OFFICIAL NOTICE & AGENDA

REGULAR MEETING

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

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

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.** Approving meeting minutes from the July 21, 2026, regular meeting

3 **Public hearing.**

- **a.** Discussion on a Conditional Use Permit for 1509 E. Wausau Avenue to allow more than one detached accessory building in the Two-Flat Residential-10 (TF-10) Zoning District (Patrick Meyer)
- **b.** Discussion on rezoning 117 and 121 S. 2nd Avenue from a (UMU) Urban Mixed-Use zoning district to a (NMU) Neighborhood Mixed-Use zoning district to allow for a lower lot area minimum and greater flexibility with lot division (Christine Pierce dba Zuivelfabriek LLC)

4 **Discussion and possible action.**

- **a.** Discussion and possible action on rezoning 117 and 121 S. 2nd Avenue from a (UMU) Urban Mixed-Use zoning district to a (NMU) Neighborhood Mixed-Use zoning district to allow for a lower lot area minimum and greater flexibility with lot division (Christine Pierce dba Zuivelfabriek LLC)
- **b.** STH 52, E Wausau Ave (N 6th Street to N 18th Street) Transportation Project Plat (TPP) Project ID 6999-00-01
- **c.** Discussion and possible action 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)
- **d.** Discussion and possible action on approving a blade sign at 525 N. 3rd Street in the Downtown Historic Mixed-Use District (DHMU) Zoning District (Finishing Touch Signs, LLC)

5 **Discussion.**

- **a.** Preliminary code amendment discussion - data centers

6 **Adjournment.**

Mayor Doug Diny, Chair

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

DATE: 8/12/2026
TIME: 8:00 a.m.
POSTED BY: Carrie Edmondson, AICP, Assistant City 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
(715) 261-6500 | clerk@wausauwi.gov
wausauwi.gov

OFFICIAL MINUTES
REGULAR MEETING

MEETING:	Plan Commission	**MEMBERS:**	
DATE/TIME:	Tuesday, July 21, 2026, at 5:00 PM	Mayor Doug Diny (C)	George Bornemann
LOCATION:	Wausau City Hall — Council Chambers 407 Grant Street, Wausau WI, 54403	Sarah Watson	Bruce Bohlken
		Bruce Trueblood	Eric Lindman
		Andrew Brueggeman	

Attendees: Mayor Doug Diny, Sarah Watson, Bruce Trueblood, George Bornemann, Bruce Bohlken, and Eric Lindman

Excused: Andrew Brueggeman

Staff: Brad Lenz, William Hebert, Shahn Kariger, Carrie Edmondson, and staff representative Sam Wessel (North Central Wisconsin Regional Planning Commission)

Public: Tom Radenz

Mayor Diny called the meeting to order at 5:00 p.m.

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

No public comment was received or presented.

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

Motion/second Trueblood/Bornemann to approve the June 16, 2026, and June 23, 2026, meeting minutes approved unanimously 6-0.

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)

Tom Radenz presented an overview of the project. He said the existing structure has been demolished and building remnants will be removed shortly. They are set to start the project in late fall. The proposed assisted living portion will work in concert with the previously approved apartment building.

The Mayor opened and closed the public hearing with no speakers present.

City Planner Lenz said this was the public hearing portion and that the item will be back in August for a Plan Commission determination.

4 Discussion and possible action.

a. Discussion and possible action approving the Specific Implementation Plan (SIP) for 1010 S. 16th Avenue

Assistant City Planner Edmondson presented an overview of the Specific Implementation Plan and discussed the minor exceptions requested by the applicant. She stated that after staff review the benefits outweigh the

exceptions and met conditions associated with a Planned Unit Development. Motion/second Bohlken/Bornemann approved 5-1, Alder Trueblood with the no vote.

5 Discussion.

a. City of Wausau Comprehensive Plan Update Chapter 1: Issues and Opportunities

Edmondson provided an update on public engagement strategies currently underway. Sam Wessel said that 56 people have already taken the survey, it closes September 30, and that it is open to all members of the public. Results will be aggregated separating residents from non-residents. Chapter 1: Issues and Opportunities mirrors the 2017 draft structure. However, data has been updated and maps will be coming soon.

Topics discussed included addressing concerns of youth, determining the best peer communities, reducing data heavy paragraph segments, and evaluating the best way to display graph axes.

Chapters will continue to be brought before the Plan Commission for review and discussion.

6 Adjournment.

Alder Trueblood asked that the data center ordinance be added to the August Plan Commission agenda.

Motion/second Bornemann/Bohlken to adjourn at 5:54 p.m., approved unanimously 6-0.

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

STAFF REPORT

To:	Plan Commission
Prepared By:	William Hebert, Chief Inspector/Zoning Administrator
Date:	August 7, 2026

REQUESTED ACTION:

Conditional Use Permit at 1509 E. Wausau Ave

LOCATION:	1509 E Wausau Ave
APPLICANT:	Patrick Meyer
EXISTING ZONING:	**TF-10, Two Flat Residential**
EXISTING LAND USE:	Single family home
REQUESTED CONDITIONAL USE:	More than 1 detached garage
COMPREHENSIVE PLAN:	This area is mapped as suburban residential
OTHER PLANS:	n/a

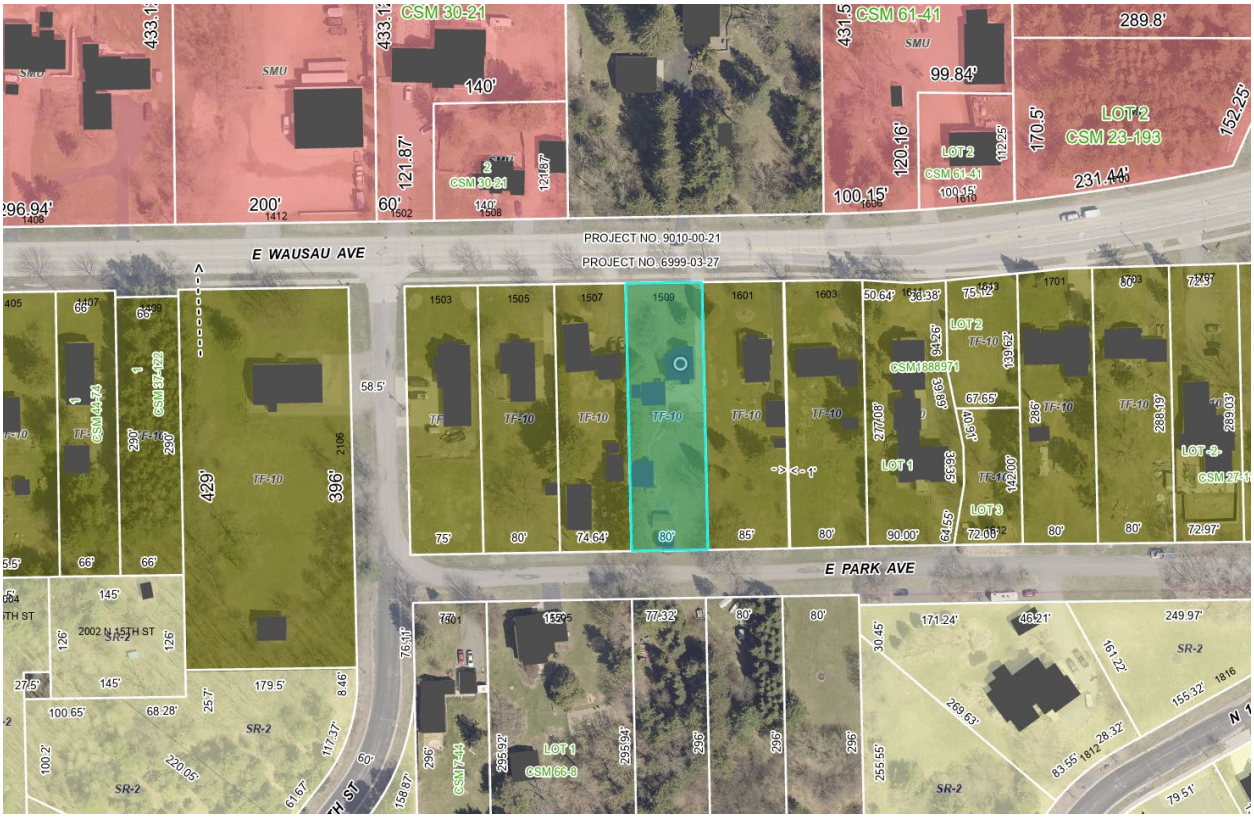
PURPOSE:

Patrick Meyer has submitted a request for a conditional use permit to allow the placement of an additional detached garage on his property. The existing dwelling and original detached garage were constructed in 1947. A woodworking shop was added to the property in 1965. In recent years, Mr. Meyer placed a 10-by-16 shed and two 12-by-24 buildings on the site without obtaining the required building permits.

These unpermitted structures were identified by Inspection staff during a site visit, and Mr. Meyer was notified of the compliance issues. Staff subsequently met with Mr. Meyer to review applicable regulations and discuss options to bring the property into compliance. Following that discussion, Mr. Meyer voluntarily removed one of the 12-by-24 buildings.

Wausau Municipal Code Section 23.03.28 permits more than one detached garage on a single property when a conditional use permit has been granted. The City of Wausau classifies any building 160 square feet or smaller as a shed; structures exceeding 160 square feet are considered garages and must meet all applicable building code requirements.

A site plan has been provided showing the location of all existing structures on the property. The parcel measures approximately 80 feet in width and 277 feet in depth. E Park Avenue is a roadway without municipal water or sewer utilities. Parcels immediately south of the site are located within the Town of Wausau. See area map below:



View of 1509 East Wausau Avenue and surroundings
2026 City of Wausau Imagery

CONDITIONAL USE PROCEDURE:

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use.
1st meeting: Public Hearing, no action.
2nd meeting: Staff report available, Final action taken.

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

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

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

N/A

STAFF RECOMMENDATION

TBD

ACTION

No action at this time.

1509 E Wausau Ave Area Map

7/28/2026, 12:54:02 PM

Municipal Label

Parcel

Right Of Way

Building

1:926

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

1505 Park Ave Wausau WI
30 Jul 2026, 11:24:37

1500–1666 Park Ave Wausau WI

CITY OF WAUSAU

APPLICATION FOR A CONDITIONAL USE

RECEIVED 7/27/26 INSPECTION DEPT.

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

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

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

   1509 E WAUSAU AVE WAUSAU WI 54403

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

   SEC 30-29-08 PT OF FRL N ½ NW 1/4 COM 361 FT S 9 171.32 FT W OF NE COR W 80 FT S 296 FT E 80 FT N 296 FT TO BEG

3. Name(s) of Applicant Business: N/A

   Name of Contact Person (PLEASE PRINT): JEFF TRASKA-COUNSEL

   Mailing Address: 157129 LAND ART ROAD WAUSAU 54403
   Email Address: TRASKAROOT@YAHOO.COM

   Daytime Phone No. of Contact Person: 715-573-7663
   Evening Phone No. of Contact Person: SAME

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

   OWNER

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

   Mailing Address:
   Email Address:

   Owner's Daytime Phone Number: 715 297 0760
   Owner's Evening Phone Number:

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

6. What is the present zoning of the subject property? CITY OF WAUSAU

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

8. Proposed use(s) of property: STORAGE

Primary Use (reason for conditional use request): STORAGE

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

Other use(s):_____

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

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

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

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

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

Patrick W MEYER 7-23-26

Signature of Applicant Date

PATRICK W. MEYER

PRINTED Name

Additional Applicant Signature Date

PRINTED Name

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

The publication fee is $450 for a public hearing at a regularly scheduled Plan Commission meeting (and $600 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

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

SITE PLAN AND BUILDING INFORMATION

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

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

Generally, the building information should include:

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

LEGAL NOTICE - Publish August 4th and 11th, 2026

1509 E. Wausau Avenue

NOTICE OF PUBLIC HEARING

Notice is hereby given that an application has been filed with the City of Wausau by Patrick Meyer, requesting that a conditional use permit be approved for the following described property:

PT OF FRL N1/2 NW1/4 SEC 30-29-08 COM 328' W & 25' S OF NE COR S 286' W 80' N 286' E 80' TO BEG

to allow more than one detached accessory building in the Two-Flat Residential-10 (TF-10) Zoning District.

Notice is hereby given that the **Plan Commission** will hear said petition at a **public hearing** to be held in the Common Council Chambers of Wausau City Hall, 407 Grant Street, at its meeting beginning at **5:00 p.m. on Tuesday, August 18, 2026.** ***Please call the Clerk/Customer Service Office at 715-261-6620 to confirm the date and time of the Plan Commission meeting.***

July 28, 2026 Rachel Brown, City Clerk

STAFF REPORT

To: Plan Commission

Prepared By: Carrie Edmondson, AICP Assistant City Planner

Date: August 18, 2026

REQUESTED ACTION:

Zoning Map Amendment

117 and 121 S. Second Avenue from UMU Urban Mixed-Use Zoning District to NMU Neighborhood Mixed-Use Zoning District

LOCATION: 117/121 S. Second Avenue

APPLICANT: Christine A. Pierce (dba Zuivelfabriek LLC)

EXISTING ZONING: **(UMU) Urban Mixed-Use Zoning District**
Intent. This district is intended to permit areas, generally on established commercial corridors, that are or are planning to become mixed use in character and establish standards that are compatible with the existing mix of land uses and redevelopment objectives. This district is intended to provide 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. Residential uses should not become the majority ground floor land use in this district. As of the adoption of this Code, any existing single-family or two-family use on a parcel zoned Urban Mixed-Use is a legal conforming land use. Uses shall be compatible not only with other uses within the district, but land uses in adjoining zoning districts as well.

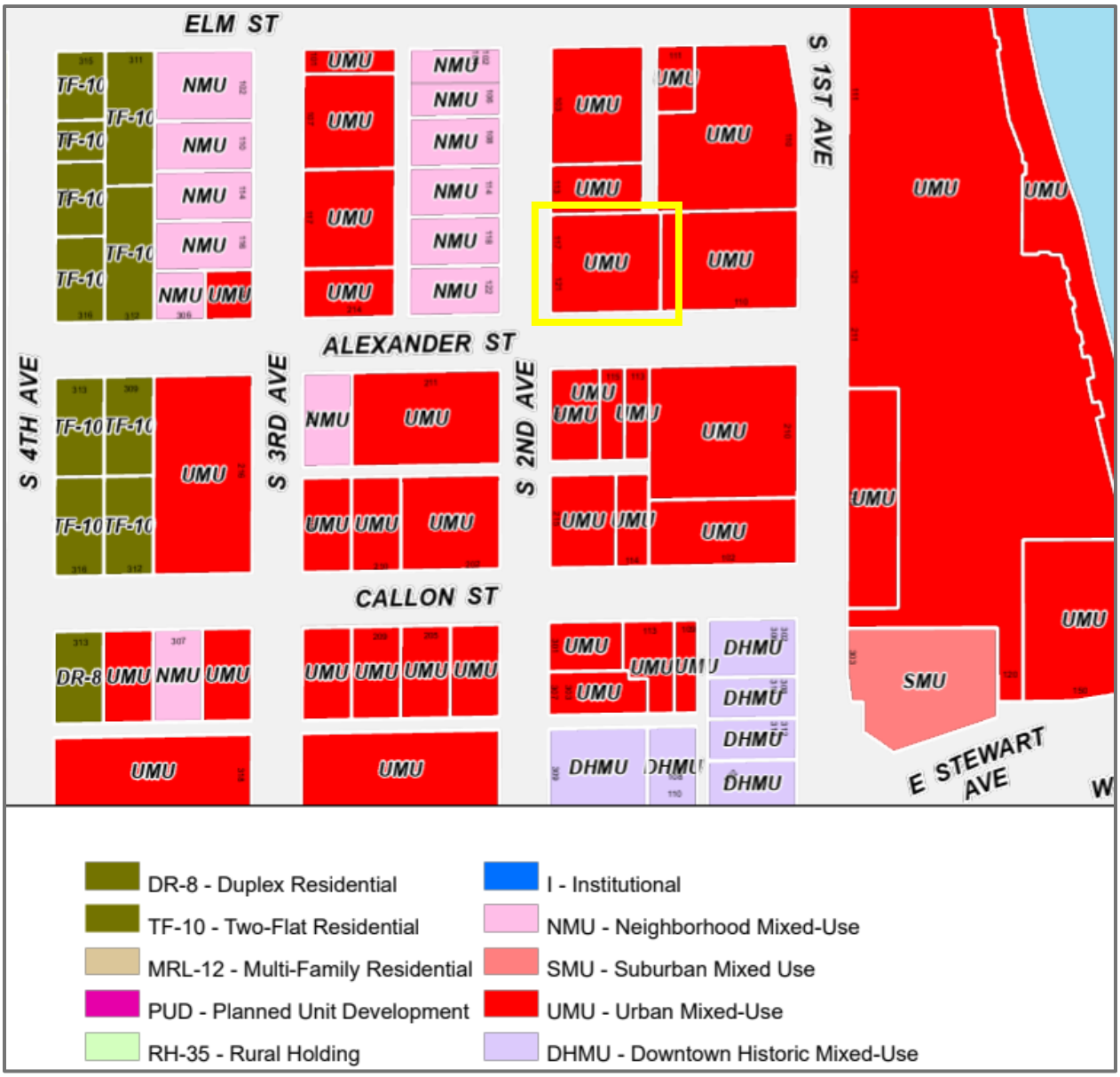
EXISTING LAND USE: Two vacant former warehouse/factory buildings

SIZE OF PARCEL: 16,117 square feet (0.37 acres)

REQUESTED ZONING:	**(NMU) Neighborhood Mixed-Use Zoning District** *Intent*. This district is intended to permit residential development and small-scale commercial uses that are compatible with adjacent residential uses and established neighborhood-level commercial corridors. Residential uses are intended to occur at an approximate density of ten dwelling units per acre.
PURPOSE:	Create greater flexibility in dimensional standards and land division.
COMPREHENSIVE PLAN:	**City Center Land Use Transect – Future Land Use Map** This is an area of dense development and a mix of employment, commercial, and residential uses. It would include civic spaces for community gatherings and events. It would also be an area that is lively and designed for pedestrian access. Growth, development, and increased density would be encouraged.
OTHER PLANS:	<u>Downtown</u> Objective 1: Support development and redevelopment to ensure that Downtown Wausau is a livable, accessible environment for all people. <u>Cultural Resources</u> Objective 1: Continue to expand efforts to preserve, restore, and interpret important features (including structures, landscapes, roadways, public spaces, etc.) of Wausau's rich history.

BACKGROUND

Christine Pierce is the owner of the two separate buildings located on one parcel at 117/121 South Second Avenue. The future use of the two buildings is undetermined at this time. However, she would like to redevelop the property in the future and is pursuing a Zoning Map Amendment, as the (NMU) Neighborhood Mixed-Use Zoning District has a lower minimum lot size requirement of 7,000 square feet, as opposed to the 10,000 square foot minimum lot size minimum required in the (UMU) Urban Mixed-Use Zoning District.



CRITERIA FOR APPROVAL

Section 23.10.31(4)(b) of the zoning code outlines the review criteria for review of a Zoning Map Amendment. Staff has provided an analysis below:

1. **Advances the purposes of this title as outlined in section 23.01.03 and the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.**

   The proposed Zoning Map Amendment is consistent with the purpose and intent of the section listed above. The ability to divide the parcel will more easily enable redevelopment, activating the area without adding circulation or congestion concerns. A potential land division would be consistent with

the scale and character of the surrounding neighborhood. It may also facilitate preservation and rehabilitation of the existing structures. Additionally, the proposal is consistent with the applicable rules of the Wisconsin Department of Administration and the Federal Emergency Management Agency.

2. **Is in harmony with the Comprehensive Plan.**

   The Comprehensive Plan Future Land Use Map designation of City Center supports a mix of employment, commercial, and residential uses. These buildings are consistent with that use mix. Additionally, it presents no conflict with goals, objectives, and action steps outlined in the Comprehensive Plan.

3. **Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.**

   Any uses proposed within each of two buildings would need to be listed as permitted or conditionally permitted uses in the (NMU) Neighborhood Mixed-Use Zoning District. On the whole, these uses have a lower overall intensity than those allowed in the (UMU) Urban Mixed-Use Zoning District. Additionally, overall permitted density is lower in the proposed district. Therefore, no increased impacts are anticipated as a result of the proposed Zoning Map Amendment.

4. **Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:**
   a. **The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.**
   b. **A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.**
   c. **Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.**
   d. **Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.**

   The proposed Zoning Map Amendment is not the result of any of the factors listed above.

<u>COMMITTEE ACTION</u>

Plan Commission makes a recommendation to Common Council. The Common Council will then determine whether to approve, approve with modifications, or deny the proposed Zoning Map Amendment.

JULY 13, 2026

TO: MR. BILL HEBERT
CHIEF INSPECTOR/ZONING ADMINISTRATOR
CITY OF WAUSAU INSPECTIONS DEPARTMENT

FROM: MS. CHRISTINE PIERCE
OWNER
ZUIVELFABRIEK, LLC

ENCLOSED PLEASE FIND AN APPLICATION FOR ZONING MAP AMENDMENT FOR THE REZONING OF 117 & 121 S. 2ND AVENUE. THIS PARCEL IS CURRENTLY ZONED UMU, AND WE ARE REQUESTING THIS PARCEL TO BE REZONED TO NMU.

THIS REZONING WILL ENABLE ZUIVELFABRIEK TO SEPARATE THE PARCEL INTO TWO INDIVIDUAL PARCELS AS THEY ARE TWO UNIQUE, SEPARATE BUILDINGS AND MAY HAVE TWO UNIQUE FUTURE USES.

WE APPRECIATE YOUR ASSISTANCE AND GUIDANCE FOR THE REZONING AND YOUR RECOMMENDATION FOR THIS NMU DESIGNATION TO ENABLE US TO PLAN FOR FUTURE USE AND STILL BE IN CONCERT WITH NEIGHBORING PROPERTY ZONING.

WE WOULD LIKE TO BE ADDED TO THE AUGUST 18, 2026 PLAN COMMISSION MEETING AND WILL BE AVAILABLE FOR ANY QUESTIONS YOU MAY HAVE AHEAD OF THAT MEETING. I CAN BE REACHED AT 715.571.3886.

ENCLOSURE: CHECK TO THE CITY OF WAUSAU FOR $425.00 PUBLICATION FEE.
ATTACHMENT: AERIAL OF PROPERTY PROVIDED BY JEFF WAGNER.
PARCEL #29129072640225

CITY OF WAUSAU
APPLICATION FOR ZONING MAP AMENDMENT

If you are requesting a zoning map amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use and additional information is required if you are requesting Planned Unit Development District zoning. Should you have any questions about this form or the City's rezoning process, please call 715-261-6780 (Zoning) or 715-261-6760 (Planning).

1. Primary petitioner's Name (PRINT): Christine A. Pierce dba Zuivelfabriek LLC
   Primary petitioner's Address (PRINT): 3351 N. 13th St, Wausau, WI 54403
   Primary petitioner's Telephone Number (with Area Code): 715-571-3886
   Primary petitioner's representative to contact in case of questions about this petition:
   same as above email: wausauphoenix@gmail.com
   (Name – PRINT)
   (Address - PRINT)
   (Telephone No. with Area Code) Email Address

   Names of additional petitioners, if any:
   N/A
   (PRINTED Name) (PRINTED Name)
   (PRINTED Address) (PRINTED Address)
   (Telephone No. / Email Address) (Telephone No. / Email Address)

2. Name, Address, and Telephone Number of EACH additional property owner within the area proposed to be rezoned. If the primary petitioner owns <u>all</u> of the property proposed to be rezoned, merely indicate "NONE." (Add an additional page, if necessary)

   Name (PRINT): N/A
   Address (PRINT):
   Phone No.: Email Address:

   Name (PRINT): N/A
   Address (PRINT):
   Phone No.: Email Address:

3. **ADDRESS(ES)** of property to be rezoned: 117 + 121 So. 2nd Avenue, Wausau
   (Please attach a legal description for all the area(s) proposed to be rezoned. This may be available from the City Assessment Department or City Engineering Department.)

4. A. **Existing** zoning district classification(s) of the land included within the petition: UMU
   B. **Proposed** zoning district classification(s) of the land included within the petition: NMU
   C. Existing land uses on land included within the petition: awaiting redevelopment of both 117 + 121 So 2nd Avenue) – vacant

   D. Proposed land use(s) following rezoning: undetermined at this time – primary purpose of rezoning request is to enable separating buildings into two property parcels – UMU does not allow for smaller lot size – NMU does according to Bill Hebert of Zoning Dept. and this is his recommendation

5. Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary): property owner wishes to have parcel split into two separate parcels to enable future redevelopment. They are two separate addresses — and owner would like to complete separation of parcels - requiring a rezoning to NMU

6. Please attach a map of the area showing the parcels proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.

Signature of Petitioner: Christine Pierce — on behalf of Zuwiel Fabrick LLC **Date:** July 9, 2026

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the publication fee of **$425** to the City Planning Office (or the Department of Inspections) located in Wausau City Hall, 407 Grant Street, Wausau WI 54403.
Checks should be made payable to "City of Wausau".

Please note: ⇨The fee for a requested **special Plan Commission meeting** is **$550.**
⇨ All fees are subject to increase each year on January 1.

Should you have any questions regarding this form or the City's rezoning process, please phone 715-261-6780 (Zoning) or 715-261-6760 (Planning).

For City Use Only Date received at City Hall: _____

Received by: _____
Amount submitted with application: $_____ Check Number: _____
Month requested for public hearing: _____
Requested Common Council meeting date for final approval: _____
Notes: _____

ZoneChangeApp.frm
Revised: January 26, 2021

LEGAL NOTICE - Publish August 4th and 11th, 2026.

117 and 121 S. 2nd AVENUE

NOTICE OF PUBLIC HEARING
AFFECTING ZONING ORDINANCE OF THE CITY OF WAUSAU

Notice is hereby given that a petition has been filed with the City of Wausau by Christine A. Pierce dba Zuivelfabriek LLC **requesting that the following described property:**

PT OF A STEWARTS ADD BLK 4 DESD AS LOT (1) OF CSM VOL 61-2(13815)

be rezoned from an UMU, Urban Mixed-Use zoning district, to an NMU, Neighborhood Mixed-Use zoning district.

Notice is hereby given that the **Plan Commission** will hear said petition at a **public hearing** to be held in the Common Council Chambers of Wausau City Hall, 407 Grant Street, at its meeting beginning at **5:00 p.m. on Tuesday, August 18, 2026.**

Notice is also given that the **Common Council** is expected to consider the proposed rezoning at its first meeting in September, which is currently scheduled to begin at **6:30 p.m. on Tuesday, September 8, 2026,** at which time final action on this petition may be taken. ►***Please call the Clerk/Customer Service Office at 715-261-6620 to confirm the date and time of the Common Council meeting.***

July 29, 2026 Rachel Brown, City Clerk

Engineering

DATE: August 18, 2026
TO: Infrastructure & Facilities Committee
SUBJECT: STH 52, E Wausau Ave (N 6th Street to N 18th Street) Transportation Project Plat (TPP) Project ID 6999-00-01

PURPOSE

The purpose of this item is to approve the Transportation Project Plat (TPP) for East Wausau Avenue (STH 52). The TPP defines real estate needs along the project. Real estate needs are in the form of easements and takings. Easements are temporary uses during construction such as grading or landscaping. Real estate takings are permanent purchases that become right of way.

BACKGROUND

STH 52 (East Wausau Avenue) is a connecting highway in the City of Wausau. The Wisconsin DOT is responsible for the reconstruction of this roadway because it is a connecting highway. The reconstruction is schedule for 2029.

RECOMMENDATION

Staff recommend approving the TPP.

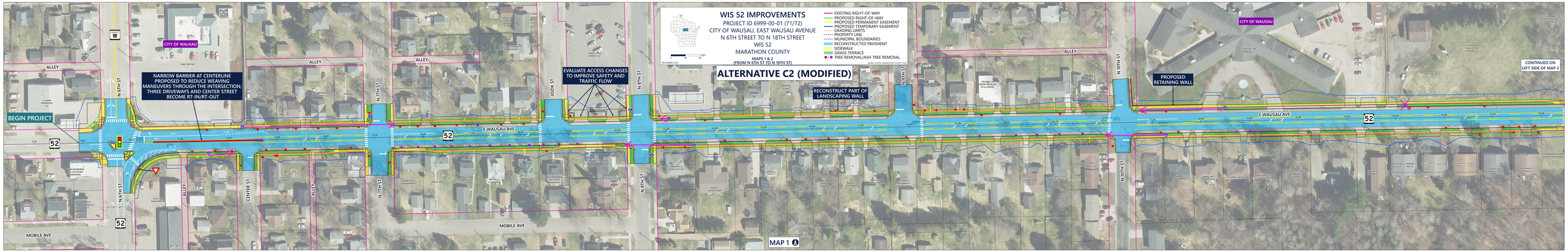
WIS 52 IMPROVEMENTS

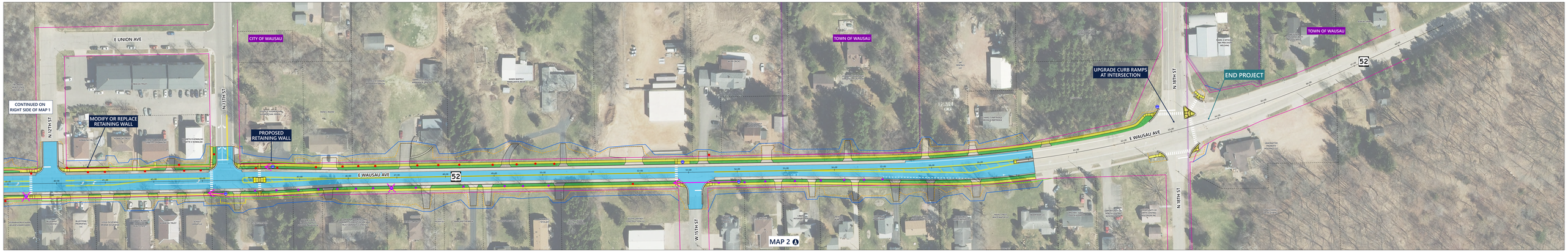
PROJECT ID 6999-00-01 (71/72)
CITY OF WAUSAU, EAST WAUSAU AVENUE
N 6TH STREET TO N 18TH STREET
WIS 52
MARATHON COUNTY
MAPS 1 & 2
(FROM N 6TH ST TO N 18TH ST)

OCTOBER 2021

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED PERMANENT EASEMENT
- PROPOSED TEMPORARY EASEMENT
- GRADING LIMITS
- PROPERTY LINE
- MUNICIPAL BOUNDARIES
- RECONSTRUCTED PAVEMENT
- SIDEWALK
- GRASS TERRACE
- TREE REMOVAL/ASH TREE REMOVAL

ALTERNATIVE C2 (MODIFIED)





STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION PROJECT PLAT TITLE SHEET
6999-00-21
C WAUSAU, EAST WAUSAU AVENUE
N 6TH STREET TO N 18TH STREET
STH 52
MARATHON COUNTY

CONVENTIONAL SYMBOLS

SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W OR HE LINE
PROPERTY LINE
LOT, TIE & OTHER MINOR LINES
SLOPE INTERCEPT
CORPORATE LIMITS
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)
TEMPORARY LIMITED EASEMENT AREA
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)
TRANSMISSION STRUCTURES
BUILDING
TO BE REMOVED
BRIDGE
CULVERT

SECTION CORNER SYMBOL
SECTION CORNER MONUMENT
GEODETIC SURVEY MONUMENT
SIXTEENTH CORNER MONUMENT
SIGN
OFF-PREMISE SIGN
R/W MONUMENT (TO BE SET)
NON-MONUMENTED R/W POINT
FOUND IRON PIN (1-INCH UNLESS NOTED)

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

ACCESS RESTRICTED BY ACQUISITION
NO ACCESS (BY STATUTORY AUTHORITY)
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
NO ACCESS (NEW HIGHWAY)
PARCEL NUMBER 25
UTILITY NUMBER 40
PARALLEL OFFSETS

CONVENTIONAL ABBREVIATIONS

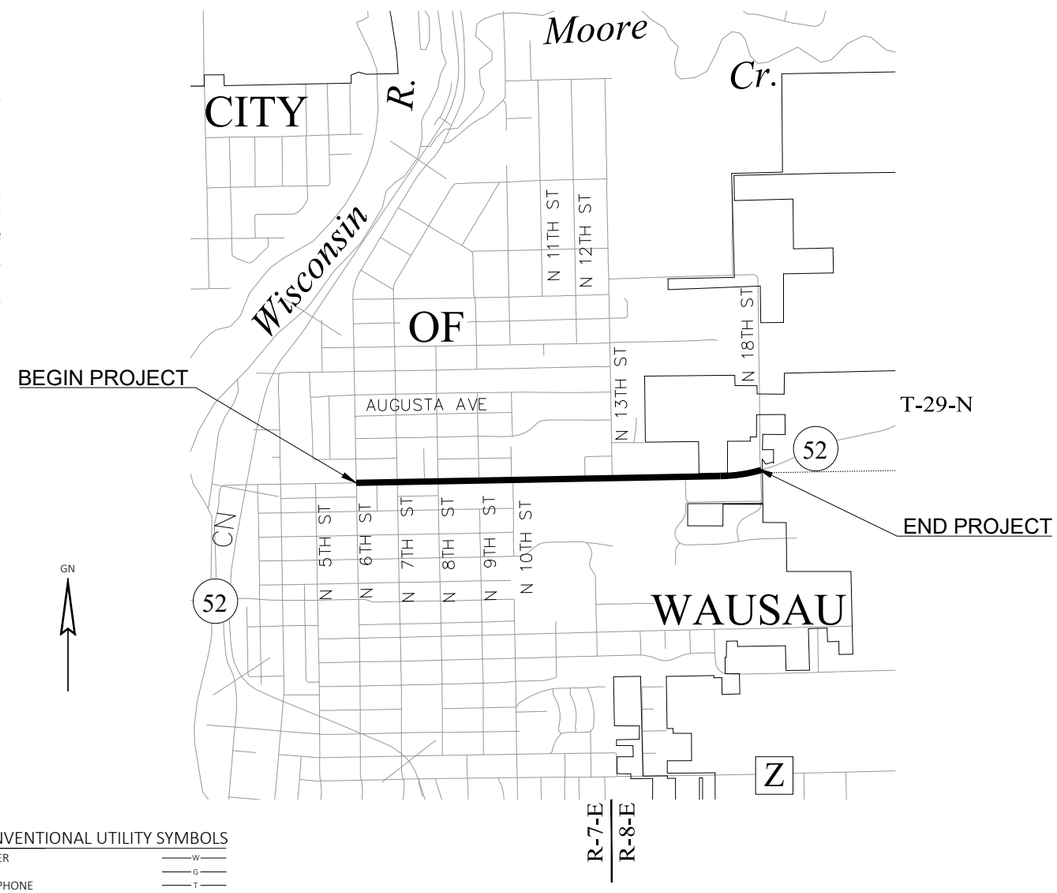
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM	RIGHT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

CURVE DATA ABBREVIATIONS

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

CONVENTIONAL UTILITY SYMBOLS

WATER	W
GAS	G
TELEPHONE	T
OVERHEAD TRANSMISSION LINES	OH
ELECTRIC	E
CABLE TELEVISION	TV
FIBER OPTIC	FO
SANITARY SEWER	SAN
STORM SEWER	SS
ELECTRIC TOWER	



LAYOUT
SCALE 0 1000 FT

THE NOTES,CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 6999-00-21

NOTES:

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

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

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

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

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

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

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

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

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

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

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.

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

PROJECT NUMBER 6999-00-21 - 4. 01
SHEET 2 OF 2
AMENDMENT NO:

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.01

THAT PART OF LOT 8, BLOCK 6, AND LOTS 5, 6, 7, AND 8, BLOCK 7, OF KIEFER MILLER & RINGLE'S ADDITION TO WAUSAU, PART OF LOT 1 CSM 17723 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 24, ALSO THAT PART OF LOTS 11 AND 12, BLOCK 1, AND LOTS 1, 2, 11, AND 12, BLOCK 2, OF PARK ADDITION TO THE CITY OF WAUSAU, PART OF LOT 2 CSM 4880, AND PART OF PARCEL 2 CSM 6654 LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 25, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

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

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH 52: CSM 17723, CSM 4880, CSM 6654, KIEFER MILLER & RINGLE'S ADDITION TO WAUSAU, PARK ADDITION TO THE CITY OF WAUSAU, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 6TH ST: CSM 17723, CSM 4880, CSM 6654, KIEFER MILLER & RINGLE'S ADDITION TO WAUSAU, PARK ADDITION TO THEY CITY OF WAUSAU, RIGHT-OF-WAY PLAT 6999-01-21, AND EXISTING CENTERLINE.

EXISTING ACCESS CONTROL ALONG STH52 ESTABLISHED FROM DOC. 904707.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

(200) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 11

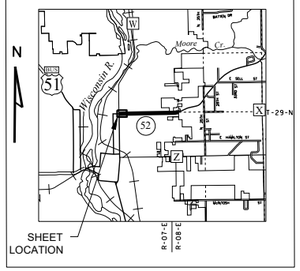
(201) NET LEC, LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 11

(202) FRONTIER NORTH INC. (COMMUNICATION)
DEED BOOK 286, PG. 616 - PAR. 7

SCALE, FEET
0 40 80

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

LOCATION SKETCH NOT TO SCALE



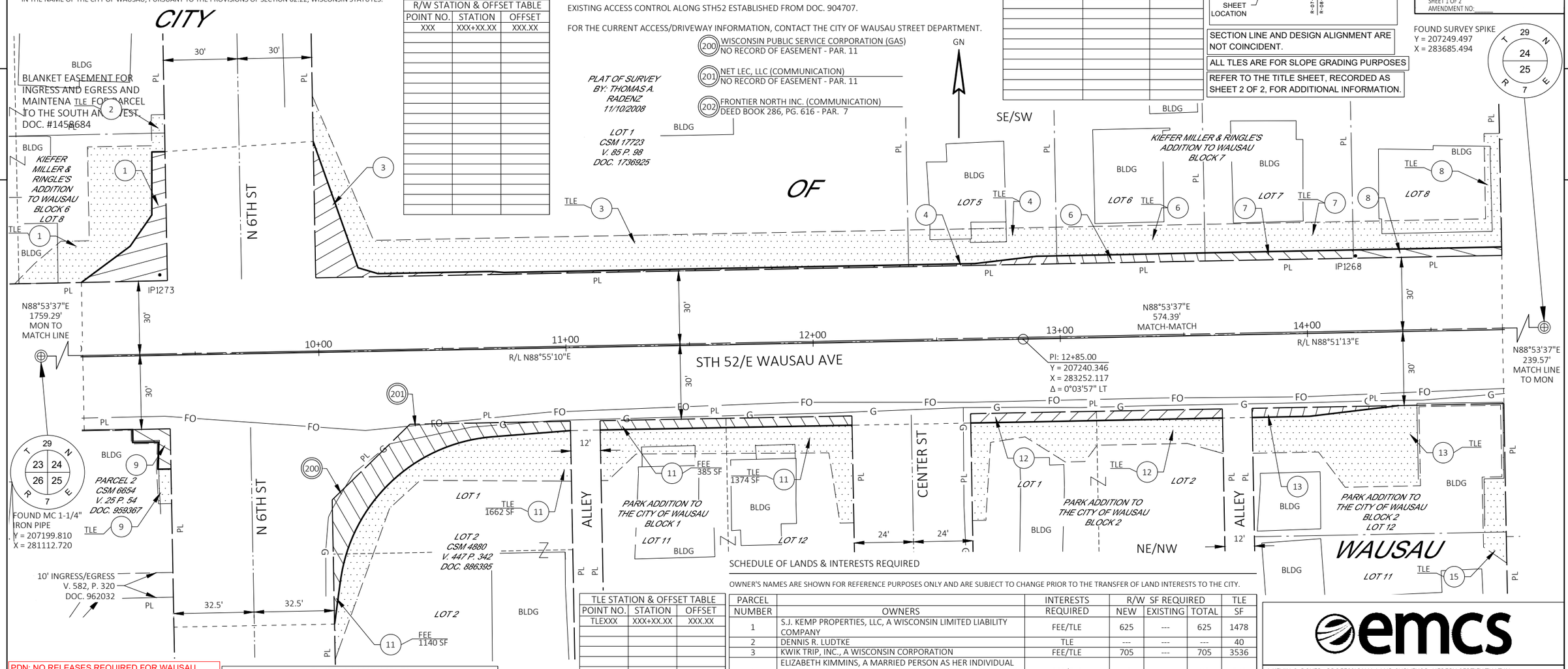
SECTION LINE AND DESIGN ALIGNMENT ARE NOT COINCIDENT.

ALL TLES ARE FOR SLOPE GRADING PURPOSES

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

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.01
SHEET 1 OF 2
AMENDMENT NO:_____

FOUND SURVEY SPIKE
Y = 207249.497
X = 283685.494



PDN: NO RELEASES REQUIRED FOR WAUSAU WATER WORKS. ALL INTERESTS ARE MERGED AS SHOWN ON THE TPP, SINCE AREAS OCCUPIED BY WAUSAU WATER WORKS ARE PART OF THE CITY OF WAUSAU (CONNECTING HIGHWAY AUTHORITY) INTERESTS FOR THIS PROJECT. CONFIRM WITH NCR DURING 60% REVIEW.

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1268	207274.087	283386.456	1" IRON PIPE
IP1273	207266.438	282902.805	3/4" IRON ROD

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

BUILDINGS WILL NOT BE AFFECTED BY TEMPORARY LIMITED EASEMENTS.

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
200	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS
201	NET LEC, LLC (COMMUNICATION)	RELEASE OF RIGHTS
202	FRONTIER NORTH INC. (COMMUNICATION)	RELEASE OF RIGHTS

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	TLE SF
1	S.J. KEMP PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	625	---	625	1478
2	DENNIS R. LUDTKE	TLE	---	---	---	40
3	KWIK TRIP, INC., A WISCONSIN CORPORATION	FEE/TLE	705	---	705	3536
4	ELIZABETH KIMMINS, A MARRIED PERSON AS HER INDIVIDUAL PROPERTY, AND JUSTIN ZASTROW, A SINGLE PERSON, AS JOINT TENANTS	FEE/TLE	95	---	95	795
6	SARAH GOREE	FEE/TLE	195	---	195	696
7	TINES PROPERTY MANAGEMENT, LLC	FEE/TLE	199	---	199	693
8	AJS HOLDINGS LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	203	---	203	907
9	WADS ENTERPRISE LLC	FEE/TLE	136	---	136	93
11	SHINER STRATEGIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	1525	---	1525	3036
12	LEANN M. SWEDOWSKI	FEE/TLE	383	---	383	1290
13	JEFFREY S. WILL AND RHONDA M. WILL AS TRUSTEES OF THE JEFFREY S. WILL AND RHONDA M. WILL JOINT REVOCABLE TRUST DATED OCTOBER 9, 2007	FEE/TLE	151	---	151	1862
15	COTSWOLD, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	86

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.02

THAT PART OF BLOCK D, OF KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, LOCATED IN THE SE1/4 OF THE SW1/4, AND THAT PART OF BLOCK E, AND BLOCK F, OF KIEFER MILLER & RINGLE'S SECOND ADDITION TO WAUSAU, LOCATED IN THE SW1/4 OF THE SE1/4, ALL IN SECTION 24, ALSO THAT PART OF LOTS 1, 2, AND 3, BLOCK 17, OF KIEFER MILLER & RINGLE'S ADDITION TO WAUSAU, LOCATED IN THE NE1/4 OF THE NW1/4, AND THAT PART OF LOTS 4, 5, 6, 7, AND 8, BLOCK 17, OF KIEFER MILLER & RINGLE'S ADDITION TO WAUSAU, LOCATED IN THE NW1/4 OF THE NE1/4, ALL IN SECTION 25, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

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

EXISTING MONUMENTS

POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1258	207286.485	283984.933	3/4" IRON ROD, BENT
IP1259	207283.587	283864.525	1-1/4" IRON PIPE
IP1266	207279.273	283685.690	60D NAIL

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

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH 52: KIEFER MILLER AND RINGLE'S ADDITION TO WAUSAU, KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 7TH ST: KIEFER MILLER AND RINGLE'S ADDITION TO WAUSAU, KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR JOZIK ST: DOC. 415414, DOC. 461133, AND EXISTING CENTERLINE.

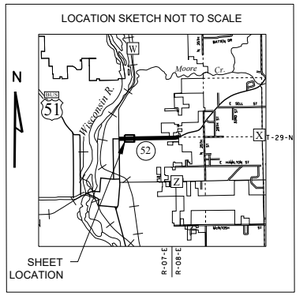
EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 8TH ST: KIEFER MILLER AND RINGLE'S ADDITION TO WAUSAU, KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, AND EXISTING CENTERLINE.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

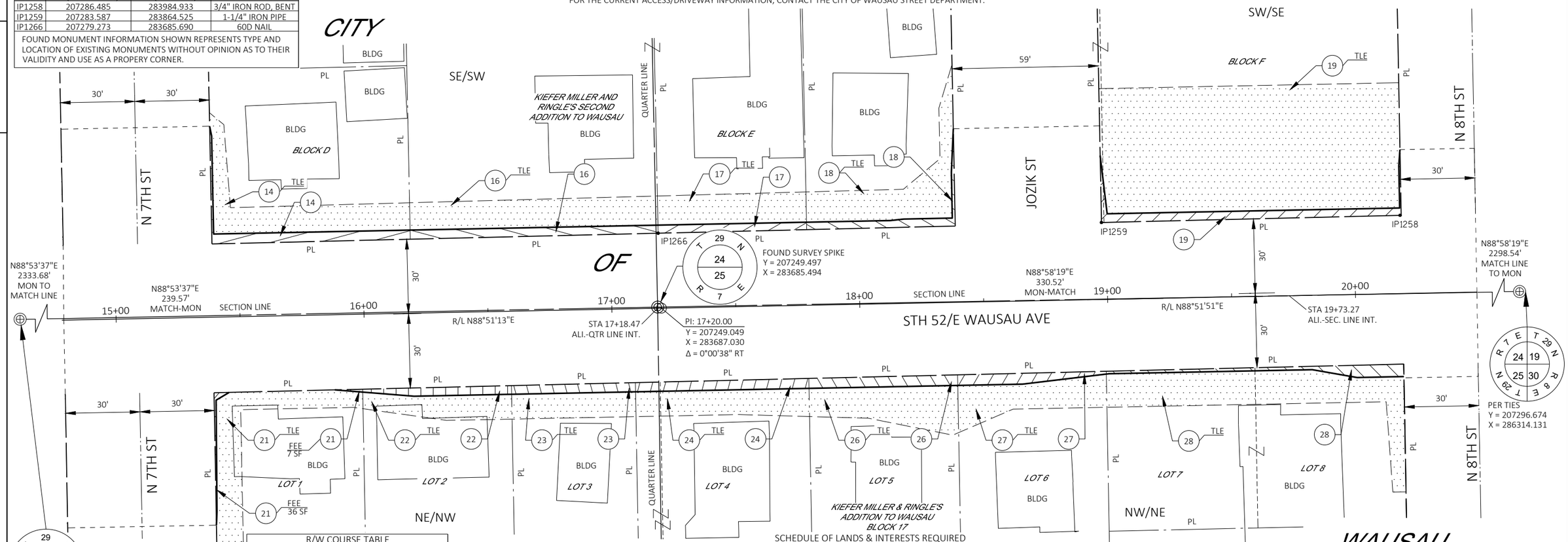
SCALE, FEET

0 40 80

GN



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.02
AMENDMENT NO:___



FOUND MC 1-1/4" IRON PIPE
Y = 207199.810
X = 281112.720

BUILDINGS WILL NOT BE AFFECTED BY TEMPORARY LIMITED EASEMENTS.

SECTION LINE AND DESIGN ALIGNMENT ARE NOT COINCIDENT.

ALL TLES ARE FOR SLOPE GRADING PURPOSES

REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2, IN TRANSPORTATION PROJECT PLATS AS DOCUMENT NO. XXXXXXX FOR ADDITIONAL INFORMATION.

R/W COURSE TABLE

COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

R/W STATION & OFFSET TABLE

POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

TLE STATION & OFFSET TABLE

POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	TLE SF
14	ERICK WERMAN	FEE/TLE	337	---	337	1068
16	CODY R. HANSEN	FEE/TLE	346	---	346	1139
17	JUDITH N. BEIER	FEE/TLE	187	---	187	718
18	IOLA PROPERTIES, INC	FEE/TLE	215	---	215	1023
19	LAMB'S FRESH MARKET, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	430	---	430	6068
21	MARTIN D. HANNEMANN	FEE/TLE	43	---	43	957
22	MOUA YANG, SOLE PROPRIETOR	FEE/TLE	181	---	181	531
23	AL J. SCHUBRING AND JUDY A. SCHUBRING, HIS WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	180	---	180	500
24	MICHELLE C. GAFFORD, UNMARRIED	FEE/TLE	270	---	270	719
26	JESSE K. IMM	FEE/TLE	248	---	248	881
27	PAUL KRUKOWSKI AND KATHERINE KRUKOWSKI, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	206	---	206	757
28	MICHAEL R. CANNON AND LINDA J. CANNON IRREVOCABLE TRUST	FEE/TLE	250	---	250	1754

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.03

THAT PART OF CSM 9935, BLOCK G, AND BLOCK H, OF KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, LOCATED IN THE SW1/4 OF THE SE1/4, SECTION 24, ALSO THAT PART OF BLOCK L, AND BLOCK M, OF KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, LOCATED IN THE NW1/4 OF THE NE1/4, SECTION 25, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

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

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH 52: CSM 9935, KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, AND EXISTING CENTERLINE.

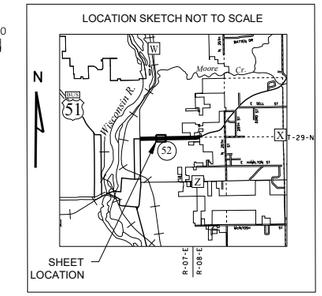
EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 8TH ST: CSM 9935, KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 9TH ST: CITY VIEW ADDITION TO THE CITY OF WAUSAU, WIS., AND EXISTING CENTERLINE.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

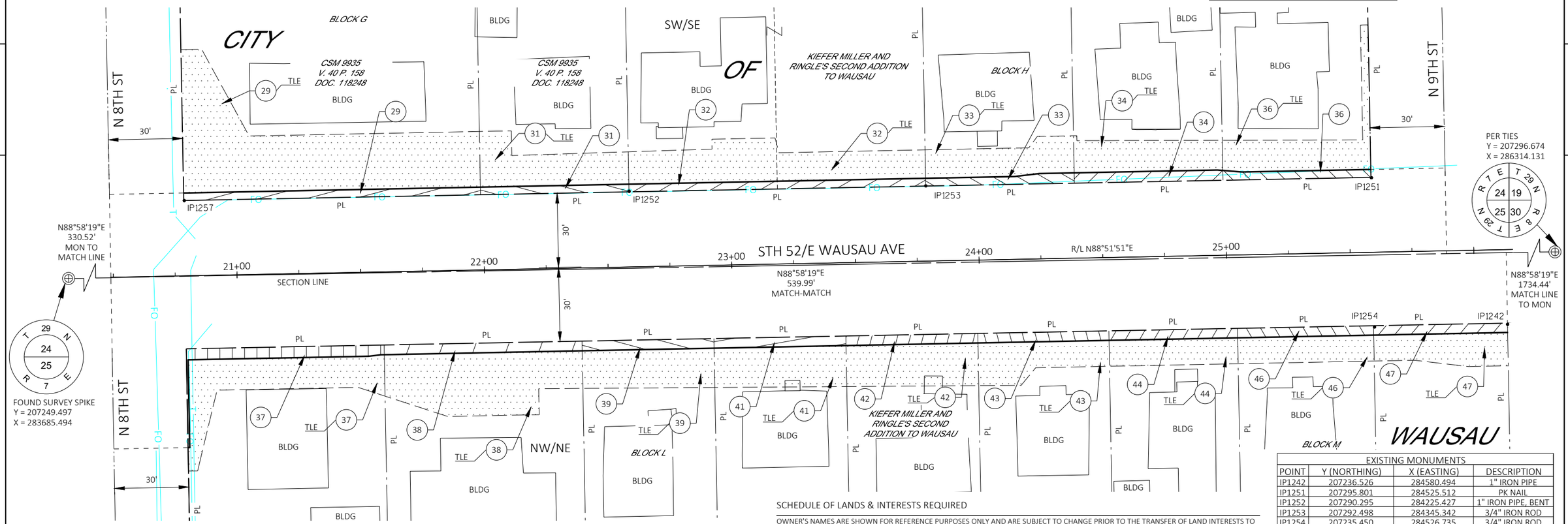
SCALE, FEET
0 40 80

GN



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.03
AMENDMENT NO:___

4



4

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1242	207236.526	284580.494	1" IRON PIPE
IP1251	207295.801	284525.512	PK NAIL
IP1252	207290.295	284225.427	1" IRON PIPE, BENT
IP1253	207292.498	284345.342	3/4" IRON ROD
IP1254	207235.450	284526.735	3/4" IRON ROD
IP1257	207286.588	284045.593	1" IRON PIPE

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

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	TLE SF
29	POKHARALI REAL ESTATE LLC, AS VENDEE UNDER LAND CONTRACT FROM FAST FUEL MART LLC, A WISCONSIN LIMITED LIABILITY COMPANY DATED MARCH 30, 2023	FEE/TLE	368	---	368	3327
31	DAVID P. SMITH, A SINGLE PERSON	FEE/TLE	186	---	186	893
32	ANDREW L. FISHER, A SINGLE PERSON	FEE/TLE	376	---	376	1598
33	822 E. WAUSAU AVENUE FAMILY TRUST	FEE/TLE	209	---	209	745
34	EZEKIEL ERNST-MANTEUFEL	FEE/TLE	251	---	251	754
36	DYLAN SCHIRO AND KATELYN SCHIRO, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	195	---	195	885
37	EMMERICH & ASSOCIATES INC.	FEE/TLE	376	---	376	1257
38	BLAZE T. KLEINSCHMIDT	FEE/TLE	313	---	313	1745
39	ALLEN BEILKE, AS INDIVIDUAL PROPERTY	FEE/TLE	208	---	208	830
41	MARGARET HAWLEY	FEE/TLE	207	---	207	867
42	KEITH P. BAUR (PURCHASER) BY LAND CONTRACT FROM DANIEL C. BAUR (VENDOR), AS TRUSTEE OF THE BAUR REVOCABLE TRUST DATED FEBRUARY 4TH, 2015	FEE/TLE	206	---	206	903
43	HARLON DALE WOLFE	FEE/TLE	204	---	204	695
44	MARA L. HOLLMAN, A SINGLE PERSON	FEE/TLE	199	---	199	546
46	JACK E. KEMPS AND PATRICIA KEMPS, HIS WIFE, JOINT TENANTS	FEE/TLE	209	---	209	577
47	FREDERICK R. RAYMOND, III AND JENI L. RAYMOND, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	205	---	205	649

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX 100-101	X XX^XX'XX" X	XXXX.XX'

BUILDINGS WILL NOT BE AFFECTED BY TEMPORARY LIMITED EASEMENTS.

PDN: UTILITY LINES IN THE CYAN COLOR ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.

SECTION LINE AND DESIGN ALIGNMENT ARE NOT COINCIDENT.

ALL TLES ARE FOR SLOPE GRADING PURPOSES

REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2, IN TRANSPORTATION PROJECT PLATS AS DOCUMENT NO. XXXXXXX FOR ADDITIONAL INFORMATION.

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

FILE NAME : Y:\57XX\5702.DP24.STH52.MRN\CADDS\69990071\SHEETS\TPP\040101-RP.DWG
APPRAISAL PLAT DATE : 06/09/2026
PLOT DATE : 6/9/2026 12:44 PM
PLOT BY : MICHAELA CONNOR
PLOT NAME :
PLOT SCALE :

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.04

THAT PART OF LOTS 7, 8, 9, 10, 11, AND 12, BLOCK 1, OF CITY VIEW ADDITION TO THE CITY OF WAUSAU, WIS., LOCATED IN THE SW1/4 OF THE SE1/4, SECTION 24, ALSO THAT PART OF CSM 297, AND BLOCK M, AND BLOCK N, OF KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, LOCATED IN THE NW1/4 OF THE NE1/4, SECTION 25, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

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

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH 52: CITY VIEW ADDITION TO THE CITY OF WAUSAU, WIS., KIEFER MILLER AND RINGLE'S SECOND ADDITION TO WAUSAU, PLAT OF SURVEY BY: MATTHEW E. HOGLUND 7/8/1999, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 9TH ST: CITY VIEW ADDITION TO THE CITY OF WAUSAU, WIS., AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 10TH ST: CSM 297, CITY VIEW ADDITION TO THE CITY OF WAUSAU, WIS., AND EXISTING CENTERLINE.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

SCALE, FEET
0 40 80

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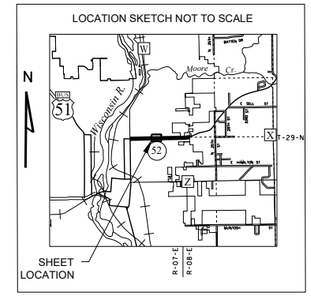

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.04
AMENDMENT NO:___

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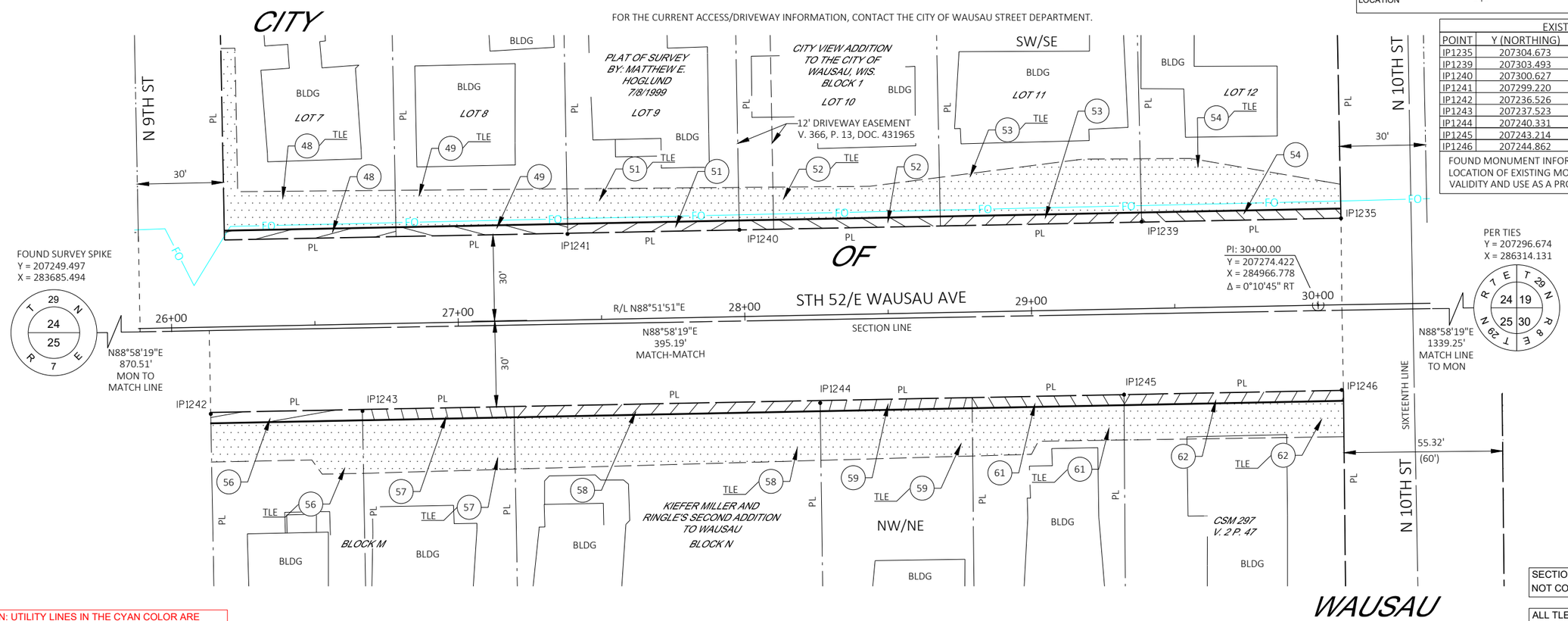

4

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1235	207304.673	284974.740	1-1/4" IRON PIPE
IP1239	207303.493	284905.205	1" IRON PIPE
IP1240	207300.627	284764.863	3/4" IRON ROD
IP1241	207299.220	284704.942	3/4" IRON ROD
IP1242	207236.526	284580.494	1" IRON PIPE
IP1243	207237.523	284633.404	1" IRON PIPE
IP1244	207240.331	284793.076	1" IRON PIPE
IP1245	207243.214	284899.064	1" IRON PIPE
IP1246	207244.862	284975.011	1" IRON PIPE

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

SECTION LINE AND DESIGN ALIGNMENT ARE NOT COINCIDENT.

ALL TLES ARE FOR SLOPE GRADING PURPOSES

REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2, IN TRANSPORTATION PROJECT PLATS AS DOCUMENT NO. XXXXXXX FOR ADDITIONAL INFORMATION.

PDN: UTILITY LINES IN THE CYAN COLOR ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

BUILDINGS WILL NOT BE AFFECTED BY TEMPORARY LIMITED EASEMENTS.

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	TLE SF
48	LEE PAO MOUA AND LEE YANG, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY, AN UNDIVIDED 1/2 INTEREST, AND MAI LOR, AN UNDIVIDED 1/2 INTEREST , TOGETHER HOLDING TITLE AS JOINT TENANTS	FEE/TLE	194	---	194	1038
49	JOHN E. CIHLAR	FEE/TLE	195	---	195	751
51	ZACHARY LA CROSSE AND MADELINE JO LA CROSSE, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	197	---	197	710
52	SALLY BORCHARDT	FEE/TLE	232	---	232	815
53	JOHN SPENSER JAMES, JR., A SINGLE PERSON	FEE/TLE	234	---	234	1195
54	KENNETH P. TAYLOR OR LINDA A. TAYLOR, TRUSTEES OF THE KLT INCOME TRUST DATED APRIL 16, 2024	FEE/TLE	233	---	233	1029
56	AMY C. KRIEWALDT	FEE/TLE	200	---	200	795
57	RENAE M. HORRELL, A SINGLE PERSON	FEE/TLE	199	---	199	967
58	KURT A. LIS AND TINA M. LIS, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	398	---	398	1876
59	PAUL J. EBERHARDY	FEE/TLE	196	---	196	894
61	PRESTON G. TIDD AND PATTY A. TIDD, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	196	---	196	736
62	EAST TO WEST ENTERPRISES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	281	---	281	943

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.05

THAT PART OF THE SE1/4 OF THE SE1/4, SECTION 24, ALSO THAT PART OF LOTS 1, 2, 3, 4, AND 5, OF SUNSET SLOPE SUBDIVISION OF SHIELD & SMITH INC., LOT 1 OF CSM 4854, AND LOTS 1 AND 2, OF PIERCE ESTATES, LOCATED IN THE NE1/4 OF THE NE1/4, SECTION 25, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

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

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH 52: SUNSET SLOPE SUBDIVISION OF SHIELD & SMITH INC., PIERCE ESTATES, CSM 4854, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 10TH ST: CSM 297, SUNSET SLOPE SUBDIVISION OF SHIELD & SMITH INC., AND EXISTING CENTERLINE.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

PDN: UTILITY LINES IN THE CYAN COLOR ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.

SCALE, FEET
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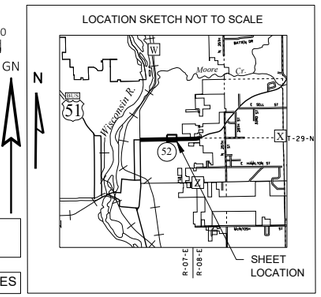


SECTION LINE AND DESIGN ALIGNMENT ARE NOT COINCIDENT.

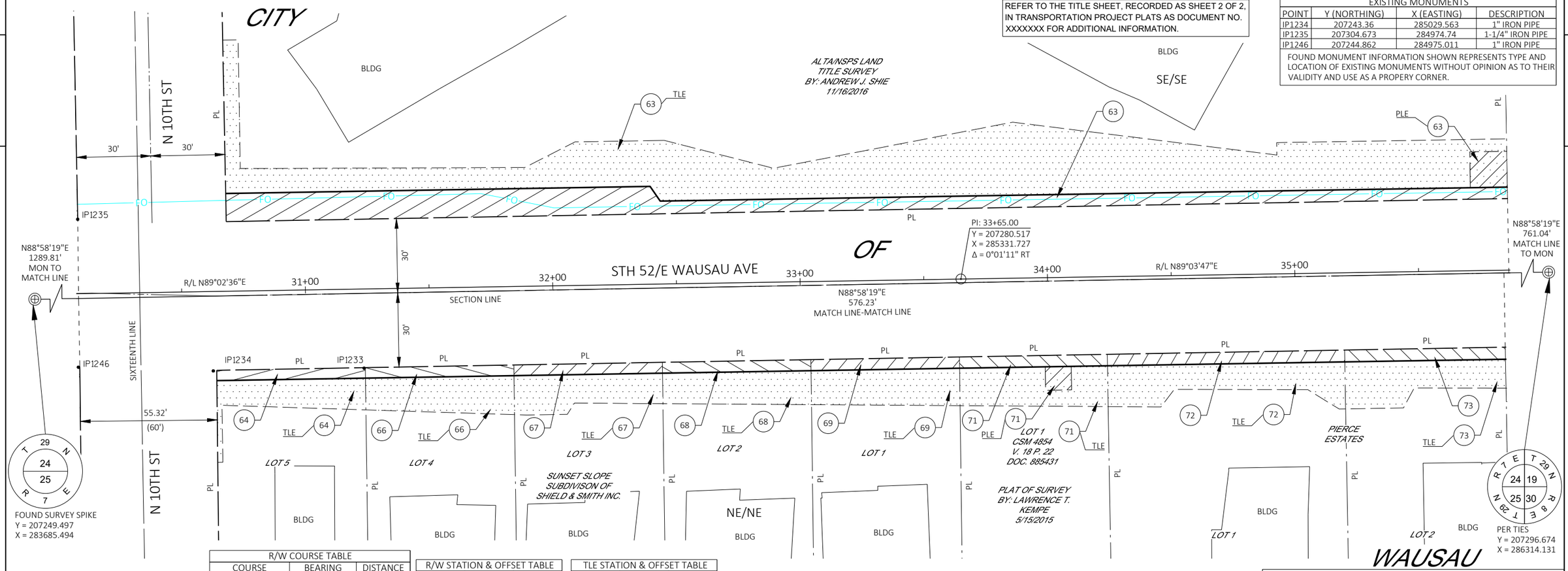
ALL TLES ARE FOR SLOPE GRADING PURPOSES

REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2, IN TRANSPORTATION PROJECT PLATS AS DOCUMENT NO. XXXXXXX FOR ADDITIONAL INFORMATION.

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.05
AMENDMENT NO:___

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1234	207243.36	285029.563	1" IRON PIPE
IP1235	207304.673	284974.74	1-1/4" IRON PIPE
IP1246	207244.862	284975.011	1" IRON PIPE

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



R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

ALL PLES ARE FOR DRAINAGE PURPOSES

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	PLE SF	TLE SF
63	E WAUSAU SNF PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY	FEE/PLE/TLE	3634	---	3634	217	9201
64	CRYSTAL M. PETTIS	FEE/TLE	251	---	251	---	730
66	CARY J. LANG, A SINGLE PERSON	FEE/TLE	256	---	256	---	859
67	SHANG HER AND TOU YER YANG, AS JOINT TENANTS	FEE/TLE	260	---	260	---	808
68	JAMES BEHN AND BARBARA BEHN, HUSBAND AND WIFE, AS JOINT TENANTS	FEE/TLE	265	---	265	---	783
69	WALLACE GELHAR AND TRINITY GELHAR, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	269	---	269	---	867
71	MICHAEL D. STREBY AND KIMBERLEE J. STREBY, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	FEE/PLE/TLE	273	---	273	100	847
72	ERIC MORRIS	FEE/TLE	450	---	450	---	1236
73	SHAYNE M. COURNEYA	FEE/TLE	313	---	313	---	932

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.06

THAT PART OF LOT 4 OF CSM 6537, LOT 3, EAST GATE SUBDIVISION, LOCATED IN AND PART OF THE SE1/4 OF THE SE1/4, SECTION 24, ALSO THAT PART OF LOTS 3, 4, 5, 6, AND 7, OF PIERCE ESTATES, LOTS 1, AND 2 OF CSM 11683, AND LOTS 1, 2, AND 3 OF CSM 1789, LOCATED IN THE NE1/4 OF THE NE1/4, SECTION 25, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

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

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH52: CSM 6537, CSM 11683, CSM 1789, WOODLAND TERRACE CONDOMINIUM PLAT, PIERCE ESTATES, EAST GATE SUBDIVISION, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 12TH ST: CSM 6537, AND EXISTING CENTERLINE.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

GN

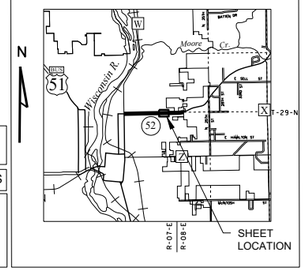
SCALE, FEET 0 40 80

SECTION LINE AND DESIGN ALIGNMENT ARE NOT COINCIDENT.

ALL TLES ARE FOR SLOPE GRADING PURPOSES

REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2, IN TRANSPORTATION PROJECT PLATS AS DOCUMENT NO. XXXXXXX FOR ADDITIONAL INFORMATION.

LOCATION SKETCH NOT TO SCALE



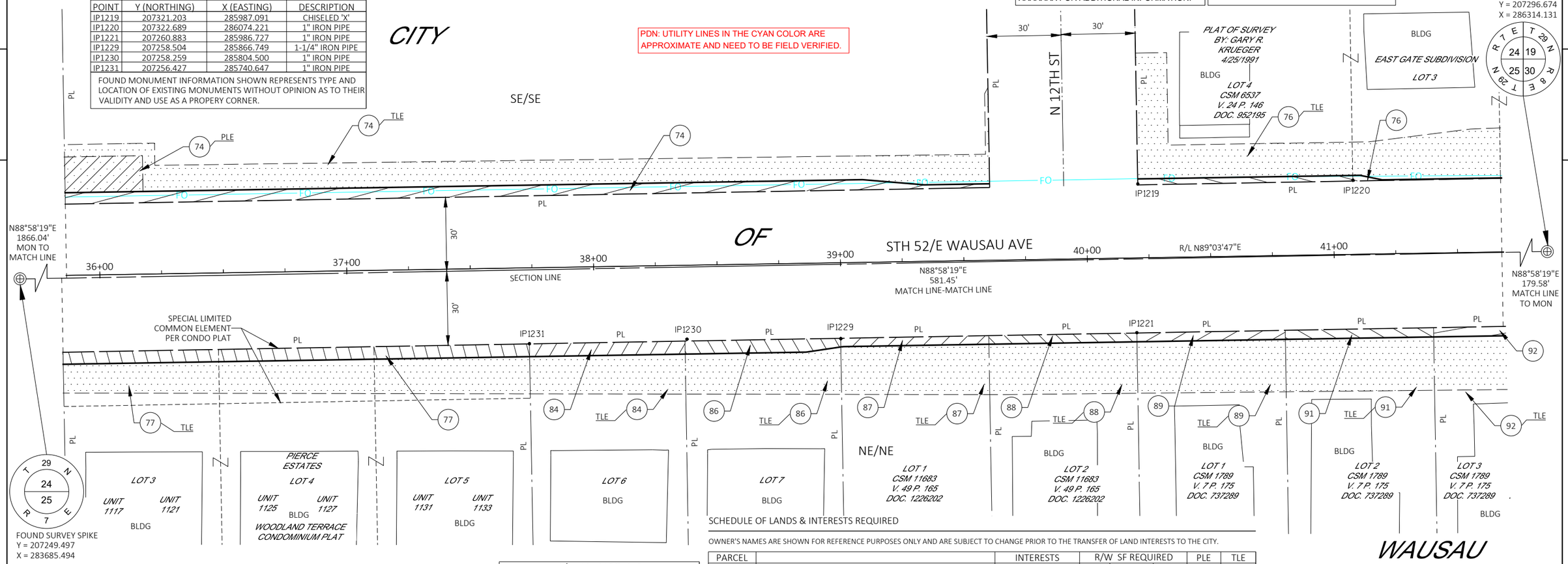
RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.06
AMENDMENT NO:___

PER TIES
Y = 207296.674
X = 286314.131

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1219	207321.203	285987.091	CHISELED 'X'
IP1220	207322.689	286074.221	1" IRON PIPE
IP1221	207260.883	285986.727	1" IRON PIPE
IP1229	207258.504	285866.749	1-1/4" IRON PIPE
IP1230	207258.259	285804.500	1" IRON PIPE
IP1231	207256.427	285740.647	1" IRON PIPE

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

PDN: UTILITY LINES IN THE CYAN COLOR ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.



FOUND SURVEY SPIKE
Y = 207249.497
X = 283685.494

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

ALL PLES ARE FOR DRAINAGE PURPOSES

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	PLE SF	TLE SF
74	WI-RADIO REAL ESTATE WAUSAU LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/PLE/TLE	1522	---	1522	458	3768
76	KOWALSKI TRUST DATED SEPTEMBER 13, 2019	FEE/TLE	235	---	235	---	2709
77	ELEVATION W117, LLC MARION 442, LLC ALICE ANDRASKI AS TRUSTEE OF KENNETH J. ANDRASKI REVOCABLE TRUST DATED APRIL 20, 2015 TYLER C. VOGEL ELEVATION W31 CONDO, LLC ELEVATION W33 CONDO, LLC	FEE/TLE	949	---	949	---	2526
84	ASPEN VIEW PROPERTIES LLC	FEE/TLE	330	---	330	---	986
86	HOLZHAUER HOLDINGS LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	323	---	323	---	1071
87	VEERABHADRA R. KARRI AND JAGADESHWARI KARRI, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	206	---	206	---	1193
88	BLUEPRINT PROPERTIES LLC	FEE/TLE	211	---	211	---	1239
89	BLUESTONE PROPERTIES LLC	FEE/TLE	217	---	217	---	1265
91	LEIGH OLSZEWSKI AND ARIANA OLSZEWSKI, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	223	---	223	---	1288
92	NATHANIEL R. SMITH AND KAITLIN MAE MEYER, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	107	---	107	---	613

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

FILE NAME : Y:\57XX\5702.DP24.STH52.MRN\CADDS\69990071\SHEETS\TPP\040101-RP.DWG
APPRAISAL PLAT DATE : 06/09/2026
PLOT DATE : 6/9/2026 12:44 PM PLOT BY : MICHAELA CONNOR PLOT NAME : PLOT SCALE :

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.07

THAT PART OF LOT 3 OF CSM 6537, LOCATED IN THE SE1/4 OF THE SE1/4, SECTION 24, ALSO THAT PART OF LOT 3 OF CSM 1789, LOTS A, AND B OF CSM 2532, AND CSM 1788, LOCATED IN THE NE1/4 OF THE NE1/4, SECTION 25, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 7 EAST, ALSO THAT PART OF LOT 1 OF CSM 13557, LOT 1 OF CSM 2748, AND LOT 1, OF THE HORST AND PIERCE ADDITION TO THE CITY OF WAUSAU, LOCATED IN THE SW1/4 OF THE SW1/4, SECTION 19, ALSO THAT PART OF LOTS 1 AND 2 OF CSM 18530, AND LOT 1 OF CSM 8023, LOCATED IN AND BEING PART OF THE NW1/4 OF THE NW1/4, SECTION 30, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

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

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH52: RIGHT OF WAY PLAT 9010-00-21, CSM 6537, CSM 2748, CSM 13557, CSM 1789, CSM 2532, CSM 1788, CSM 18530, CSM 8023, THE HORST AND PIERCE ADDITION TOT HE CITY OF WAUSAU, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 13TH ST: RIGHT OF WAY PLAT 9010-00-21, CSM 6537, THE HORST AND PIERCE ADDITION TO THE CITY OF WAUSAU, AND EXISTING CENTERLINE.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

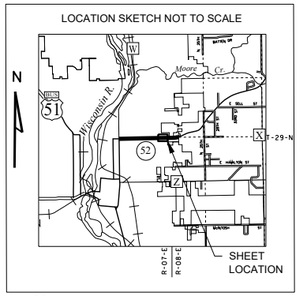
SCALE, FEET

0 40 80

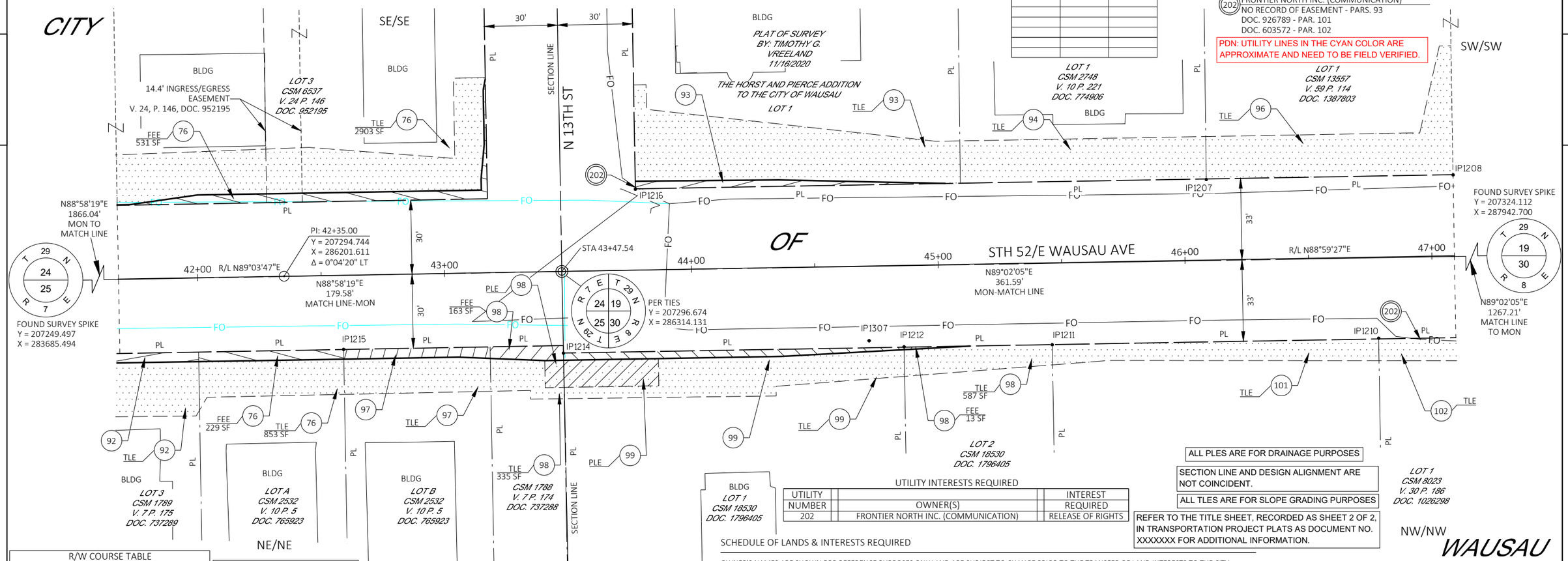
GN

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

LOCATION SKETCH NOT TO SCALE



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.07
AMENDMENT NO:___



R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

PDN: NO RELEASES REQUIRED FOR WAUSAU WATER WORKS. ALL INTERESTS ARE MERGED AS SHOWN ON THE TPP, SINCE AREAS OCCUPIED BY WAUSAU WATER WORKS ARE PART OF THE CITY OF WAUSAU (CONNECTING HIGHWAY AUTHORITY) INTERESTS FOR THIS PROJECT. CONFIRM WITH NCR DURING 60% REVIEW.

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1207	207333.918	286575.167	1" IRON PIPE
IP1208	207335.788	286675.112	1" IRON PIPE
IP1210	207269.649	286644.968	3/4" IRON ROD
IP1211	207267.032	286512.755	1" IRON PIPE W/CAP
IP1212	207266.151	286452.763	1" IRON PIPE W/CAP
IP1214	207263.612	286314.767	1" IRON PIPE W/CAP
IP1215	207265.089	286225.765	1" IRON PIPE
IP1216	207329.959	286343.890	3/4" IRON ROD
IP1307	207268.622	286438.589	3/4" IRON ROD

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

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
202	FRONTIER NORTH INC. (COMMUNICATION)	RELEASE OF RIGHTS

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	PLE SF	TLE SF
76	KOWALSKI TRUST DATED SEPTEMBER 13, 2019	FEE/TLE	760	---	760	---	3756
92	NATHANIEL R. SMITH AND KAITLIN MAE MEYER, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	122	---	122	---	697
93	JOSEPH R. AND DEBRA R. KASMERCHAK, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	255	---	255	---	3005
94	CHELESEA B. RADKE AND NICOLAS A. DRAEGER	TLE	---	---	---	---	1709
96	DARRELL D. SMAZAL AND BARBARA R. SMAZAL, AS HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	TLE	---	---	---	---	2031
97	SCHULT GROUP LLC	FEE/TLE	238	---	238	---	835
98	JOHN V. FLANNERY, JR. AND CLAIRE B. FLANNERY, AS TRUSTEES OF THE JOHN AND CLAIRE FLANNERY TRUST	FEE/PLE/TLE	176	---	176	84	922
99	STACY SPENCER	FEE/PLE/TLE	352	---	352	422	1525
101	GORDON R. CLEMENTS AND DONNA S. CLEMENTS, TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE GORDON R. CLEMENTS AND DONNA S. CLEMENTS REVOCABLE LIVING TRUST	TLE	---	---	---	---	1028
102	DENNIS DROW	TLE	---	---	---	---	284

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.08

THAT PART OF PARCEL 2 OF CSM 13290 LOCATED IN AND PART OF THE SE1/4 OF THE SW1/4, SECTION 19, ALSO THAT PART OF LOT 1 OF CSM 8023, LOTS 1 AND 2 OF CSM 11094, LOT 1 OF CSM 10632, AND LOT 1 OF CSM 9299, LOCATED IN AND PART OF THE NE1/4 OF THE NW1/4, SECTION 30, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

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

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH52: RIGHT OF WAY PLAT 9010-00-21, CSM 13290, CSM 8023, CSM 11094, CSM 10632, CSM 9299, AND EXISTING CENTERLINE.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

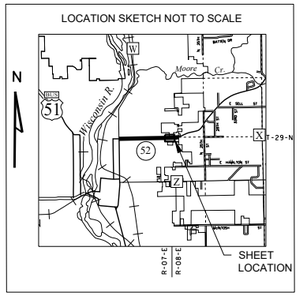
SCALE, FEET

0 40 80

GN

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

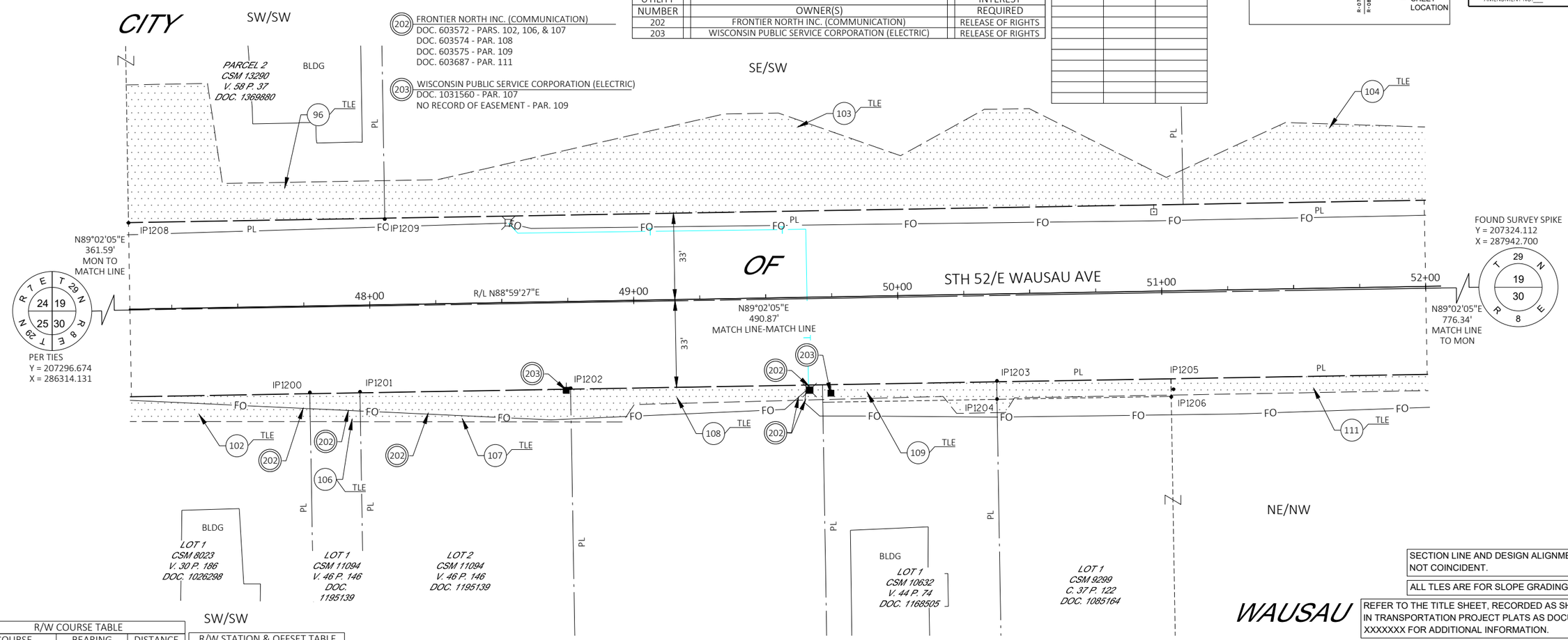
LOCATION SKETCH NOT TO SCALE



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.08
AMENDMENT NO:___

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
202	FRONTIER NORTH INC. (COMMUNICATION)	RELEASE OF RIGHTS
203	WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)	RELEASE OF RIGHTS



SECTION LINE AND DESIGN ALIGNMENT ARE NOT COINCIDENT.

ALL TLES ARE FOR SLOPE GRADING PURPOSES

REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2, IN TRANSPORTATION PROJECT PLATS AS DOCUMENT NO. XXXXXXX FOR ADDITIONAL INFORMATION.

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

PDN: UTILITY LINES IN THE CYAN COLOR ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1200	207271.538	286743.794	3/4" IRON ROD
IP1201	207271.794	286762.790	1" IRON PIPE
IP1202	207273.150	286842.571	3/4" IRON ROD
IP1203	207275.918	287004.071	RAILROAD SPIKE
IP1204	207269.055	287004.096	3/4" IRON ROD
IP1205	207272.748	287070.926	1/2" IRON PIPE
IP1206	207269.882	287070.089	1" IRON PIPE
IP1208	207335.788	286675.112	1" IRON PIPE
IP1209	207337.220	286772.177	1" IRON PIPE

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

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	TLE SF
96	DARRELL D. SMAZAL AND BARBARA R. SMAZAL, AS HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	TLE	---	---	---	2646
102	DENNIS DROW	TLE	---	---	---	675
103	CHRISTOPHER BARTELT AND KANDL BARTELT, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	TLE	---	---	---	8038
104	1412, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	2364
106	SISLO PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	205
107	MARGARET PEMPEK	TLE	---	---	---	931
108	TIMOTHY MCGRECK	TLE	---	---	---	711
109	TRUSTEE OF THE MARITAL TRUST UNDER RONALD C. TETZLAFF'S WILL DATED NOVEMBER 16, 2020	TLE	---	---	---	469
111	JUSTIN GAFFNEY CONSTRUCTION LLC	TLE	---	---	---	1033

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.09

THAT PART OF LOTS 1 AND 2 OF CSM 7758, LOCATED IN AND PART OF THE SE1/4 OF THE SW1/4, SECTION 19, ALSO THAT PART OF LANDS LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 30, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
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NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR STH52: RIGHT OF WAY PLAT 9010-00-21, CSM 7758, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 15TH ST: RIGHT OF WAY PLAT 9010-00-21, AND EXISTING CENTERLINE.

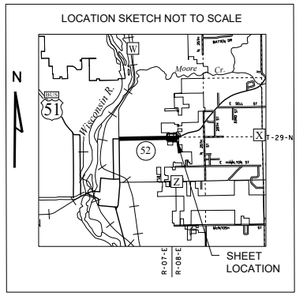
FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

SCALE, FEET

0 40 80

GN

LOCATION SKETCH NOT TO SCALE



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.09
AMENDMENT NO:___

SECTION LINE AND DESIGN ALIGNMENT ARE NOT COINCIDENT.

ALL TLES ARE FOR SLOPE GRADING PURPOSES

REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2, IN TRANSPORTATION PROJECT PLATS AS DOCUMENT NO. XXXXXXX FOR ADDITIONAL INFORMATION.

UTILITY INTERESTS REQUIRED

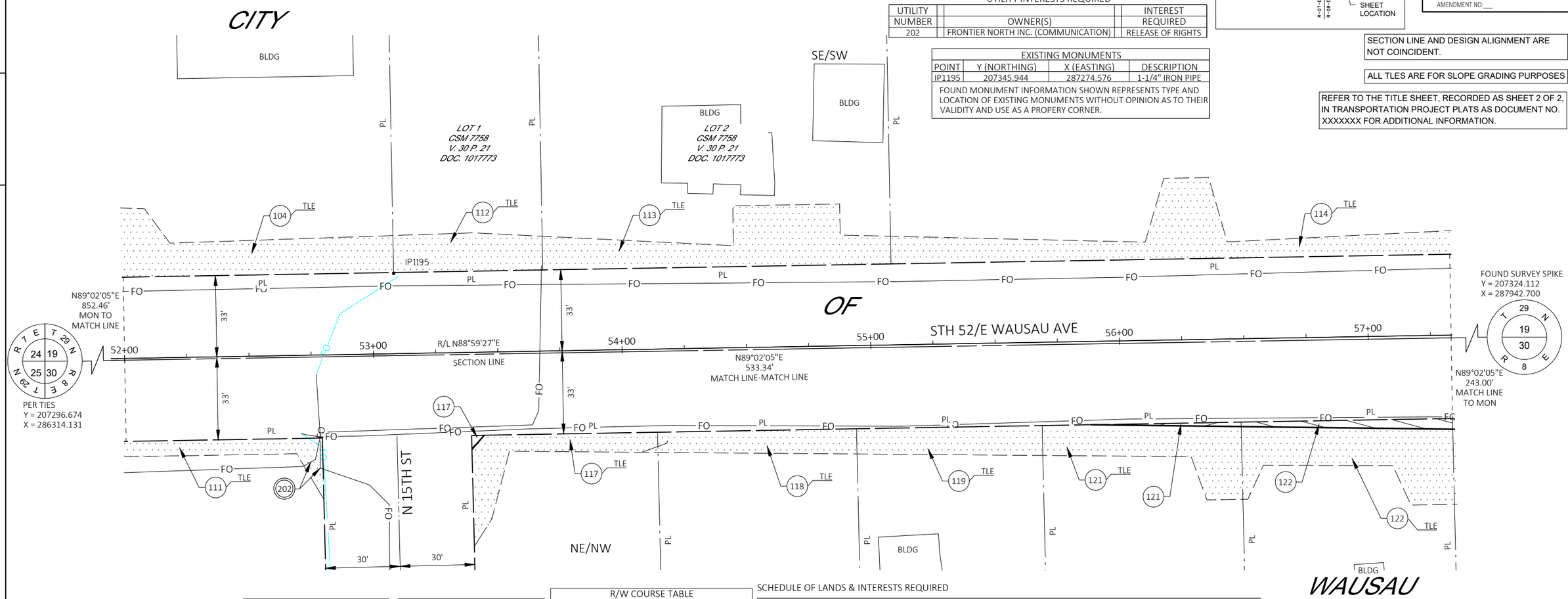
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
202	FRONTIER NORTH INC. (COMMUNICATION)	RELEASE OF RIGHTS

EXISTING MONUMENTS

POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1195	207345.944	287274.576	1-1/4" IRON PIPE

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

4



202 FRONTIER NORTH INC. (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 111
DOC. 603773 - PAR. 117
DOC. 603584 - PAR. 118
DOC. 603571 - PAR. 119
DOC. 603769 - PAR. 121
DOC. 603568 - PAR. 122

PDN: UTILITY LINES IN THE CYAN COLOR ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.

TLE STATION & OFFSET TABLE

POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

R/W STATION & OFFSET TABLE

POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

R/W COURSE TABLE

COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	TLE SF
104	1412, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	1716
111	JUSTIN GAFFNEY CONSTRUCTION LLC	TLE	---	---	---	581
112	JAY M. CRICKS	TLE	---	---	---	889
113	CRICKS FAMILY PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	2127
114	LEONARD S. KURZYNSKI AND DARLENE A. KURZYNSKI, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	TLE	---	---	---	2517
117	TIMOTHY AND JOYCE O'KEEFE, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE/TLE	14	---	14	867
118	CATHY TIFFANY	TLE	---	---	---	730
119	LIBERTY INTERNATIONAL LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	827
121	PATRICK W. MEYER, A LIFE ESTATE INTEREST AND REBECCA A. MEYER	FEE/TLE	54	---	54	1288
122	THOMAS H. WOHLFAHRT AND ELAINE H. WOHLFAHRT, AS JOINT TENANTS	FEE/TLE	260	---	260	1685

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.10

THAT PART OF LOTS 1 AND 2 OF CSM 13854 LOCATED IN AND PART OF THE SE1/4 OF THE SW1/4, ALSO THAT PART OF LOT 2 OF CSM 6365 LOCATED IN THE SW1/4 OF THE SE1/4, ALL IN SECTION 19, ALSO THAT PART OF LOTS 1 AND 2 OF CSM 19653, LOCATED IN AND PART OF THE NE1/4 OF THE NW1/4, ALSO THAT PART OF THE NW1/4 OF THE NE1/4, ALL IN SECTION 30, ALL LOCATED IN TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
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FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

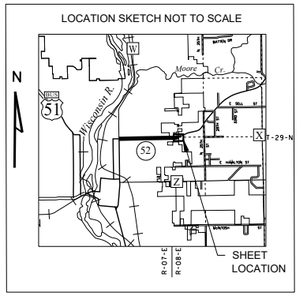
(202) FRONTIER NORTH INC. (COMMUNICATION)
DOC. 603570 - PAR. 123
DOC. 603688 - PAR. 124
DOC. 603569 - PAR. 129
DOC. 603900 - PAR. 127

(203) WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)
NO RECORD OF EASEMENT - PARS. 123 & 127

SCALE, FEET
0 40 80

GN

LOCATION SKETCH NOT TO SCALE



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.10
AMENDMENT NO:___

4

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX	X XX^XX'XX" X	XXXX.XX'
100-101		

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
202	FRONTIER NORTH INC. (COMMUNICATION)	RELEASE OF RIGHTS
203	WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)	RELEASE OF RIGHTS

SCHEDULE OF LANDS & INTERESTS REQUIRED

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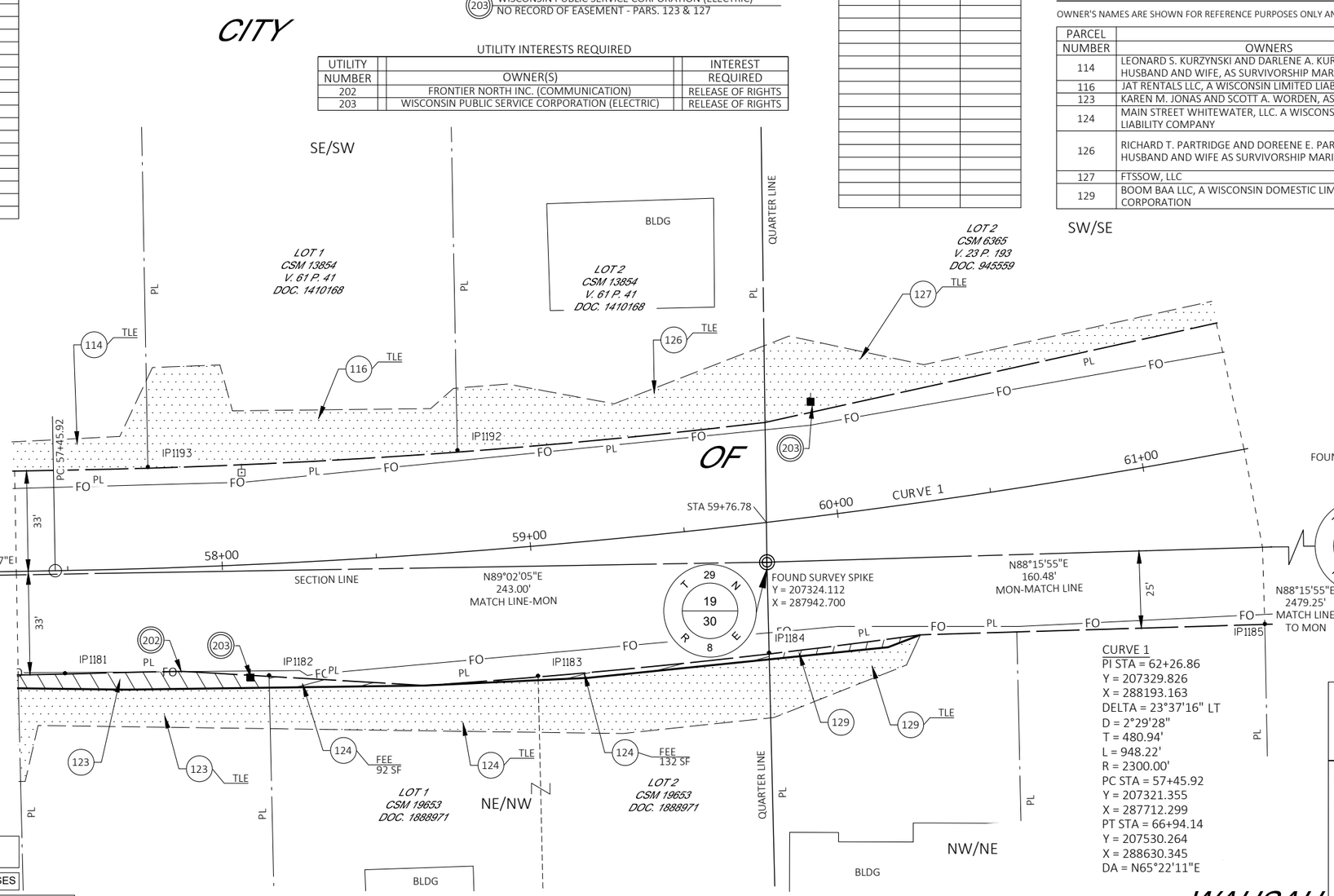
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	TLE SF
114	LEONARD S. KURZYNSKI AND DARLENE A. KURZYNSKI, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	TLE	---	---	---	517
116	JAT RENTALS LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	2068
123	KAREN M. JONAS AND SCOTT A. WORDEN, AS JOINT TENANTS	FEE/TLE	405	---	405	1073
124	MAIN STREET WHITEWATER, LLC. A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	224	---	224	2679
126	RICHARD T. PARTRIDGE AND DOREENE E. PARTRIDGE, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	TLE	---	---	---	1782
127	FTSSOW, LLC	TLE	---	---	---	1627
129	BOOM BAA LLC, A WISCONSIN DOMESTIC LIMITED LIABILITY CORPORATION	FEE/TLE	95	---	95	592



EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1181	207288.157	287715.426	1" IRON PIPE
IP1182	207287.464	287781.513	1" IRON PIPE
IP1183	207287.318	287868.561	1" IRON PIPE
IP1184	207294.795	287943.355	1" IRON PIPE
IP1185	207304.134	288103.863	1-1/2" IRON PIPE
IP1192	207384.588	287957.651	1-1/4" IRON PIPE
IP1193	207360.374	287842.487	1" IRON PIPE

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

CURVE 1
PI STA = 62+26.86
Y = 207329.826
X = 288193.163
DELTA = 23°37'16" LT
D = 2°29'28"
T = 480.94'
L = 948.22'
R = 2300.00'
PC STA = 57+45.92
Y = 207321.355
X = 287712.299
PT STA = 66+94.14
Y = 207530.264
X = 288630.345
DA = N65°22'11"E

PDN: NO RELEASES REQUIRED FOR WAUSAU WATER WORKS. ALL INTERESTS ARE MERGED AS SHOWN ON THE TPP, SINCE AREAS OCCUPIED BY WAUSAU WATER WORKS ARE PART OF THE CITY OF WAUSAU (CONNECTING HIGHWAY AUTHORITY) INTERESTS FOR THIS PROJECT. CONFIRM WITH NCR DURING 60% REVIEW.

emcs

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

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REGISTRATION NUMBER: S-2675

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SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

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TRANSPORTATION PROJECT PLAT NO: 6999-00-23-4.11

THAT PART OF LOT 2 OF CSM 6365, LOCATED IN AND PART OF THE SW1/4 OF THE SE1/4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - C WAUSAU, EAST WAUSAU AVENUE (N 6TH STREET TO N 18TH STREET), MARATHON COUNTY

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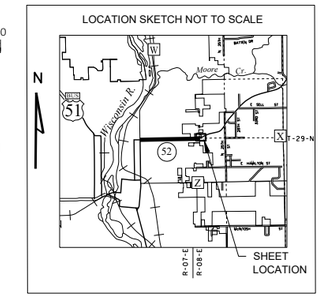
EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR N 18TH ST: RIGHT OF WAY PLAT 9010-00-21, CSM 7127, CSM 7047, AND EXISTING CENTERLINE.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU STREET DEPARTMENT.

SCALE, FEET
0 40 80

GN



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-00-23 - 4.11
AMENDMENT NO:___

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
202	FRONTIER NORTH INC. (COMMUNICATION)	RELEASE OF RIGHTS

4

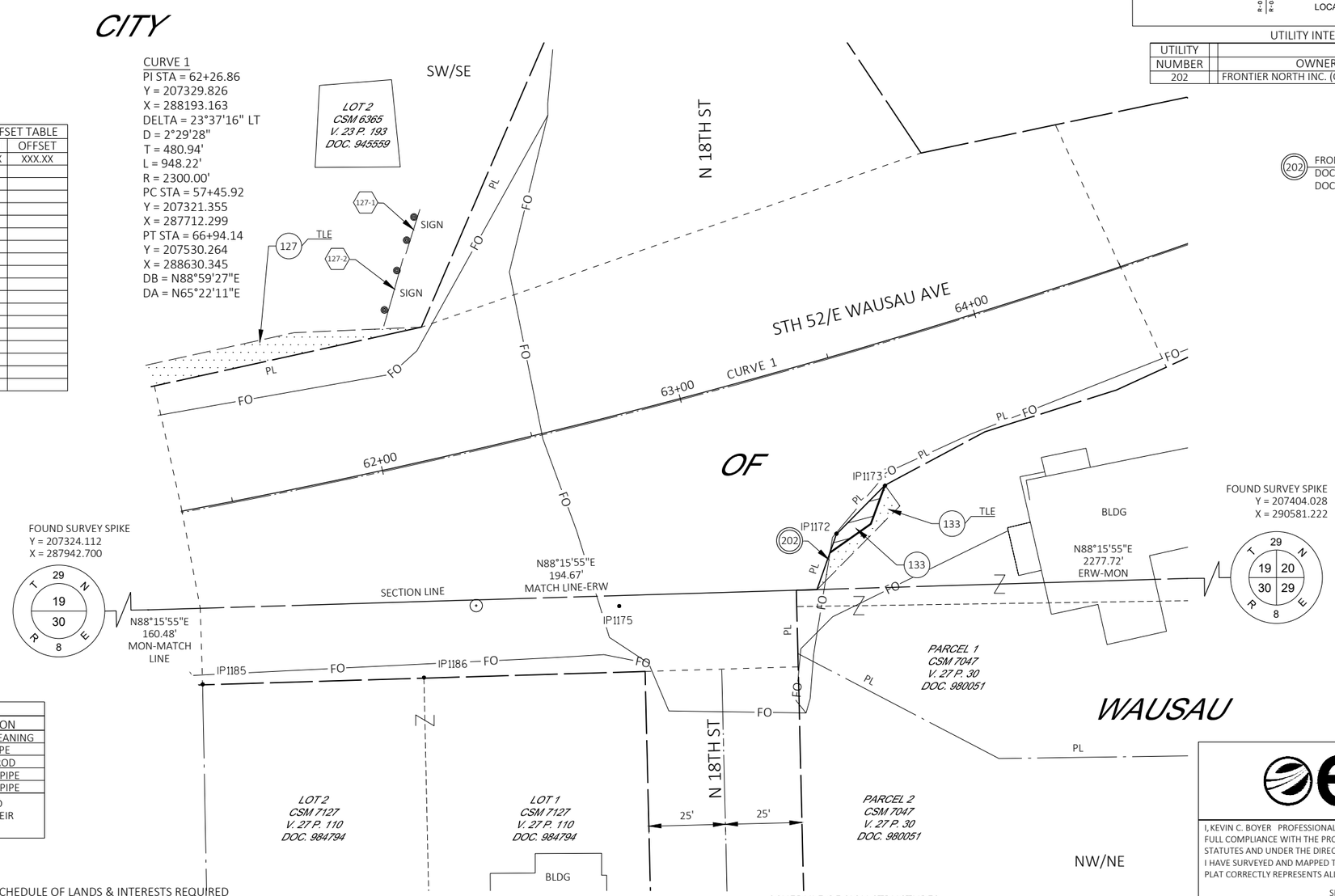
TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLEXXX	XXX+XX.XX	XXX.XX

R/W STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
XXX	XXX+XX.XX	XXX.XX

R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
N 1/4 SEC.XX-XXX 100-101	X XX^XX'XX" X	XXXX.XX'

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP1172	207353.290	288310.772	1" IRON PIPE, LEANING
IP1173	207368.948	288326.584	1" IRON PIPE
IP1175	207329.709	288239.853	3/4" IRON ROD
IP1185	207304.134	288103.863	1-1/2" IRON PIPE
IP1186	207306.350	288176.126	1-1/4" IRON PIPE

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



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PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED NEW	EXISTING	TOTAL	TLE SF
127	FTSSOW, LLC LAMAR CENTRAL OUTDOOR, LLC	TLE	---	---	---	494
133	GRAYMATTER PROPERTY HOLDINGS, LLC	FEE/TLE	93	---	93	157

SCHEDULE OF SIGN STRUCTURES

SIGN NUMBER	SIGN OWNER(S)	OASIS NUMBER
127-1	LAMAR CENTRAL OUTDOOR, LLC FTSSOW, LLC	007242
127-2	LAMAR CENTRAL OUTDOOR, LLC FTSSOW, LLC	007243

emcs

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

SIGNATURE: _____ DATE:
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

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

SIGNATURE: _____ DATE:
PRINT NAME: DOUG DINY

FILE NAME : Y:\57XX\5702.DP24.STH52.MRN\CADDS\69990071\SHEETS\TPP\040101-RP.DWG
APPRAISAL PLAT DATE : 06/09/2026
PLOT DATE : 6/9/2026 12:45 PM
PLOT BY : MICHAELA CONNOR
PLOT NAME :
PLOT SCALE :

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

GHIDORZI
DESIGN | BUILD | DEVELOP

SITE PLAN REVIEW SET FOR:

GRANT PLACE - NORTH

CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

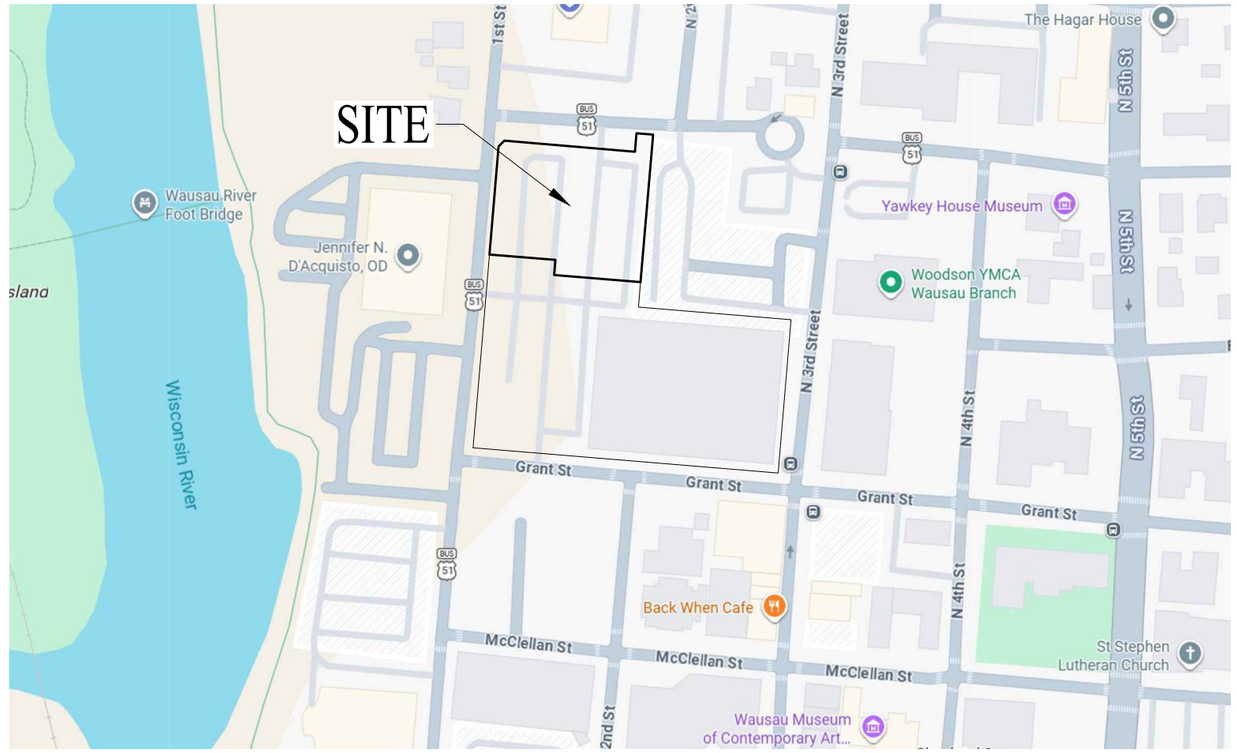
INDEX OF SHEETS

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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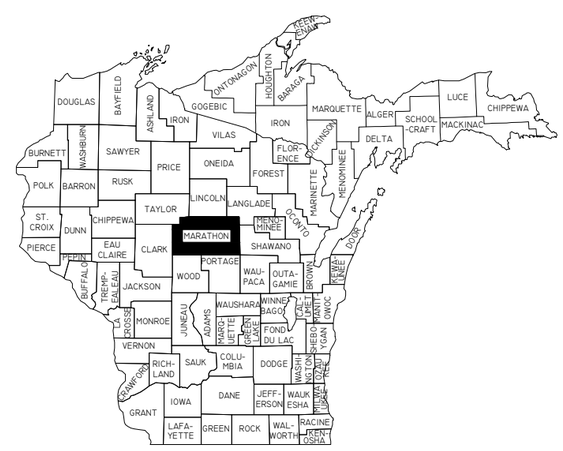

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GHIDORZI CONSTRUCTION COMPANY, LLC
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ENGINEER:
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PROJECT ENGINEER
CORY S. SCHLOSSER, P.E.

APPROVING AUTHORITIES:
CITY OF WAUSAU
WDNR

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
- SB1 SOIL BORING
- AC EXISTING AIR CONDITIONING UNIT
- GM EXISTING GAS METER
- EM EXISTING ELECTRIC METER
- EXISTING UTILITY PEDESTAL
- EXISTING RAILROAD TRACKS
- EXISTING TREE LINE
- EXISTING GUY POLE
- TV EXISTING CABLE TV
- FO EXISTING FIBER OPTIC CABLE
- G EXISTING UNDERGROUND GAS
- E EXISTING UNDERGROUND ELECTRIC
- T EXISTING UNDERGROUND TELEPHONE
- OH EXISTING OVERHEAD UTILITIES
- W EXISTING WATER MAIN
- SS EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- PROPOSED HANDICAP PARKING
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- SAN PROPOSED SANITARY SEWER
- SS PROPOSED STORM SEWER
- F.M. PROPOSED FORCE MAIN
- SAN. LAT. PROPOSED SANITARY SEWER LATERAL
- W.S. PROPOSED WATER LATERAL
- W PROPOSED WATER MAIN
- PS PROPOSED PUMP STATION
- MS PROPOSED SANITARY MANHOLE
- MR PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- CO PROPOSED CLEANOUT
- PROPOSED DRAINAGE FLOW
- 3% PROPOSED SLOPE
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- 1178 EXISTING GROUND CONTOUR(INTERVAL-1 FT.)
- 1180 PROPOSED GROUND CONTOUR(INTERVAL-1 FT.)
- 1095.90 PROPOSED SPOT ELEVATION (TOP OF CURB)
- 1095.40 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

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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

TITLE SHEET
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI No. 4681B
SHEET C001

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

REI
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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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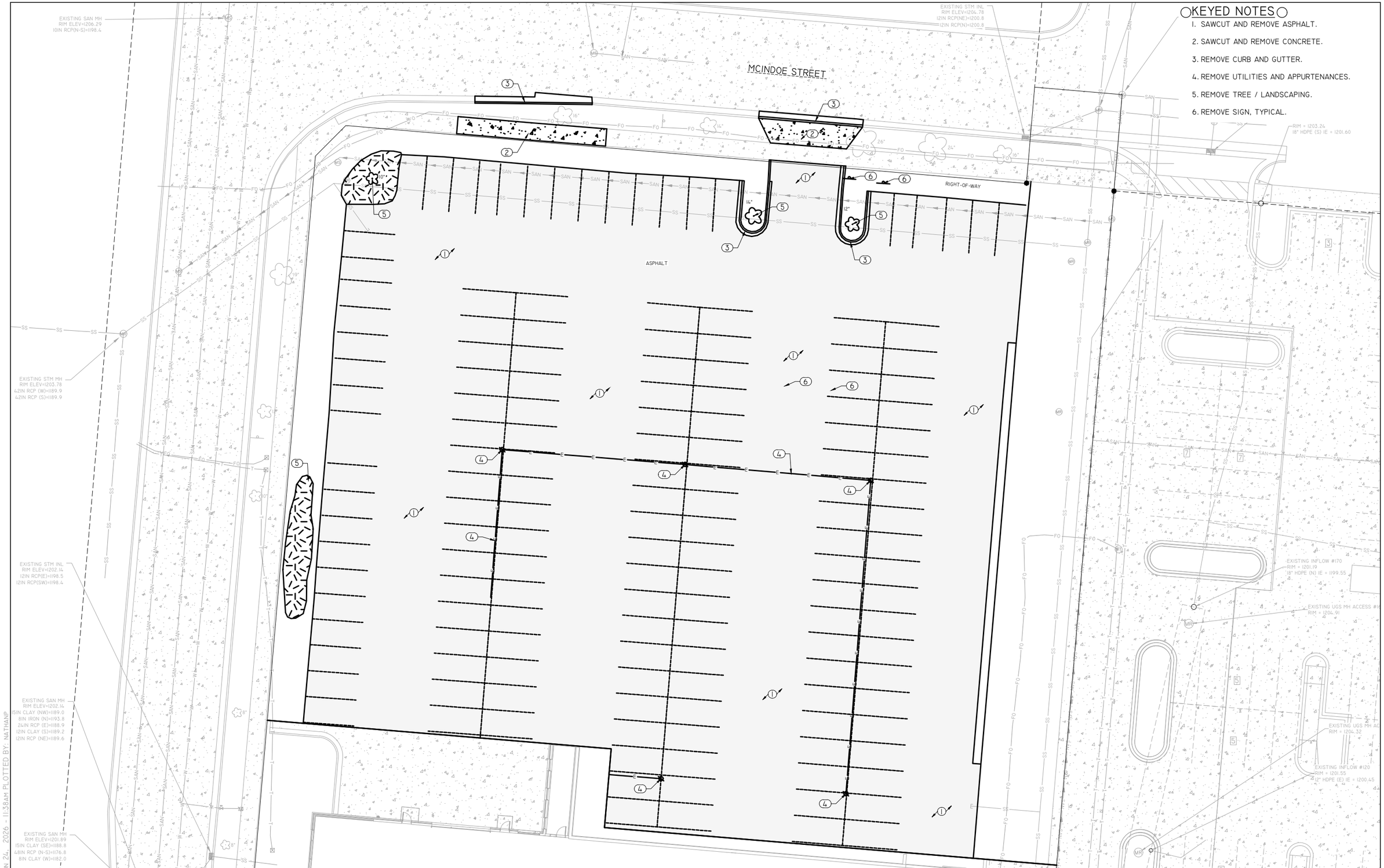
OVERLAY SITE PLAN

GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI No. 4681B
SHEET C020



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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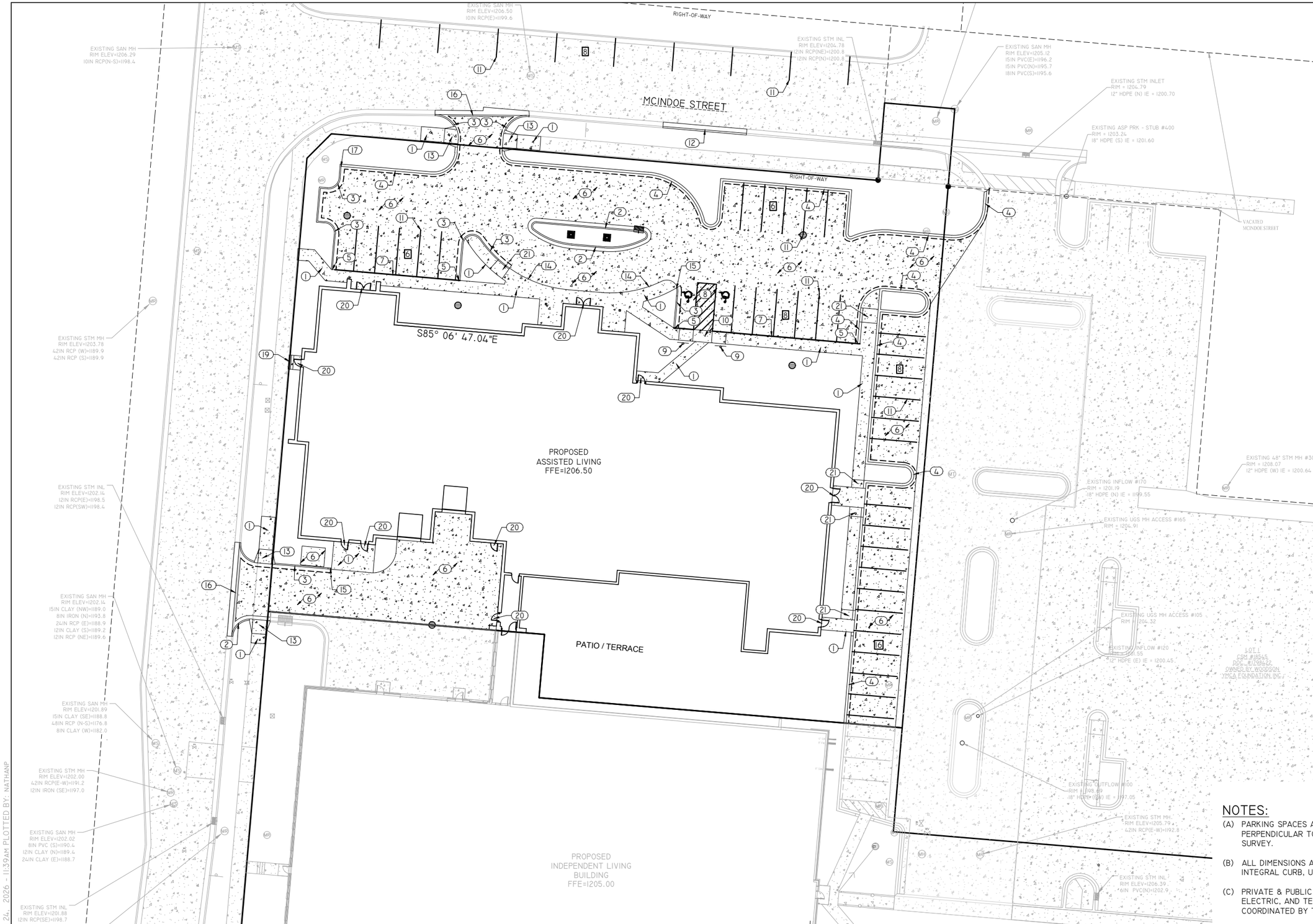
DEMO PLAN

GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI No. 4681B
SHEET C030



KEYED NOTES

1. 4" CONCRETE SIDEWALK. SEE DETAIL A/C800.
2. 24" CURB AND GUTTER. SEE DETAIL B/C800.
3. 24" REJECT CURB AND GUTTER. SEE DETAIL B/C800.
4. 24" REJECT MOUNTABLE CURB AND GUTTER. SEE DETAIL. C/C800.

4A. 24" MOUNTABLE CURB AND GUTTER. SEE DETAIL. C/C800.

5. CURB TYPE CHANGE.
6. 6" CONCRETE PAVEMENT. SEE DETAIL D/C800
7. CONCRETE SIDEWALK WITH INTEGRAL CURB. SEE DETAIL E/C800.
8. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL F/C800.
9. VAN ACCESSIBLE HANDICAP SIGN. SEE DETAIL G/C800.
10. TYPE 1 HANDICAP RAMP. SEE DETAIL H/C800.
11. PAINTED STRIPING, WHITE. (TYPICAL)
12. 30" CURB AND GUTTER. SEE DETAIL I/C800.
13. TYPE 2 HANDICAP RAMP. SEE DETAIL J/C800.
14. CURB FLUSH WITH CONCRETE PAVING.
15. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL L/C800
16. DRIVEWAY APRON. SEE DETAIL K/C800.
17. TRANSITION CURB & GUTTER. SEE DETAIL M/C800.
18. 18" CURB CUT.
19. STEP (2). 6" - RISER.
20. CONCRETE STOOP. SEE ARCHITECTURAL PLANS.
21. 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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SITE PLAN
GRANT PLACE
731 NORTH 1ST STREET
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REI No. 4681B
SHEET C100

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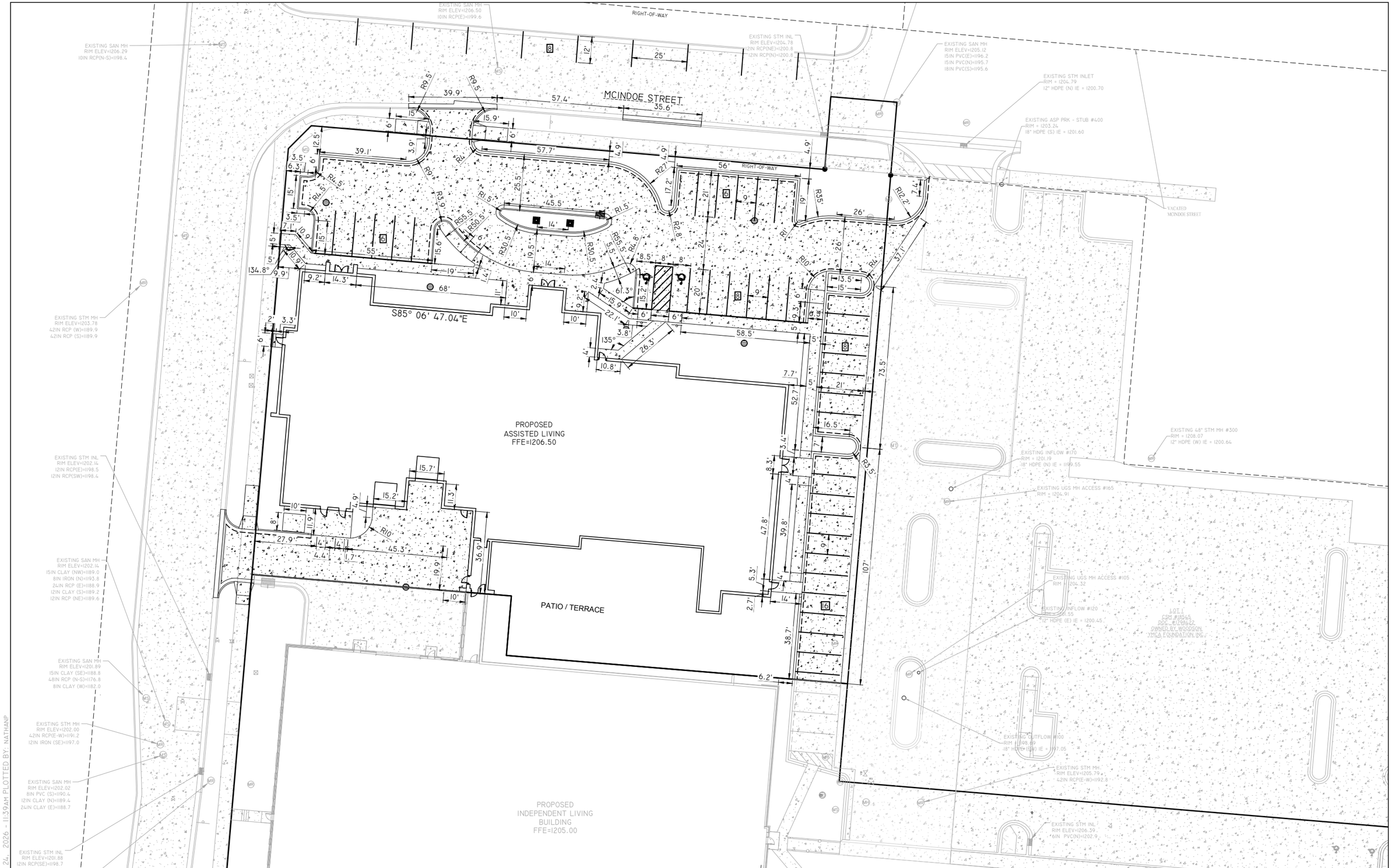

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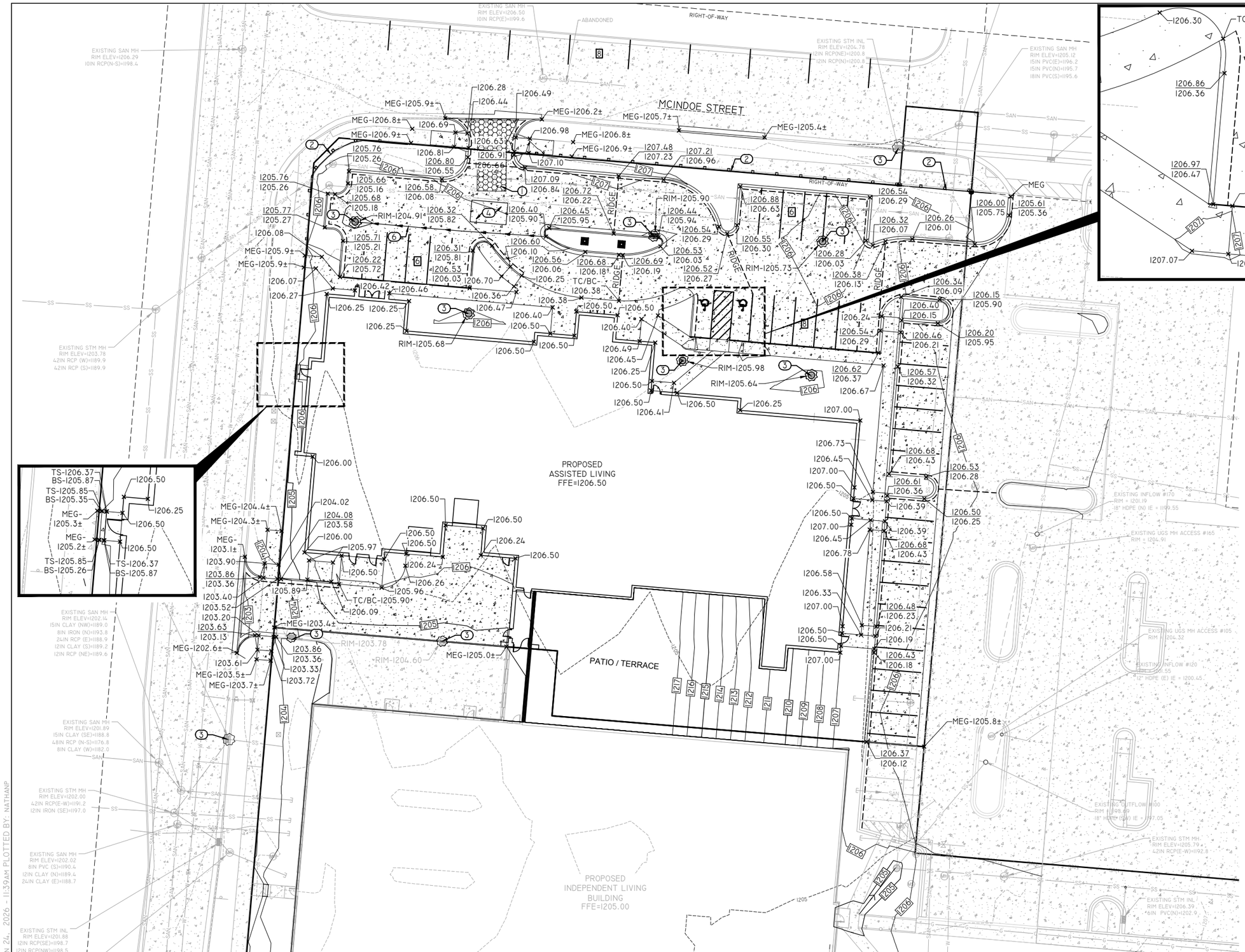
LAYOUT PLAN
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
REI No. 4681B
SHEET C101



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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REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

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
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GRADING & EROSION CONTROL PLAN

GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI No. 4681B
SHEET C200

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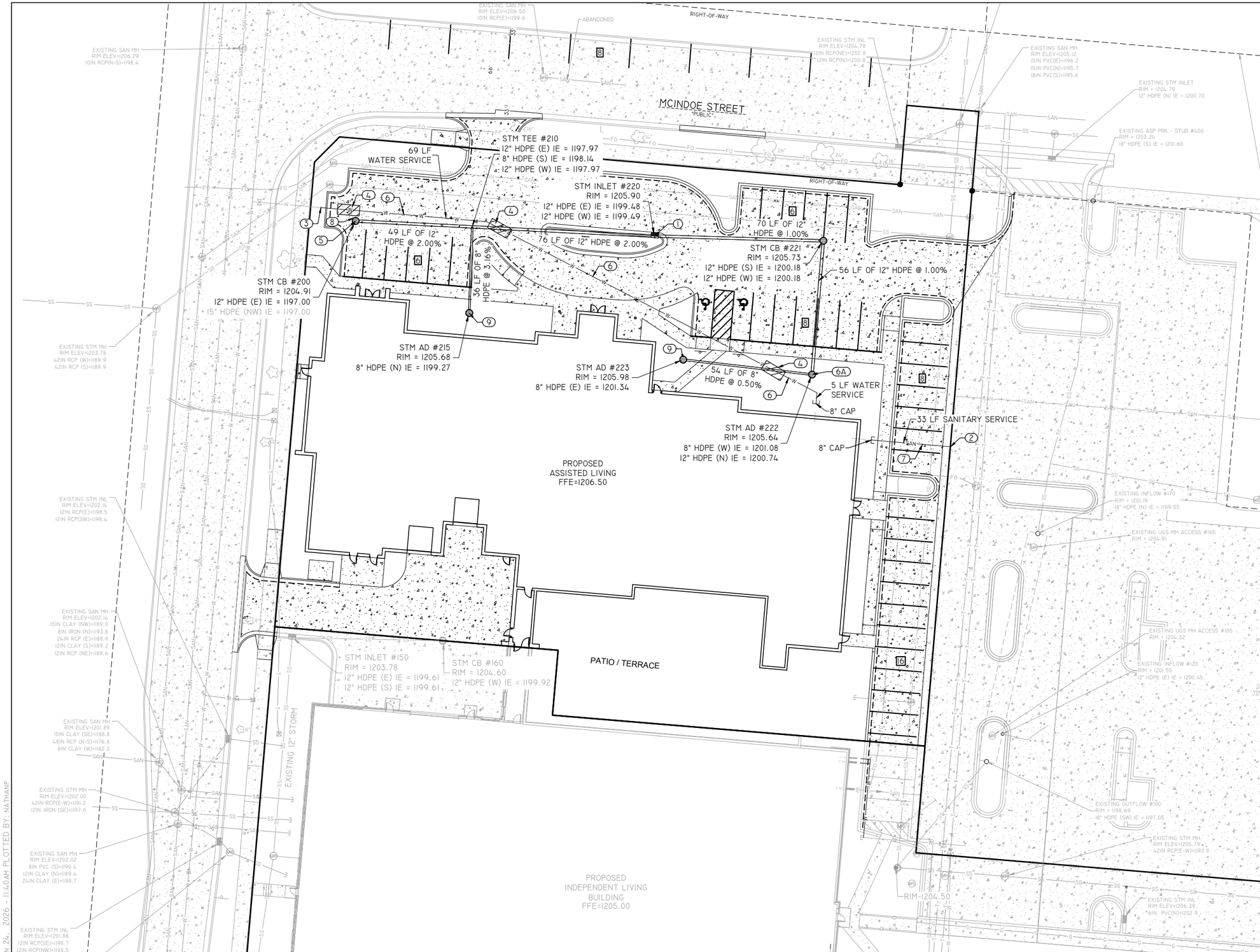

KEYED NOTES

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.

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REI — CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE 0 20 40

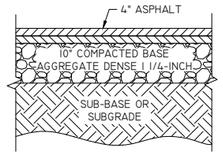
DATE	ISSUANCE	BY	CHKD

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

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

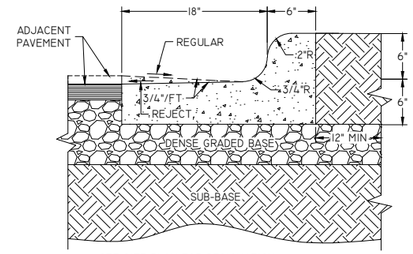
REI
REI No. 4681B
SHEET C300

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C300-UTILITIES.DWG LAYOUT: C300
PLOTTED: JUN 24, 2026 - 11:40AM PLOTTED BY: NATHANP



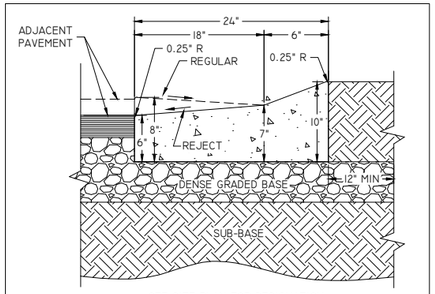
NOTES:
1. BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.
2. ASPHALT TO BE CONSIDERED LIGHT DUTY UNLESS SPECIFIED OTHERWISE.

A / C800 ASPHALT PAVEMENT
NTS



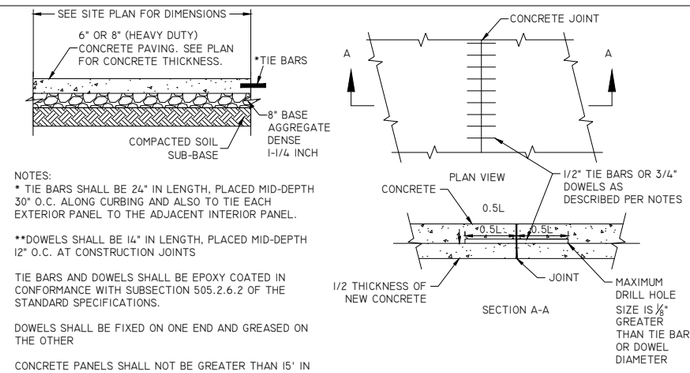
SEE SITE PLAN FOR DESIGNATION

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



SEE SITE PLAN FOR DESIGNATION

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



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 14" 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.

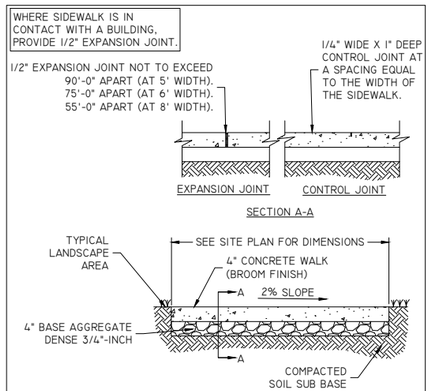
DOWELS SHALL BE FIXED ON ONE END AND GREASED ON THE OTHER

CONCRETE PANELS SHALL NOT BE GREATER THAN 15' IN LENGTH IN ANY DIRECTION AND CONTRACTION JOINTS SHALL BE TO A MINIMUM DEPTH OF $\frac{1}{4}$ THE CONCRETE DEPTH

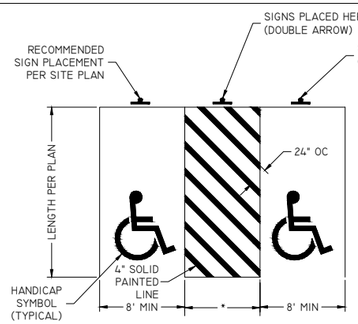
NOTES:
BASE AGGREGATE TO EXTEND 12" BEYOND BACK OF CURB OR EDGE OF PAVEMENT.

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

D / 800 CONCRETE PAVEMENT DETAIL
NTS



E / C800 SIDEWALK SECTION
NTS



* ACCESS AISLE - 8' MINIMUM FOR VAN ACCESSIBLE
5' MINIMUM FOR REGULAR OR UNIVERSAL

NOTES:

- SEE SITE PLAN FOR SITE SPECIFIC HANDICAPPED PARKING LOCATIONS AND LAYOUT

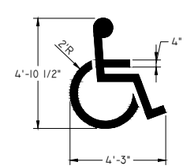
- GRADES WITHIN DESIGNATED PARKING AREAS SHALL NOT EXCEED 1/4" PER FT IN ANY DIRECTION

- 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

HANDICAP SYMBOL

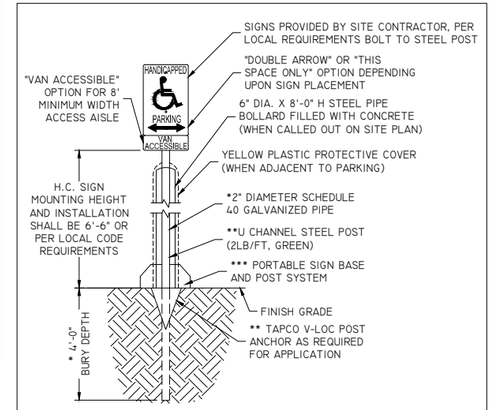


ACCESSIBILITY SYMBOL PAINTED ON PAVEMENT

PROPORTIONING GUIDE

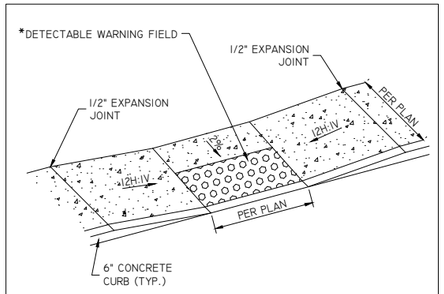
* TO BE BLUE IN COLOR, UNLESS OTHERWISE SPECIFIED.

F / C800 HANDICAP PARKING SPACES & STRIPING
NTS



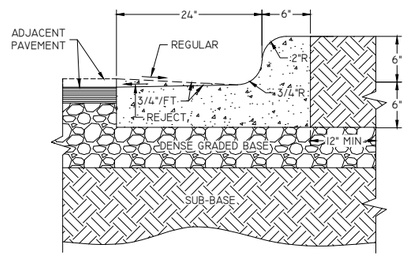
G / C800 HANDICAP SIGN
NTS

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



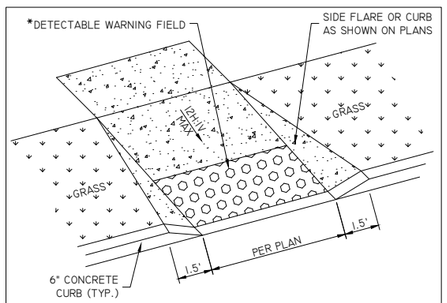
H / C800 HANDICAP RAMP
NTS

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



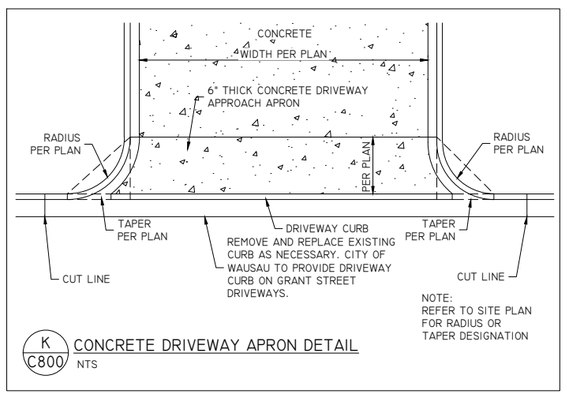
SEE SITE PLAN FOR DESIGNATION

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



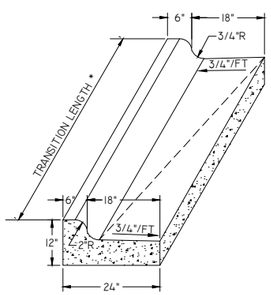
J / C800 HANDICAP RAMP
NTS

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



NOTE:
REFER TO SITE PLAN FOR RADIUS OR TAPER DESIGNATION

K / C800 CONCRETE DRIVEWAY APRON DETAIL
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/RADII WHERE TANGENTS ARE LESS THAN 2 LF.

L / C800 TRANSITION CURB & GUTTER
NTS

REI Engineering, INC.
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PHONE: 715.675.9784,FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

DATE	ISSUANCE	BY	CHKD

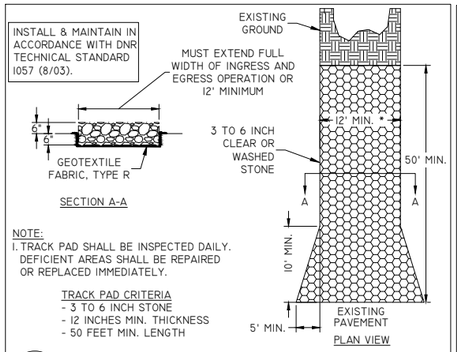
SURVEYED BY: AJB,DJG	DESIGNED BY: CSS	SURVEY DATE: 12/10/2024
SURVEY CHKD BY: JWP	CIVIL CHKD BY: MEM	CIVIL DATE: 06/24/26
SURVEY APVD BY: JWP	CIVIL APVD BY: MEM	DRAWN BY: NAP

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

REI 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-C800-SITE DETAILS.DWG LAYOUT: C800
PLOTTED: JUN 24, 2026 - 11:40AM PLOTTED BY: NATHANP

INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1057 (8/03).



NOTE:
1. TRACK PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

TRACK PAD CRITERIA
- 3 TO 6 INCH STONE
- 12 INCHES MIN. THICKNESS
- 50 FEET MIN. LENGTH

A / C810 TEMPORARY CONSTRUCTION ENTRANCE/EXIT
NTS FOR CONSTRUCTION EGRESS POINTS

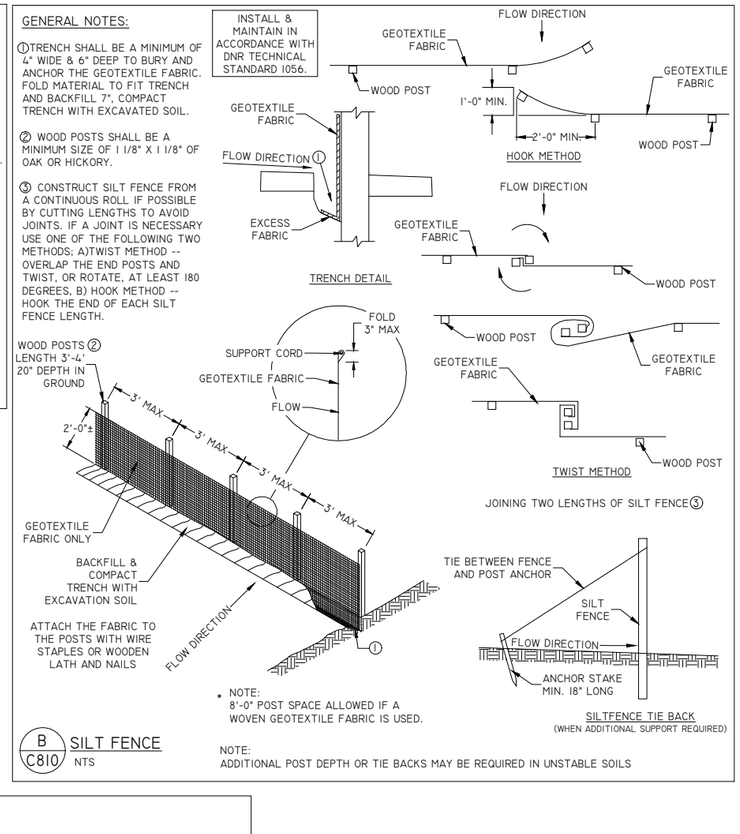
GENERAL NOTES:

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.

INSTALL & MAINTAIN IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1056.

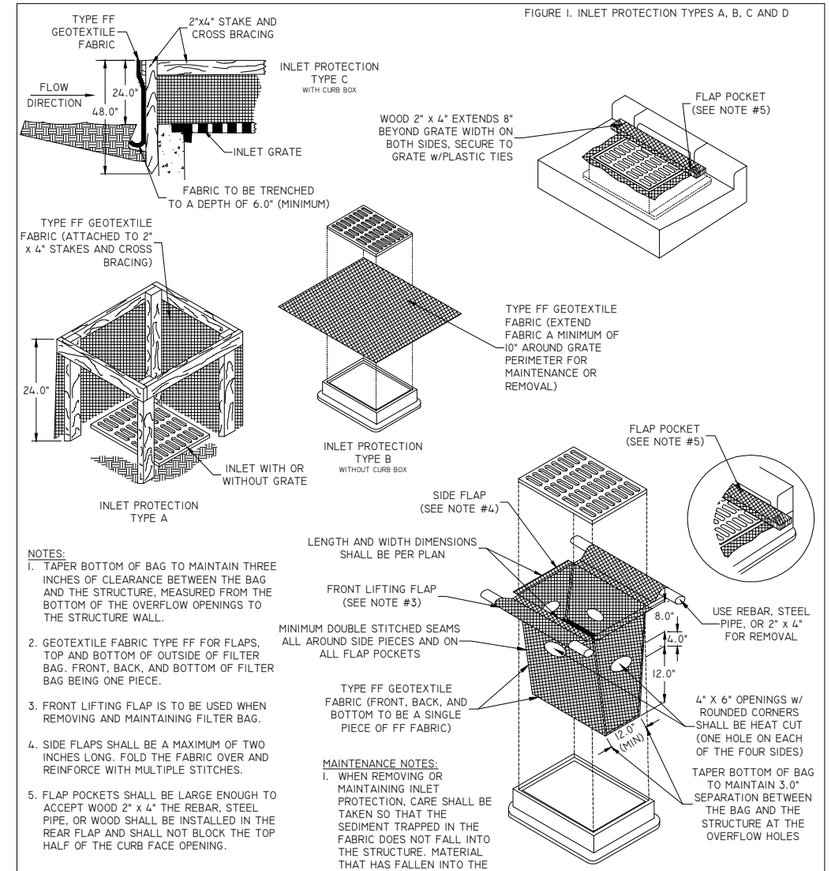


* NOTE:
8'-0" POST SPACE ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

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

B / C810 SILT FENCE
NTS

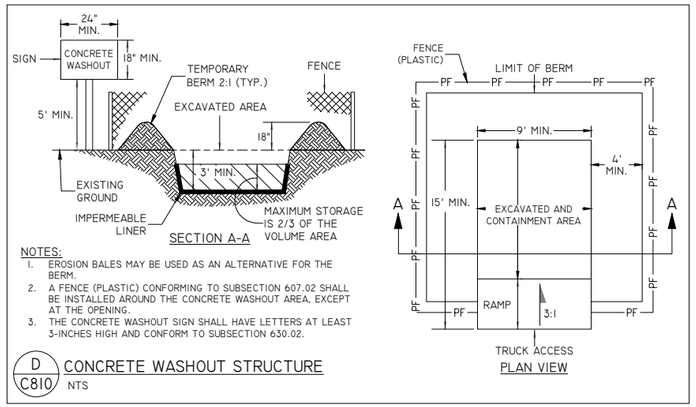
FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



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

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

C / C810 INLET PROTECTION
NTS



NOTES:
1. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.
2. A FENCE (PLASTIC) CONFORMING TO SUBSECTION 607.02 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
3. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3-INCHES HIGH AND CONFORM TO SUBSECTION 630.02.

D / C810 CONCRETE WASHOUT STRUCTURE
NTS

REI Engineering, INC.
4080 N. 20TH AVENUE
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EMAIL: MAIL@REIENGINEERING.COM

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

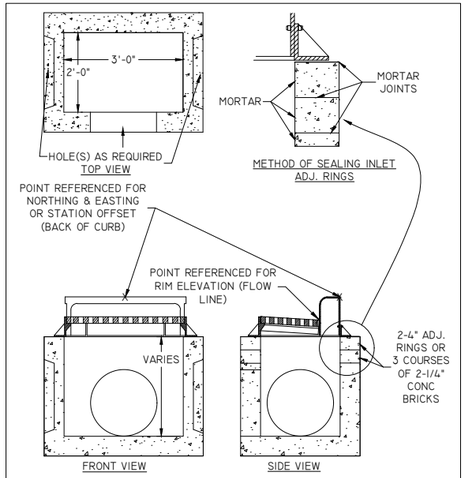
DATE	ISSUANCE	BY	CHKD

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

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

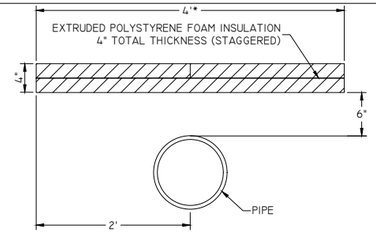
REI No. 4681B
SHEET C810

DRAWING FILE: P:\4600-4699\4681B - THIRD STREET HOLDINGS - 731 NORTH 1ST STREET - CITY OF WAUSAU - MARATHON COUNTY\DRAWING\PLANS NORTH\4681B-C810-EC DETAILS.DWG LAYOUT: C810
PLOTTED: JUN 24, 2026 - 11:40AM PLOTTED BY: NATHANP



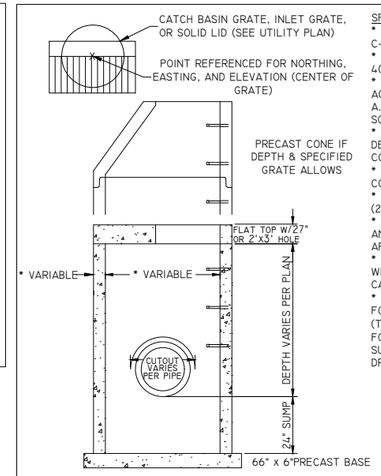
FRAME & GRATE
NEENAH R-3067 (TYPE C FOR SAG)*
NEENAH R-3067 (TYPE L FOR ON-GRADE)*
*SUBSTITUTE HM BOX FOR DRIVEWAY APPLICATION

A C820 2' X 3' CURB INLET GRATE
NTS



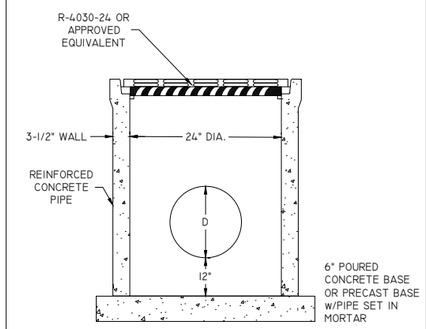
*WIDTH OF INSULATION SHALL INCREASE x FT. PER EVERY x FT. OF VERTICAL SEPARATION.

B C820 PIPE INSULATION
NTS

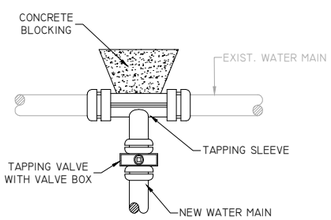


SPECIFICATIONS:
* MANUFACTURED TO ASTM C-478 SPECIFICATIONS
* CONCRETE STRENGTH - 4000 P.S.I.
* STEEL DESIGN IN ACCORDANCE WITH A.S.T.M. C-478 0.12 SQ.IN./FT.
* ALL REINFORCING DESIGNED FOR 1" MIN. COVER
* STEP - STEEL, PLASTIC COATED, 16" ON CENTER
* 6" ADJUSTMENT RINGS (2" THICK EACH RING)
* NEENAH #1550A-C FRAME AND LID FOR MANHOLE APPLICATION
* NEENAH #1550A FRAME WITH #2050 GRATE FOR CATCH BASIN APPLICATION
* NEENAH #R-3067 SERIES FOR INLET APPLICATION. (TYPE C FOR SAG, TYPE L FOR ON-GRADE). SUBSTITUTE HM BOX FOR DRIVEWAY APPLICATION.

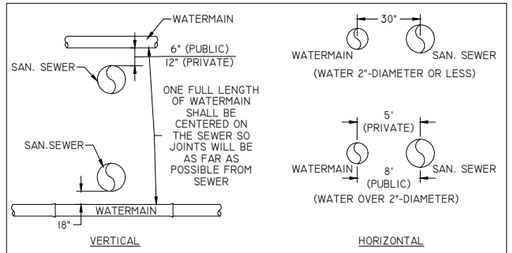
C C820 STORM SEWER CATCH BASIN OR MANHOLE WITH SUMP
NTS



D C820 STORM AREA DRAIN
NTS



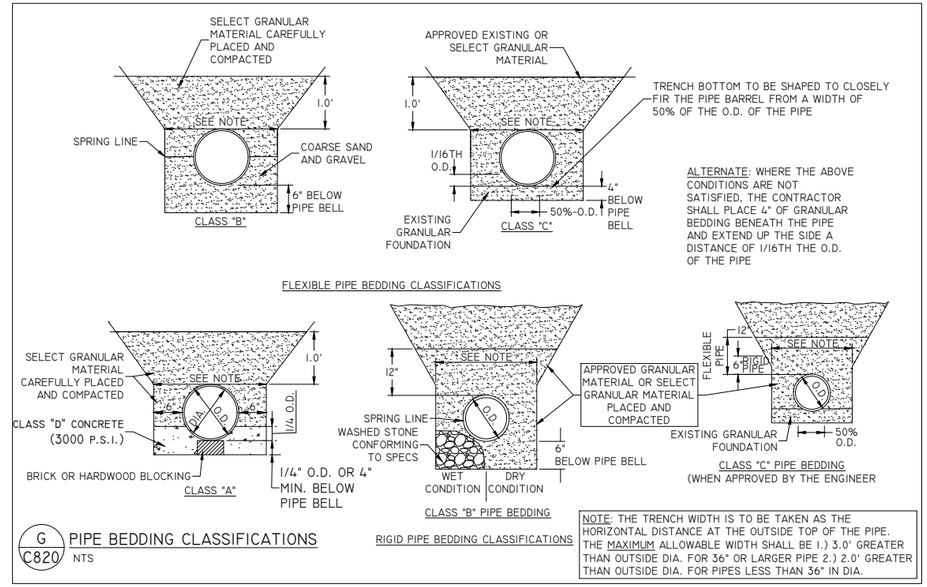
E C820 TYPICAL TAPPING SLEEVE & VALVE ASSEMBLY
NTS



NOTES:
1. WHEN THE ABOVE SEPARATIONS CANNOT BE MAINTAINED, THE ENGINEER MAY REQUIRE THE CONTRACTOR TO ENCASE THE SEWER IN CONCRETE.

2. NO PRIVATE WATER MAIN OR WATER SERVICE SHALL BE INSTALLED WITHIN 6" OF A STORM SEWER. PUBLIC WATER MAIN MUST MEET THE SAME HORIZONTAL AND VERTICAL SEPARATION DISTANCES AS REQUIRED FOR SANITARY SEWER.

F C820 SEWER / WATERMAIN SEPARATION DISTANCE
NTS



NOTE: THE TRENCH WIDTH IS TO BE TAKEN AS THE HORIZONTAL DISTANCE AT THE OUTSIDE TOP OF THE PIPE. THE MAXIMUM ALLOWABLE WIDTH SHALL BE 1.) 3.0' GREATER THAN OUTSIDE DIA. FOR 36" OR LARGER PIPE 2.) 2.0' GREATER THAN OUTSIDE DIA. FOR PIPES LESS THAN 36" IN DIA.

G C820 PIPE BEDDING CLASSIFICATIONS
NTS

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: JAN 24, 2026 - 11:14AM 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

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

NO SCALE

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

REI
REI No. 4681B
SHEET C820

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(11)(C)2 AS REQUIRED BY SPS 382.30(11), 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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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 SPECIFICATIONS
GRANT PLACE
731 NORTH 1ST STREET
WAUSAU, WISCONSIN 54403

REI
REI No. 4681B
SHEET C900

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

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. SEEDLINGS/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 [4" 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/SEEDED 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 DECIDOUS 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' TM 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

Total Landscape Points Required - **945 points**

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

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

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

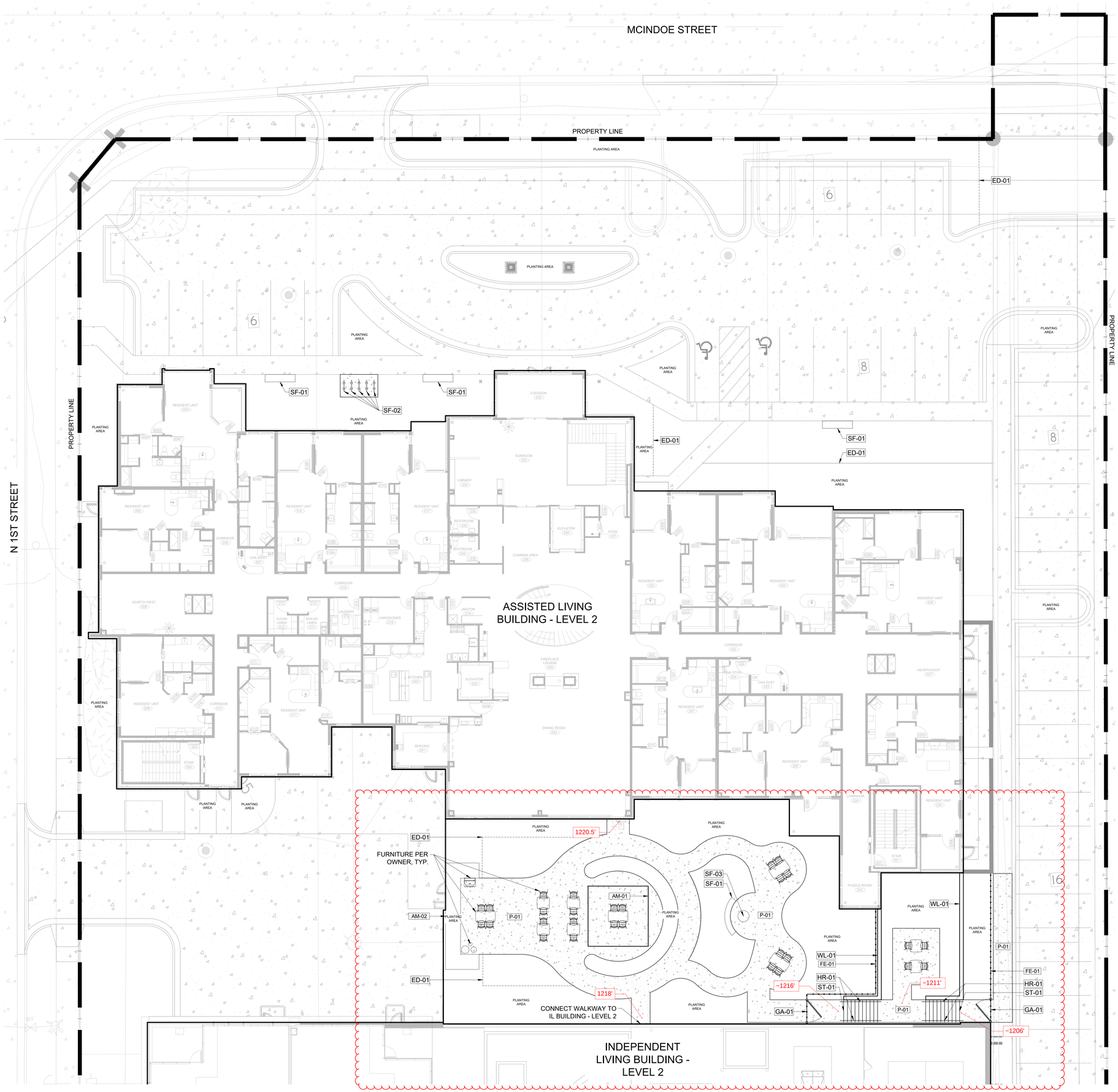
151 MCINDOE ST
WAUSAU, WI 54403

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

LANDSCAPE NOTES & PLANTING SCHEDULE

L100



MATERIALS LEGEND

CODE	DESCRIPTION
AMENITY	
AM-01	SITE AMENITY TYPE 01 - PERGOLA
AM-02	SITE AMENITY TYPE 02 - RAISED PLANTER
EDGING	
ED-01	EDGING TYPE 01
FENCE & GUARDRAIL	
FE-01	FENCE TYPE 01
GATE	
GA-01	GATE TYPE 01
HANDRAIL	
HR-01	HANDRAIL TYPE 01 - STAIR HANDRAIL
PAVING	
P-01	PAVING TYPE 01 - CONCRETE PAVING
SITE FURNITURE	
SF-01	SITE FURNISHING TYPE 01 - BENCH
SF-02	SITE FURNISHING TYPE 02 - BIKE RACKS
SF-03	SITE FURNISHING TYPE 03 - SCULPTURE
STAIRS	
ST-01	STAIRS TYPE 01 - CONCRETE STAIRS
WALL	
WL-01	WALL TYPE 01 - BOULDER RETAINING WALL

SCALE: 1" = 10'

NORTH

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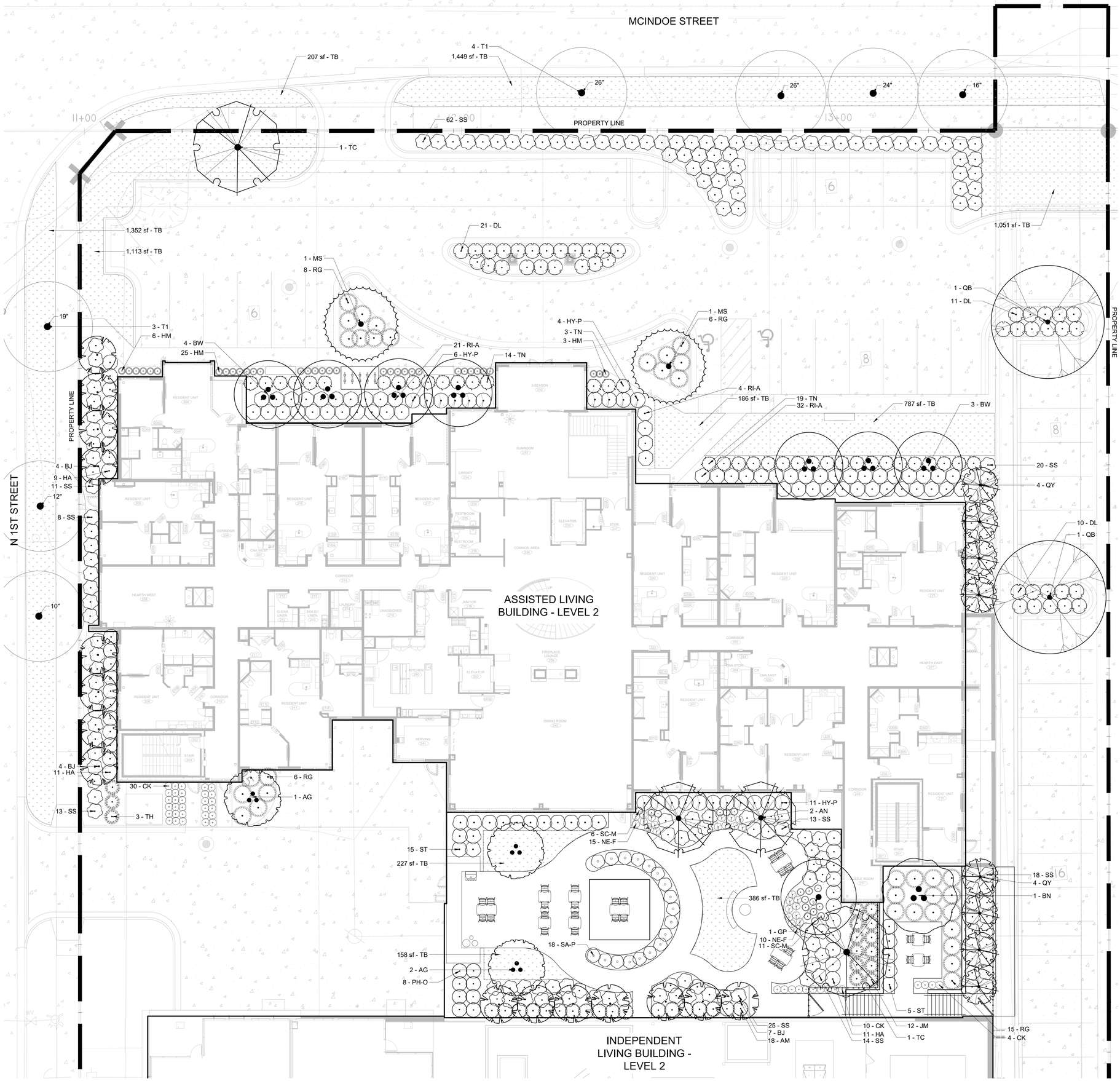
MATERIALS PLAN

L100



PLANTING LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME	REMARKS
TREES			
	T1	EXISTING DECIDOUS TREE	
DECIDUOUS TREES			
	AN	ACER RUBRUM 'NEW WORLD' NEW WORLD RED MAPLE	60 POINTS
	BN	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	50 POINTS
	BJ	BETULA PLATYPHYLLA 'JEFPARK' PARKLAND PILLAR® ASIAN WHITE BIRCH	50 POINTS
	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-KW2QX' 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
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	HY-P	HYDRANGEA PANICULATA 'JANE' TM LITTLE LIME PANICLE HYDRANGEA	3 POINTS
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	SS	SPIRAEA SORBIFOLIA 'SEM' SEM FALSE SPIREA	1 POINT
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	TN	TAXUS X MEDIA 'TAUNTON' TAUNTON YEW	5 POINTS
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GRASSES			
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 POINT
	SC-M	SCHIZACHYRIUM SCOPARIUM '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:
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Landscape Points Required - **108 points**

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Street Right-of-Way Frontage - 477'
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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**

0 10 20 30
SCALE: 1" = 10'

NORTH

GHIDORZI
DESIGN | BUILD | DEVELOP
2100 STEWART AVENUE WAUSAU, WI 54401
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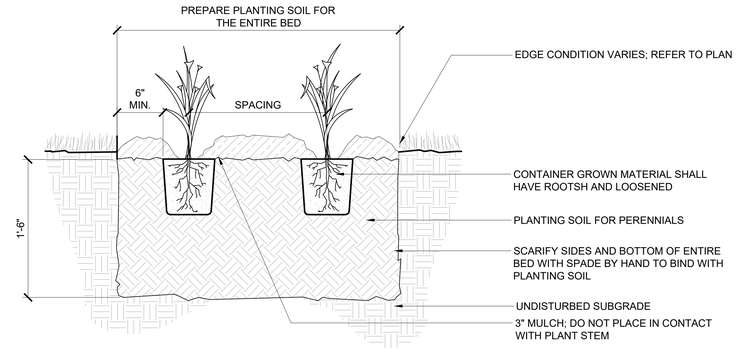
PHONE: (715) 845-7282

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

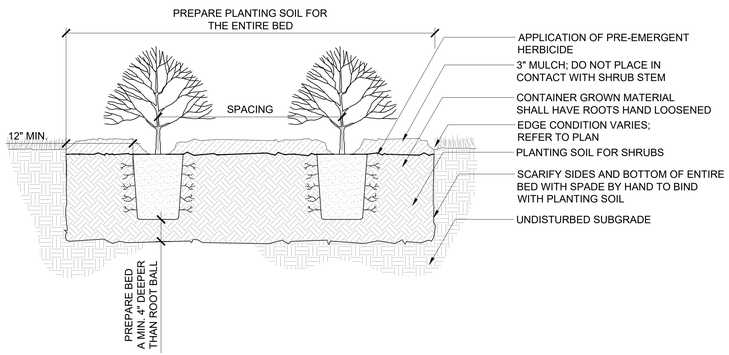
PLANTING PLAN

L100



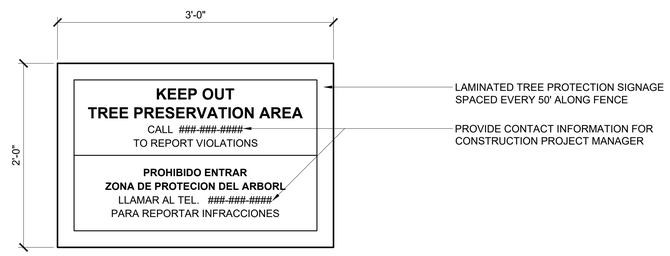
5 DETAIL - PERENNIAL PLANTING

1 1/2" = 1'-0" P-25.150-04



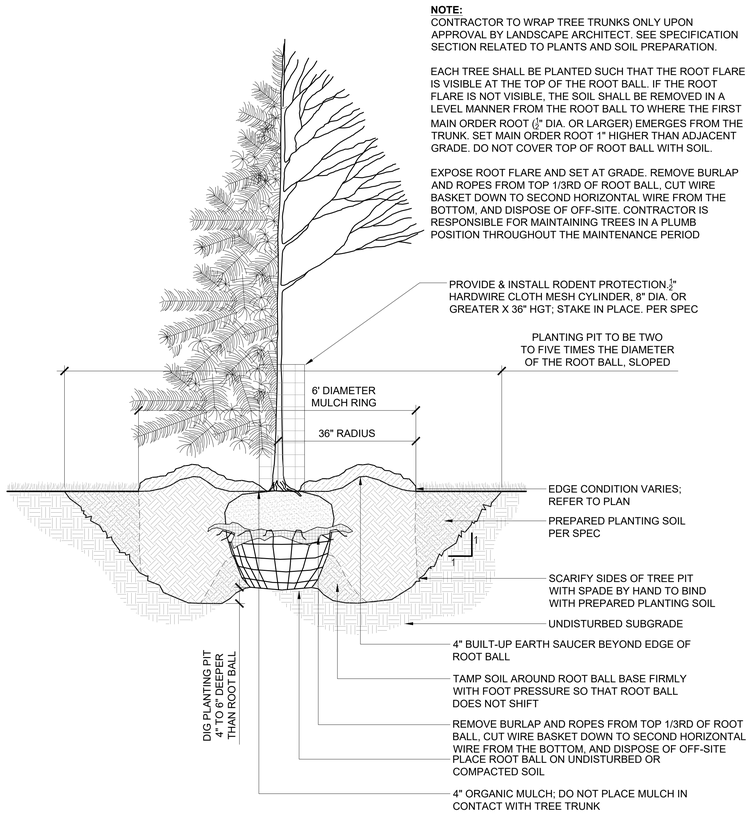
4 DETAIL - SHRUB PLANTING

1" = 1'-0" P-25.150-02



2 DETAIL - TREE PROTECTION SIGNAGE

1 1/2" = 1'-0" P-25.150-69



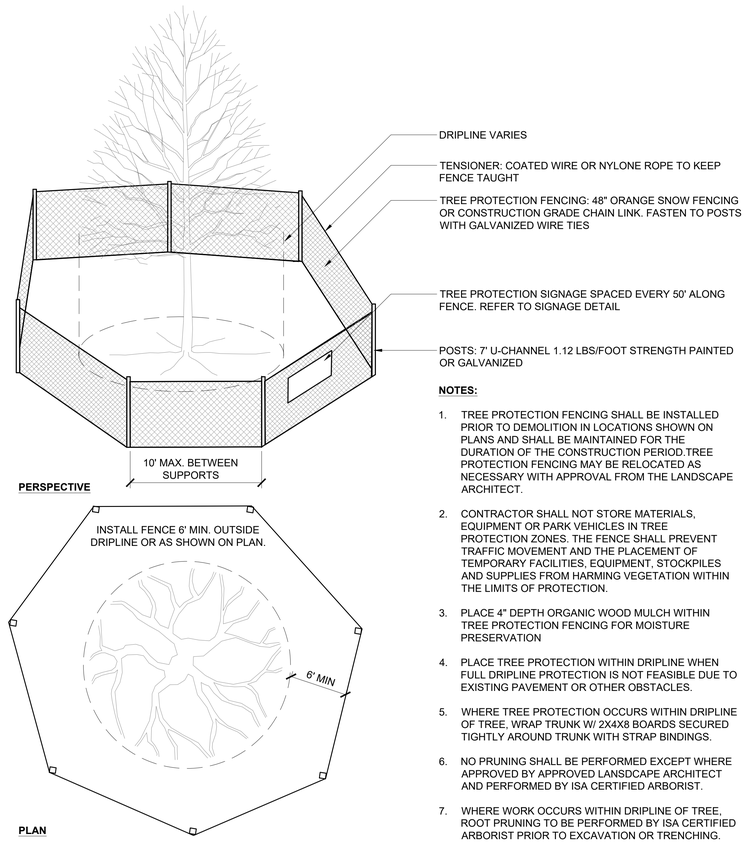
NOTE:
CONTRACTOR TO WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.

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 (¼" 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

3 DETAIL - TREE PLANTING

3/4" = 1'-0" P-25.150-01

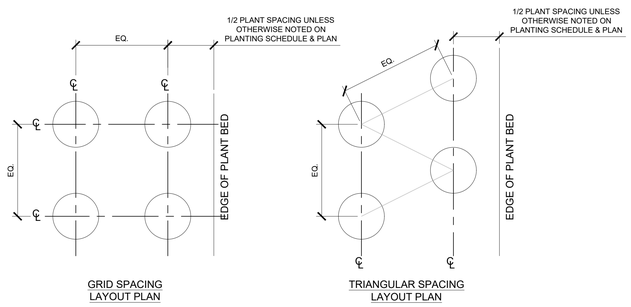


NOTES:

1. 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.
2. 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.
3. PLACE 4" DEPTH ORGANIC WOOD MULCH WITHIN TREE PROTECTION FENCING FOR MOISTURE PRESERVATION
4. PLACE TREE PROTECTION WITHIN DRIPLINE WHEN FULL DRIPLINE PROTECTION IS NOT FEASIBLE DUE TO EXISTING PAVEMENT OR OTHER OBSTACLES.
5. WHERE TREE PROTECTION OCCURS WITHIN DRIPLINE OF TREE, WRAP TRUNK W/ 2X4X8 BOARDS SECURED TIGHTLY AROUND TRUNK WITH STRAP BINDINGS.
6. NO PRUNING SHALL BE PERFORMED EXCEPT WHERE APPROVED BY APPROVED LANSDCAPE ARCHITECT AND PERFORMED BY ISA CERTIFIED ARBORIST.
7. WHERE WORK OCCURS WITHIN DRIPLINE OF TREE, ROOT PRUNING TO BE PERFORMED BY ISA CERTIFIED ARBORIST PRIOR TO EXCAVATION OR TRENCHING.

1 DETAIL - TREE PROTECTION

1 1/2" = 1'-0" P-25.150-19



GRID SPACING
LAYOUT PLAN

TRIANGULAR SPACING
LAYOUT PLAN

NOTE: REFER TO PLANTING SCHEDULE PLANT SPACING.

6 DETAIL - PLANT SPACING

3/4" = 1'-0" P-25.150-03

GHIDORZI
DESIGN | BUILD | DEVELOP
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PHONE: (715) 845-7282

DRAWING SCALE: As indicated
DRAWN BY: JS, AN
ORIGINAL DATE: 6.24.26
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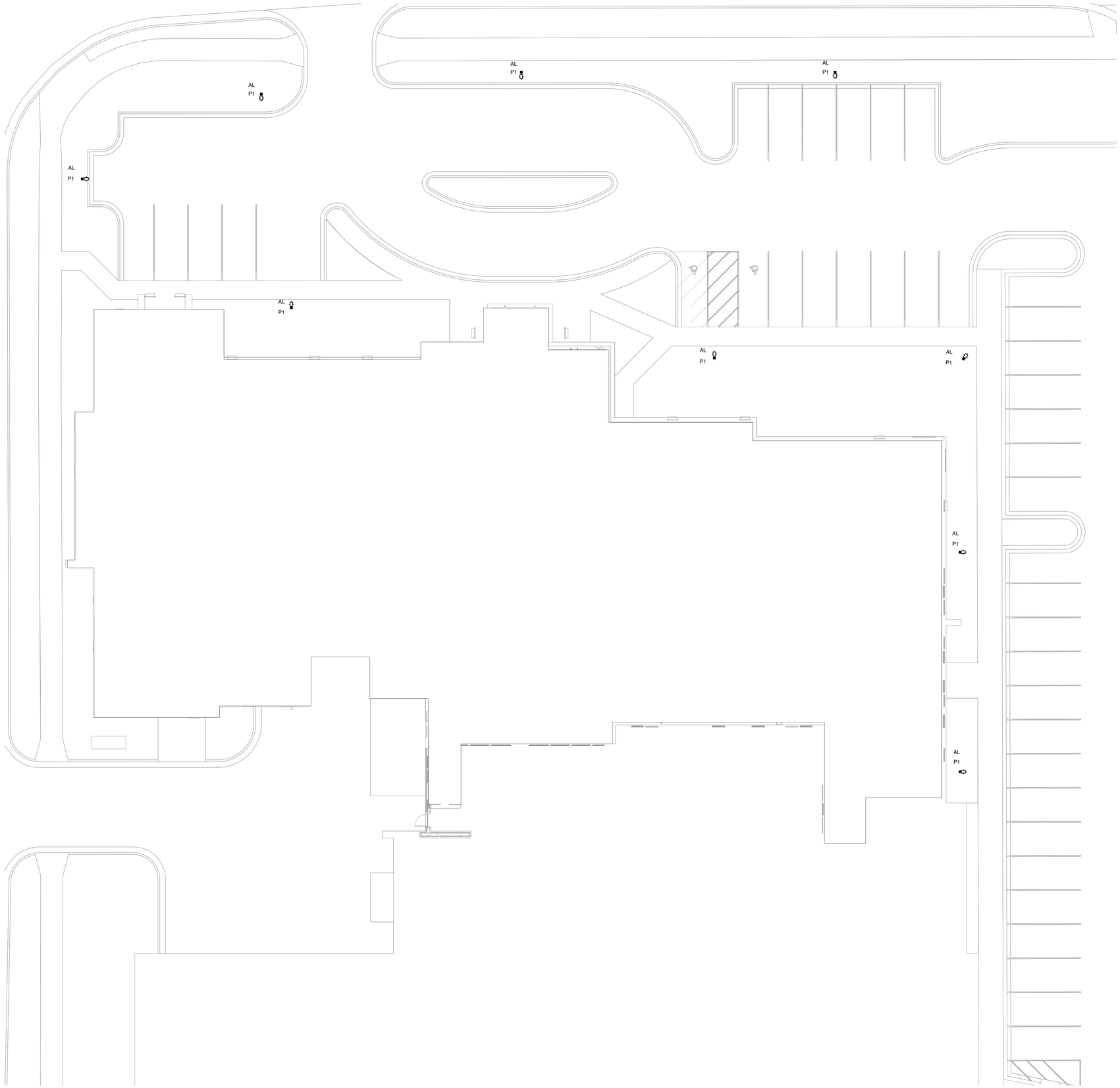
DETAILS

L500



1 ELECTRIC LIGHTING SITE PLAN
3/32" = 1'-0"

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KLH ENGINEERS
KOHRS LONNEMANN HEIL ENGINEERS, INC.
1538 ALEXANDRIA PIKE, SUITE 11
FT. THOMAS, KENTUCKY 41075
859-442-8050
WWW.KLHENGRS.COM

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GHIDORZI

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DRAWING SCALE: 3/32" = 1'-0"
DRAWN BY: AMM
ORIGINAL DATE: 06.01.26
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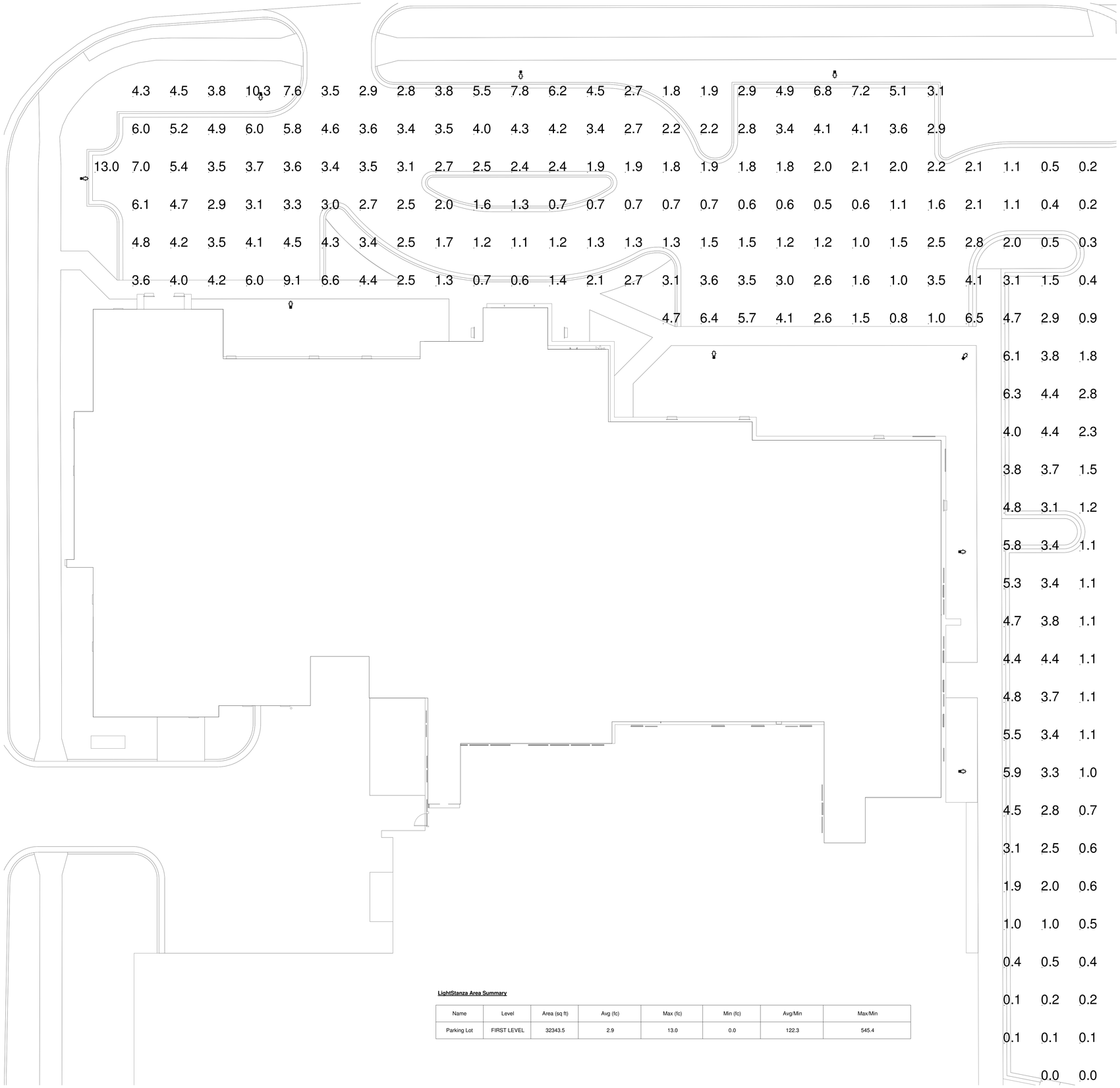
ELECTRIC LIGHTING SITE PLAN

E205

KLH PROJ #: 28397



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

1 ELECTRIC LIGHTING SITE PLAN
3/32" = 1'-0"

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ELECTRIC
LIGHTING SITE
PLAN-PHOTOMETRICS

E206

KLH PROJ #: 28397

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 CHEESECLOTH.
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	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 LIGHTING	MCGRAW-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-45VL, 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 LIGHTING	MPS	LITHONIA-CSS, LSI-SDL	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		0-10V	BLACK		26 VA	Yes	120 V	1	
L7	LINEAR - RECESSED	CORONET	LSR2 LOUVER		48" X 2.6" X 4.8"	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	LUMENTRUSS	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 3.8"	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-DL33RF		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	KURTAIN 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-DL33RF-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 -DL33RWW	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-DL33RF		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 - TOEKICK	LUMENTRUSS	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	LALINA COVE	ACCEPTED EQUALS ONLY	OAL 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	; 7 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

Catalog #		Type
Project		
Comments		Date
Prepared by		

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)

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-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, 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 risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, 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.

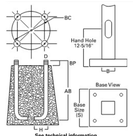
ORDERING INFORMATION

SAMPLE NUMBER: SSA4T08W06FG

Product Family	Shaft Size (inches)[1]	Wall Thickness (inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
SSA–Square Straight Aluminum	**4**=4" **5**=5" **6**=6" **9**=9" Steel; 6-3/4" Aluminum	**T**=0.125" **M**=0.188" **X**=0.250"	**08**=8' **10**=10' **12**=12' **15**=15' **18**=18' **20**=20' **25**=25' **30**=30' **35**=35'	**W**–Aluminum	**A**=Satin Brushed Aluminum **B**=Clear Anodized **C**=Dark Bronze Anodized **D**=Black Anodized **E**=Medium Bronze Anodized **F**=Dark Bronze **J**=Summit White **K**=Carbon Bronze **L**=Dark Platinum **R**=Hartford Green **S**=Silver **U**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **BK**=Black Smooth **BT**=Black Textured	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **6**=3" O.D. Tenon (4" Long) **7**=3-1/2" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (7/2" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling	**1**=Single **2**=2 at 180° **3**=Triple[1] **4**=4 at 90° **5**=2 at 90° **X**=None	**A**=1/2" Tapped Hub[3] **B**=3/4" Tapped Hub[3] **C**=Convenience Outlet[4] **E**=GFCI Convenience Outlet[4] **F**=Fusing Hole[4] **G**=Ground Lug **H**=Additional Hand Hole[4] **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°; round poles are 3 at 120°. **3.** Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same 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.

Pole	Anchor Bolt and Template Package	Template Only	Bolt Circle (inches)	Number of Bolts	Anchor Bolt Size (inches)
SSA4TxxW	317QB404	229354D	9	4	3/4 x 17 x 3
SSA4MxxW	317QB404	229354D	9	4	3/4 x 17 x 3
SSA5TxxW	317QB405	229357D	11	4	3/4 x 17 x 3
SSA5MxxW	317QB405	229357D	11	4	3/4 x 17 x 3
SSA6MxxW	436QB406	229243D	12-1/2	4	1 x 36 x 4
SSA6XxxW	436QB406	229243D	12-1/2	4	1 x 36 x 4
SSA8XxxW	436QB468	228520D	14-1/4	4	1 x 36 x 4

COOPER Lighting Solutions

TD513009EN
April 14, 2021 9:31 AM

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

Light Pollution-Free, BAA

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

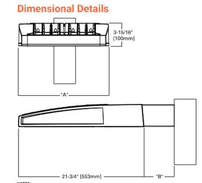
Product Certifications

IP66

Quick Facts
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length[1]	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

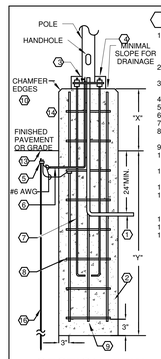
NOTES:
1. Visit https://www.lsccprofights.com/search/ to confirm qualification. Not all product variations are DLC qualified.
2. Not Certified for 2020B CT and warrantee only.

COOPER Lighting Solutions

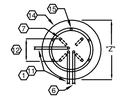
P1S000220EN page 1
August 8, 2024 12:20 PM

KEYED NOTES:

1. PROVIDE 1" MINIMUM SCHEDULE 40 ELECTRICAL PVC CONDUIT. BACKFILL WITH EXCAVATED OR BORROWED MATERIAL. MATERIAL SHALL BE FREE OF ROCKS 1" DIAMETER AND LARGER. COMPACT TO 90% IN MAX 8" LIFTS OF LOOSE SOIL.
2. PROVIDE 3000# CONCRETE BASE (CLASS A FORMED SURFACE WHERE EXPOSED).
3. GROUND LUG IN BASE BOLTED TO BASE PLATE WITH MIN. #6 AWG SOLID COPPER CONDUCTOR.
4. BASE COVER OVER GALVANIZED STEEL WASHERS, NUTS & LOCKNUTS.
5. GROUND CLAMP, IRREVERSIBLE SPLICE.
6. 1/2" SCHEDULE 40 ELECTRICAL PVC FOR GROUND WIRE.
7. PROVIDE MINIMUM OF FOUR ANCHOR BOLTS, GALVANIZED STEEL.
8. PROVIDE #4 TIE LOOPS AT 3" FROM TOP AND BOTTOM AND +/- 12" C/C BETWEEN LOOPS.
9. (6) #6 VERTICAL REBARS - TIE VERTICAL BARS TO TIE LOOPS.
10. FOR BASES FLUSH WITH PAVEMENT, DO NOT PROVIDE CHAMFER. SEAL THE PERIMETER OF THE BASE TOP INSTEAD.
11. PROVIDE 24" MINIMUM RADIUS; EXTEND 3/4" MAXIMUM ABOVE FOUNDATION WITH NUMBER OF CONDUITS AS NEEDED, 1" MIN.
12. PROVIDE DIAMETER BOLT CIRCLE PER LUMINAIRE MANUFACTURER.
13. "X" AND "Y" DIMENSIONS ARE MINIMUM LENGTHS FROM THIS LINE. WHERE GRADE OR PAVEMENT IS SLOPED, "Y" IS FROM THE LOW SIDE OF THE SLOPE AND "X" IS FROM THE HIGH SIDE OF THE SLOPE.
14. PROVIDE ROUND CONCRETE BASE.
15. PROVIDE REBAR CAGE.
16. PROVIDE 5/8" X 10' GROUND ROD.



SECTION VIEW



PLAN VIEW

POLE BASE DIMENSIONS			
POLE TYPE	"X"	"Y"	"Z"
P1	30"	5'-0"	24"

POLE HEIGHT	"Y" VALUE
< 13'-0"	4'-0"
13'-0" - 20'-0"	5'-0"
21'-0" - 30'-0	6'-0"
31'-0" - 40'-0"	8'-0"

1 265100.00-08 - LIGHT POLE BASE DETAIL - ROUND
1/8" = 1'-0"

GHIDORZI
DESIGN | BUILD | DEVELOP
2100 STEWART AVENUE WAUSAU, WI 54401
PHONE: (715)845-7282 FAX: (715)845-8896

KLH ENGINEERS
KOHRS LONNEMANN HEIL ENGINEERS, INC.
1538 ALEXANDRIA PIKE, SUITE 11
FT. THOMAS, KENTUCKY 41075
859-442-8050
WWW.KLHENGRS.COM

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

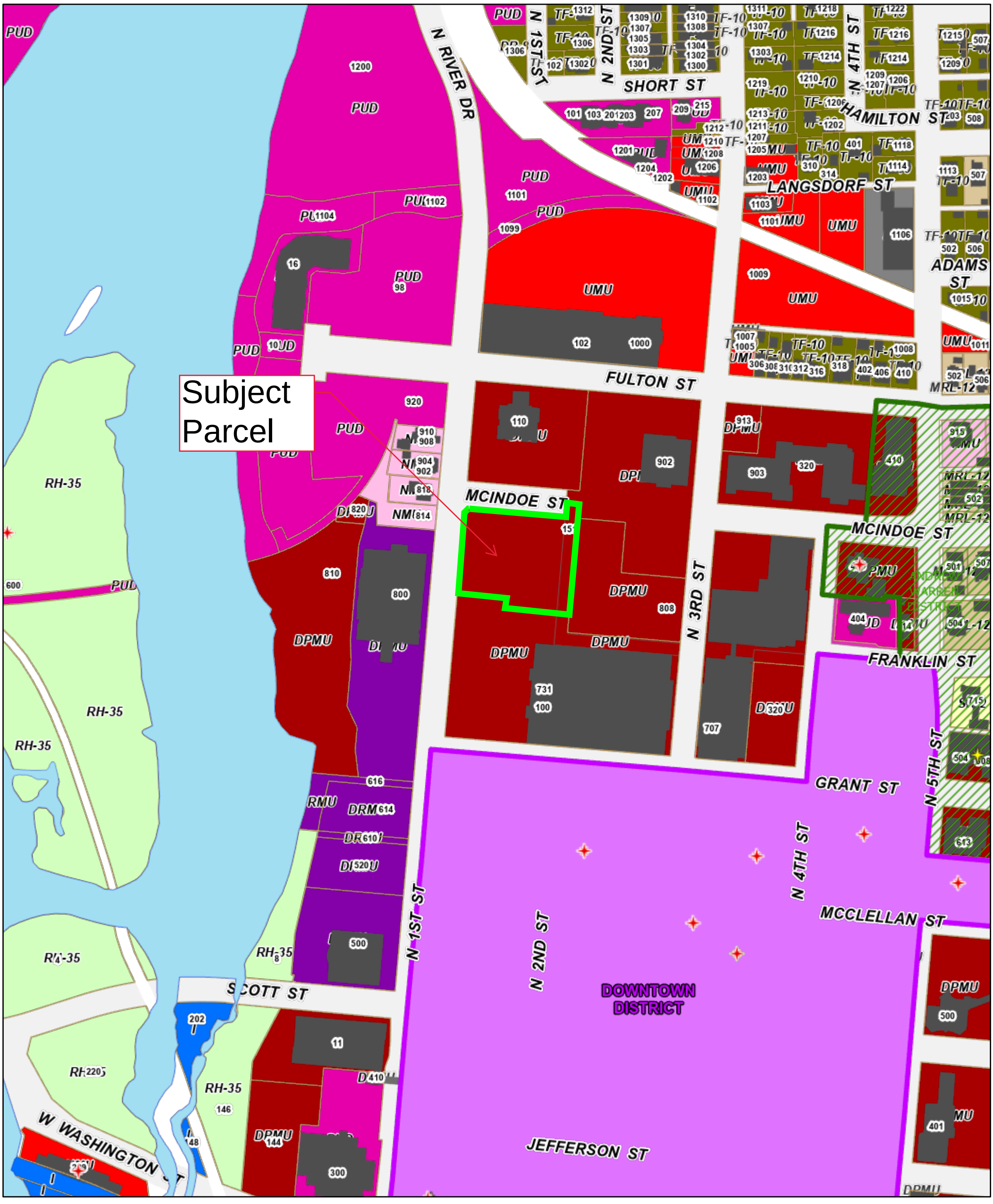
DRAWING SCALE: 1/8" = 1'-0"
DRAWN BY: AMM
ORIGINAL DATE: 06.01.26
PROJECT NUMBER: 25-0009

ELECTRIC LIGHTING - DETAILS

E501

KLH PROJ #: 28397

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

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

151 McIndoe Street

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
01-08-2026 at 9:41 AM
JENNIFER LEMMER, REGISTER OF DEEDS
DOC#: **1930197**
CSM MAP # 20260
Pages: 2

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

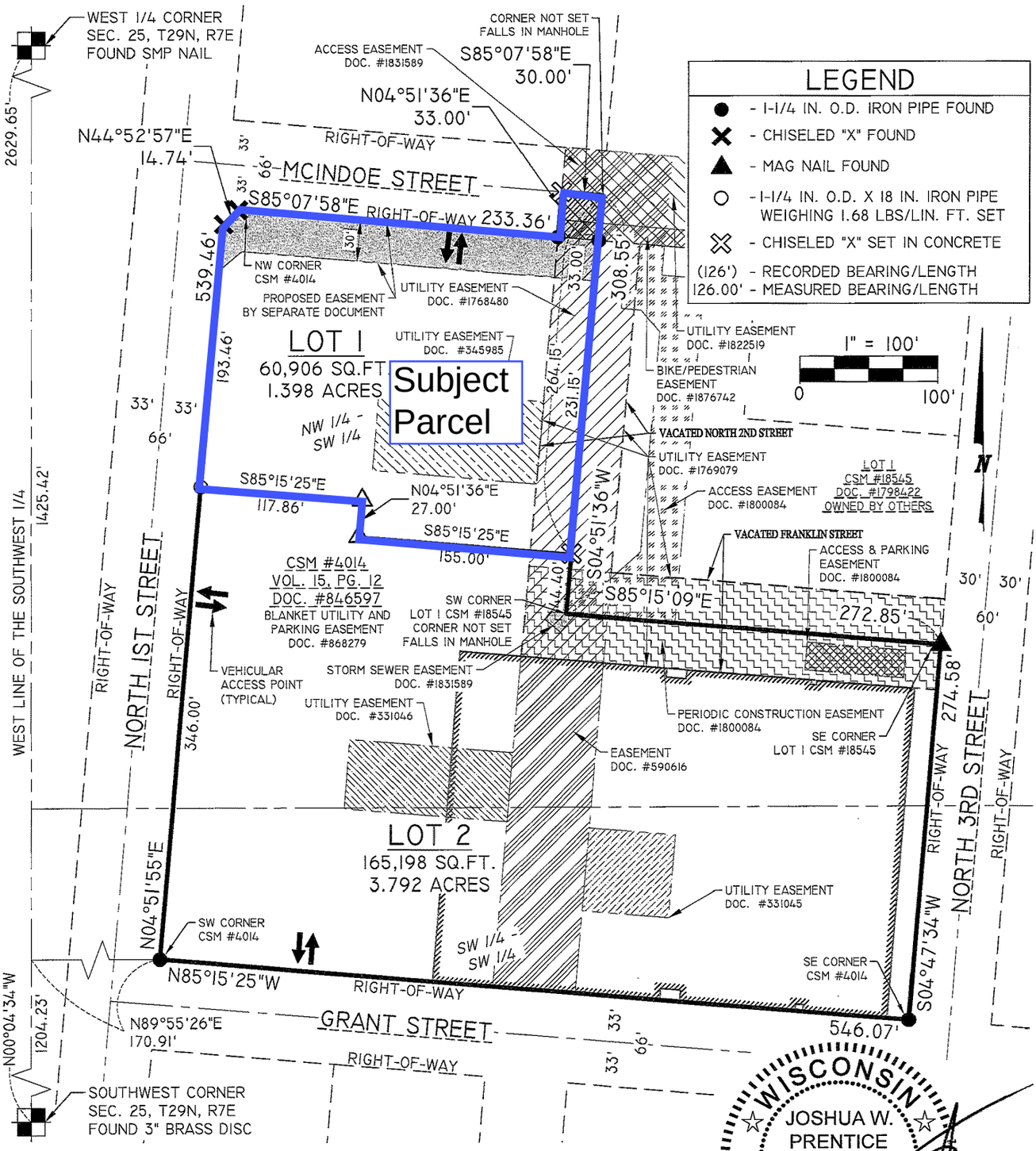
MARATHON COUNTY CERTIFIED SURVEY MAP

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.

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
12-2-2025

DRAWING FILE: P:\4600-4699\4681B - Third Street Holdings - 731 North 1st Street - City of Wausau - Marathon County\Survey\Drawing\Survey\4681B CSM.dwg

SHEET 1 OF 2

REI
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

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR

12-2-2025

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

DRAWING FILE: P:\4600-4699\4681B – Third Street Holdings – 731 North 1st Street – City of Wausau – Marathon County\Survey\Drawing\Survey\4681B CSM.dwg

Excerpts from:
Towers Area Market Study
February 2020

ZONING

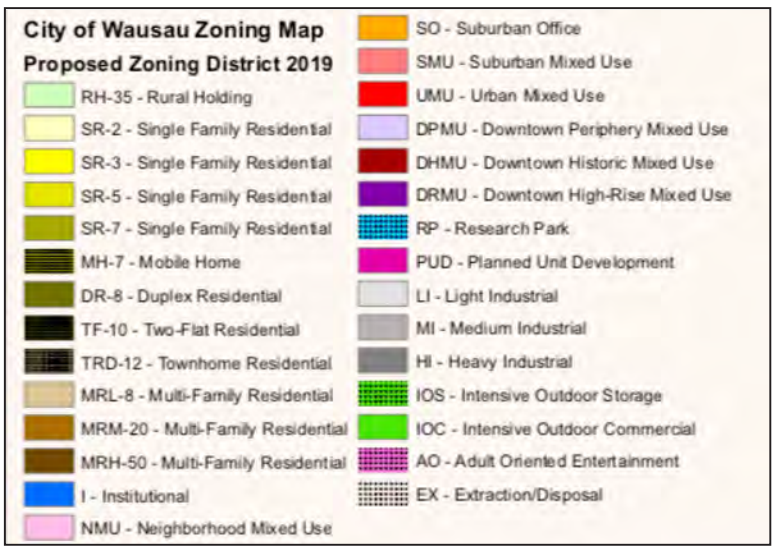
The immediate towers area is proposed as DRMU-Downtown High-Rise Mixed Use. This district is intended to permit large-scale established commercial, office, and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued economic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

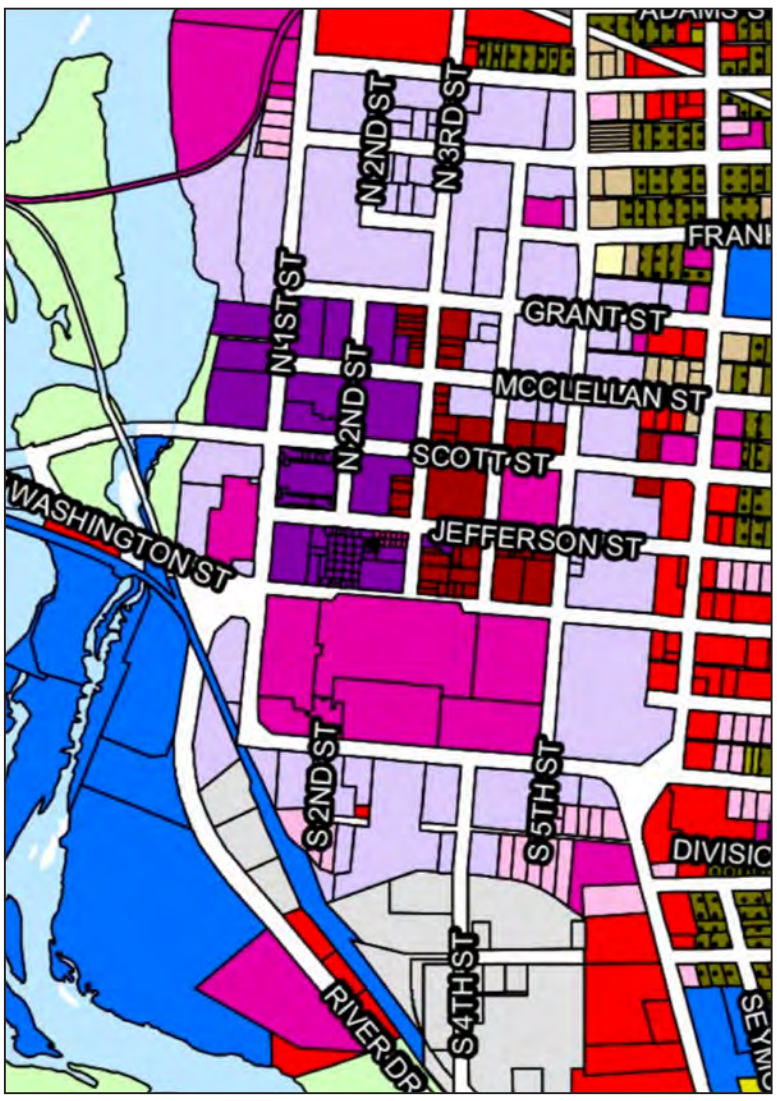
The area north of Grant St is proposed as DPMU-Downtown Periphery Mixed Use. This district is intended to permit both large- and small-scale established commercial and institutional development at an intensity which provides significant incentives for infill development, redevelopment, and the continued 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





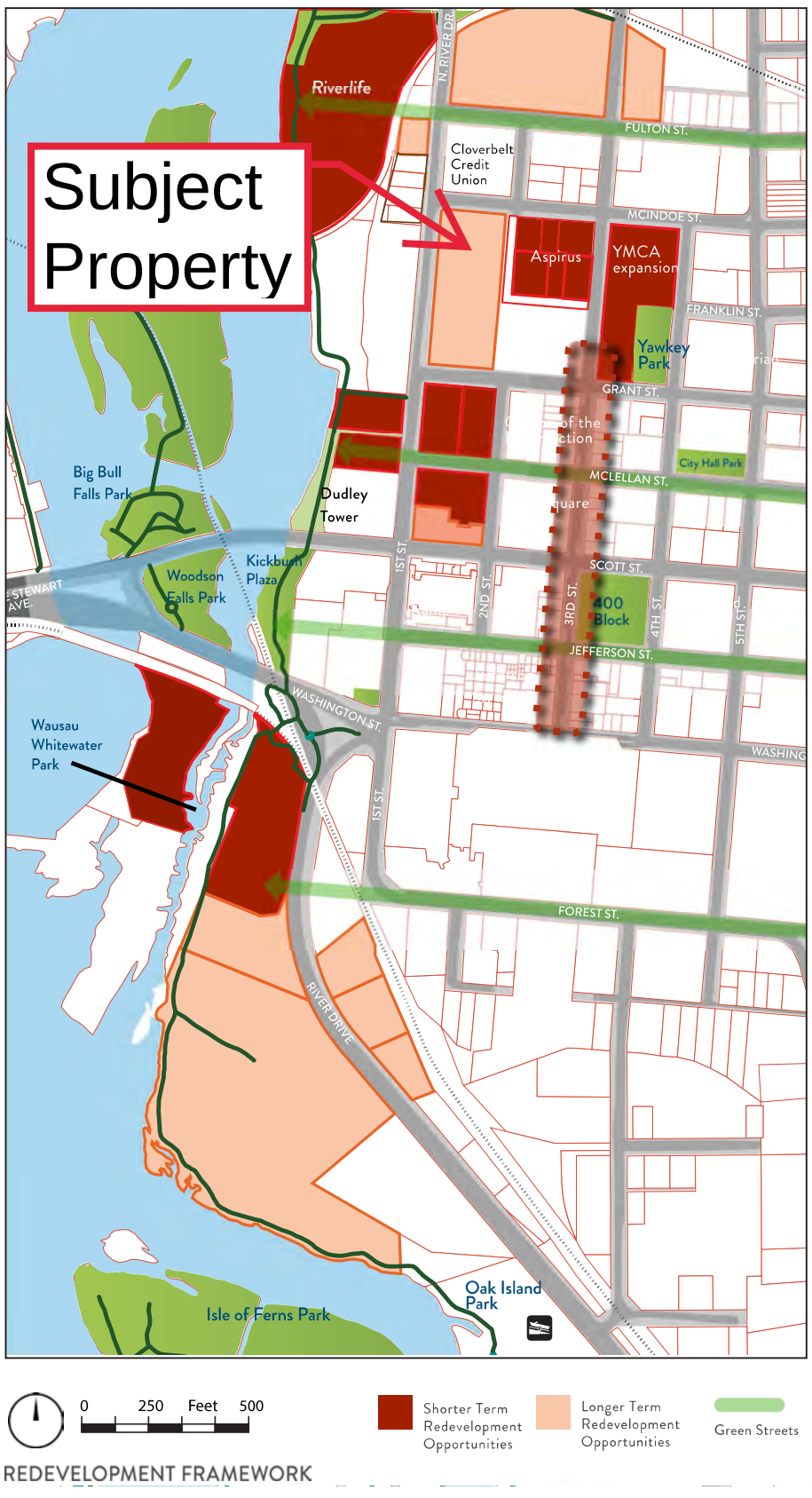
FRAMEWORKS

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 FRAMEWORK

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

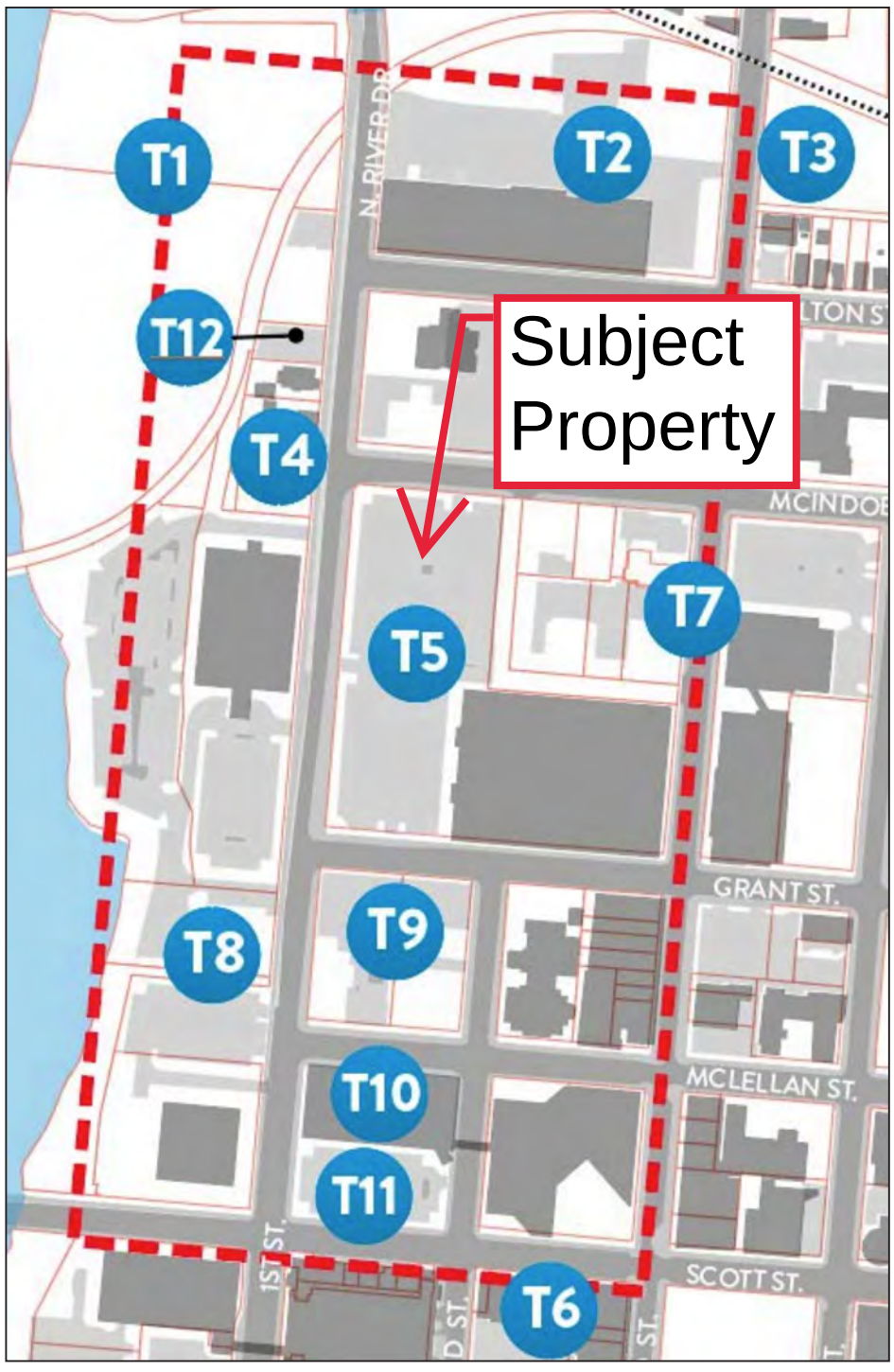
REDEVELOPMENT OPPORTUNITIES

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 opportunities (>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 existinhg 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 neraby 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.

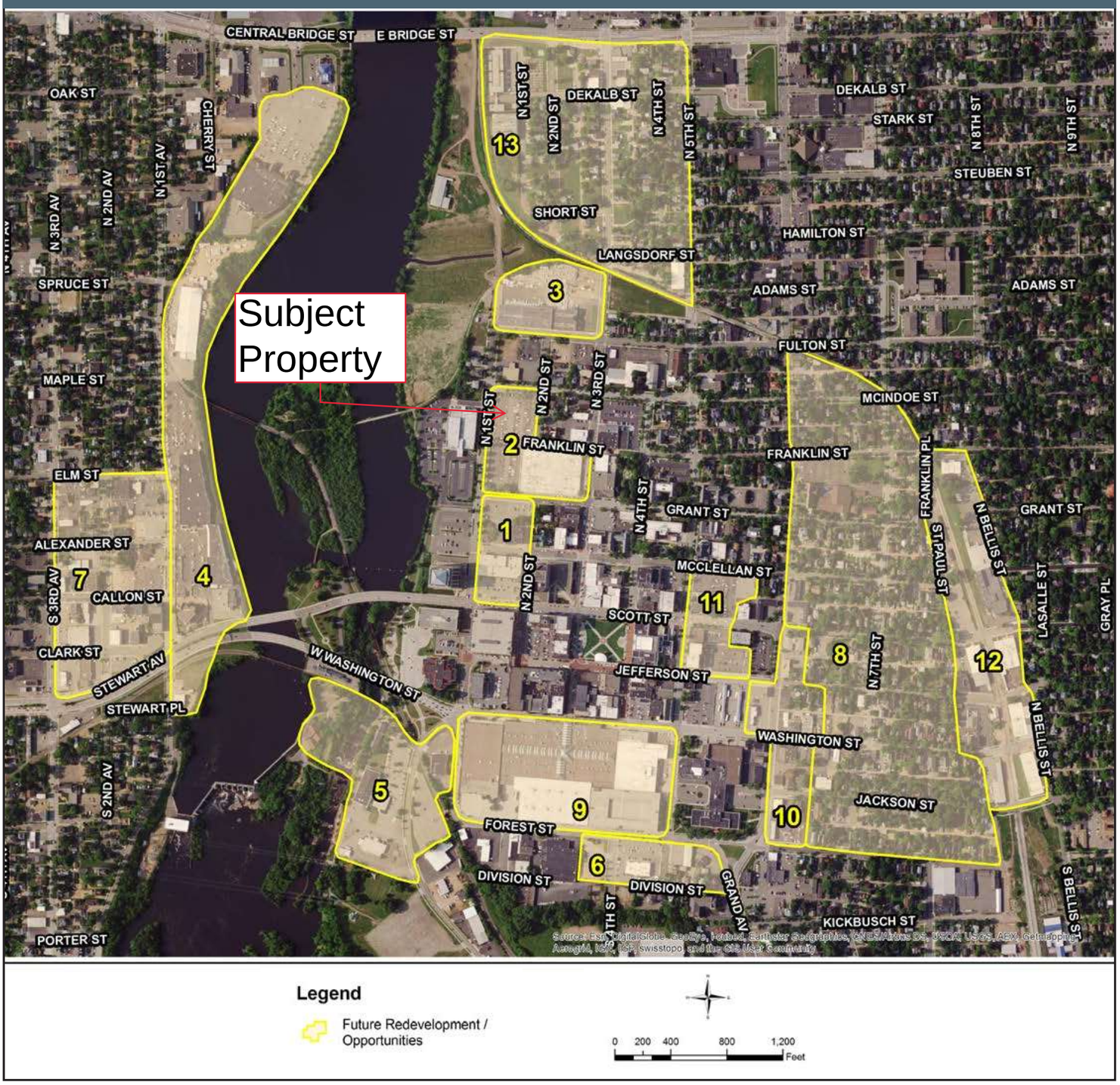
Site 9: The Wausau Mall was identified as a key piece to the downtown area. The mall has seen a number of stores leave in the past year and is in need of revitalization. While many ideas have been discussed, like extending 3rd street to Forest, the city must work with the center's ownership on a long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

Figure 5: Downtown Redevelopment Sites



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

Goal, Objectives, and Action Steps

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

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

1. Encourage private development in the Downtown that can be used to support public investment in transit, parking, street improvements, pedestrian improvements, and public space development.

2. Improve public access to Downtown, including improvements in traffic circulation, mass transit, pedestrian and bicycle circulation, commuter and excursion rail, parking, and community way-finding.

3. Continue to enhance the existing wayfinding signs around the City to direct people to downtown, the riverfront, and the City's cultural attractions.

4. Improve the connections to surrounding neighborhoods and community destinations such as the Marathon County Library, the YMCA and YWCA, the Wausau Center Mall, the Grand Theater, and the Leigh Yawkey Woodson Art Museum to strengthen economic opportunities.

5. Continue to implement the recommendations in the River Edge Master Plan, particularly regarding the creation of pedestrian connections between the downtown business district and the riverfront.

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

1. Support economic revitalization of downtown by encouraging diverse economic activity, including government and professional offices; insurance and financial services; convention, lodging, food/beverage, and entertainment; education and training; retail trade; and high-density residential uses.

2. Support the Main Street programs and Business Improvement District efforts to enhance the vitality of the Central Business District.

3. Help relocate industrial uses from the Central Business District and River Edge Corridor.

4. Build partnerships between the State, County and private sector to accomplish comprehensive redevelopment projects.

5. Continue to provide financial assistance and incentives to encourage private investment in revitalization of downtown and riverfront properties.

Outdoor restaurant seating on 3rd St.

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

1. Continue to emphasize downtown redevelopment projects that contribute to "round-the-clock" activity in the CBD.

2. Maintain downtown Wausau as an important multi-use activity center for the community and the region including recreational, cultural, residential, retail, entertainment, office, high-tech business, and government land uses.

3. Support efforts of the Historic Preservation Commission to maintain, enhance, and formally recognize historically significant properties in the CDB.

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

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

Map 11

Future Land Use

City of Wausau, Wisconsin

Legend

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

Subject Property

LAND USE TRANSECT

NORTH

0 0.25 0.5 1 1.5 Miles

WAUSAU WISCONSIN

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

Preparded 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: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: August 3, 2026

GENERAL INFORMATION

APPLICANT: MacKenzie Landwehr

LOCATION: 525 N 3rd St

EXISTING ZONING: DHMU

PURPOSE: Plan Commission Approval

EXISTING LAND USE: Mixed Use Business

SURROUNDING ZONING AND LAND USE:

This parcel is in the downtown central business district. Small businesses and shops are located on the east side of the 500 block of North 3rd St and the First American Center is on the west side.

ANALYSIS

The business owner proposes to install a blade sign above the storefront at 525 N 3rd St. The sign will be approximately 20 by 22 inches. A metal bracket will hang the sign off of the front of the building. It will extend over the sidewalk and provide a minimum 8 foot walking clearance. The sign image and front view of the entry is on the next page.

Recommendation

Staff recommends approval of the sign as proposed.

N 3rd S
42.04 ft
0
TM
3rd Street

Finishing Touch SIGNS

5111 Sherman St.
Wausau, WI 54401

Office: 715-845-0500

Customer: Writual Collective
Job Location: Wausau
Job #: 21733
Proof Date: 8/4/26
Sales Rep: Pat
Designer: Suzi

Client Approval:

Substrate:
- ■ Double Sided
- ☐ Single Sided
- ■ Non Lit
- ☐ Lit Sign
- ■ Opaque Vinyl
- ☐ Translucent Vinyl
- ☐ Frosted
- ☐ Painted
- ■ Exterior
- ☐ Interior

Colors:
- ■ Black
- ☐ White
- ■ TBD
- ☐ TBD
- ☐ TBD
- ☐ TBD

Sign Specifications:

- (1) Blade style sign, mounting and sign bracing is TBD
- location is TBD depending on where we can install on the building
-

FINAL DRAWING APPROVAL
These drawings will be released to manufacturing once signed and returned. Any detail or dimension changes will delay fabrication and incur extra charges. Once the design is approved Finishing Touch will not be responsible for errors. Colors shown for representation only. Actual paint or vinyl graphics may not match ink colors on layout.

This artwork is copywrited and may not be reproduced or used without written permission.
Design fees will be charged without authorized use.

Date: August 18, 2026

To: Plan Commission

From: Carrie Edmondson, AICP, Assistant City Planner

RE: Data Centers – Zoning Ordinance Amendment

At the July 14 Common Council meeting, the Council adopted a Zoning Ordinance Amendment establishing a definition for data centers in the Zoning Code and outlining associated requirements and supplemental standards for the use. The adopted ordinance is attached. It reflects the Plan Commission's previous recommendation with one modification, the addition of a 200-foot distance requirement from residential properties.

During the Common Council discussion, Alder Trueblood requested that the adopted ordinance be brought back to the Plan Commission for consideration of potential further modifications. The item is therefore again before the Commission for discussion. Following agenda posting, staff invited Council members to share any specific concerns or questions related to the ordinance. To date, no additional concerns have been received since adoption.

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Ordinance from the Plan Commission Amending Municipal Code Title 23 Zoning 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 as amended.

Committee Action: Approved 5-0

File Number: 26-0706 **Date Introduced:** July 14, 2026

Ordinance Number: 61-4057-751

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

Add ( )

Section 1. That Section 23.03.05 Table of land uses is hereby amended to read as follows:

23.03.05 Table of land uses.

The Table of Land Uses on the following pages is provided as a convenience for the City and the general public. Where there are conflicts between the text of this title and the Table of Land Uses, the text shall prevail.

. . .	**Medium Industrial (MI)**	**Heavy Industrial (HI)**	. . .	**Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages.** **P: By Right** **C: By Conditional use permit** **P/C: Refer to specific requirements for that land use to determine if a Conditional use permit is required**
				. . .
				Industrial Land Uses (§ 23.03.14)
	P	P		Light Industrial
		P		Heavy Industrial

	C	P		Production Greenhouse
	C	C		Indoor Food Cultivation and Farming
	C	P		Indoor Food Production and Processing
	C	C		Data Center
				. . .

Section 2. That Section 23.03.14 Industrial land uses is hereby amended to read as follows:

23.03.14 Industrial land uses.

. . .

(6) Data Center: A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.

Regulations:

(a) In addition to the application requirements in section 23.10.32(4), applicants shall submit the following information:

a. A water consumption and thermal management report which describes the following:

i. The proposed cooling system for the Data Center and whether the Data Center will be water-cooled or air-cooled.

ii. The estimated amount of total water that will be used by the proposed Data Center per calendar year, along with a monthly breakdown of projected water demand for each month within the year.

b. A wastewater management report showing the projected amount of wastewater the Data Center is expected to generate per calendar year.

c. A sound study indicating the baseline amount of noise at the project site and the nearest residential zoned area. The study shall also include a model of the estimated amount of noise on the project site and the nearest residential zoned area.

d. An energy service report which estimates the annual and monthly demand for electric, natural gas utility services, and fiber, and assesses the future energy needs for the proposed project.

e. A list of all state and federal permits required to construct and operate a Data Center. Applicant shall indicate whether they have obtained, applied for, or when they plan to apply for any necessary state or federal permit.

(b) Sustainability Plan. Applicants shall prepare and submit a sustainability plan for each proposed Data Center which must outline policies and steps Applicant will take to mitigate the impact of the Data Center's energy and water consumption on local supply.

(c) A traffic study may be required at the request of the Zoning Administrator or Plan Commission.

(d) All activities, except loading and unloading, shall be conducted entirely within the confines of a building and shall not be located closer than 200 feet to a residentially-zoned property.

(e) Minimum required parking: One space per each employee on the largest work shift.

Section3. That Section 23.06.06 Off-street parking and traffic circulation is hereby amended to read as follows:

. . .

Figure 23.06.06a: Number of Off-Street Parking Spaces Required by Land Use

Land Use		**Minimum Number of Off-Street Parking Spaces Required**	**Maximum Number of Off-Street Parking Spaces Permitted**
Industrial	. . .	. . .	. . .
	Light Industrial	1 space per each employee on the largest work shift, plus 1 space per company vehicle normally stored or parked on the premises	150% of the minimum parking requirement
	Heavy Industrial	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Production Greenhouse	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Indoor Food Cultivation and Farming	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Indoor Food Production and Processing	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Data Center	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	. . .	. . .	. . .

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall be in full force and effect on the day after its publication.

Adopted: 7/14/2026
Approved: 7/21/2026
Published: 7/29/2026
Attest: 7/21/2026

Approved:

Doug Diny

Doug Diny, Mayor

Attested:

Rachel Brown

Rachel Brown, City Clerk

Kody Hart

From: Downing-Erickson, Kaylee <kdowning2@usatodayco.com>
Sent: Monday, July 27, 2026 9:35 AM
To: Kody Hart; Gannett Legals Public Notices 6
Subject: RE: Display Case# 05245753 Wausau Daily Herald, WI 7/29/2026 --Ordinance Adopted at the Wausau Common Council Meeting 07/14/2026
Attachments: WDH44428600 (1).pdf

> You don't often get email from kdowning2@usatodayco.com. Learn why this is important

Good morning, Kody –

I work with the Legal Department for the Wausau Daily Herald and have your creative for Ordinance 26-0706 attached and ready for your review. Please let me know if you'd like any changes or if this is approved for publication.

Order Details are noted below for your records:

- Order # 12512859 | Material # 44428600
- Publication = Wausau Daily Herald
- Section = Classifieds
- Run Dates = Wednesday, July 29th
- Ad Size = 3 col x 11 inches
- Total Cost = $308.56 (includes a $1 affidavit fee)

Please note, our final deadline for creative approval is today (Monday, July 27th) at 4 p.m. CST.

Thank you,

Kaylee Downing-Erickson (she/her)
Sr. Manager, Client Success | SMB-Legals
USA TODAY CO.
888-262-7082
kdowning2@usatodayco.com

National voice. Local strength. Subscribe TODAY.
#TeamUSATODAY

I *am* an Ally.
Educate myself | Embrace differences | Empower action

From: Kody Hart <Kody.Hart2@wausauwi.gov>
Sent: Thursday, July 23, 2026 1:32 PM
To: WDH-Legals dg <WDH-Legals@wdhmedia.com>
Subject: Display Case# 05245753 Wausau Daily Herald, WI 7/29/2026 --Ordinance Adopted at the Wausau Common Council Meeting 07/14/2026

Please publish on Wednesday, June 29, 2026, in the legal column.

Thank you,

CITY OF WAUSAU
407 Grant Street, Wausau, WI 54403

Ordinance from the Plan Commission Amending Municipal Code Title 23 Zoning 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 as amended.

Committee Action: Approved 5-0

File Number: 26-0706 0 **Date Introduced:** July 14, 2026
Ordinance Number: 61-4057-751

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

Add ( )

Section 1. That Section 23.03.05 Table of land uses is hereby amended to read as follows:

23.03.05 Table of land uses.

The Table of Land Uses on the following pages is provided as a convenience for the City and the general public. Where there are conflicts between the text of this title and the Table of Land Uses, the text shall prevail.

. . .	Medium Industrial (MI)	Heavy Industrial (HI)	. . .	Land Uses Permitted: Refer to the detailed definitions and requirements listed for each land use on the following pages. P: By Right C: By Conditional use permit P/C: Refer to specific requirements for that land use to determine if a Conditional use permit is required
				. . .
				Industrial Land Uses (§ 23.03.14)
	P	P		Light Industrial
		P		Heavy Industrial
	C	P		Production Greenhouse
	C	C		Indoor Food Cultivation and Farming
	C	P		Indoor Food Production and Processing
	C	C		Data Center
				. . .

Section 2. That Section 23.03.14 Industrial land uses is hereby amended to read as follows:

23.03.14 Industrial land uses.

. . .

(6) Data Center: A completely enclosed facility that houses technology infrastructure such as servers, storage, and networking equipment to process, manage, and store data. Supporting equipment typically includes cooling systems, power infrastructure and generation, and security systems for on-site activities.

Regulations:

(a) In addition to the application requirements in section 23.10.32(4), applicants shall submit the following information:

a. A water consumption and thermal management report which describes the following:

i. The proposed cooling system for the Data Center and whether the Data Center will be water-cooled or air-cooled.

ii. The estimated amount of total water that will be used by the proposed Data Center per calendar year, along with a monthly breakdown of projected water demand for each month within the year.

b. A wastewater management report showing the projected amount of wastewater the Data Center is expected to generate per calendar year.

c. A sound study indicating the baseline amount of noise at the project site and the nearest residential zoned area. The study shall also include a model of the estimated amount of noise on the project site and the nearest residential zoned area.

d. An energy service report which estimates the annual and monthly demand for electric, natural gas utility services, and fiber, and assesses the future energy needs for the proposed project.

e. A list of all state and federal permits required to construct and operate a Data Center. Applicant shall indicate whether they have obtained, applied for, or when they plan to apply for any necessary state or federal permit.

(b) Sustainability Plan. Applicants shall prepare and submit a sustainability plan for each proposed Data Center which must outline policies and steps Applicant will take to mitigate the impact of the Data Center's energy and water consumption on local supply.

(c) A traffic study may be required at the request of the Zoning Administrator or Plan Commission.

(d) All activities, except loading and unloading, shall be conducted entirely within the confines of a building and shall not be located closer than 200 feet to a residentially-zoned property.

(e) Minimum required parking: One space per each employee on the largest work shift.

Section3. That Section 23.06.06 Off-street parking and traffic circulation is hereby amended to read as follows:

. . .

Figure 23.06.06a: Number of Off-Street Parking Spaces Required by Land Use

Land Use		Minimum Number of Off-Street Parking Spaces Required	Maximum Number of Off-Street Parking Spaces Permitted
Industrial	. . .	. . .	. . .
	Light Industrial	1 space per each employee on the largest work shift, plus 1 space per company vehicle normally stored or parked on the premises	150% of the minimum parking requirement
	Heavy Industrial	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Production Greenhouse	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Indoor Food Cultivation and Farming	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Indoor Food Production and Processing	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	Data Center	1 space per each employee on the largest work shift	150% of the minimum parking requirement
	. . .	. . .	. . .

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall be in full force and effect on the day after its publication.

Adopted: 7/14/2026
Approved: 7/21/2026

Published: 7/29/2026
Attest: 7/21/2026

Approved:

Doug Diny, Mayor

Attested:

Rachel Brown, City Clerk

WDH44428600

WNAXLP