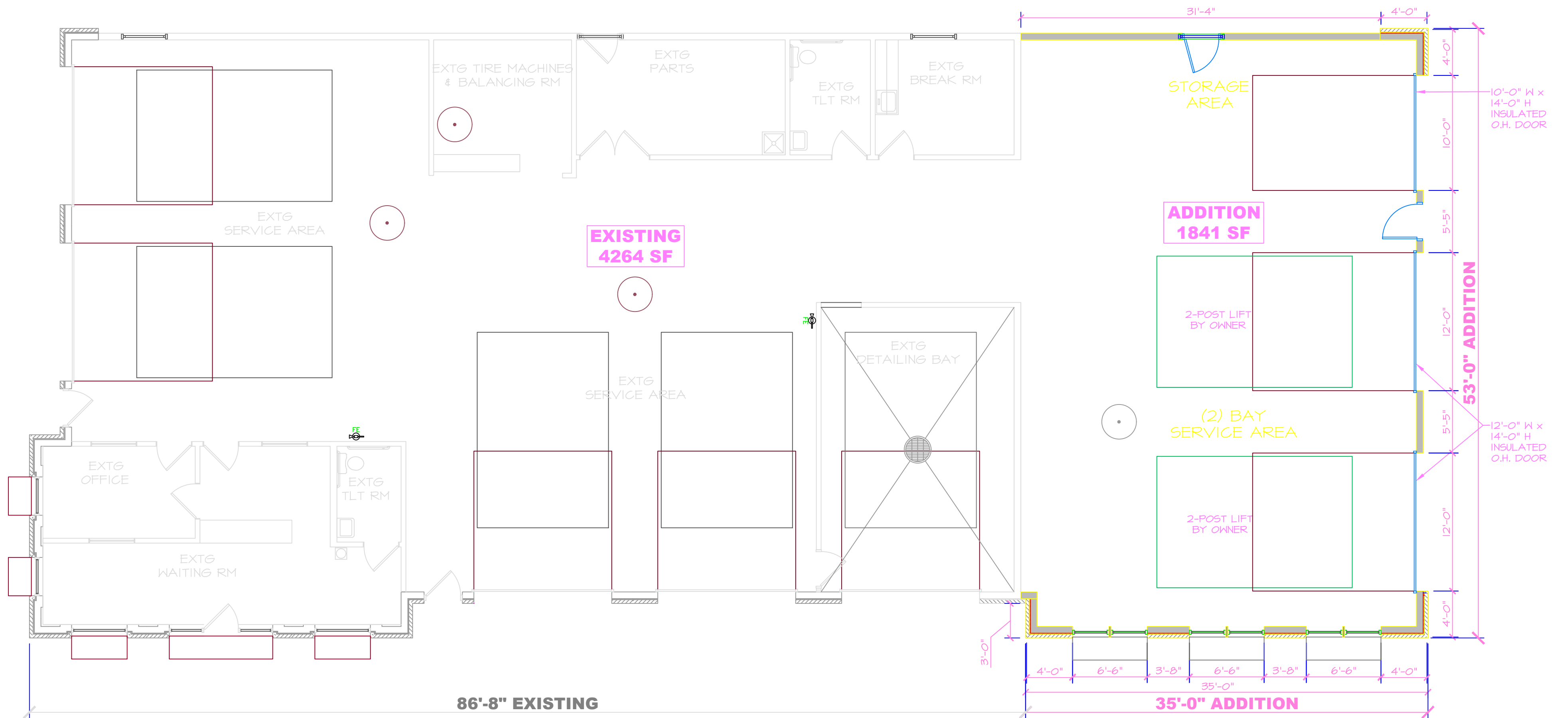


THUNDER LUBE ADDITION

1015 S 17th AVE
WAUSAU, WISCONSIN

MAY 2026

J+J Architecture
715.432.9556
WAUSAU, WISCONSIN



PRELIMINARY FLOOR PLAN

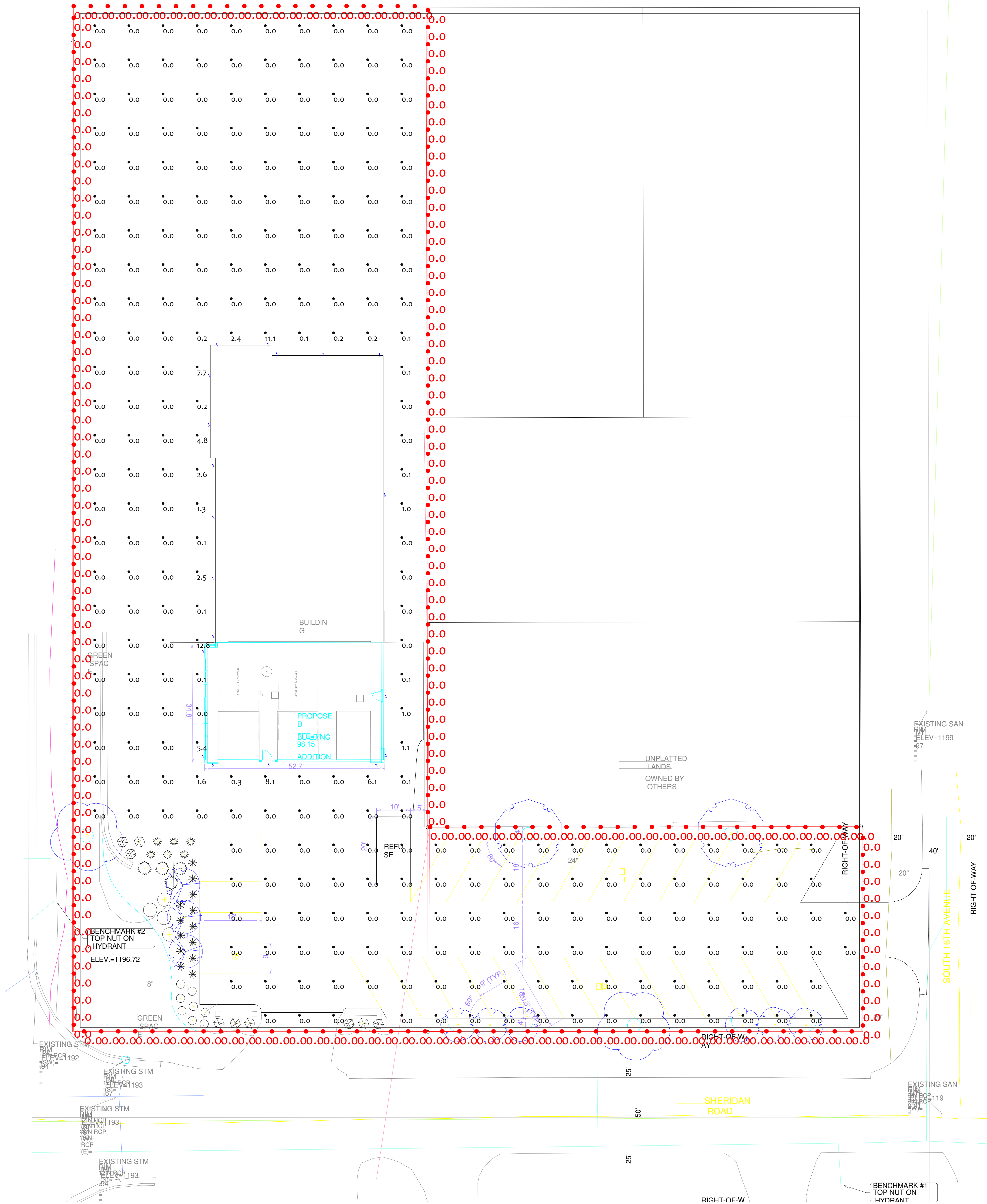


THUNDER LUBE ADDITION

1015 S 17th AVE
WAUSAU, WISCONSIN

MAY 2026





Scale: 1 inch= 14 Ft.

Luminaire Schedule				
Symbol	Qty	Label	Description	
	19	A	LED UP AND_OR DOWN WALL SCONCE	
			Luminaire Watts	Total Watts
			27.3184	519.05

Calculation Summary			
Label	Units	Avg	Max/Min
CIRCULATION CALCS	Fc	0.25	N.A.
PROPERTY LINE CALCS	Fc	0.00	N.A.

These plans, schedules, calculations, and lighting concepts are the property of Lighting Design Solutions (LDS) and are not to be shared, reproduced, viewed, or used in any manner without the explicit written permission of LDS. All luminaires and accessories purchased for this project are to be supplied by LDS unless other arrangements that include additional reimbursement for design costs are codified in a pre-approved written agreement with LDS.

These plans are not approved for construction unless specifically noted. They have not been reviewed or approved by any local or state agency, nor has the building owner confirmed final acceptance of the design or materials. Once approved, the final product details, voltages, accessories and quantities are the responsibility of the installing contractor and are to be fully verified by the contractor prior to release of order. Lead time for luminaires will vary but should be assumed to be 4-6 weeks after release unless specifically noted as "in-stock" or "quick ship" on the LDS Project Quotation.

Lighting performance and energy calculations are based on photometric data provided by the specified manufacturers, expected site finishes, anticipated energy costs, current rebate programs, and the projected operational use of the facility. Lighting Design Solutions, Inc. accepts no responsibility for variances resulting from inaccurate or changed data files, drawings, reflectance values, or rebate programs, and guarantees no alternate funding or rebate payment.



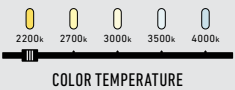
Page 1 of 1	PROJECT INFORMATION:	DRAWN BY: A. THOMER	REVIEWED BY: A. THOMER	REV	DESCRIPTION	DATE	Lighting Design Solutions, Inc. (Schofield & Milwaukee) P.O. Box 375 Schofield, WI 54476 1.888.357.7070 Office 715.693.2594 Fax N78W14573 Appleton Ave #101 Menomonee Falls, WI 53051 Design@LightingDesignSolutions.com www.LightingDesignSolutions.com	
	THUNDERLUBE EXPRESS	CONTRACTOR:	APPROVED BY:					
DATE: 05/26/2026								

BROOKLYN

With its clean rectangular silhouette, this fixture blends classic style, 5CCT versatility, and durable construction to withstand the elements year-round.



UPGRADE



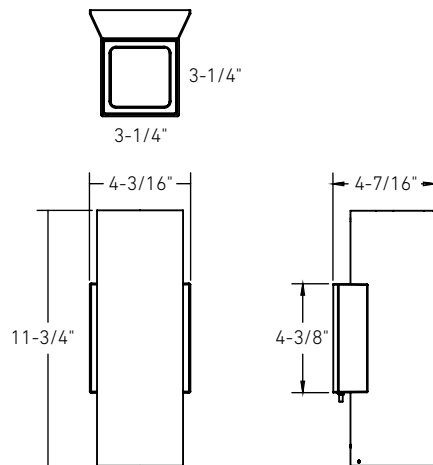
WET

**T24
JA8**
CERTIFIED



Model	Size	Watts	Delivered lumens	CRI	Color °T	Voltage
LWB12-CC	11-3/4"	30 W	1890 lm	90	2200, 2700, 3000 3500, 4000 K	120 V Triac dimming
LWB12-CC-V	11-3/4"	30 W	1980 lm	90	2200, 2700, 3000 3500, 4000 K	V: 120 / 277 / 347V 0-10V dimming

LWB12-CC



Specifications

Made of extruded aluminum
Switch-selectable CCT
Integrated dimmable driver
Aluminum end cap for unidirectional lighting included
5-year warranty

Finish

● **BK** Black

Note

Other color temperatures, finishes, and voltage options are available but may require minimum order quantities (MOQs) and longer lead times. Please contact your DALI representative for more information.

Chapter 1: Issues and Opportunities

Plan Purpose

The City of Wausau's Comprehensive Plan is a guide that helps elected officials, committees, and the public envision how the City will develop over time. It assists with City decision-making related to the physical development and redevelopment of the built environment. It also identifies how the City will prioritize maintaining and enhancing its services in a financially sustainable manner. Throughout the development of this plan, the City engaged the public through various activities to understand what its residents' needs are. The result is a plan that incorporates robust data, public input, and a clear vision of how the City will embrace opportunities that enhance its overall livability.

This Comprehensive Plan consists of eleven chapters that replace the previous 2017 Comprehensive Plan. Wisconsin Planning Law §66.1001 specifies that comprehensive plans must be updated every ten years and contain the following nine elements: Issues and Opportunities (Demographics), Natural, Agricultural and Cultural Resources, Housing, Utilities and Community Facilities, Transportation, Economic Development, Land Use, Intergovernmental Cooperation and Implementation. Each chapter addresses one of these elements, with the cultural resources element having its own chapter and downtown Wausau having another chapter due to the significance these resources have in the community.

There are many tangible projects that have resulted from the City's 2017, especially the redevelopment of the City's riverfront, remediation of contaminated sites, new development that meets strong housing demand, improvements to various transportation routes and facilities, strategic use of tax increment financing (TIF) to spur new development, and the construction of new public facilities, such as the new drinking water plant and new wastewater treatment plant. This updated comprehensive plan continues this legacy by identifying the community's current issues along with a series of goals, objectives, and policies that address them.

Planning Process

Public Participation

This Comprehensive Plan greatly exceeds the State of Wisconsin's minimum public participation requirements. Appendix A: Public Participation Plan (PPP) summarizes and describes these activities in detail. The PPP also includes a timeline that shows when each PPP activity took place.

TBD- additional results will be summarized here (including a word cloud) and full results attached to the end of the document when complete as Appendix 2.

Planning Context

Planning and zoning have been functions of local units of government for over 50 years in Wisconsin. Existing authority for planning is provided in state statutes, including §. 59, 60, 61 and 62. Over the years almost every city, village and county has developed various plans, from land use plans, from land use plans to master plans and even development plans. Comprehensive Planning Law (§.66.1001) required all jurisdictions within the state that exercise control over land use to prepare a comprehensive plan by 2010. State statute also requires a public participation plan to involve the public during the comprehensive plan update process, which is attached to the end of this document. Fourteen state planning goals are suggested. These goals, however, are not mandates for specific provisions that must be included in the comprehensive plan, but criteria on which the grant applications will be judged. The goals are:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.



Previous Plans

The City of Wausau

This Comprehensive Plan replaces previous comprehensive plans from 2017, 2006, 1995, and 1983. A variety of plans have been developed for the City, listed below. Each Chapter in this Plan will provide more details on these plans as they relate to that topic:

- Tax Increment Financing and Districts (Ongoing)
- Wausau Older Adults Housing Study (2026)
- Comprehensive Outdoor Recreation Plan (2023-2027)
- Wausau Safe Routes to School Plan (2024)
- Wausau Metropolitan Area Housing Assessment (2022)
- River Edge Master Plan (2020)
- Near West Side Master Plan, the Towers Plan (2020)
- Redevelopment Guides (2017 and 2020)
- Wausau Center Urban Design and Transportation Plan (2019)
- Wausau Sewer Service Area Plan (2018)
- Historical Survey (2017)
- East Riverfront Brownfield Plan (2015)

Marathon County

A variety of plans have been developed at the county level and those that relate will be discussed in later Chapters, such as the Outdoor Recreation Plan, the Land and Water Conservation Plan, and the Disaster Mitigation Plan. Additionally, the Marathon County Comprehensive Plan was updated in 2026 to guide County decision makers on a wide array of issues over the next twenty years in creating a preferred place to live, work, visit, and do business. This policy plan focuses on a county-level perspective and planning direction that complements and strengthens local planning efforts. The goal of the plan is to make Marathon County the healthiest, safest, most prosperous county in Wisconsin.



Wausau Metropolitan Planning Organization (MPO)

This organization covers Wausau and several surrounding communities and coordinates transportation efforts that transcend municipal boundaries. Its plans and studies are discussed in detail in the Transportation chapter of this Plan.

North Central Wisconsin Regional Comprehensive Plan 2025

The City is included in the North Central Wisconsin Regional Planning Commission (NCWRPC) area. The NCWRPC is one of nine regional planning commissions in the State of Wisconsin. The North central region includes ten counties, loosely following the upper Wisconsin River Valley. The NCWRPC is a voluntary association of governments tasked with the mission of providing planning assistance to the communities throughout the Region.

The Regional Comprehensive Plan, adopted by the North Central Wisconsin Regional Planning Commission in 2025, is an advisory document focusing on the nine comprehensive plan elements required by state statute, plus a new chapter on public health. Each chapter identifies issues, goals, objectives, and policies, which are discussed when relevant during the chapters of this Comprehensive Plan.

Data Sources

The U.S. Census Bureau has two data sources that are widely used in this plan, which are described below:

U.S. Census (2000, 2010, & 2020)	American Community Survey (ACS) 5-Year Estimates (2024)
• Counts population, households, etc. • Based on former Census “short form” • Mailed to every household in the U.S. • Mailed every decade (2010, 2020, etc.) • Self-reported data that is published • Typically more accurate than ACS • No data for non-Census years	• Counts U.S. Census info plus additional topics • Based on former Census “long form” • Mailed to a limited number of households • Mailed every year (2024, 2025, etc.) • Self-reported data used to produce estimates • Typically less accurate than Census • Provides data for non-Census years

The ACS evolved from the “long form” that some households used to receive with the Census. In 2010, the U.S. Census Bureau began releasing ACS data for all populations on a yearly basis. The availability of these surveys means that communities do not need to wait ten years for the census to assess current trends, but they are only estimates based on a limited sample size. Trends are generally analyzed for the fourteen-year time frame from 2010 to 2024 in this report since 2024 data was released in early 2026. 2010 also makes a good “baseline” year for data because of the impacts that the late 2000s recession had on demographics, especially influencing the number of children being born in the county, which peaked in 2007. Additionally, the decade leading up to 2010 was when the large Millennial generation was graduating high school and formed their own households by moving out of their parents’ homes, leading to a pronounced shift in the number of households and overall household size.

Despite the limitations listed above for each data source (self-reporting, etc.), there are few substitutes, if any, for most of the demographic data provided by these sources. In general, they are the most widely used and exhaustive data sets used in plans, grants, decision-making tools, and other programs. Other data sources are used for topics not covered by Census are cited accordingly, such as population projections and estimates from the Wisconsin Department of Administration’s (DOA).



Community Profile

The City of Wausau is located in the middle of Marathon County in Central Wisconsin. Wausau is the county seat and had a 2020 U.S. Census population of 39,994, which is about 29 percent of the total county population. Wausau is one of six cities and 16 villages in the county, see Map 1. The City is located at the crossroads of two major highways in Central Wisconsin, HWY 51 which runs north-south and HWY 29 which runs east-west. Wausau is the largest city in north-central Wisconsin and is the 18th largest city in the state by 2020 population. A detailed community history can be found in the Cultural Resources chapter. Overall, the Wausau area is known for its combination of urban amenities, outdoor recreation, moderate cost of living, community safety, and lack of traffic that make it a desirable place to live.



Natural Setting

The City of Wausau is located on the Wisconsin River, which runs into Lake Wausau to the south of the city. The Wisconsin River dominates the surface hydrology of the area with numerous streams flowing into it, along with the Big Rib and Eau Claire Rivers, which form the Great Pinery Heritage Waterway. Wetlands are scattered throughout the city mostly surrounding streams. The Wisconsin River divides the city into two distinct areas, the westside of the Wisconsin River and the eastside of the Wisconsin River. The City encompasses roughly 13,091 acres or 20.45 square miles.

Wausau's climate is classified as halfway between temperate and subarctic (boreal and hemi boreal). The area has four distinct seasons. Summers have warm but not excessively hot days and cool nights. Winters are long, cold, and snowy. The average annual precipitation is roughly 31.6 inches. Snow cover on the ground and ice cover on the lakes lasts from December to April. The growing season generally extends from late May to early September, for an average frost-free growing season of 135 days. Prevailing winds come out of the northwest from late fall through spring and from the south during the remainder of the year. Wind speed generally ranges from 4 to 15 miles per hour. Natural resources are described and mapped in greater detail in Chapter 2 of this plan.



Demographics

Reviewing the socioeconomic trends throughout the city is important to understanding what has occurred and what is likely to occur in the future. The analysis of statistical data used in conjunction with public participation and input, can help communities identify the issues and opportunities they must address to improve their communities and reach their goals in the coming details. In 2010, Marathon County hired Next Generation Consulting to complete a footprint study titled “A Next Generation Talent Magnet.” In the footprint, La Crosse, WI and Eau Claire, WI were identified as comparative cities to Wausau, and their demographics are included in this chapter to provide a comparison between Wausau and its peers. Additionally, the percentage and net change between 2010 and 2024 is displayed due to the pronounced impact the 2008 recession had on demographics with a dramatic slowdown in nationwide population growth in the 2010s compared to the 1990s and 2000s.

Population

City of Wausau

The City of Wausau is the largest city and County Seat in Marathon County, and the County’s boundary serves as the Metropolitan Statistical Area (MSA) boundary. Together with Portage and Wood Counties, Wausau is part of the Wausau-Stevens Point-Wisconsin Rapids Combined Statistical Area (CSA). The County (and also MSA) 2020 Census population was 138,013, and the CSA population was 282,597. Although these number rival more urbanized metropolitan and combined statistical area populations, the population is dispersed among midsize communities (e.g. Wausau, Marshfield, Stevens Point, Wisconsin Rapids) and many smaller communities rather than in one single dense, urban core.

Wausau had a 2020 Census population of 39,994, representing about 29 percent of the County population. The next biggest community in Marathon County, the Village of Weston, borders the City of Wausau directly to the Southeast and had a population of 15,723 people in 2020. When comparing growth rates between 2010 and 2024, the City of Wausau grew 2.3 percent, which is slightly slower than the County growth rate of 3.2 percent. See Table 1. The County’s higher growth rate is influenced by neighboring communities that grew faster than Wausau. For example, the Villages of Weston (5.9 percent), Rib Mountain (6.8 percent), and Kronenwetter (16.4 percent) all grew at much higher rates between 2010 and 2024.

Peer Communities

Table 1 displays the total population for the city of Wausau, the City of Eau Claire, the City of La Crosse, Marathon County, and the State. Eau Claire, with its easy access to the Minneapolis-St. Paul area, grew at a considerable 6.7 percent, whereas La Crosse, which is landlocked, grew at just 0.1 percent during the same time. Both Wausau and Marathon County are growing slightly slower than the state and nation, which grew 4.0 percent and 8.5 percent during that time, respectively. The 2025 population estimate for the city from the Wisconsin Department of Administration is 40,571 persons, which is notably higher than Census estimates. This could indicate that more people are moving to the area in recent years due to its high quality of life and availability of jobs. The Land Use Chapter further examines population, including population projections.

Table 1: Demographic Change

	2000	2010	2020	2024	2010-2024 Change	2010-2024 % Change
C. Wausau	38,426	39,106	39,994	39,996	890	2.3%
C. Eau Claire	61,704	65,883	69,421	70,322	4,439	6.7%
C. La Crosse	51,818	51,320	52,680	51,356	36	0.1%
Marathon Co.	125,834	134,063	138,013	138,403	4,340	3.2%
Wisconsin	5,363,675	5,686,986	5,893,718	5,914,872	227,886	4.0%

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Age Distribution

Population distribution is important to the planning process, especially for two age groups are examined here. They are the 17 years of age and younger, and the 65 years of age and older population groups. These are often referred to as dependent populations as they are least likely to be in the workforce. In 2024, 41.3 percent of the population in the City of Wausau was dependent, compared to 39.3 percent in 2010. The population under 17 years of age is in school and requires education services, safe bicycle and pedestrian options, and other public services. The population over 65 years of age is typically entering retirement and requires services like accessibility to healthcare, senior facilities, universal housing, and a variety of transportation options to access services and programs. Both populations generally do not comprise a significant portion of the workforce.

17 Years and Under

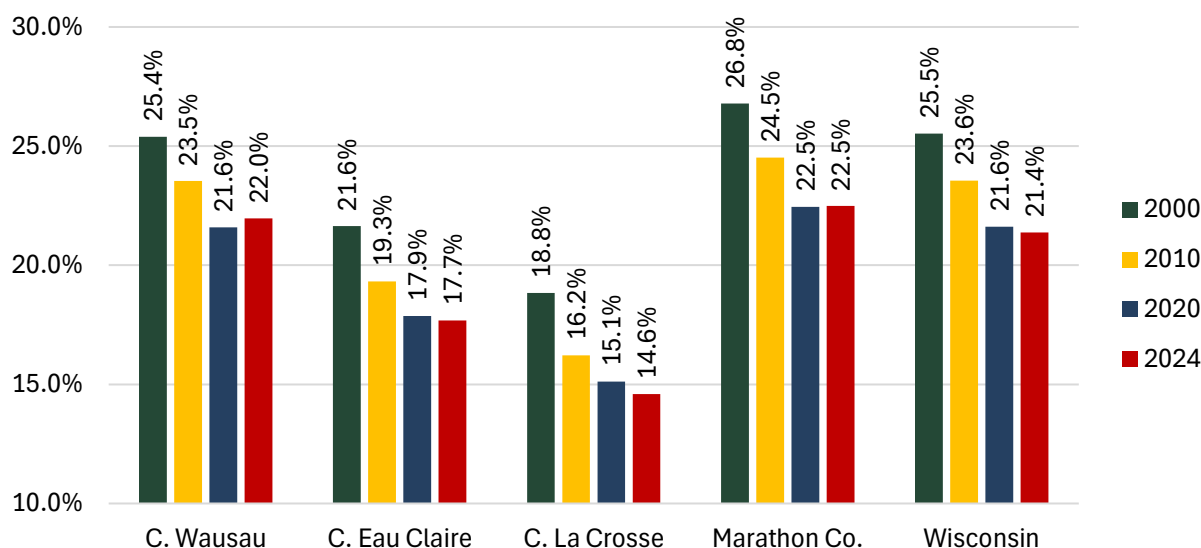
The City of Wausau's 17 and under population is in line with State and County trends, and this age group comprises a greater share of the population compared to peer communities; See Table 2 and Figure 1. Between 2010 and 2024, the total number of those aged 17 and younger in the City of Wausau decreased 4.5 percent for a decrease of 416 people. In 2024, 22 percent of the population in Wausau was under the age of 17, down from 23.5 percent in 2010. While Eau Claire has a smaller share of people 17 and under (17.7 percent), its overall decrease of 2.3 percent for that population is slower than Wausau's decrease. Meanwhile, La Crosse has a smaller share of people 17 and under (14.6 percent), and the total population 17 and under is decreasing much more rapidly with a decline of 10 percent during the same time. Marathon County and Wisconsin saw decreases in this age group that were only slightly more pronounced than Wausau's at 5.3 percent and 5.6 percent, respectively. The share of residents in this age group is also very similar to Wausau's 22 percent for the County (22.5 percent) and State (21.4 percent).

The decrease in population aged 17 and under can partially be explained by Millennials. Millennials (born between 1981 and 1996) are the children of Baby Boomers (born 1946-1964). At that time, Baby Boomers were the largest generation, and Millennials were the second largest. These adults turned 18 years of age between 1999 and 2014, reducing the number of people aged 17 and under during that time period. The City, Region, County, and State all experienced a growth in this cohort between 1990 and 2000 before seeing a reduction in the number of people under 17 after 2000. By 2019, the Millennial Generation surpassed Baby Boomers as the largest generation, and as of 2026, Gen Z has surpassed Baby Boomers in size, ranking second behind Millennials. Often, student debt, inflation, high housing costs, and other factors during the 2010s and 2020s are cited as having contributed to a decrease in the number of children Millennials and Gen Z (1997-2012) are having as well as an increase in households with no children compared to previous generations.

Table 2: Persons 17 Years of Age and Younger

	2000	2010	2020	2024	2010-2024 Change	2010-2024 % Change
C. Wausau	9,756	9,202	8,636	8,786	-416	-4.5%
C. Eau Claire	13,358	12,728	12,403	12,431	-297	-2.3%
C. La Crosse	9,762	8,325	7,960	7,493	-832	-10.0%
Marathon Co.	33,716	32,869	30,987	31,130	-1,739	-5.3%
Wisconsin	1,368,756	1,339,492	1,274,321	1,264,546	-74,946	-5.6%

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Figure 1: Percent of Population 17 Years of Age and Younger

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

65 Years and Older

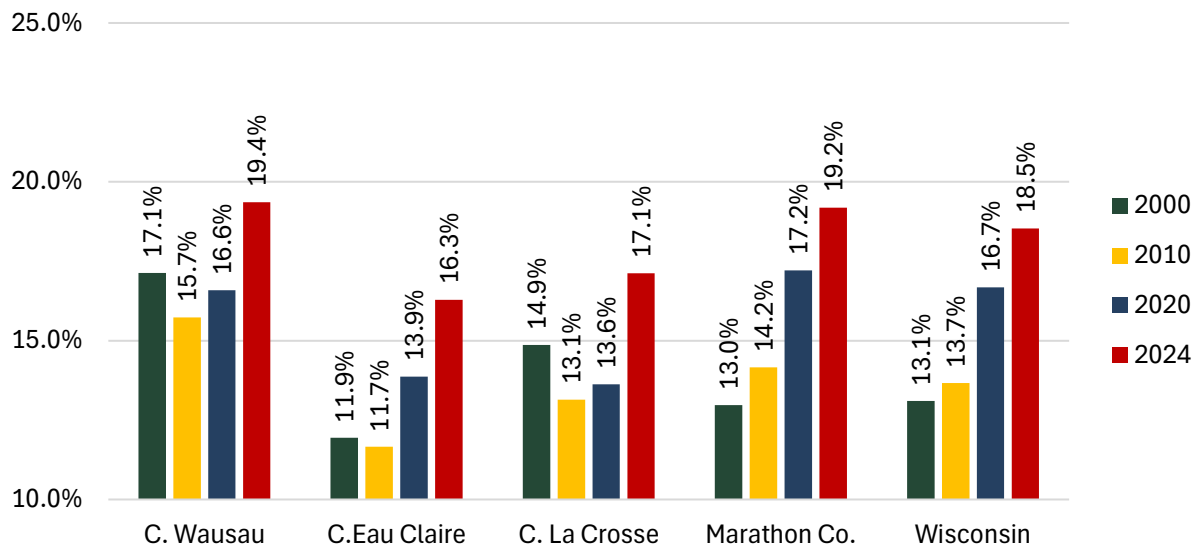
The City of Wausau, Marathon County, and Wisconsin all saw a dramatic increase in the share of the overall population that is aged 65 and over. This is a direct result of the large baby boomer cohort entering these age cohorts. In 2024, adults aged 65 and over made up 19.4 of the City's population, which is higher than in peer communities; Eau Claire's 65 and over population was 16.3 percent and La Crosse's was 17.1 percent in 2024. It was also similar to Marathon County (19.2 percent) and Wisconsin (18.5 percent) figures. However, the rate at which this age group increased in Wausau (25.9 percent) was much slower than in peer communities (49.1 percent in Eau Claire and 30.4 percent in La Crosse) as well as Marathon County (39.8 percent) and Wisconsin (41.0 percent) between 2010 and 2024 because this age group was largest for the City in 2010 (15.7 percent) compared to the others (13.9, 13.6, 17.2, and 16.7 percent, respectively). But overall, this age group is expected to grow. See Table 3 and Figure 2.

Table 3: Persons 65 Years of Age and Older

	2000	2010	2020	2024	2010-2024 Change	2010-2024 % Change
C. Wausau	6,582	6,150	6,632	7,741	1,591	25.9%
C. Eau Claire	7,368	7,680	9,630	11,454	3,774	49.1%
C. La Crosse	7,701	6,744	7,178	8,794	2,050	30.4%
Marathon Co.	16,321	18,988	23,757	26,553	7,565	39.8%
Wisconsin	702,553	777,314	982,799	1,096,043	318,729	41.0%

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Figure 2: Percent of Population 65 Years of Age and Older



Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

An increase in older adults will impact the economy as retirements will need to be filled by skilled workers from younger generations. Additionally, as adults age, the ability to maintain a home and drive will impact housing and transportation demand in the coming years. These topics are covered in future chapters in this Plan.

Households

A household includes all the people who occupy a housing unit as their usual place of residence. The City's trend of households reflects the national trend of fewer people living within the same household. This trend can drive housing demand even if the population is relatively flat, and changing average household size is discussed in detail in Chapter 3: Housign The City of Wausau, Cities of Eau Claire and La Crosse, Marathon County, and the State all gained population between 2010 and 2024, but the average household size for all five decreased over the past decade as the increase in total households outpaced the increase in population. The only exception was that the City of Eau Claire saw no change to its household size, which was already much lower than the others in 2010. Overall, there has been an increase in empty nester households as baby boomers age and live longer than previous generations, and there has been a decrease in the number of children younger generations are having.

The number of households within the city grew by 1,138 households between 2010 and 2024 as shown in Table 4. The growth rate during this time of 6.9 percent is slower than the County's 8.8 percent rate, which is the same as the Statewide rate. The City of Eau Claire's growth rate was double that of Wausau's with a 13.8 percent increase, and even the City of La Crosse, which hardly saw an increase in the overall population, had a slightly higher increase in the number of households than Wausau at 7.2 percent. The higher countywide increase in households means that more households are likely moving to neighboring communities outside of Wausau, but the difference between the two has narrowed considerably since the 2017 Comprehensive Plan was written. At that time, the County household growth rate was 7 percent higher than the City's between 2000 and 2010, compared to a 1.9 percent difference between 2010 and 2024. This could be a result of the City's ambitious housing redevelopment throughout the City. Additionally, household formation plays a role, where adults leave their parents' homes and live with roommates or a significant other, which creates new households out of the existing population.

Table 4: Total Households

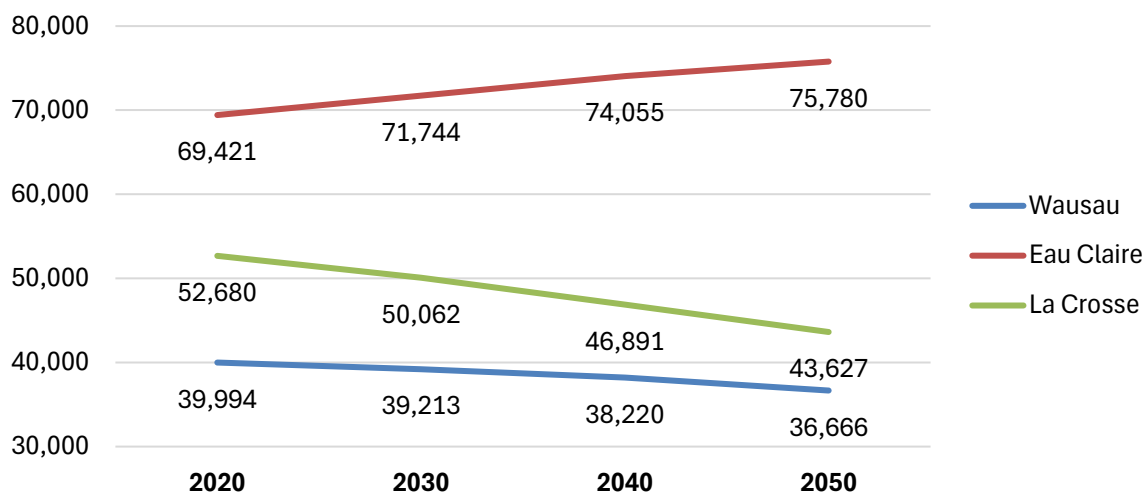
	2000	2010	2020	2024	2010-2024 Change	2010-2024 % Change
C. Wausau	15,678	16,487	17,420	17,625	1,138	6.9%
C. Eau Claire	24,016	26,803	28,864	30,492	3,689	13.8%
C. La Crosse	21,110	21,428	22,779	22,965	1,537	7.2%
Marathon Co.	47,402	53,176	56,517	57,866	4,690	8.8%
Wisconsin	2,084,544	2,279,768	2,428,361	2,479,480	199,712	8.8%

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Population and Household Projections

The Wisconsin Department of Administration (WDOA) creates the state's official population and household projections based on the most recent Census. In 2024, WDOA released population projections based on the 2020 Census, followed by household projections in 2026. Figure 3 and Table 5 list WDOA's projected population through 2050. According to WDOA, Wausau is expected to decrease in population by 8.3 percent, which is a more rapid decrease than the projections for Marathon County (-5.5 percent) and Wisconsin (-3.3 percent). The City of Eau Claire is expected to grow by 9.2 percent while the City of La Crosse is expected to decline by 17.2 percent, illustrating the variety of demographic trends present throughout the State.

DOA's methodology indicates that these population projections are based on existing fertility rates, death rates, and age cohorts of the existing population, and do not account for a large surge or decrease in population due to an unforeseen large-scale event, which is too hard to predict. For example, if natural disasters in other U.S. states lead to a large-scale inward migration to the Midwest, that hypothetical event would not be reflected in the projections.

Figure 3: Population Projections

Source: WDOA 2024

Table 5: Population Projections 2020-2050

	2020 Census	2030	2040	2050	Percent Change
Wausau	39,994	39,213	38,220	36,666	-8.3%
Eau Claire	69,421	71,744	74,055	75,780	9.2%
La Crosse	52,680	50,062	46,891	43,627	-17.2%
Marathon Co.	138,013	136,750	134,615	130,380	-5.5%
State	5,893,718	5,890,915	5,841,620	5,710,120	-3.1%

Source: WDOA 2024

WDOA's household projections in Table 6 show a similar pattern as Figure 3 and Table 5 between 2020 and 2050. Wausau is projected to have a slight decline of 5.3 percent, while Eau Claire grows more rapidly with an increase of 11.5 percent, and La Crosse has a much more pronounced decline of 13.6 percent. Wausau's position, just like with population projections, results in a faster decline compared to Marathon County, which is projected to lose 1.7 percent of its households. And unlike its projected decrease in overall population, Wisconsin is projected to have a slight increase in households (1.7 percent). This is a result of the projected change in household size. WDOA predicts that Marathon County's household size will decrease from 2.41 in 2020 to 2.30 in 2050, while the state's household size will decrease from 2.37 to 2.24 during the same time.

Table 6: Household Projections 2020-2050

	2020	2030	2040	2050	Percent Change	Net Change
Wausau	17,420	17,491	17,225	16,498	-5.3%	-922
Eau Claire	28,864	30,243	31,380	32,171	11.5%	3,307
La Crosse	22,779	22,078	21,077	19,690	-13.6%	-3,089
Marathon Co.	56,517	57,492	57,364	55,574	-1.7%	-943
State	2,428,361	2,493,822	2,510,971	2,468,672	1.7%	40,311

Source: WDOA 2026

Overall, the State of Wisconsin is expected to lose nearly 200,000 residents in a 30-year timeframe. However, ACS estimates since the 2020 Census have reflected that many places in Wisconsin, including Central Wisconsin, are seeing population growth that is faster than during the 2010s. This can be observed in North Central Wisconsin, where many counties have seen inbound migration that has driven population growth. Marathon County's growth is currently being driven by both inbound migration (people moving to the County from somewhere else) as well as natural increase (more births than deaths) according to U.S. Census data (2025 County Population Totals and Components of Change).

According to the Harvard University Joint Center for Housing Studies, many rural areas in the country that declined in population in the 2010s saw a population rebound since 2020. Additionally, the Rural Wisconsin Health Cooperative (RWHC) and Headwaters Economics identified a trend where counties with substantial recreation opportunities draw more residents than non-recreation counties, and they also attract those with higher incomes. Additionally, income growth has been stronger in recent years for outdoor recreation-oriented counties.

Though the Wausau Metropolitan area results in Marathon County being designated an urban county, and the United States Department of Agriculture does not consider Marathon County to have as much outdoor recreation as other Counties in the region (Adams, Juneau, Forest, Langlade, Oneida, and Vilas), Marathon's position as an affordable hub with a strong economy and high quality of life in close proximity to these counties, along with its own variety of local recreational offerings, positions Wausau to attract further growth that surpasses WDOA's

population projections in the coming years. Additionally, the rapidly aging population in Wisconsin's Northern Counties may increase demand for more housing near healthcare and services in Wausau due to its robust infrastructure and amenities. These topics are discussed in more detail later in this plan.

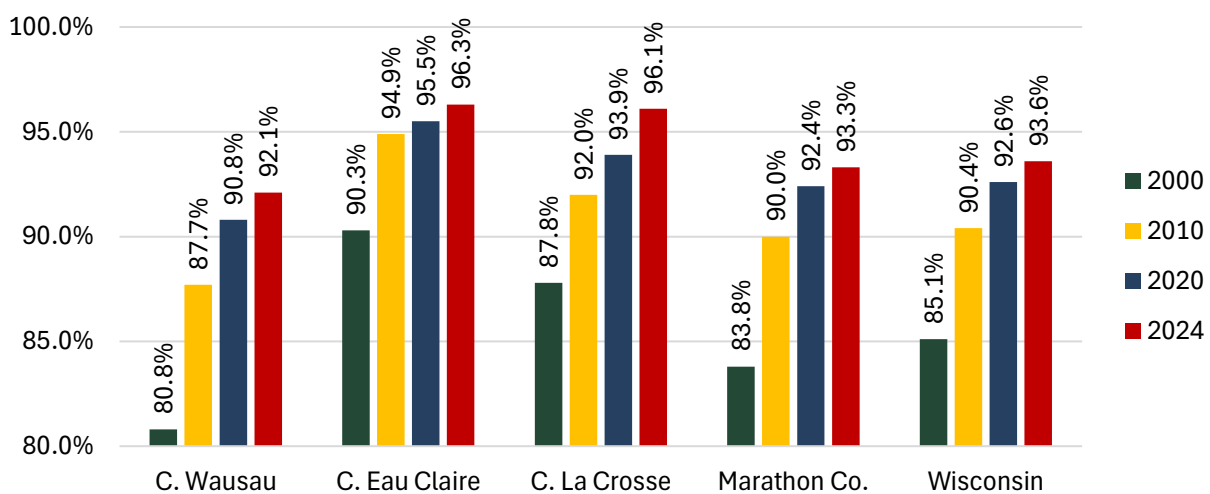
Education Levels

Educational attainment levels have increased in all areas in the City of Wausau since 2000 according to Tables 6 and 7. The percentage of population with at least a high school degree increased 4.4 percent between 2010 and 2024, which was the highest increase when compared to the Cities of Eau Claire (1.4 percent), La Crosse (4.1 percent), Marathon County (3.3 percent), and the State of Wisconsin (3.2 percent). However, the City of Wausau still has the lowest percentage of high school graduates (92.1 percent) compared to Eau Claire (96.3 percent), La Crosse (96.1 percent), Marathon County (93.3 percent), and Wisconsin (93.6 percent). See Figure 4.

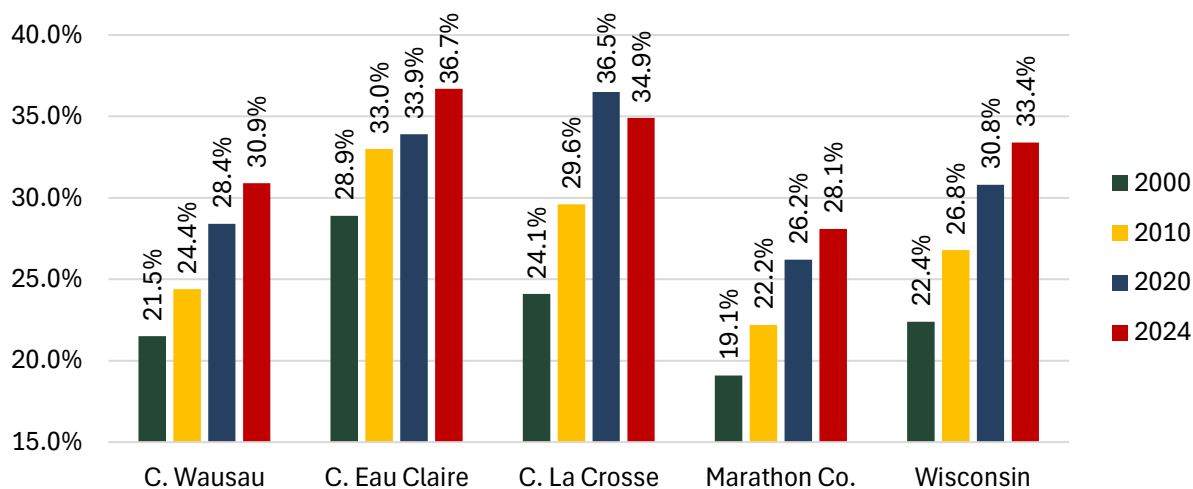
In 2024, an estimated 30.9 percent of City of Wausau residents had a bachelor's degree or higher, which was an increase of 6.5 percent compared to 2010. This was a faster increase than Eau Claire (3.7 percent) and La Crosse (5.3 percent), but those two communities have consistently had a higher share of college graduates at 36.7 percent and 34.9 percent, respectively. These higher rates are likely due to the influence of the University of Wisconsin-Eau Claire, University of Wisconsin-La Crosse, and Viterbo University, whereas Wausau does not have a large 4-year college campus. An estimated 28.1 percent of Marathon County residents and 33.4 percent of Wisconsin residents were 4-year college graduates, increasing by 5.9 percent and 6.6 percent between 2010 and 2024, respectively. Overall the trend is increasing rates of both high school and college education over time throughout Wisconsin, though rising costs of education and decreasing college enrollment will impact higher education in the coming decades. See Figure 5.

In summary, education indicators show that Wausau has an improving education level but is still behind other comparable cities and the state in higher education. An increase in high school graduates ensures a base workforce able to support the kind of manufacturing industry which has been a cornerstone of the City's economy for many years. However, while a high school diploma used to be enough to work in the manufacturing production field, today, many manufacturing production jobs require at least a technical degree or certificate from a local technical college. As discussed later in the Utilities and Community Facilities chapter, both University of Wisconsin-Stevens Point at Wausau and Northcentral Technical College provide educational opportunities in the community, recently partnering to share a campus on the City's northwest side.

Figure 4: People 25 and Over Who Have Completed Four or More Years of High School



Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Figure 5: People 25 and Over Who Have Completed Four or More Years of College

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Employment

In 2024, there were an estimated 19,920 Wausau residents aged 16 and over who were employed, regardless of whether their jobs was located in the City or not. The increase of 5.8 percent in employment between 2010 and 2024 was higher than the Countywide rate (4.2 percent) but lower than the Statewide rate (6.7 percent). It was also ahead of La Crosse (1.5 percent) but behind Eau Claire (9.3 percent). The Economic Development Chapter further examines employment in detail, including employment projections. With a rapidly retiring workforce, the ability to attract workers will continue to be important in the coming years. See Table 7.

Table 7: Total Employed People Age 16 and Older

	2000	2010	2020	2024	2010-2024 Change	2010-2024 % Change
C. Wausau	18,489	18,821	19,242	19,920	1,099	5.8%
C. Eau Claire	33,423	36,579	39,037	39,973	3,394	9.3%
C. La Crosse	26,761	27,525	27,026	27,929	404	1.5%
Marathon Co.	66,550	69,232	71,187	72,144	2,912	4.2%
Wisconsin	2,734,925	2,839,636	2,983,277	3,031,042	191,406	6.7%

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Income Levels

Median Household Income and Per Capita Income are the two major indicators of income. The City median household income rose roughly 54.9 percent between 2010 and 2024 from \$41,564 to \$64,389. This was faster than the median household income growth for the County (46.0 percent) and State (47.8 percent) as well as the City of La Crosse (38.1 percent). These figures are not adjusted for inflation, which, according to the U.S. Inflation Calculator, was 43.9 percent between 2010 and 2024. This means that the City's median household income of \$41,564 in 2010 had the same purchasing power as \$59,793 did in 2024. While this indicates that wages have grown slightly faster than overall inflation, the growth is far less pronounced, and certain commodities, such as housing, have exceeded the overall inflation rate. Housing values increased by 50.2 percent during the same time, and rent increased by 66.9 percent, according to the Housing chapter of this plan. Additionally, median household

income is considerably lower than County (\$77,884) and State (\$77,485) median household income, highlighting an opportunity for the City to support more jobs that pay a living wage. See Table 8.

Table 8: Median Household Income

	2000	2010	2020	2024	2010-2024 Change	2010-2024 % Change
C. Wausau	\$36,831	\$41,564	\$47,438	\$64,389	\$22,825	54.9%
C. Eau Claire	\$36,399	\$43,090	\$59,705	\$67,395	\$24,305	56.4%
C. La Crosse	\$31,103	\$40,457	\$46,438	\$55,866	\$15,409	38.1%
Marathon Co.	\$45,165	\$53,363	\$63,029	\$77,884	\$24,521	46.0%
Wisconsin	\$43,791	\$52,413	\$63,293	\$77,485	\$25,072	47.8%

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Per Capita Income has generally increased more rapidly between 2010 and 2024 than median household income, which can be partially explained by fewer people in each household relative to the household's overall income. Per capita income for the City increased by 53.4 percent between 2010 and 2024, rising from \$23,436 to \$35,957. This follows a similar pattern that median household income does: Wausau's per capita income is higher than La Crosse's (\$34,439), but less than that of Eau Claire (\$39,434), Marathon County (\$41,413), and Wisconsin (\$43,373). It also grew by just 53.4 percent between 2010 and 2024, which was below La Crosse (67.2 percent), Eau Claire (71.1 percent), Marathon County (59.9 percent), and Wisconsin (62.9 percent). See Table 9.

Table 9: Per Capita Income

	2000	2010	2020	2024	2010-2024 Change	2010-2024 % Change
C. Wausau	\$20,227	\$23,436	\$29,131	\$35,957	\$12,521	53.4%
C. Eau Claire	\$18,230	\$23,041	\$31,510	\$39,434	\$16,393	71.1%
C. La Crosse	\$17,650	\$20,592	\$27,398	\$34,439	\$13,847	67.2%
Marathon Co.	\$20,703	\$25,893	\$33,608	\$41,413	\$15,520	59.9%
Wisconsin	\$21,271	\$26,624	\$34,450	\$43,373	\$16,749	62.9%

Source: U.S. Census 2000, 2010, & 2020; ACS 5-Year Estimates 2024

Demographics Summary

The City of Wausau's demographics are generally trending positively in a variety of ways, including job growth, income growth, population growth, and more. But many of the positive trends are not improving as rapidly as they are for countywide and statewide trends. The City can continue to capitalize on its high quality-of-life and moderate cost of living to continue attracting workers, residents, and economic development, which will be discussed throughout the plan.

Issues and Opportunities Summary

A variety of issues were identified throughout the planning process during planning meetings, interviews, focus groups, and a public survey, and others were taken from existing documents. The following chapters of this plan will list the issues that relate to each chapter's topic. Opportunities that the City has to address each issue are described in the Goals, Objectives, and Policies at the end of each chapter.

Goals, Objectives, and Policies

Each of the following Comprehensive Plan chapters' goals, objectives, and policies will be used to guide the future development of the City. For purposes of this planning process, goals, objectives, and policies are defined as follows:

Goals

Broad statements that express general priorities about how the community should approach development issues during the next 20 years. These goals are based on key issues, opportunities and problems that affect the community.

Objectives

More specific than goals and are usually attainable through planning and implementation activities. The accomplishment of an objective contributes to the fulfillment of a goal.

Policies

Rules or courses of action that are used to ensure plan implementation and to accomplish the goals and objectives. Policies are intended to be used by decision-makers on a regular basis.

The City's 2017 Comprehensive Plan's goals, objectives, and policies were presented to Plan Commission, and they were reviewed and updated during the development of this updated Comprehensive Plan.