



OFFICIAL NOTICE & AGENDA REGULAR MEETING

MEETING: Plan Commission

DATE/TIME: Tuesday, September 15, 2026, at 5:00 PM

LOCATION: Wausau City Hall — Council Chambers
407 Grant Street, Wausau WI, 54403

MEMBERS:

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

- 1 Public comment on agenda items and reading of the City of Wausau Public Comment Statement.**
- 2 Consideration of the minutes of the preceding meeting(s).**
 - a. Approving meeting minutes from the August 18, 2026, regular meeting.
- 3 Public hearing.**
 - a. Discussion on rezoning 7100, 7104, 7105, 7108, 7109, 7114, 7115, 7120, 7123 Honey Locust Court from an (SR-2) Single Family Residential-2 Zoning District to a (DR-8) Duplex Residential-8 Zoning District (Thomas Umlauf)
- 4 Discussion and possible action.**
 - a. Discussion and possible action on approving a rezoning 7100, 7104, 7105, 7108, 7109, 7114, 7115, 7120, 7123 Honey Locust Court from an (SR-2) Single Family Residential-2 Zoning District to a (DR-8) Duplex Residential-8 Zoning District (Thomas Umlauf)
 - b. Discussion and possible action on approving 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)
 - c. Joint resolution from the Infrastructure and Facilities Committee and the Planning Commission approving the Transportation Project Plat for BUS 51 (Grand Ave) from Lakeview Dr to Kent St
 - d. Discussion and possible action on potential landmarking of Memorial Bridge.
- 5 Discussion.**
 - a. City of Wausau Comprehensive Plan Update Chapter 2: Natural Resources, Map 1 Location, and Map 2 Natural Resources
- 6 Adjournment.**

Mayor Doug Diny, Chair

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

DATE: 9/9/2026

TIME: 9:00 a.m.

POSTED BY: Carrie Edmondson, ACIP, Assistant Planner



This meeting can be viewed on

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@wausauwi.gov to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.



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





OFFICIAL MINUTES REGULAR MEETING

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

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

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

Absent: Bruce Trueblood

Staff: William Hebert, Shahn Kariger, Anne Jacobson, and Carrie Edmondson

Public: Patrick Meyer, Jeff Traska, Carla Westcott, and Christine Pierce

Mayor Diny called the meeting to order at 5:02 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. Approval of meeting minutes from the July 21, 2026, regular meeting.
Motion/second Bohlken/Bornemann to approve the July 21, 2026, meeting minutes, approved unanimously 6-0.

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)

The Mayor opened the public hearing.

Patrick Meyer, applicant for the proposal and owner of the property, noted that he was not aware that a permit was needed for a shed not on a permanent foundation. William Hebert, Zoning Administrator, noted that a Conditional Use Permit is being requested to allow more than one detached garage, or to accept what exists there today. Jeff Traska spoke about the applicant's character and well-kept property. Carla Westcott noted that Patrick is a wonderful neighbor and that many of the properties along Park Avenue need more attention than this property. William Hebert noted the existing configuration falls under the maximum impervious surface ratio allowed for the district.

The Mayor closed the public hearing and noted that the Conditional Use Permit application would be included on the September Plan Commission agenda for discussion and action.

- 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)

The Mayor opened the public hearing.

William Hebert noted that the allowable lot minimum in the current district does not allow the existing parcel to be split into two parcels and the proposed district would allow for a lower minimum lot size, allowing a split from one to two parcels. Christine Pierce noted that her intention is to split the two parcels.

The Mayor closed the public hearing.

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)

Motion/second Brueggeman/Bornemann to recommend approval of the zoning map amendment to Common Council, approved unanimously 6-0.

- b. STH 52, E. Wausau Ave. (N. 6th Street to N. 18th Street) Transportation Project Plat (TPP) Project ID 6999-00-01

Director Lindman provided an overview of the Transportation Project Plat and the process that the City will be undertaking to acquire property for the project.

Motion/second Brueggeman/Bohlken to recommend approval to the Common Council, approved unanimously 6-0.

- 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)

Motion/second Brueggeman/Bornemann to approve as presented, approved unanimously 6-0.

- d. Discussion and possible action on approving a blade sign at 525 N. 3rd Street in the Downtown Historic Mixed-Use (DHMU) zoning district (Finishing Touch Signs, LLC)

Motion/second Bohlken/Watson to approve, approved unanimously 6-0.

5 Discussion.

- a. Preliminary code amendment discussion – data centers

Edmondson provided an update on the data center ordinance passed by Common Council and noted that Council had requested that the item come back to the Plan Commission for preliminary discussion.

Alder Watson noted that Common Council would like to continue to keep this ordinance top of mind, maybe an annual or biannual revisit. City Attorney Anne Jacobson noted that the Common Council can refer items back to Plan Commission.

6 Adjournment.

Motion/second Brueggeman/Watson to adjourn at 5:28 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: 8/12/2026

TIME: 8:00 a.m.

POSTED BY: Carrie Edmondson, AICP, Assistant Planner



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

DRAFT

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



DRAFT



STAFF REPORT

To: Plan Commission
Prepared By: Carrie Edmondson, AICP Assistant City Planner
Date: September 15, 2026

REQUESTED ACTION:

Zoning Map Amendment

7100, 7104, 7105, 7108, 7109, 7114, 7115, 7120, and 7123 Honey Locust Court from SR-2 Single Family Residential-2 Zoning District to DR-8 Duplex Residential-8 Zoning District

LOCATION: 7100, 7104, 7105, 7108, 7109, 7114, 7115, 7120, and 7123 Honey Locust Court

APPLICANT: Thomas Umlauf

EXISTING ZONING: **(SR-2) Single Family Residential-2 Zoning District**
Intent. This district intended to preserve and enhance existing areas of very low-density single family detached dwellings. Unlike the case for the (RH-35) Rural Holding District, the land use standards for this district permit primarily single-family detached residential development at an approximate density of two dwelling units per acre and a variety of related institutional land uses. It is not oriented to a wide range of agricultural activities. As of the adoption of this Code, any existing two-family use on a parcel zoned Single-Family Residential-2 is a legal conforming land use.

EXISTING LAND USE: Vacant

SIZE OF PARCELS: 217,800 square feet (5.00 acres)

REQUESTED ZONING: **(DR-8) Duplex Residential-8 Zoning District**
Intent. This district is intended create, preserve, and enhance areas for single family detached and two family attached dwellings at an approximate density of eight dwelling units per acre.

PURPOSE:	To construct twinhomes on the property (which would be a permitted use under the proposed zoning district)
COMPREHENSIVE PLAN:	Suburban Commercial and Industrial – Future Land Use Map These are areas with major employers, knowledge-intensive employers, industrial/business parks, industrial uses, and a range of commercial uses. These areas are generally served by cars not pedestrians, and not well suited for mixed use developments that include residential. Includes both single and multi-tenant commercial buildings, often located at major intersections and along arterial streets, and serve both neighborhood and regional commercial needs. Chapter 3 - Housing Objective 3: Encourage a variety of housing types throughout the City without concentrating any particular type of housing within one neighborhood.
OTHER PLANS:	Wausau Metropolitan Area Housing Assessment 2022 “Therefore, it is essential that the Wausau Metropolitan Area work to attract new development of all types and strategically reduce costs whenever possible to ensure households have access to housing that meets their needs.” Page. 95

BACKGROUND

The applicant is requesting a zoning map amendment to DR-8 Duplex Residential-8 Zoning District to create consistency with the lots to the north and allow for the development of zero lot line twin homes to allow for each unit to be located on a separate lot.

(6) Twin house: This dwelling unit type consists of two separate Family Residential residences, each having a private individual access and no shared internal access. Similar to Duplexes, Twin Houses are attached side-by-side units, each with a ground floor and roof. Unlike Duplexes, each dwelling unit in a Twin House is located on a separate lot.

Regulations:

(a) In the case where any dwelling unit is under separate ownership, evidence that covenants specifying respective obligations with regard to any common structures, such as the shared wall, roof, and other inseparable improvements, is required.

(e) Minimum required parking: two spaces per dwelling unit.

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 create a mix of housing types and styles within the neighborhood will be consistent in scale and character with the surrounding area and provide a wider range of housing options for potential homebuyers. No adverse impacts are anticipated due to the increased density.

2. Is in harmony with the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designation of Suburban Commercial and Industrial includes a mix of industrial, commercial, and business park uses and generally does not support residential. However, the Suburban Residential Land Use Transect exists directly to the east and consists of the same land use intensity as the Suburban Commercial and Industrial designation. Additionally, the Housing Chapter encourages a variety of housing types throughout the City, without concentrating any particular type of housing in one neighborhood. The proposed Zoning Map Amendment 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.

The proposed (DR-8) Duplex Residential-8 Zoning District allows for an increase in density (number of units per acre) and intensity (development area/site area) when compared to the current (SR-2) Single Family Residential-2 Zoning District. However, the buffer between the SR-2 properties to the south and east and the DR-8 and LI properties to the north and west respectively is satisfactory. The change would also create consistency in zoning for all parcels along Honey Locust Court. The overall impact will be minimal and will be offset by the benefit created by the ability to construct more housing units and offer a style that will be more affordable to potential homebuyers.

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. However, housing affordability and availability continue to be a consideration, and this development will help to address those concerns.

SUMMARY

Overall, the proposed Zoning Map Amendment is consistent with the required review criteria and supports the City's broader housing objectives. While the Future Land Use Map identifies this area as Suburban Commercial and Industrial, the Comprehensive Plan also emphasizes increasing housing diversity and expanding opportunities for attainable housing citywide. The proposed DR-8 district provides a compatible transition between zoning districts, maintains neighborhood character, and offers a meaningful increase in housing supply without creating adverse land use impacts. Although the amendment is not driven by mapping errors or major shifts in growth patterns, it responds to ongoing housing availability and affordability challenges in Wausau and represents a reasonable, beneficial adjustment to the Official Zoning Map.

COMMITTEE ACTION

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.

7100, 7104, 7105, 7108, 7109, 7114, 7115, 7120, 7123 HONEY LOCUST CT.

**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 Thomas Umlauf **requesting that the following described property:**

GREEN TREE MEADOWS – LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, GREEN TREE MEADOWS – PT OF LOT 145 LYG IN S 1/2 SW FRL 1/4 SEC 30 T29N R7E [TID PCL], GREEN TREE MEADOWS – PT OF LOT 138 LYG IN S 1/2 SW FRL 1/4 SEC 30 T29N R7E [TID PCL], GREEN TREE MEADOWS – PT OF LOT 132 LYG IN S 1/2 SW FRL 1/4 SEC 30 T29N R7E [TID PCL]

be rezoned from an SR-2 Single Family Residential-2 Zoning District to a DR-8 Duplex Residential-8 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, September 15, 2026.**

Notice is also given that the **Common Council** is expected to consider the proposed rezoning at its first meeting in October, which is currently scheduled to begin at **6:30 p.m. on Tuesday, October 13, 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.***

August 26, 2026

Rachel Brown, City Clerk



6103 Dawn St.
Weston, WI 54476
Phone #: 715-241-0947
www.vreelandlandsurveying.com

August 12th, 2026

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

RE: Green Tree Meadows 1st Addition
City of Wausau, Marathon Co.

To whom it may concern,

We are requesting a rezone of Lots 138 through 145 from SR-2 to DR-8 to be consisted with the other lots in the subdivision on Honey Locust Ct. The proposed rezone will make the lots on Honey Locust Ct. all the same zoning and would allow for twin homes to be constructed on these lots. Attached is proposed subdivision map on how the lots would be split up for the twin homes. Below is the legal description of the area that will need to be rezoned.

COMMENCING AT THE SOUTHWEST 1/4 CORNER OF SAID SECTION 30; THENCE N 0°01'56" W ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST 1/4 898.42 FEET; THENCE N 89°23'47" E TO THE EAST LINE OF 72ND AVENUE 33.00 FEET AND TO THE POINT OF BEGINNING; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVE 418.11 FEET; THENCE N 89°23'47" E ALONG NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 565.27 FEET; THENCE S 0°01'58" E 418.11 FEET TO THE SOUTH LINE OF GREEN TREE MEADOWS; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF GREEN TREE MEADOWS 565.27 FEET TO THE EAST LINE OF 72ND AVENUE AND THE POINT OF BEGINNING.

Please contact me if you have any question regarding the proposed project.

Sincerely,

Dustin Vreeland, PE, PLS, CFS
Vreeland Land Surveyors & Engineers
715-241-0947
dustin@vreelandassociates.us



Zoning Map Amendment Application

City of Wausau | 407 Grant St Wausau WI 54403
715-261-6780 (Inspections/Zoning) | 715-261-6760 (Planning)
inspections@wausauwi.gov

If you are requesting a zoning map amendment, provide the information below. Payment must be received by the deadline of hearings/meetings¹. Should you have any questions about this form or the City's rezoning process, contact Zoning or Planning (phone numbers listed above).

¹ Fee Schedule and Deadlines is posted online <https://www.wausauwi.gov/your-government/inspections/zoning-ordinances>

1. Petitioner Info

A. Primary Petitioner

Name: Thomas Umlauf
Address: 2579 Bear Creek Road Stevens Point,
Phone Number: 715-966-0508
Email: thomasu@greentreecompanies.com

B. Petitioner's Representative (if different from Primary)

Name: Dustin Vreeland
Address: 6103 Dawn Street Weston, WI 54476
Phone Number: 715-241-0947
Email: dustin@vreelandassociates.us

C. Additional Petitioners (if any)

Name:
Address:
Phone Number:
Email:

D. Additional Petitioners (if any)

Name:
Address:
Phone Number:
Email:

2. Property Owner(s)

Must list **EACH** additional property owner within the area proposed for rezoning. If the primary petitioner owns **ALL** the proposed rezone properties, merely indicate "NONE" on Owner 1's name. Add an additional page, if necessary.

A. Owner 1

Name: Green Tree Construction Inc - Thomas U
Address: 2579 Bear Creek Road Stevens Point,
Phone Number: 715-966-0508
Email: thomasu@greentreecompanies.com

B. Owner 2 (if applicable)

Name:
Address:
Phone Number:
Email:

3. Address(es) Info

A. Address(es) of Properties to be Rezoned: 7123, 7115, 7109, 7105, 7100, 7104, 7108, 7114 Honey Locu

B. Zoning District Info

Existing zoning district of the lands listed in this petition? SR-5

Proposed zoning district of the lands listed in this petition? DR-8

Proposed land use(s) following rezoning? Twin Homes

C. Narrative, Legal Description, Map, and Other Information

- ☒ Provide a **brief narrative** justifying the rezoning of the property/properties.
☒ Attach a **legal description** for all the areas proposed for rezoning. (*Available Marathon County's Ascent Land Records.*)
☒ Attach a **map of the area** showing the parcels proposed to be rezoned, adjacent streets, and existing zoning on the parcels.
☐ **Other Information** you feel might be helpful in evaluating your proposal.

4 Payment Type

- ☒ Via Online (Send billing to email address: thomasu@greentreecompanies.com)
☐ By Check (Make Check Payable to "City of Wausau", and deliver it to City of Wausau – Zoning 407 Grant St Wausau WI 54403)

5 Signature of Petitioner

Thomas Umlauf

Thomas

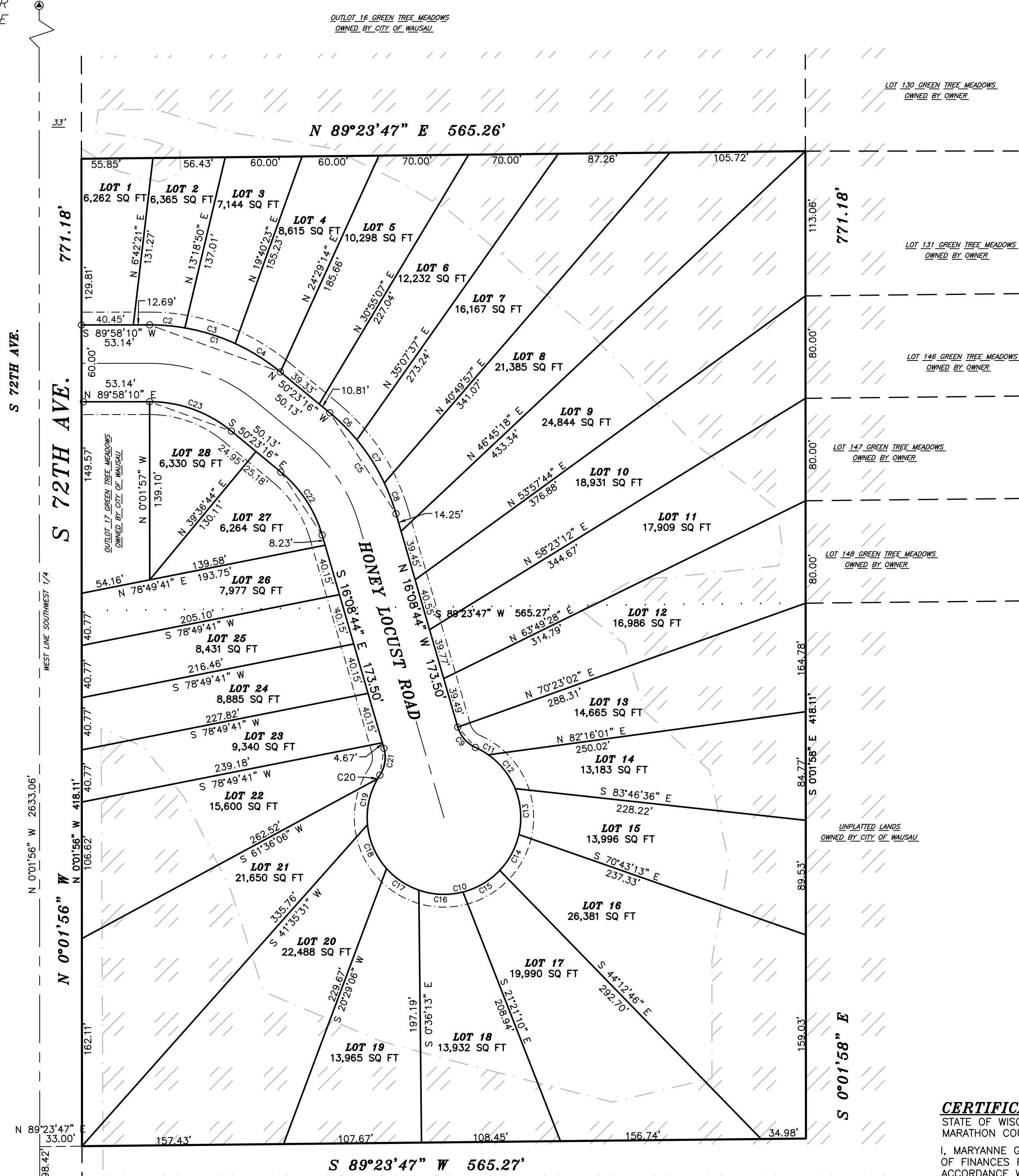
08/11/26

Petitioner's Print Name

Petitioner's Signature

Date

WEST 1/4 CORNER
SECTION 30-29-7E
SMP FOUND



SOUTHWEST CORNER
SECTION 30-29-7E
SMP FOUND

- LEGEND**
- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 1" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
 - ⊙ = 0.75" REBAR FOUND IN PLACE
 - = 1.25" x 18" IRON FOUND IN PLACE
 - CSM = CERTIFIED SURVEY MAP
 - < > = PREVIOUSLY RECORDED AS
 - = 10' UTILITY EASEMENT
 - ALL OTHER LOT CORNERS 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET

OUTLOT RESTRICTION

OUTLOTS 16 & 17 OF THIS PLAT BEING DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

WETLANDS SHOWN HEREON DELINEATED BY STAR ENVIRONMENTAL

NOTE: LOTS AND OUTLOTS ON 72ND AVENUE HAVE NO DIRECT VEHICULAR ACCESS TO 72ND AVENUE

BEARINGS REFERENCED TO THE WEST 1/4 CORNER OF SECTION 30-29-7E, MARATHON COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

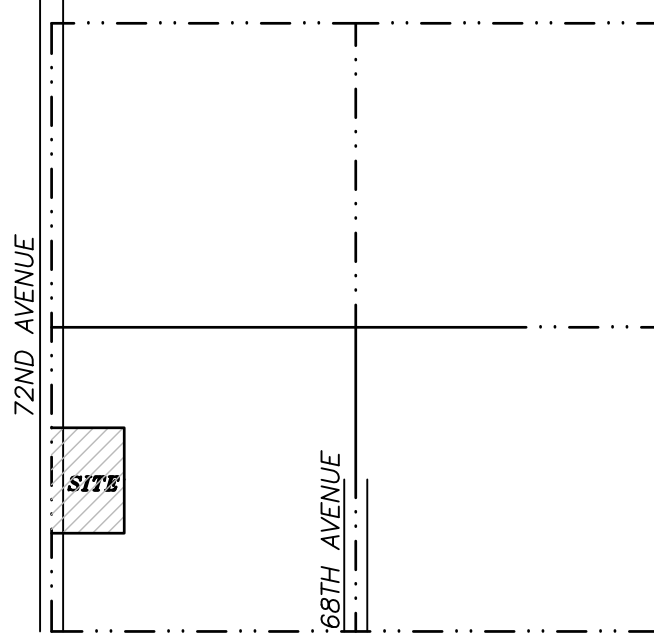
**REGISTER OF DEEDS
MARATHON COUNTY, WI**

RECEIVED FOR RECORD THIS
DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M. IN PLAT
CABINET NO. _____ ON PAGE _____

DOCUMENT NO. _____

REGISTRAR

LOCATOR



FRAC. SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH,
RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY,
WISCONSIN.

SURVEYORS CERTIFICATE

I, DUSTIN M. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOTS 132 TO 145 OF GREEN TREE MEADOWS LOCATED IN PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4, AND SOUTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST 1/4 CORNER OF SAID SECTION 30; THENCE N 0°01'56" W ALONG THE WEST LINE OF THE FRACTIONAL SOUTHWEST 1/4 898.42 FEET; THENCE N 89°23'47" E TO THE EAST LINE OF 72ND AVENUE 33.00 FEET AND TO THE POINT OF BEGINNING; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVE 771.18 FEET; THENCE N 89°23'47" E ALONG THE SOUTH LINE OF OUTLOT 17 OF GREEN TREE MEADOWS 565.26 FEET; THENCE S 0°01'58" E 771.18 FEET TO THE SOUTH LINE OF GREEN TREE MEADOWS; THENCE S 89°23'47" W 565.27 FEET TO THE EAST LINE OF 72ND AVENUE AND THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DUSTIN M. VREELAND P.L.S. 4084
DATED THIS 12th DAY OF AUGUST, 2026
SURVEY PERFORMED AUGUST 11TH, 2026

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, _____, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE MEADOWS.

DATE _____ COUNTY TREASURER _____

COMMON COUNCIL RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE MEADOWS, A PLAT IN THE CITY OF WAUSAU, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU. GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED _____ MAYOR KATIE ROSENBERG

DATE SIGNED _____ MAYOR KATIE ROSENBERG

I, KAITLYN BERNARDE, CLERK OF THE CITY OF WAUSAU, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

KAITLYN BERNARDE CLERK

CERTIFICATE OF FINANCES DIRECTOR

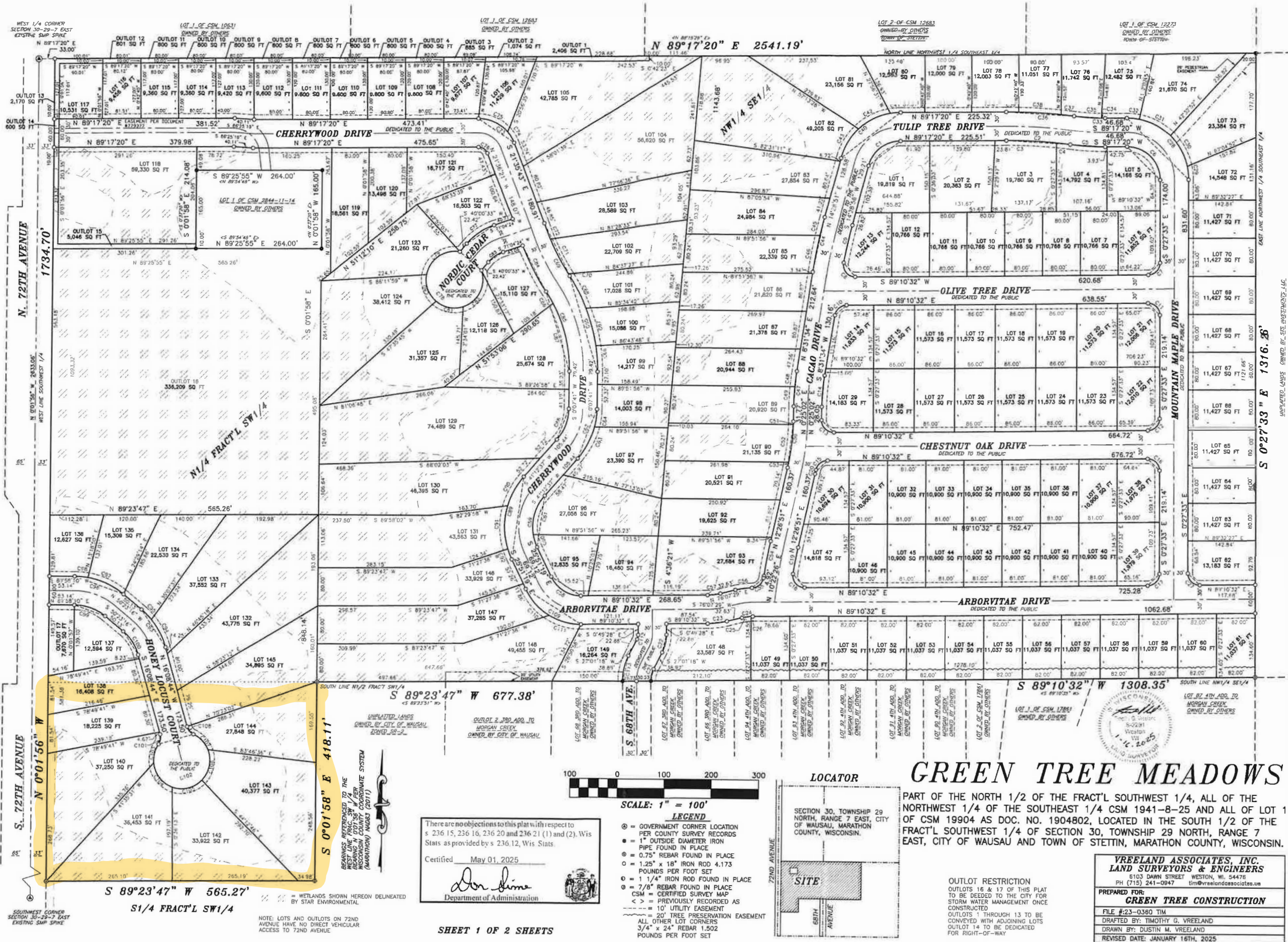
STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, MARYANNE GROAT, BEING THE DULY ELECTED, QUALIFIED AND ACTING DIRECTOR OF FINANCES FOR THE CITY OF WAUSAU, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE MEADOWS 1ST ADDITION.

DATE _____ DIRECTOR OF FINANCES _____ MARYANNE GROAT

Curve Table

Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	160.00'	110.70'	39°38'33"	S 70°12'33" E 108.51'	N 89°58'10" E	S 50°23'16" E
C2	160.00'	27.65'	9°54'00"	S 85°04'50" E 27.61'	N 89°58'10" E	S 80°07'50" E
C3	160.00'	41.26'	14°46'27"	S 72°44'36" E 41.14'	S 80°07'50" E	S 65°21'23" E
C4	160.00'	41.80'	14°58'07"	S 57°52'20" E 41.68'	S 65°21'23" E	S 50°23'16" E
C5	160.00'	95.62'	34°14'32"	S 33°16'00" E 94.21'	S 50°23'16" E	S 16°08'44" E
C6	160.00'	29.87'	10°41'51"	S 45°02'21" E 29.83'	S 50°23'16" E	S 39°41'26" E
C7	160.00'	40.03'	14°20'03"	S 32°31'24" E 39.92'	S 39°41'26" E	S 25°21'22" E
C8	160.00'	25.72'	9°12'38"	S 20°45'03" E 25.69'	S 25°21'22" E	S 16°08'44" E
C9	25.00'	21.68'	49°40'47"	S 40°59'08" E 21.00'	S 16°08'44" E	S 65°49'31" E
C10	60.00'	289.17'	276°08'28"	N 72°14'43" E 80.19'	S 30°18'57" W	N 65°49'31" W
C11	60.00'	11.65'	11°07'41"	S 60°15'41" E 11.63'	S 65°49'31" E	S 54°41'50" E
C12	60.00'	34.13'	32°35'46"	S 38°23'57" E 33.68'	S 54°41'50" E	S 22°06'04" E
C13	60.00'	36.59'	34°56'13"	S 4°37'58" E 36.02'	S 22°06'04" E	S 12°50'08" W
C14	60.00'	32.10'	30°39'27"	S 28°09'52" W 31.72'	S 12°50'08" W	S 43°29'35" W
C15	60.00'	33.72'	32°12'02"	S 59°35'36" W 33.28'	S 43°29'35" W	S 75°41'37" W
C16	60.00'	34.97'	33°23'38"	N 87°36'34" W 34.48'	S 75°41'37" W	N 70°54'45" W
C17	60.00'	30.65'	29°15'54"	N 56°16'48" W 30.31'	N 70°54'45" W	N 41°38'51" W
C18	60.00'	38.04'	36°19'46"	N 23°28'58" W 37.41'	N 41°38'51" W	N 57°19'06" W
C19	60.00'	37.32'	35°38'02"	N 12°29'55" E 36.72'	N 57°19'06" W	N 30°18'57" E
C20	60.00'	3.37'	3°13'07"	N 31°55'30" E 3.37'	N 30°18'57" E	N 33°32'03" E
C21	25.00'	21.68'	49°40'47"	N 8°41'40" E 21.00'	N 33°32'03" E	N 16°08'44" W
C22	100.00'	59.76'	34°14'32"	N 33°16'00" W 58.88'	N 16°08'44" W	N 50°23'16" W
C23	100.00'	69.19'	39°38'33"	N 70°12'33" W 67.82'	N 50°23'16" W	S 89°58'10" W



GREEN TREE MEADOWS

PART OF THE NORTH 1/2 OF THE FRACT'L SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 CSM 1941-8-25 AND ALL OF LOT 1 OF CSM 19904 AS DOC. NO. 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACT'L SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU AND TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 6103 DAWN STREET WESTON, WI 54476 PH (715) 241-0947 tim@vreelandassociates.com	
PREPARED FOR: GREEN TREE CONSTRUCTION	
FILE #23-0360 TIM	
DRAFTED BY: TIMOTHY G. VREELAND	
DRAWN BY: DUSTIN M. VREELAND	
REVISED DATE: JANUARY 16TH, 2025	

OUTLOT RESTRICTION
OUTLOTS 16 & 17 OF THIS PLAT TO BE DEDED TO THE CITY FOR STORM WATER MANAGEMENT ONCE CONSTRUCTED
OUTLOTS 1 THROUGH 13 TO BE CONVEYED WITH ADJOINING LOTS
OUTLOT 14 TO BE DEDICATED FOR RIGHT-OF-WAY

There are no objections to this plat with respect to s 236 15, 236 16, 236 20 and 236 21 (1) and (2). Wis Stats as provided by s 236.12, Wis Stats.
Certified May 01, 2025
Don Bime
Department of Administration

SHEET 1 OF 2 SHEETS

NOTE: LOTS AND OUTLOTS ON 72ND AVENUE HAVE NO DIRECT VEHICULAR ACCESS TO 72ND AVENUE

1. TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, PART OF CERTIFIED SURVEY MAP NUMBER 1914 AND ALL LOT 1 OF CERTIFIED SURVEY MAP NUMBER 1904 AS DOCUMENTED NUMBER 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, AND THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE N 89°17'20" E ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 33.00 FEET TO THE EAST LINE OF 72ND AVENUE AND TO THE POINT OF BEGINNING; THENCE S 0°15'56" E ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°25'55" E ALONG THE SOUTH LINE OF LOT 1 OF 165.00 FEET; THENCE S 89°25'55" E ALONG THE WEST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" E ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°17'20" E ALONG THE EAST LINE OF 72ND AVENUE 173.50 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RIGHTS OF RECORD OR USAGE; THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF THOMAS JOSEPH UHLIAR OF THE GREEN TREE CONSTRUCTION CO., OWNER OF THE LANDS, THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND
P.L.S. 2291
SURVEY PERFORMED SEPTEMBER 18TH, 2024

DATE THIS 11TH DAY OF NOVEMBER, 2024
REVISION DATED THIS 16TH DAY OF JANUARY, 2025

MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE
RESOURCES COMMITTEE
IS HEREBY APPROVED BY THE MARATHON COUNTY ENVIRONMENTAL

DATE APPROVED 2/4/2025
SIGNED BY [Signature]
DATE SIGNED 6-3-2025
SIGNED BY [Signature]

CERTIFICATE OF COUNTY TREASURER
STATE OF WISCONSIN
MARATHON COUNTY
JENNIFER B. HEDGECOCK, COUNTY TREASURER
DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF June 3, 2025 AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE MEADOWS.

CERTIFICATE OF TOWN TREASURER
STATE OF WISCONSIN
MARATHON COUNTY
JENNIFER B. HEDGECOCK, TOWN TREASURER
DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF May 15, 2025 AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE MEADOWS.

DATE 5-5-25
5-5-25
DATE 5-5-25

RECEIVED FOR RECORD THIS 4TH
DAY OF JUNE A.D. 2015
AT 9:06 O'CLOCK A.M. IN PLAT
CABINET NO. 4 ON PAGE 907A
DOCUMENT NO. 119748
REGISTERED

TOWN BOARD RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE MEADOWS, A PLAT IN THE TOWN OF STETTIN, GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED 11/25/24

TOWN CHAIRMAN TIM BUTTKE

DATE SIGNED 5/16/25

TOWN CHAIRMAN TIM BUTTKE

CERTIFICATE OF FINANCES DIRECTOR

STATE OF WISCONSIN
MARSHALL COUNTY SS

I, MARYANNE GROUT, BEING THE DUTY ELECTED, QUALIFIED AND ACTING DIRECTOR OF FINANCES FOR THE CITY OF WAUSAU, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 5/19/25 AFFRONTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE MEADOWS.

DATE 5/15/25

DIRECTOR OF FINANCES Maryanne Grout

COMMON COUNCIL RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE MEADOWS, A PLAT IN THE CITY OF WAUSAU, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU, GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED 12/10/24

MAYOR KATHIE ROSENBERG

DATE SIGNED 5/16/25

MAYOR KATHIE ROSENBERG

KATHLYN BERNARDE, CLERK OF THE CITY OF WAUSAU, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

Kathlyn Bernarde
KATHLYN BERNARDE CLERK

OWNERS CERTIFICATE OF DEDICATION

I, THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., DO HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE CITY OF WAUSAU, TOWN OF STETTIN, MARATHON COUNTY, ENVIRONMENTAL RESOURCES COMMITTEE AND THE DEPARTMENT OF ADMINISTRATION FOR APPROVAL OR OBJECTION PER § 236.10 OR § 236.12.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS 12th DAY OF May, 2025.

Thomas Joseph Umlauf
THOMAS JOSEPH UMLAUF
GREEN TREE CONSTRUCTION INC.

STATE OF WISCONSIN
MARATHON COUNTY SS

PERSONALITY CAME BEFORE ME THIS 12th DAY OF May, 2025, THE ABOVE NAMED THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN
Joseph M. Umlauf
JOSEPH M. UMLEUF
NOTARY
STATE OF WISCONSIN
MY COMMISSION EXPIRES 11/16/2027

GREEN TREE MEADOWS



STAFF REPORT

To: Plan Commission
Prepared By: William Hebert, Chief Inspector/Zoning Administrator
Date: August 21, 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

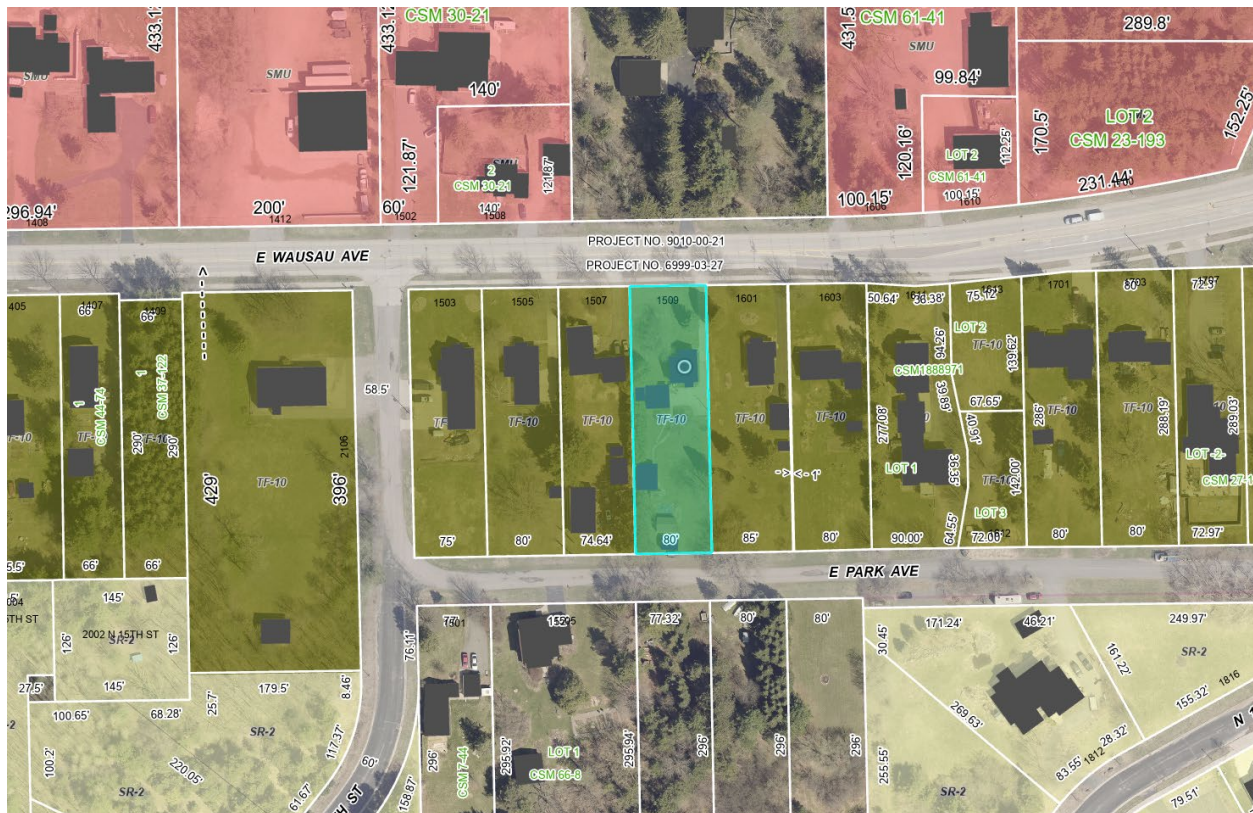
PURPOSE:

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

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

An anonymous, written complaint was submitted about the number of outbuilding on the property.

Carla Wescott, a neighboring property owner spoke out in support of the request.

Jeff Traska also spoke in support of the request.

STAFF COMMENTS

- Since 2023, Meyer placed three buildings on the property without obtaining building permits.
- After being notified by the inspections department that permits are required for any structure and that a conditional use permit is required for more than one garage, he removed one of the garages.
- Meyer was responsive to the notice of violation and wanted to gain compliance.
- The parcel is 0.5 acres, which exceeds the minimum lot size for the zoning district by more than three times.
- Lot coverage ratios will not be an issue based on that parcel size.

POSSIBLE ACTIONS

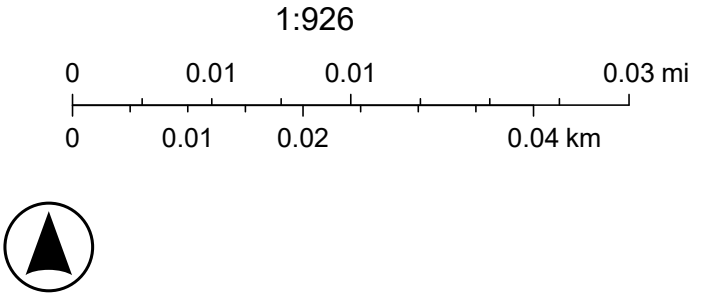
Approve or Deny. If approved owner must obtain a building permit and comply with building codes.

1509 E Wausau Ave Area Map



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

- Municipal Label
- Parcel
- Right Of Way
- Building



1505 Park Ave Wausau WI



30 Jul 2026, 11:24:37

Page 22 of 75

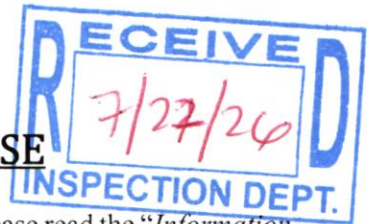
1500–1666 Park Ave Wausau WI



30-Jul-2026, 11:23:59

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CITY OF WAUSAU
APPLICATION FOR A CONDITIONAL USE



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

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

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

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 1/2 NW 1/4 COM 361
FT S 9171.32 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:

TRASKAROF@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.

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



Engineering

DATE: September 15, 2026
TO: Infrastructure & Facilities Committee
SUBJECT: Joint resolution from the Infrastructure and Facilities Committee and the Planning Commission approving the Transportation Project Plat for BUS 51 (Grand Ave) from Lakeview Dr to Kent St

PURPOSE

The purpose is to approve the Transportation Project Plat for BUS 51 (Grand Avenue) from Lakeview Drive to Kent Street.

BACKGROUND

The WDOT will be reconstructing this segment of Grand Avenue in 2029. As part of the project, the WDOT will need to acquire fee simple real estate and easements to construct the project. Approving the TPP allow the real estate acquisition to begin negotiations with the property owners. In accordance with the State/Municipal Agreement the City will purchase the necessary property and easements and the WDOT will reimburse the City 100 percent of the costs.

RECOMMENDATION

Staff recommends approval



STATE OF WISCONSIN

DEPARTMENT OF TRANSPORTATION

TRANSPORTATION PROJECT PLAT TITLE SHEET

6999-02-20

C WAUSAU, GRAND AVENUE

LAKEVIEW DR TO KENT ST

BUS 51

MARATHON COUNTY

4

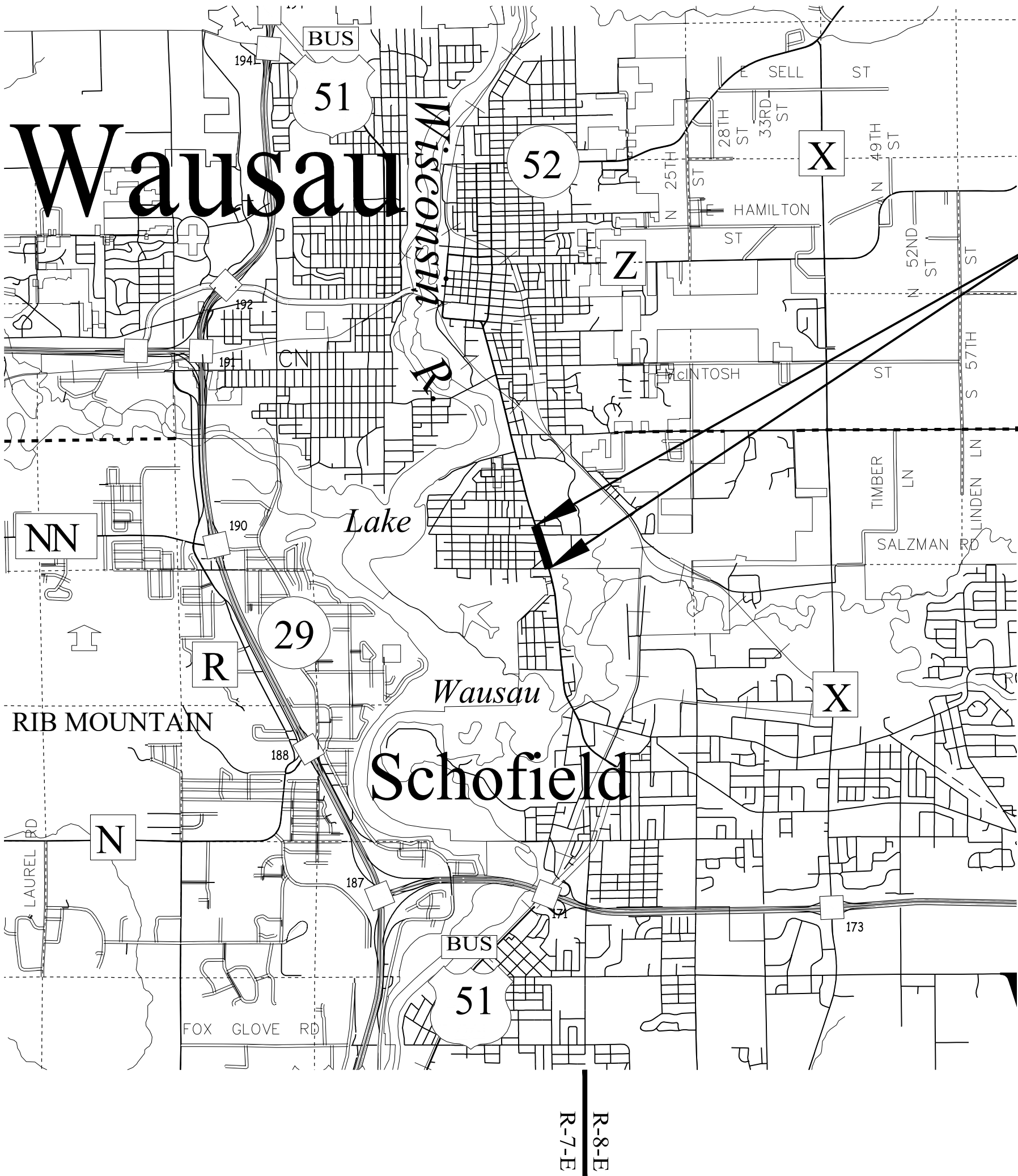
CONVENTIONAL SYMBOLS

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

CONVENTIONAL ABBREVIATIONS

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

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



PROJECT LOCATION

THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 6999-02-20

NOTES:

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

ALL NEW RIGHT-OF-WAY AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" 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.

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 6999-02-20 - 4.01
SHEET 2 OF 2

4

TRANSPORTATION PROJECT PLAT NO: 6999-02-20 - 4. 01

THAT PART OF LOT 1 OF CSM 13076 AND PART OF LOT 1 CSM 18013, INCLUDING PART OF VACATED EAST LAKE DRIVE, LOCATED IN THE SW 1/4 OF THE SE 1/4, AND THAT PART OF LOT 1 OF CSM 18013 LOCATED IN THE SE 1/4 OF THE SE 1/4, ALL LOCATED IN SECTION 1, TOWNSHIP 28 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - BUS 51, C WAUSAU - GRAND AVENUE (LAKVIEW DR TO KENT ST), 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-NAMED PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SUBSECTION 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-NAMED PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SUBSECTION 62.22, WISCONSIN STATUTES.

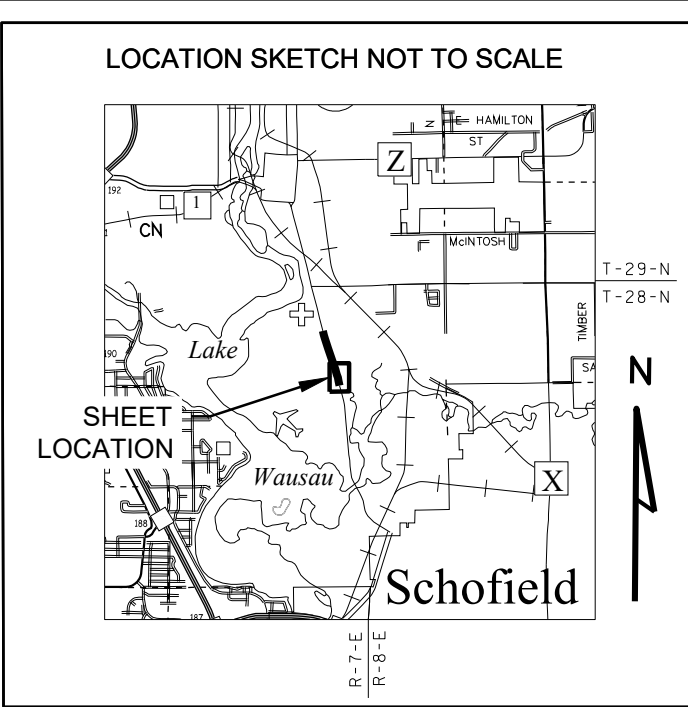
NOTES:

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 EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

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

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR BUS 51/GRAND AVE: RWPLAT 6410-07-21, CSM 13076, CSM 18013, AND EXISTING CENTERLINE.



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 6999-02-20 - 4.01

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

ALL TLES ARE FOR SLOPE GRADING PURPOSES

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP11170	191535.604	285128.608	3/4" REBAR
IP11171	191556.270	285146.166	3/4" REBAR
IP11207	191534.629	285076.428	CUT X
IP11208	191533.001	285056.356	MAG NAIL

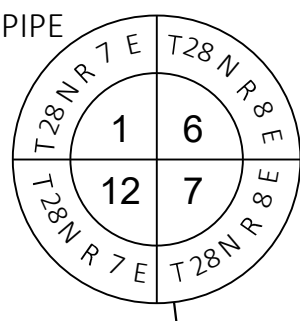
FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
100-101	N00° 01' 55"W	31.55'
101-PRW102	N89° 49' 03"E	3.61'
PRW102-PRW103	N10° 43' 23"E	1.18'
PRW103-PRW104	N88° 49' 12"E	8.73'
PRW104-PRW105	N36° 31' 35"E	34.12'
PRW105-PRW106	N15° 15' 47"W	68.01'
PRW106-PRW107	N07° 54' 57"W	37.74'
PRW107-PRW108	N09° 44' 39"W	177.09'
PRW108-PRW109	S75° 34' 46"W	2.21'
PRW109-PRW110	N08° 04' 49"W	4.53'
PRW110-PRW111	N75° 34' 46"E	2.08'
PRW111-112	N09° 44' 39"W	5.88'
112-113	N75° 34' 46"E	49.94'
113-114	N75° 34' 46"E	28.89'
114-PRW115	N74° 24' 01"E	5.61'
PRW115-PRW116	S14° 25' 14"E	167.47'
PRW116-PRW117	N75° 34' 46"E	3.00'
PRW117-PRW118	S14° 25' 14"E	6.00'
PRW118-PRW119	S75° 34' 46"W	3.00'
PRW119-PRW120	S14° 25' 14"E	143.50'
PRW120-PRW121	N75° 34' 46"E	2.00'
PRW121-PRW122	S14° 25' 14"E	14.50'
PRW122-PRW123	S67° 59' 12"E	18.02'
PRW123-PRW124	N77° 37' 33"E	8.93'
PRW124-PRW125	N86° 41' 02"E	10.27'
PRW125-PRW126	S03° 23' 26"E	44.43'
PRW126-127	S89° 58' 05"W	3.26'
127-128	S89° 58' 05"W	60.23'
128-100	S89° 58' 05"W	119.08'

RW STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
100	800+20.76	-115.34'
101	800+51.32	-107.50'
PRW102	800+50.43	-104.00'
PRW103	800+51.50	-103.50'
PRW104	800+49.50	-95.00'
PRW105	800+71.00	-68.50'
PRW106	801+39.00	-69.50'
PRW107	801+76.50	-65.22'
PRW108	803+53.00	-50.79'
PRW109	803+53.00	-53.00'
PRW110	803+57.50	-52.50'
PRW111	803+57.50	-50.42'
112	803+63.36	-49.94'
113	803+63.36	0.00'
114	803+63.36	28.89'
PRW115	803+63.47	34.50'
PRW116	801+96.00	34.50'
PRW117	801+96.00	37.50'
PRW118	801+90.00	37.50'
PRW119	801+90.00	34.50'
PRW120	800+46.50	34.50'
PRW121	800+46.50	36.50'
PRW122	800+32.00	36.50'
PRW123	800+21.30	51.00'
PRW124	800+20.98	59.92'
PRW125	800+19.00	70.00'
PRW126	799+75.39	61.50'
127	799+76.20	58.34'
128	799+91.17	0.00'

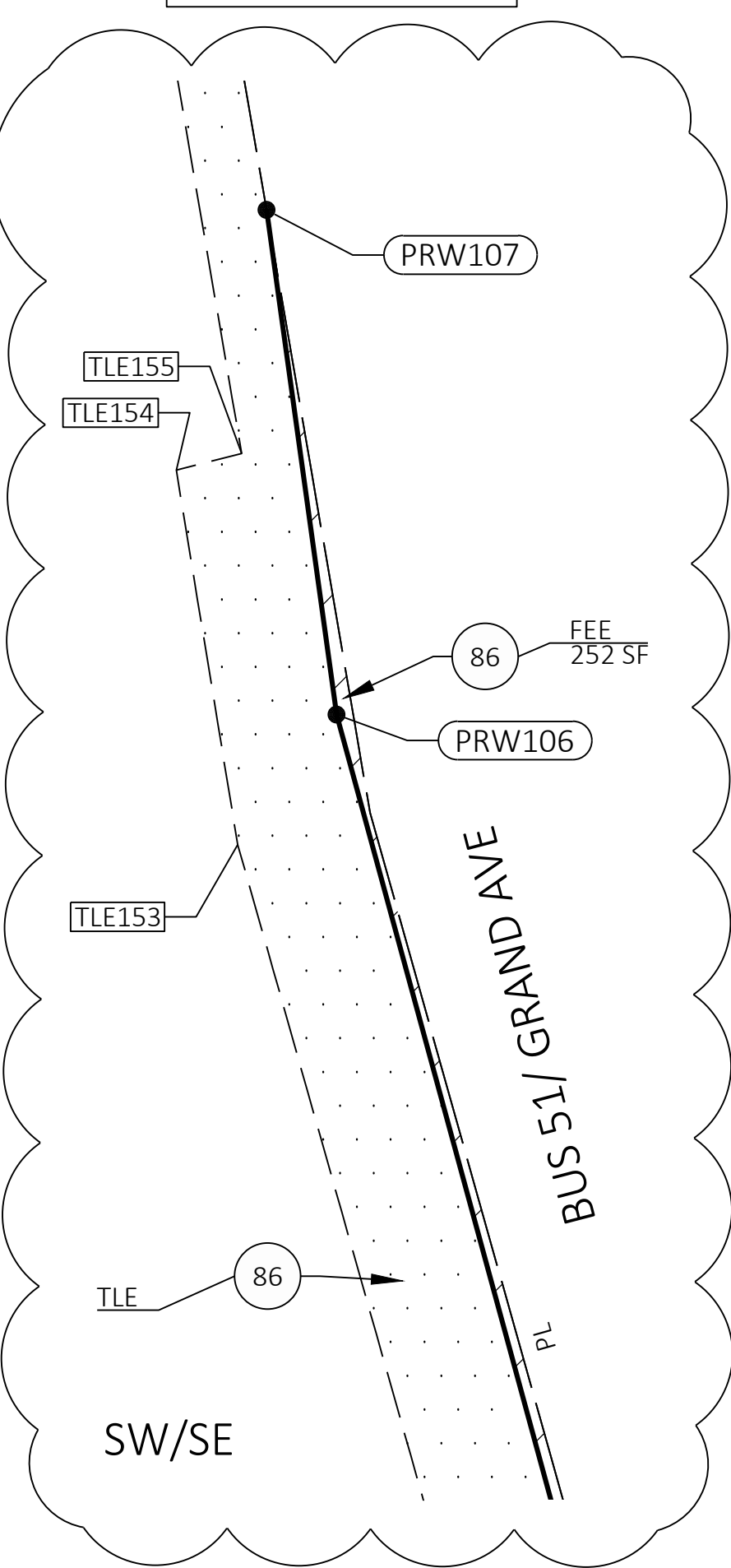
FOUND 2-1/2" OD PIPE
Y = 191503.861
X = 286552.635

DISCONTINUANCE AND
VACATION OF EAST LAKE DRIVE
DOC. 1498429



TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLE150	800+61.00	-105.00'
TLE151	800+58.00	-92.50'
TLE152	800+70.00	-77.50'
TLE153	801+31.50	-79.00'
TLE154	801+59.50	-76.50'
TLE155	801+59.50	-71.50'
TLE156	803+63.36	-54.79'
TLE157	803+63.80	50.50'
TLE158	802+79.00	50.50'
TLE159	801+98.50	40.50'
TLE160	800+35.00	40.50'
TLE161	800+22.00	110.50'
TLE162	799+66.41	96.50'

DETAIL IS NOT TO SCALE

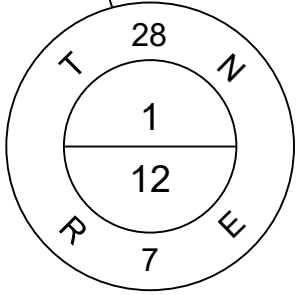
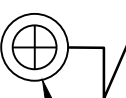


LOT 1
CSM 13076
V.57 P. 13
DOC. 1350159

LOT 1
CSM 18013
V.87 P. 128
DOC. 1756482

OF

WAUSAU

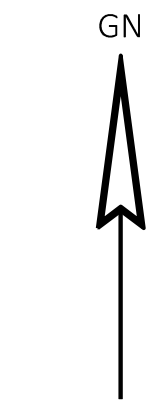


FOUND MAG NAIL
Y = 191502.401
X = 283940.169

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 OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	FEE R/W SF REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
86	L&J INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	262	---	262	2051
87	BRICKNER INVESTMENTS, A WISCONSIN GENERAL PARTNERSHIP	FEE/TLE	2823	---	2823	5614



SCALE, FEET



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 OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	FEE R/W	SF REQUIRED	TLE
			NEW	EXISTING	TOTAL
86	L&J INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY LAMAR CENTRAL OUTDOOR, LLC	TLE	---	---	---
88	MOUNTAIN BAY FOODS LLC LAMAR CENTRAL OUTDOOR, LLC	TLE	---	---	---
89	JSP INVESTMENTS OF WAUSAU LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	39	---	39
90	RBW PROPERTIES, LLC	TLE	---	---	---
91	GA PROPERTIES I, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AN UNDIVIDED 10% INTEREST TENANT IN COMMON; GA PROPERTIES II, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AN UNDIVIDED 40% INTEREST TENANT IN COMMON; AND GA PROPERTIES III, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AN UNDIVIDED 50% INTEREST TENANT IN COMMON.	FEE/TLE	432	---	432
92	NC7 INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	237	---	237

SCHEDULE OF SIGN STRUCTURES		
SIGN NUMBER	SIGN OWNER(S)	OASIS NUMBER
86-1	LAMAR CENTRAL OUTDOOR, LLC L&J INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	007959
88-1	LAMAR CENTRAL OUTDOOR, LLC MOUNTAIN BAY FOODS LLC	007960

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

ALL TLES ARE FOR SLOPE GRADING PURPOSES

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.

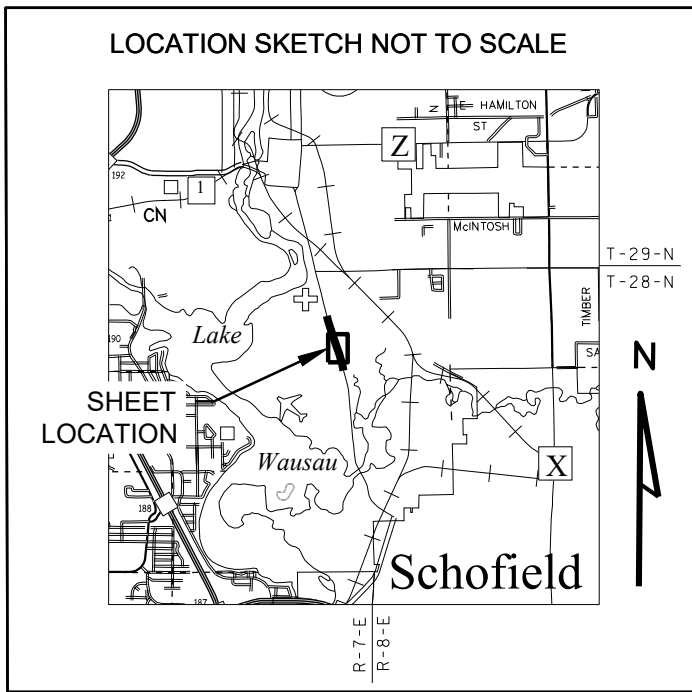
ALL NEW RIGHT-OF-WAY AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

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

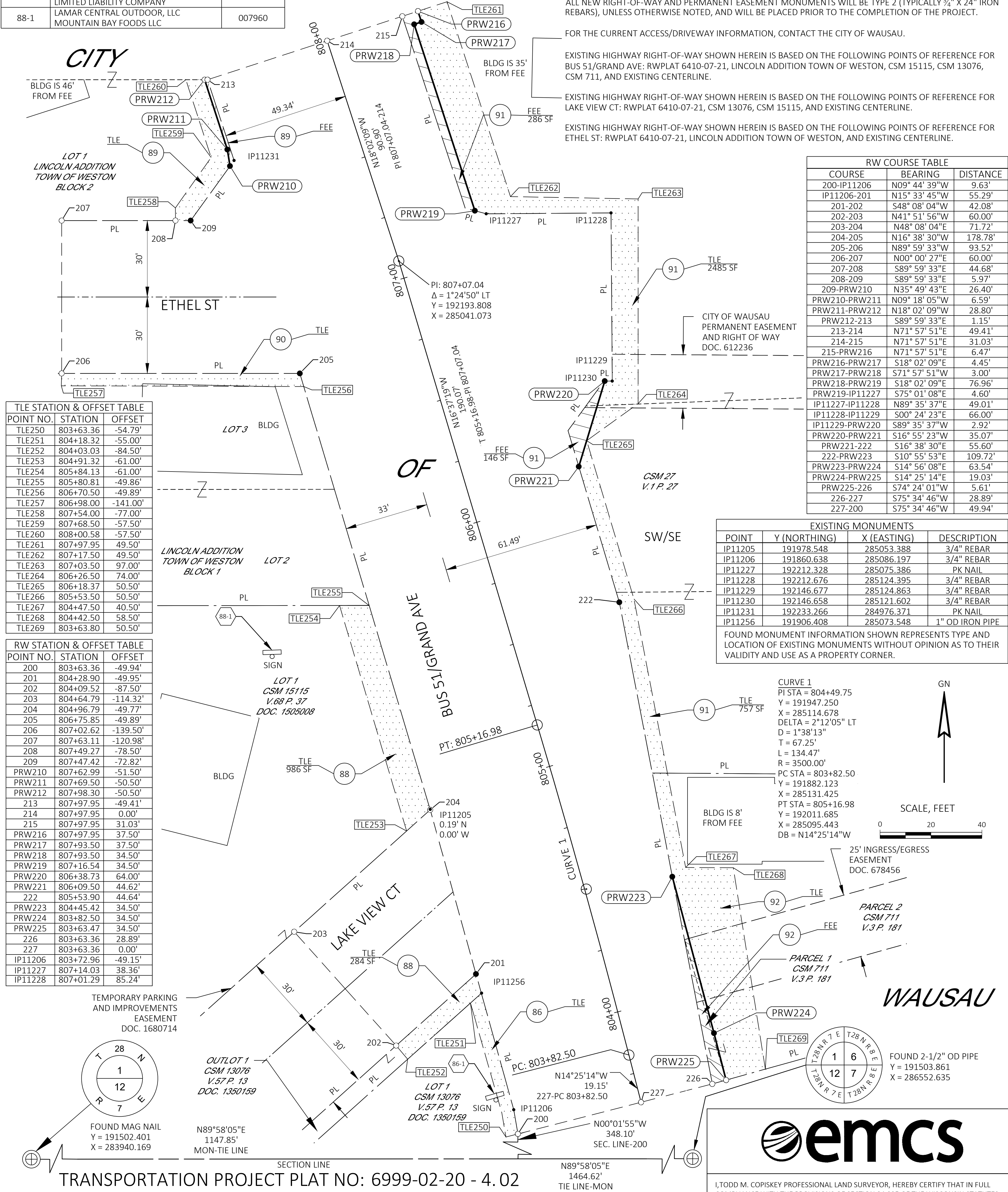
EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR BUS 51/GRAND AVE: RWPLAT 6410-07-21, LINCOLN ADDITION TOWN OF WESTON, CSM 15115, CSM 13076, CSM 711, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR LAKE VIEW CT: RWPLAT 6410-07-21, CSM 13076, CSM 15115, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR ETHEL ST: RWPLAT 6410-07-21, LINCOLN ADDITION TOWN OF WESTON, AND EXISTING CENTERLINE.



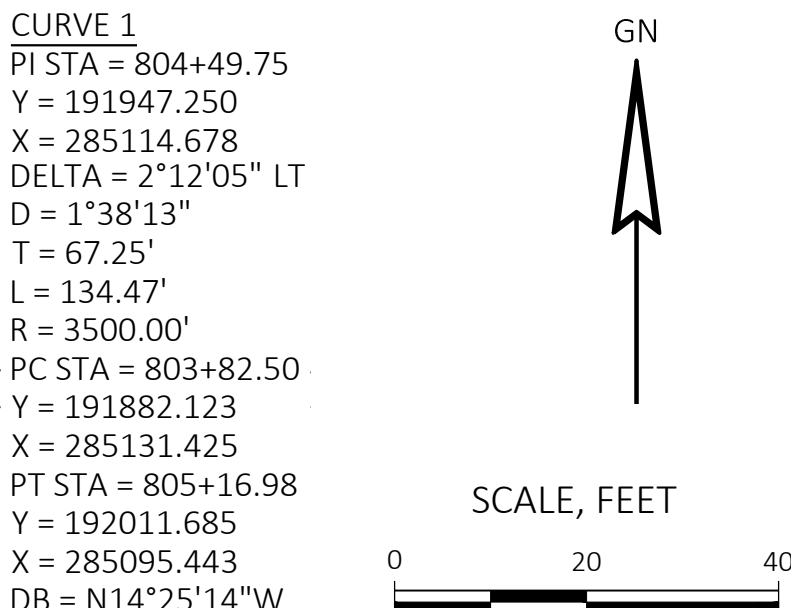
RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 6999-02-20 - 4.02



RW COURSE TABLE		
COURSE	BEARING	DISTANCE
200-IP11206	N09° 44' 39"W	9.63'
IP11206-201	N15° 33' 45"W	55.29'
201-202	S48° 08' 04"W	42.08'
202-203	N41° 51' 56"W	60.00'
203-204	N48° 08' 04"E	71.72'
204-205	N16° 38' 30"W	178.78'
205-206	N89° 59' 33"W	93.52'
206-207	N00° 00' 27"E	60.00'
207-208	S89° 59' 33"E	44.68'
208-209	S89° 59' 33"E	5.97'
209-PRW210	N35° 49' 43"E	26.40'
PRW210-PRW211	N09° 18' 05"W	6.59'
PRW211-PRW212	N18° 02' 09"W	28.80'
PRW212-213	S89° 59' 33"E	1.15'
213-214	N71° 57' 51"E	49.41'
214-215	N71° 57' 51"E	31.03'
215-PRW216	N71° 57' 51"E	6.47'
PRW216-PRW217	S18° 02' 09"E	4.45'
PRW217-PRW218	S71° 57' 51"W	3.00'
PRW218-PRW219	S18° 02' 09"E	76.96'
PRW219-IP11227	S75° 01' 08"E	4.60'
IP11227-IP11228	N89° 35' 37"E	49.01'
IP11228-IP11229	S00° 24' 23"E	66.00'
IP11229-PRW220	S89° 35' 37"W	2.92'
PRW220-PRW221	S16° 55' 23"W	35.07'
PRW221-222	S16° 38' 30"E	55.60'
222-PRW223	S10° 55' 53"E	109.72'
PRW223-PRW224	S14° 56' 08"E	63.54'
PRW224-PRW225	S14° 25' 14"E	19.03'
PRW225-226	S74° 24' 01"W	5.61'
226-227	S75° 34' 46"W	28.89'
227-200	S75° 34' 46"W	49.94'

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP11205	191978.548	285053.388	3/4" REBAR
IP11206	191860.638	285086.197	3/4" REBAR
IP11227	192212.328	285075.386	PK NAIL
IP11228	192212.676	285124.395	3/4" REBAR
IP11229	192146.677	285124.863	3/4" REBAR
IP11230	192146.658	285121.602	3/4" REBAR
IP11231	192233.266	284976.371	PK NAIL
IP11256	191906.408	285073.548	1" OD IRON PIPE

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



I, TODD M. COPISEY 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: TODD M. COPISEY
REGISTRATION NUMBER: S-3097

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

SIGNATURE: _____ DATE: _____
PRINT NAME: DOUG DINY

TRANSPORTATION PROJECT PLAT NO: 6999-02-20 - 4.02

THAT PART OF LOT 1 AND OUTLOT 1 OF CSM 13076, THAT PART OF LOT 1 OF CSM 15115, THAT PART OF CSM 27, THAT PART OF PARCEL 1 AND PARCEL 2 OF CSM 711, AND THAT PART OF LOT 1, BLOCK 2, AND LOT 3, OF BLOCK 1, OF LINCOLN ADDITION TOWN OF WESTON ALL LOCATED IN AND PART OF THE SW 1/4 OF THE SE 1/4 SECTION 1, TOWNSHIP 28 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - BUS 51, C WAUSAU - GRAND AVENUE (LAKVIEW DR TO KENT ST), 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-NAMED PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SUBSECTION 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-NAMED PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SUBSECTION 62.22, WISCONSIN STATUTES.

TRANSPORTATION PROJECT PLAT NO: 6999-02-20 - 4.03

THAT PART OF CSM 1012, THAT PART OF CSM 345, AND THAT PART OF LOT 2, BLOCK 2 OF LINCOLN ADDITION TOWN OF WESTON ALL LOCATED IN AND PART OF THE SW 1/4 OF THE SE 1/4 SECTION 1, TOWNSHIP 28 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - BUS 51, C WAUSAU - GRAND AVENUE (LAKVIEW DR TO KENT ST), 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-NAMED PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SUBSECTION 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-NAMED PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SUBSECTION 62.22, WISCONSIN STATUTES.

NOTES:

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ALL NEW RIGHT-OF-WAY AND PERMANENT EASEMENT 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.

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

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR BUS 51/GRAND AVE: RWPLAT 6410-07-21, LINCOLN ADDITION TOWN OF WESTON, CSM 345, CSM 1012, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR EAU CLAIRE BLVD: RWPLAT 6410-07-21, CSM 345, CSM 1012, AND EXISTING CENTERLINE.

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

ALL TLES ARE FOR SLOPE GRADING PURPOSES

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 OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	FEE R/W NEW	SF REQUIRED EXISTING	TLE TOTAL
89	JSP INVESTMENTS OF WAUSAU LLC, A WISCONSIN LIMITED LIABILITY COMPANY LAMAR CENTRAL OUTDOOR, LLC	FEE/TLE	59	---	59
91	GA PROPERTIES I, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AN UNDIVIDED 10% INTEREST TENANT IN COMMON; GA PROPERTIES II, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AN UNDIVIDED 40% INTEREST TENANT IN COMMON; AND GA PROPERTIES III, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AN UNDIVIDED 50% INTEREST TENANT IN COMMON.	FEE/TLE	654	---	654
93	SCF RC FUNDING IV LLC, A DELAWARE LIMITED LIABILITY COMPANY	FEE/TLE	105	---	105
94	DOLLAR LOAN CENTER WISCONSIN, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	173	---	173
96	AREA 51 REALTY, LP, A FLORIDA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 80.93069% AND 1314 DINSMORE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 19.06931%, AS TENANTS-IN-COMMON	FEE/TLE	681	---	681

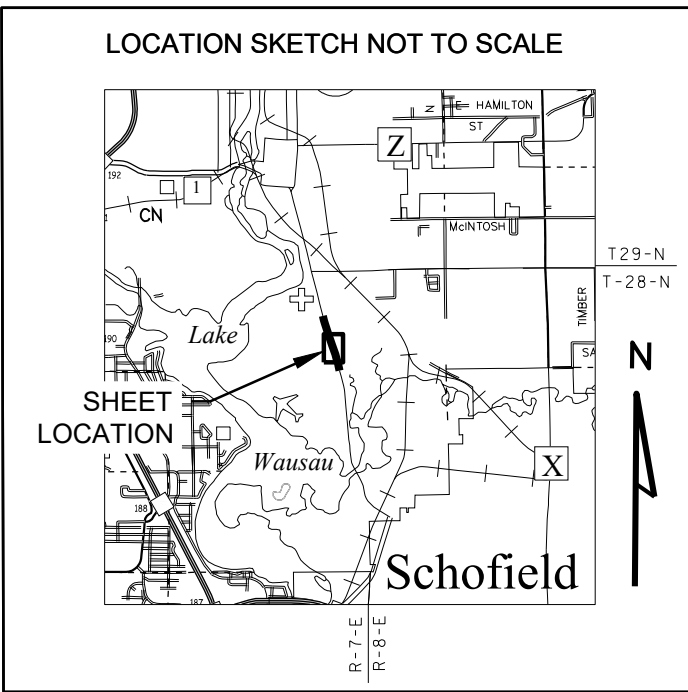
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP11148	192460.134	284987.062	CUT X
IP11181	192510.412	284872.125	CUT X
IP11185	192655.810	284936.948	CUT X
IP11186	192520.520	284967.082	CUT X
IP11232	192321.172	284947.454	PK NAIL
IP11233	192333.336	284943.453	PK NAIL
IP11234	192530.991	284878.516	PK NAIL

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

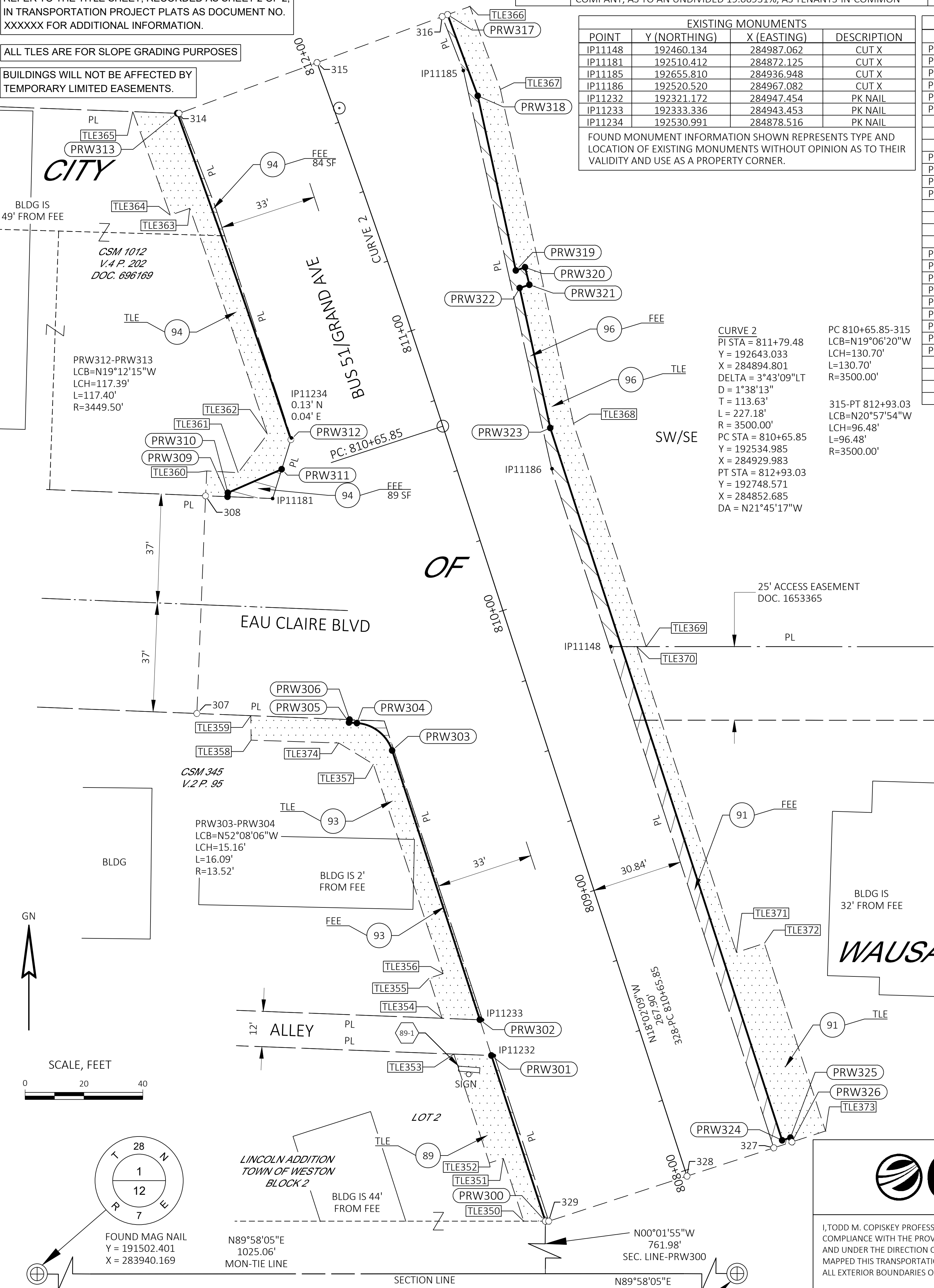
COURSE	BEARING	DISTANCE
PRW300-PRW301	N18° 02' 09"W	59.17'
PRW301-PRW302	N18° 02' 09"W	12.79'
PRW302-PRW303	N18° 02' 09"W	96.18'
PRW303-PRW304	SEE CURVE DATA	
PRW304-PRW305	N86° 14' 04"W	2.69'
PRW305-PRW306	N11° 09' 10"E	1.03'
PRW306-307	N87° 42' 37"W	51.94'
307-308	N02° 17' 23"E	74.00'
308-PRW309	S87° 42' 37"E	7.47'
PRW309-PRW310	N03° 55' 35"E	1.34'
PRW310-PRW311	N66° 26' 27"E	19.99'
PRW311-PRW312	N17° 15' 10"E	10.53'
PRW312-PRW313	SEE CURVE DATA	
PRW313-314	S87° 53' 02"E	0.60'
314-315	N69° 49' 28"E	49.94'
315-316	N69° 49' 28"E	45.33'
316-PRW317	N69° 49' 28"E	1.93'
PRW317-PRW318	S20° 24' 43"E	29.45'
PRW318-PRW319	S12° 19' 00"E	60.68'
PRW319-PRW320	N71° 16' 27"E	3.29'
PRW320-PRW321	S13° 58' 15"E	6.09'
PRW321-PRW322	S71° 22' 21"W	3.46'
PRW322-PRW323	S12° 18' 60"E	48.65'
PRW323-PRW324	S18° 02' 09"E	254.50'
PRW324-PRW325	N71° 57' 51"E	3.00'
PRW325-PRW326	S18° 02' 09"E	1.55'
PRW326-327	S71° 57' 51"W	6.47'
327-328	S71° 57' 51"W	31.03'
328-329	S71° 57' 51"W	49.41'
329-300	N89° 59' 33"W	1.15'

POINT NO.	STATION	OFFSET
PRW300	807+98.30	-50.50'
PRW301	808+57.47	-50.50'
PRW302	808+70.26	-50.50'
PRW303	809+66.45	-50.50'
PRW304	809+79.00	-59.00'
PRW305	809+80.00	-61.50'
PRW306	809+80.90	-61.00'
307	809+98.94	-109.71'
308	810+68.39	-84.00'
PRW309	810+65.74	-77.00'
PRW310	810+67.00	-76.50'
PRW311	810+68.95	-56.60'
PRW312	810+77.67	-50.50'
PRW313	811+96.78	-50.50'
314	811+96.55	-49.94'
315	811+96.55	0.00'
316	811+96.55	45.33'
PRW317	811+96.55	47.26'
PRW318	811+67.50	47.50'
PRW319	811+08.00	40.21'
PRW320	811+08.00	43.50'
PRW321	811+02.00	43.00'
PRW322	811+02.00	39.54'
PRW323	810+54.00	34.50'
PRW324	807+99.50	34.50'
PRW325	807+99.50	37.50'
PRW326	807+97.95	37.50'
327	807+97.95	31.03'
328	807+97.95	0.00'
329	807+97.95	-49.41'

POINT NO.	STATION	OFFSET
TLE350	808+00.58	-57.50'
TLE351	808+23.00	-57.50'
TLE352	808+23.00	-62.50'
TLE353	808+61.90	-62.50'
TLE354	808+74.69	-62.50'
TLE355	808+89.00	-62.50'
TLE356	808+89.00	-57.50'
TLE357	809+64.00	-58.00'
TLE358	809+84.63	-95.00'
TLE359	809+92.56	-92.50'
TLE360	810+76.50	-81.00'
TLE361	810+72.50	-71.00'
TLE362	810+82.00	-57.50'
TLE363	811+64.50	-57.50'
TLE364	811+64.50	-64.50'
TLE365	812+02.63	-64.50'
TLE366	811+96.55	55.36'
TLE367	811+67.00	55.50'
TLE368	810+53.00	42.50'
TLE369	809+73.29	42.50'
TLE370	809+74.26	39.50'
TLE371	808+65.00	39.50'
TLE372	808+65.00	49.50'
TLE373	807+97.95	49.50'
TLE374	809+74.50	-67.00'

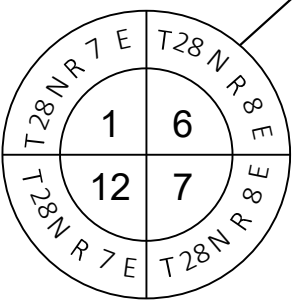


RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 6999-02-20 - 4.03



SIGN NUMBER	SIGN OWNER(S)	OASIS NUMBER
89-1	LAMAR CENTRAL OUTDOOR, LLC JSP INVESTMENTS OF WAUSAU LLC, A WISCONSIN LIMITED LIABILITY COMPANY	007961

FOUND 2-1/2" OD PIPE
Y = 191503.861
X = 286552.635



I, TODD M. COPISEY 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: TODD M. COPISEY
REGISTRATION NUMBER: S-3097

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

SIGNATURE: _____ DATE: _____
PRINT NAME: DOUG DINY

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR BUS 51/GRAND AVE: RWPLAT 6410-07-21, GREENDALE ADDITION, CSM 5174, CSM 120, AND EXISTING CENTERLINE.

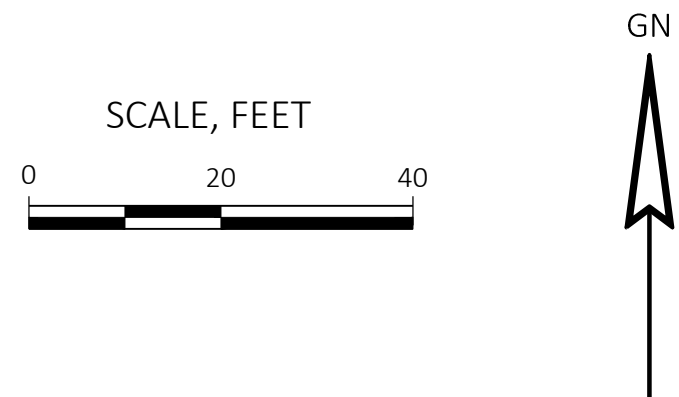
EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR WEST KENT ST: RWPLAT 6410-07-21, GREENDALE ADDITION, CSM 5174, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR EAST KENT ST: RWPLAT 6410-07-21, CSM 120, CSM 16554, AND EXISTING CENTERLINE

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

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 2 OF 2 FOR TABLES & DETAILS.



4

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 OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	FEE R/W	SF REQUIRED	TLE
			NEW	EXISTING	TOTAL
96	AREA 51 REALTY, LP, A FLORIDA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 80.93069% AND 1314 DINSMORE, LLC, A NEW YORK LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 19.06931%, AS TENANTS-IN-COMMON	FEE/TLE	781	---	781
97	CHARLES O'BRIEN AND BRENDA STIEGMAN, TENANTS IN COMMON	FEE/TLE	528	---	528
98	THE ESTATE OF LUCINDA KINLOW	FEE/TLE	81	---	81
99	STARK-2114 GRAND AVENUE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---
101	JAMES KEVIN	FEE/TLE	1028	---	1028
102	CONVERTIBLE STORE INVESTMENTS, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	137	---	137

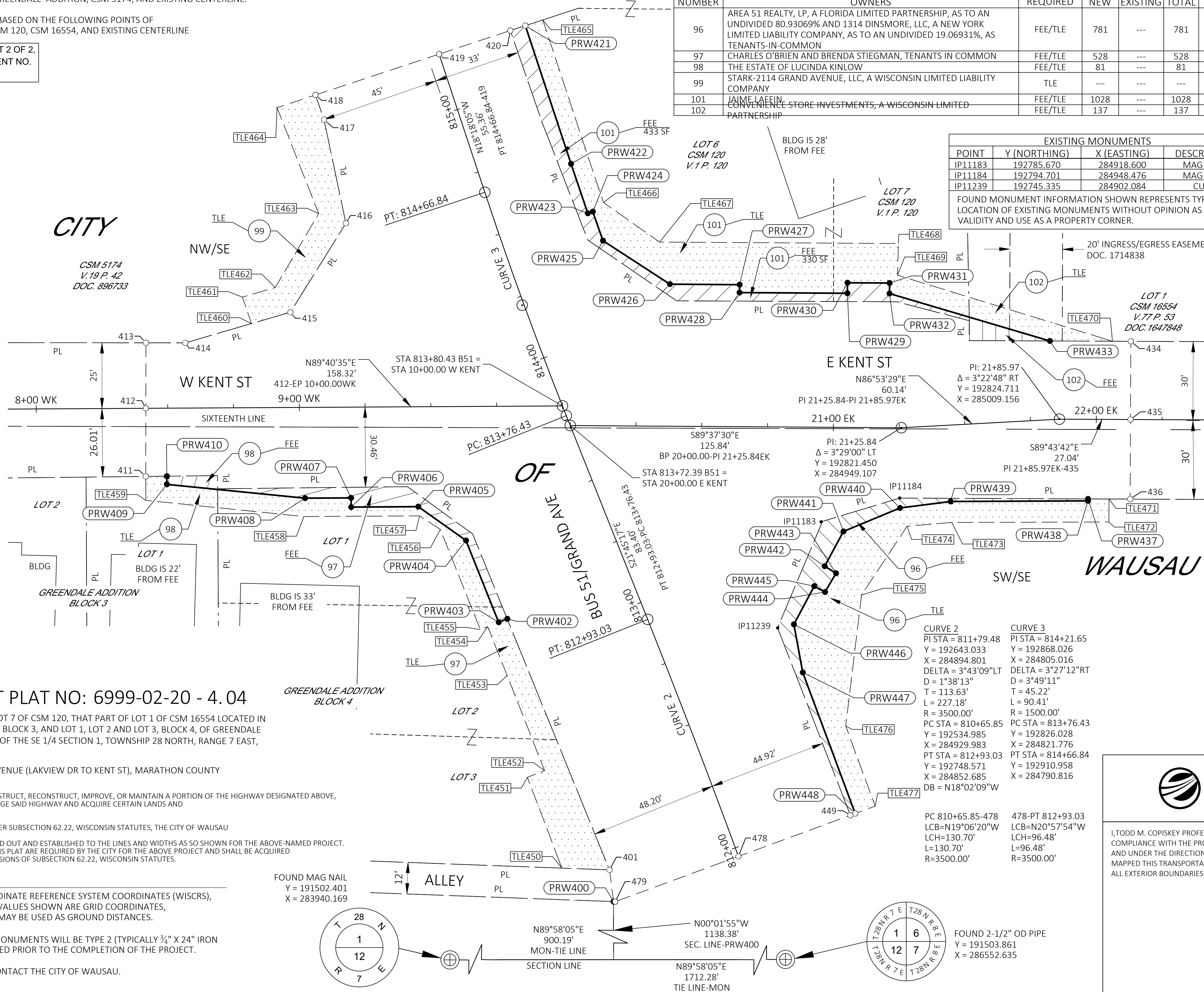
EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP11183	192785.670	284918.600	MAG SPIKE
IP11184	192794.701	284948.476	MAG SPIKE
IP11239	192745.335	284902.084	CUT X

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

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

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 6999-02-20 - 4.04

4



TRANSPORTATION PROJECT PLAT NO: 6999-02-20 - 4.04

THAT PART OF CSM 5174, THAT PART OF LOT 6 AND LOT 7 OF CSM 120, THAT PART OF LOT 1 OF CSM 16554 LOCATED IN THE NW 1/4 OF THE SE 1/4, AND THAT PART OF LOT 1, BLOCK 3, AND LOT 1, LOT 2 AND LOT 3, BLOCK 4, OF GREENDALE ADDITION, ALL LOCATED IN AND PART OF THE SW 1/4 OF THE SE 1/4 SECTION 1, TOWNSHIP 28 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - BUS 51, C WAUSAU - GRAND AVENUE (LAKVIEW DR TO KENT ST), 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-NAMED PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SUBSECTION 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-NAMED PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SUBSECTION 62.22, WISCONSIN STATUTES.

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 EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

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

FILE NAME : Y:\\$8XX\5809_5810.5700.W005_06.SP.BUS51.MRN\CADD\\$\\#####SHEETS\TPP\5809\040101-RP.DWG
APPRAISAL PLAT DATE : _____

PLOT DATE : 7/1/2026 9:04 AM

PLOT BY : DREW NELSON

PLOT NAME :

PLOT SCALE :

6999-02-20 - 4.04

TRANSPORTATION PROJECT PLAT NO: 6999-02-20 - 4.04
EXTENSION SHEET 2 OF 2

RELOCATION ORDER BUS 51, C WAUSAU - GRAND AVENUE, LAKEVIEW DR TO KENT ST., MARATHON COUNTY

NOTES:

FOR ADDITIONAL INFORMATION, REFER TO TITLE SHEET, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, IN MARATHON COUNTY, AS SHEET 2 OF 2 OF DOCUMENT NO. XXXXX

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

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
PRW400-401	N07° 15' 49"W	12.16'
401-PRW402	N22° 09' 31"W	103.04'
PRW402-PRW403	S68° 14' 43"W	3.51'
PRW403-PRW404	N21° 45' 17"W	33.50'
PRW404-PRW405	N54° 41' 02"W	22.23'
PRW405-PRW406	S89° 40' 35"W	25.50'
PRW406-PRW407	N00° 19' 25"W	3.50'
PRW407-PRW408	S89° 40' 31"W	17.50'
PRW408-PRW409	N84° 20' 34"W	52.79'
PRW409-PRW410	N00° 19' 25"W	3.13'
PRW410-411	S89° 21' 50"W	8.00'
411-412	N00° 04' 16"E	25.92'
412-413	N00° 04' 16"E	24.89'
413-414	S89° 55' 44"E	14.96'
414-415	N73° 44' 53"E	41.61'
415-416	N31° 57' 18"E	39.86'
416-417	N11° 55' 25"W	40.31'
417-418	N19° 02' 55"W	9.89'
418-419	N71° 41' 55"E	49.48'
419-420	N71° 41' 55"E	28.53'
420-PRW421	N71° 54' 44"E	5.97'
PRW421-PRW422	S18° 18' 05"E	55.34'
PRW422-PRW423	S18° 41' 23"E	19.87'
PRW423-PRW424	N70° 55' 18"E	2.00'
PRW424-PRW425	S19° 18' 27"E	11.71'
PRW425-PRW426	S56° 56' 45"E	30.34'
PRW426-PRW427	S89° 37' 30"E	26.50'
PRW427-PRW428	S00° 22' 30"W	3.00'
PRW428-PRW429	S89° 37' 30"E	41.00'
PRW429-PRW430	N00° 22' 30"E	4.00'
PRW430-PRW431	S89° 37' 30"E	16.01'
PRW431-PRW432	S00° 27' 13"W	4.00'
PRW432-PRW433	S73° 31' 40"E	63.57'
PRW433-434	S89° 45' 12"E	30.76'
434-435	S00° 14' 48"W	29.74'
435-436	S00° 14' 48"W	30.26'
436-PRW437	N89° 45' 12"W	16.03'
PRW437-PRW438	S00° 16' 18"W	0.73'
PRW438-PRW439	S89° 44' 29"W	52.22'
PRW439-PRW440	S82° 41' 07"W	19.40'
PRW440-PRW441	S67° 22' 08"W	23.27'
PRW441-PRW442	S28° 20' 35"W	15.00'
PRW442-PRW443	S57° 56' 19"E	5.07'
PRW443-PRW444	S30° 20' 02"W	8.26'
PRW444-PRW445	N61° 37' 07"W	4.66'
PRW445-PRW446	S28° 01' 52"W	16.44'
PRW446-PRW447	S10° 23' 32"E	18.59'
PRW447-PRW448	S20° 23' 36"E	57.21'
PRW448-449	S69° 49' 28"W	1.93'
449-478	S69° 49' 28"W	45.33'
478-479	S69° 49' 28"W	49.94'
479-400	N87° 53' 02"W	0.60'

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLE450	812+15.87	-64.50'
TLE451	812+53.50	-64.50'
TLE452	812+53.50	-57.50'
TLE453	812+93.03	-57.50'
TLE454	813+13.00	-57.50'
TLE455	813+13.00	-60.50'
TLE456	813+54.00	-60.50'
TLE457	9+45.50WK	41.50'
TLE458	9+01.50WK	41.50'
TLE459	8+41.50WK	35.00'
TLE460	814+48.53	-100.00'
TLE461	814+58.50	-100.00'
TLE462	814+58.00	-87.00'
TLE463	814+79.00	-62.50'
TLE464	815+22.20	-64.87'
TLE465	815+22.15	41.50'
TLE466	814+48.50	41.50'
TLE467	20+33.50EK	-70.00'
TLE468	21+28.50EK	-70.00'
TLE469	21+24.00EK	-58.00'
TLE470	22+06.00EK	-29.74'
TLE471	22+05.00EK	30.26'
TLE472	22+05.00EK	39.00'
TLE473	21+43.00EK	37.00'
TLE474	21+26.00EK	37.50'
TLE475	812+72.00	79.00'
TLE476	812+28.50	55.50'
TLE477	811+96.55	55.36'

RW STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
PRW400	811+96.78	-50.50'
401	812+08.80	-47.76'
PRW402	813+13.00	-49.49'
PRW403	813+13.00	-53.00'
PRW404	813+46.50	-53.00'
PRW405	9+45.00WK	38.00'
PRW406	9+19.50WK	38.00'
PRW407	9+19.50WK	34.50'
PRW408	9+02.00WK	34.50'
PRW409	8+49.50WK	29.00'
PRW410	8+49.50WK	25.87'
411	8+41.50WK	25.92'
412	8+41.68WK	0.00'
413	8+41.85WK	-24.89'
414	8+56.81WK	-24.79'
415	8+96.82WK	-36.21'
416	814+72.25	-53.83'
417	815+12.31	-49.35'
418	815+22.20	-49.48'
419	815+22.20	0.00'
420	815+22.20	28.53'
PRW421	815+22.18	34.50'
PRW422	814+66.84	34.50'
PRW423	814+46.50	34.50'
PRW424	814+46.50	36.50'
PRW425	814+34.50	36.50'
PRW426	20+37.50EK	-54.00'
PRW427	20+64.00EK	-54.00'
PRW428	20+64.00EK	-51.00'
PRW429	21+05.00EK	-51.00'
PRW430	21+05.00EK	-55.00'
PRW431	21+21.01EK	-55.00'
PRW432	21+21.00EK	-51.00'
PRW433	21+84.00EK	-29.90'
434	22+13.00EK	-29.74'
435	22+13.01EK	0.00'
436	22+13.03EK	30.26'
PRW437	21+97.00EK	30.27'
PRW438	21+97.00EK	31.00'
PRW439	21+43.00EK	29.00'
PRW440	21+25.50EK	30.50'
PRW441	812+96.50	81.50'
PRW442	812+87.00	70.00'
PRW443	812+83.00	73.00'
PRW444	812+78.00	66.50'
PRW445	812+81.50	63.50'
PRW446	812+71.00	51.00'
PRW447	812+53.00	47.50'
PRW448	811+96.55	47.26'
449	811+96.55	45.33'
478	811+96.55	0.00'
479	811+96.55	-49.94'

TRANSPORTATION PROJECT PLAT NO: 6999-02-20 - 4.05

THAT PART OF CSM 5174, AND THAT PART OF CSM 39, AND THAT PART OF LOT 1 OF CSM 18818 ALL LOCATED IN THE NW 1/4 OF THE SE 1/4, SECTION 1, TOWNSHIP 28 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - BUS 51, C WAUSAU - GRAND AVENUE (LAKVIEW DR TO KENT ST), 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-NAMED PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SUBSECTION 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-NAMED PROJECT.

2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SUBSECTION 62.22, WISCONSIN STATUTES.

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.

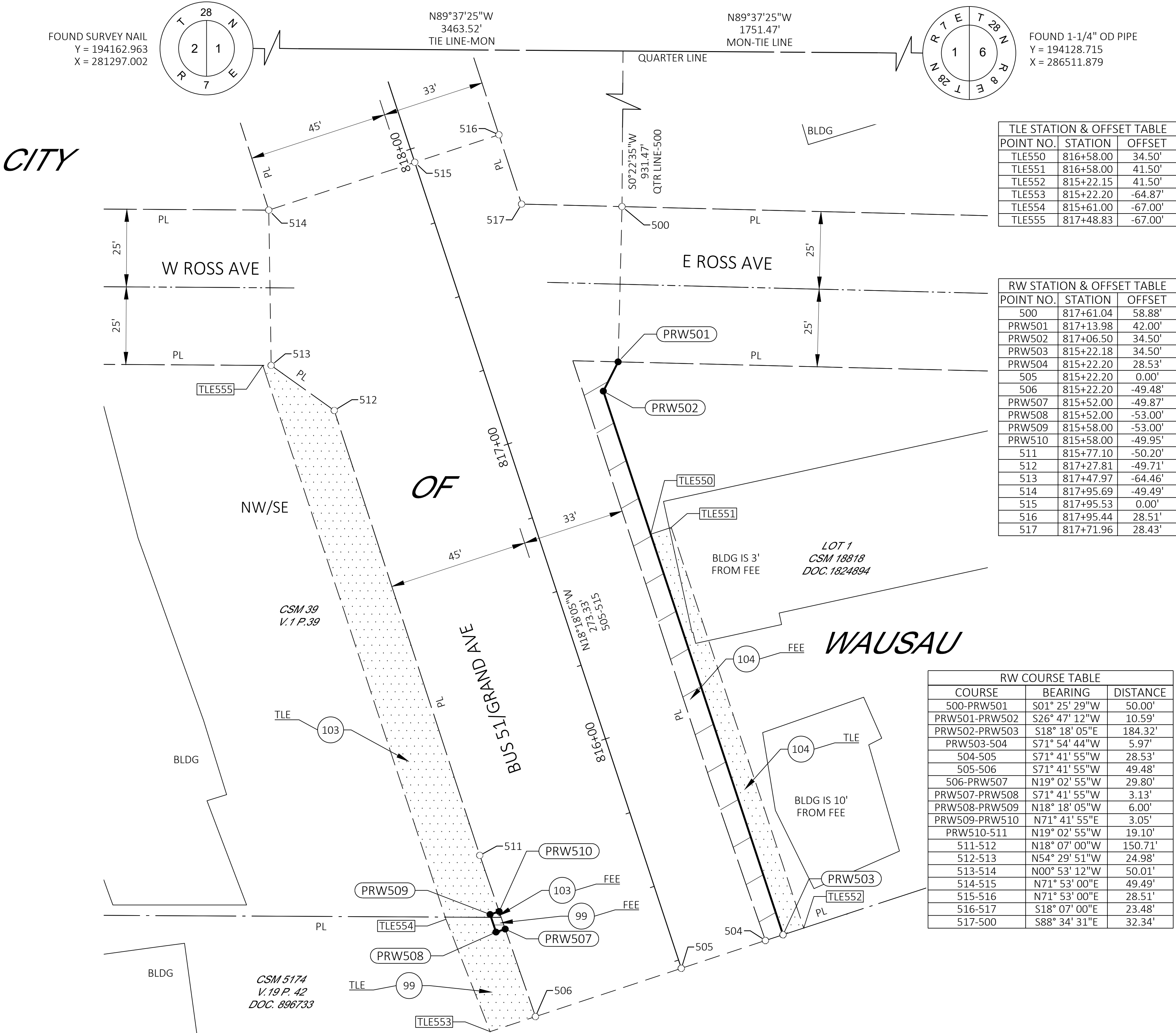
ALL NEW RIGHT-OF-WAY AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

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

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR BUS 51/GRAND AVE: RWPLAT 6410-07-21, CSM 5174, CSM 39, CSM 18818, AND EXISTING CENTERLINE.

EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR WEST ROSS ST: RWPLAT 6410-07-21, CSM 39, AND EXISTING CENTERLINE.

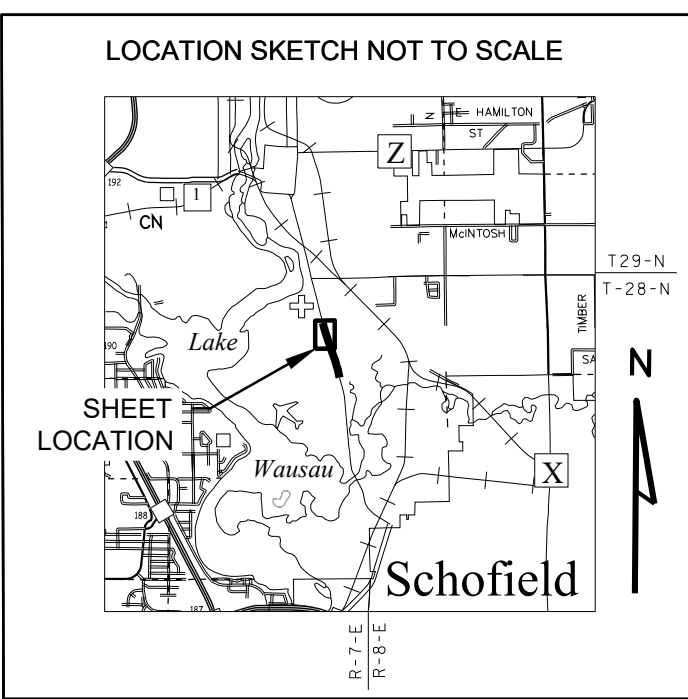
EXISTING HIGHWAY RIGHT-OF-WAY SHOWN HEREIN IS BASED ON THE FOLLOWING POINTS OF REFERENCE FOR EAST ROSS ST: RWPLAT 6410-07-21, CSM 18818, AND EXISTING CENTERLINE



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 OF WAUSAU.

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	FEE R/W SF REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
99	STARK-2114 GRAND AVENUE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	14	---	14	578
103	BFP EAST LLC	FEE/TLE	5	---	5	3074
104	EMMERICH & ASSOCIATES, INC., A WISCONSIN CORPORATION	FEE/TLE	1296	---	1296	951

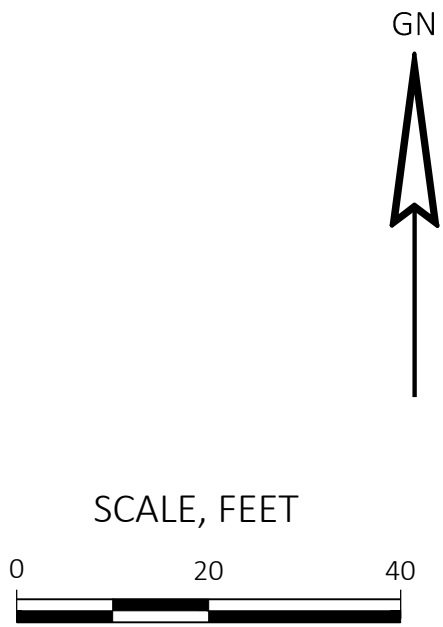


RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 6999-02-20 - 4.05

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

ALL TLES ARE FOR SLOPE GRADING PURPOSES

BUILDINGS WILL NOT BE AFFECTED BY TEMPORARY LIMITED EASEMENTS.



TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLE550	816+58.00	34.50'
TLE551	816+58.00	41.50'
TLE552	815+22.15	41.50'
TLE553	815+22.20	-64.87'
TLE554	815+61.00	-67.00'
TLE555	817+48.83	-67.00'

RW STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
500	817+61.04	58.88'
PRW501	817+13.98	42.00'
PRW502	817+06.50	34.50'
PRW503	815+22.18	34.50'
PRW504	815+22.20	28.53'
505	815+22.20	0.00'
506	815+22.20	-49.48'
PRW507	815+52.00	-49.87'
PRW508	815+52.00	-53.00'
PRW509	815+58.00	-53.00'
PRW510	815+58.00	-49.95'
511	815+77.10	-50.20'
512	817+27.81	-49.71'
513	817+47.97	-64.46'
514	817+95.69	-49.49'
515	817+95.53	0.00'
516	817+95.44	28.51'
517	817+71.96	28.43'

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
500-PRW501	S01° 25' 29"W	50.00'
PRW501-PRW502	S26° 47' 12"W	10.59'
PRW502-PRW503	S18° 18' 05"E	184.32'
PRW503-504	S71° 54' 44"W	5.97'
504-505	S71° 41' 55"W	28.53'
505-506	S71° 41' 55"W	49.48'
506-PRW507	N19° 02' 55"W	29.80'
PRW507-PRW508	S71° 41' 55"W	3.13'
PRW508-PRW509	N18° 18' 05"W	6.00'
PRW509-PRW510	N71° 41' 55"E	3.05'
PRW510-511	N19° 02' 55"W	19.10'
511-512	N18° 07' 00"W	150.71'
512-513	N54° 29' 51"W	24.98'
513-514	N00° 53' 12"W	50.01'
514-515	N71° 53' 00"E	49.49'
515-516	N71° 53' 00"E	28.51'
516-517	S18° 07' 00"E	23.48'
517-500	S88° 34' 31"E	32.34'



I, TODD M. COPISEY 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: TODD M. COPISEY
REGISTRATION NUMBER: S-3097

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

SIGNATURE: _____ DATE: _____
PRINT NAME: DOUG DINY



Memorandum

From: Brad Lenz
To: Plan Commission
Date: September 15, 2026
Subject: Historic Landmark Designation – Memorial Bridge

The Historic Preservation Commission held a public hearing in August for the designation of Memorial Bridge as a local historic landmark. The majority of the original Memorial Bridge (1928) was demolished in 1983 to make way for the current Scott Street bridge; however, a portion of the 1928 bridge was retained at the west end of the current bridge. Please see attached documentation for more information.

No one spoke in opposition to the designation of the bridge at the Historic Preservation Commission public hearing. The Commission found it to be historically significant and recommended moving forward with landmark designation.

The next step in the landmarking process is for Plan Commission to review the recommendation from the Historic Preservation Commission, and forward its own recommendation to the Common Council for consideration. Per Wausau Municipal Code 2.82.050(b)(3), the Plan Commission shall consider the following factors in formulating a recommendation:

- (A) Will the designation of the property as a landmark or historic site interfere with the orderly, coordinated, and harmonious development of the city;
- (B) Will the designation of the property as a landmark or historic site conflict with parts of the master plan, official map or redevelopment plans;
- (C) Will the designation of property as a landmark or historic site promote the general public health, safety and general welfare.

The above criteria, and the historic preservation ordinance in general, are geared more towards preservation of parcels of land (i.e., “property”) than to structures within right-of-way, as is the proposed designation. With that noted, staff does not see the proposed designation conflicting with any of the criteria. The comprehensive plan acknowledges the value of preserving the city’s history. Also, Wausau’s municipal code (2.82.010) states that it is a matter of public policy that the protection, enhancement, perpetuation and use of buildings of special architectural character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people.



Wausau Historic Preservation Commission Historic Resource Nomination Form

Return form to:
Historic Preservation Commission
407 Grant St
Wausau, WI 54403

or
wausaudevelopment@wausauwi.gov

1. Identification of Historic Resource

Resource Type (check one):

☒ Landmark ☐ Historic District

Common Name: Memorial Bridge

Historic Name (if known): Memorial Bridge

Current Use: WI Bus 51 Bridge

Location of Historic Resource

Street Address: None of record

Parcel Number(s): Project No. 6999-03-28-4.05 DOC #1688152

(complete if known, otherwise this will be completed by staff or commission members)

Legal Description (attach continuation sheets if necessary):

(complete if known, otherwise this will be completed by staff or commission members)

2. Form Prepared By

Name and Title: Blake Opal-Wahoske, Chair HPC of Wausau

Organization Represented (if applicable): HPC of Wausau

Relationship to Property (check one):

- ☐ Owner ☐ Owner Representative
☐ Community Member ☒ Preservation Commission

Address: n/a

Telephone Number: _____

Email Address: _____

3. General Historical Data

(fill out to the best of your ability)

Original Owner: City of Wausau, possibly DOT

Original Use: Bridge

Architect/Builder/Designer: _____

Architectural Style: Neoclassical-style

Date of Construction / Period of Significance: 1928-1983

Moved or Original Site: Original site

Physical Condition (excellent, good, fair, poor, deteriorated, ruins):

Deteriorated

4. Describe Present and Original Exterior Character and Features

(Use continuation sheets if necessary)

Please see attached for detailed answer.

5. Describe Significance of Property and Conformance to Designation Criteria

(Per City of Wausau Historic Preservation Ordinance) (select all that apply)

- ☒ Associated with broad patterns of cultural, political, economic, or social history.
- ☒ Associated with important persons or events in local, state, or national history.
- ☒ Distinguishing characteristics of an architectural type, period, or method of construction.
- ☐ Representative of the work of a master builder, designer, or architect.

Provide detailed explanation:

Please see attached for detailed answer.

6. Bibliographical References

Wausau Daily Herald Newspaper from 7.3.1928, 12.16.1982, 5.24.1928, 8.13.1928

Additional Information (if available)

- ☒ Site Map Attached
- ☒ Photographs Attached
- ☐ Supplemental Materials Attached

As the preparer of this document, I affirm that this nomination is complete and accurate to the best of my knowledge.

Signature: _____

Printed Name: Blake Opal-Wahoske

Date Submitted: 6.22.26

Return form to:
Historic Preservation Commission
407 Grant St
Wausau, WI 54403
or
wausaudevelopment@wausauwi.gov

Memorial Bridge HPC Local Landmark Nomination

4. Describe Present and Original Exterior Character and Features (Use continuation sheets if necessary)

Originally completed in 1928, Memorial Bridge was Wausau's first permanent reinforced concrete bridge and represented an advanced bridge design for its era. Constructed of reinforced concrete with steel reinforcement, the bridge featured multiple concrete arch spans, ornamental balustrades, decorative globe streetlights mounted on substantial concrete standards, and prominent end posts. The bridge's Classical-inspired design and architectural detailing reflected national trends in civic infrastructure during the late 1920s and was described during construction as "a piece of high-class concrete architecture." Dedicated to the World War I veterans of Marathon County, the bridge served both a practical transportation function and a commemorative civic purpose.

The majority of the bridge was removed and replaced in 1983 by the present Scott Street Bridge. Today, two sections of the original Memorial Bridge remain on the west end of the crossing, consisting of portions of the original concrete balustrades, end posts, decorative light standards, and commemorative plaque. Although weathering and deterioration are evident, these surviving features retain the character-defining elements of the original 1928 design and continue to convey the craftsmanship, appearance, and historic significance of the bridge. The remnants serve as a highly visible landmark and physical reminder of Wausau's first permanent concrete bridge and its long-standing role as a community memorial.

5. Describe Significance of Property and Conformance to Designation Criteria (Per City of Wausau Historic Preservation Ordinance) (select all that apply)

- ☒ *Associated with broad patterns of cultural, political, economic, or social history.*
- ☒ *Associated with important persons or events in local, state, or national history.*
- ☒ *Distinguishing characteristics of an architectural type, period, or method of construction.*
- ☐ *Representative of the work of a master builder, designer, or architect.*

Provide detailed explanation:

Memorial Bridge is significant for its association with the transportation and civic development of Wausau during the early twentieth century. Constructed between 1926 and 1928, the bridge replaced the deteriorating "High Bridge" and was designed to accommodate the rapidly increasing automobile traffic of the era. As Wausau's first permanent reinforced concrete bridge, it represented a major public infrastructure investment jointly funded by the City of Wausau, Marathon County, and the State of Wisconsin. The bridge connected the east and west sides of the city for more than fifty-five years and reflected broader patterns of urban growth, modernization, and public works development occurring throughout Wisconsin and the nation during the 1920s.

The property is also significant for its association with the commemoration of World War I veterans. Throughout the planning and construction process, members of the American Legion advocated for the bridge to serve as a memorial to Marathon County residents who served and died during the First World War. Their efforts culminated in the official dedication of the structure as Memorial Bridge in August 1928 during the Wisconsin American Legion Convention held in Wausau. The bridge dedication was part of a larger civic celebration that included a visit by President Calvin Coolidge, who crossed the newly completed bridge while attending convention events. The bridge remains one of the community's most visible surviving memorials associated with the generation that emerged from World War I and sought to commemorate its sacrifices through public monuments and civic infrastructure.

Architecturally, the surviving sections embody the distinctive characteristics of early twentieth-century reinforced concrete bridge design. The original structure featured concrete arch spans, ornamental balustrades, decorative globe light standards, and Classical-inspired detailing commonly employed on civic infrastructure projects of the period. Although most of the bridge was removed in 1983, the remaining balustrades, end posts, and light standards retain sufficient integrity to illustrate the design, materials, workmanship, and aesthetic qualities that characterized the original structure. These surviving elements provide a rare and tangible example of the architectural treatment applied to public infrastructure during a transformative period in Wausau's history and continue to communicate the bridge's historic and commemorative significance.





PROGRESS SLOW—The work of placing the ornamental railing on the new high bridge is apparently progressing slowly, but gradually it is taking form and it is now possible to see something of the graceful beauty the structure will have when completed. There is much other work also, to be finished, including the laying of the concrete approaches, and it will be quite a while before the bridge will be opened to traffic.

HIGH BRIDGE OPEN—The new high bridge was opened to traffic this morning at 8:00 o'clock and within a few hours drivers were showing a decided preference for travel over the structure rather than over the slough bridge. The new bridge is a handsome structure built in a graceful curve, and the wide roadway is appreciated by drivers.

COMMON COUNCIL—There will

Wausau Post Holds Dedication Service "Memorial Bridge"

Commander Megan and
State Commander Schneller
Speak at Brief Ceremony

Attended by several hundred persons, many of whom were prominent in state Legion circles, the newly constructed bridge at the west end of Scott street, formerly known as the high bridge, was dedicated late yesterday afternoon and it will hereafter be known as "Memorial" bridge.

Commander Paul J. Megan of the local post opened the ceremony with a few brief remarks, telling those present why the bridge was to be dedicated and for what purpose. He said that to honor those persons who gave their lives for their country was a fitting ceremony and in no better way could this be done than to dedicate to them the newest bridge in the city, a monument of concrete and steel.

The Rev. L. M. Schorn of Wausau, chaplain of the state department, offered the prayer and he was followed on the program by Colonel Frank J. Schneller of Neenah, commander of the Wisconsin department of the Legion.

Colonel Schneller said that no dedication ceremony was more fitting to the occasion than this in which an avenue for traffic, thoroughfare which shows the progress of the city of Wausau, is dedicated to those from the county who gave their lives during the war. He said many structures have been dedicated to victory, to individuals and to battles, but the dedicating of a bridge over which the traffic travels day in and day out all the year, is by far a better memorial to those soldiers and sailors who died as a result of their activities during the war.

On the bronze plaque laid on the north railing of the bridge and at the center of the structure were the words: "Memorial Bridge. This bridge was dedicated by Talbot Montgomery post No. 10 of the American Legion in honor of the soldiers and sailors of Marathon county who gave their lives in defense of their country."

For two years a committee of the local post had been working to secure the privilege to name the bridge and to dedicate it in this manner and it was only recently that the state highway commission granted the post this honor. The post started to work on the project when it was first made known that a new bridge would be constructed at the end of Scott street to replace the old bridge which had been condemned.

Good evening

MEMORIAL BRIDGE

THIS TABLET ERECTED BY THE TALBOT MONTGOMERY POST NO. 10 OF THE AMERICAN LEGION IN MEMORY OF THE SOLDIERS AND SAILORS OF MARATHON COUNTY, WISCONSIN, WHO GAVE THEIR LIVES IN DEFENSE OF THEIR COUNTRY

The Scott Street Bridge is actually Memorial Bridge, a structure dedicated in 1928 to Marathon County servicemen who lost their lives. This plaque had been affixed to the bridge ever since it was built. With the bridge awaiting demolition, the plaque has been removed and there is some talk of putting it back near the new bridge when it's completed in August 1983. A story about the Wausau landmark is in today's Focus.

—Photo by Bob Radunz

WENMORIAL BRIDGE

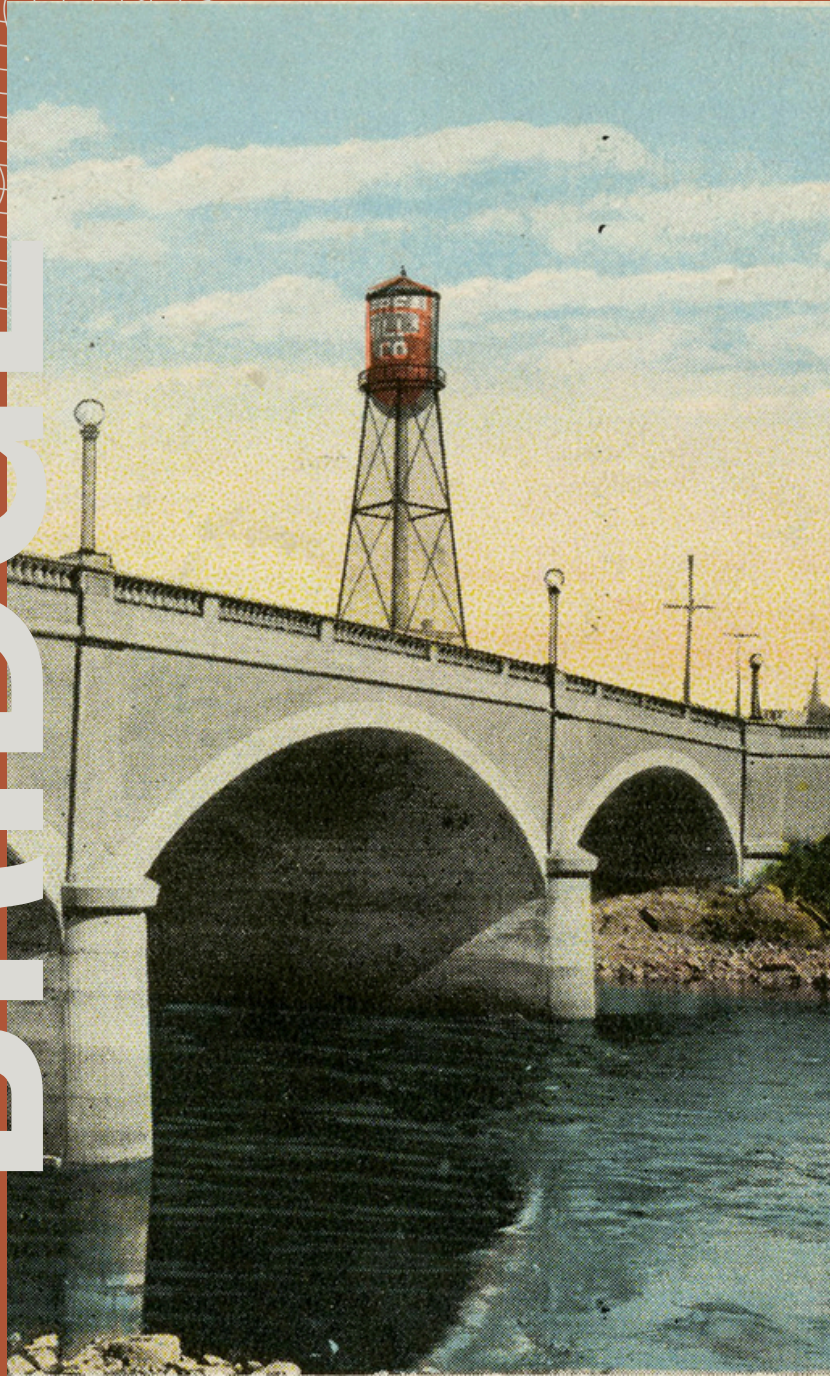
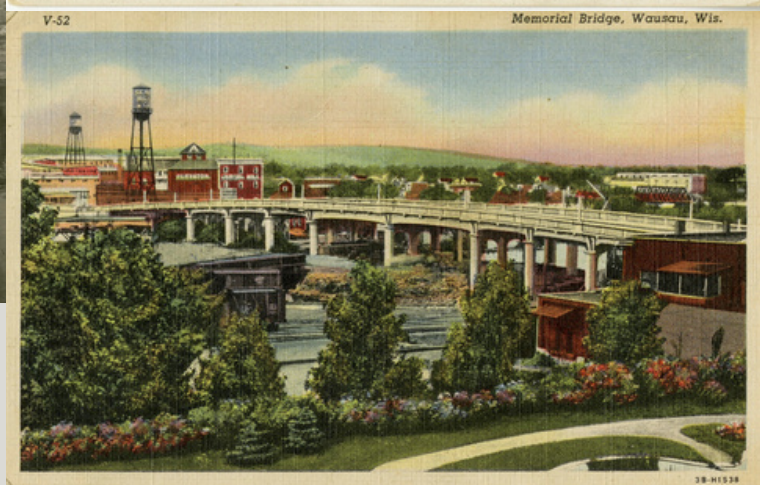
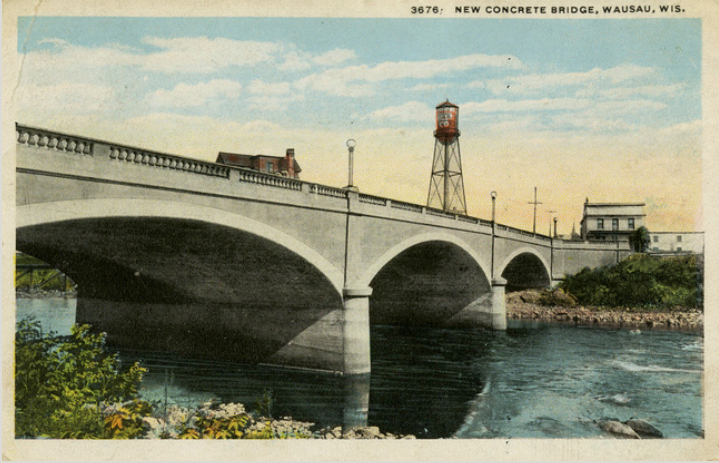


Photo References



Quick Facts

Thousands attended the dedication of Memorial Bridge when it opened. It was constructed of 4,100 yards of concrete, and feature 1,017 ornate ballisters and globe street lights. The four pervious bridges were constructed of wood. All that remains of the bridge today are the two sections on the west end of Scott Street Bridge. The memorial bridge connected residents and visitors for 55 years.



Built in 1928



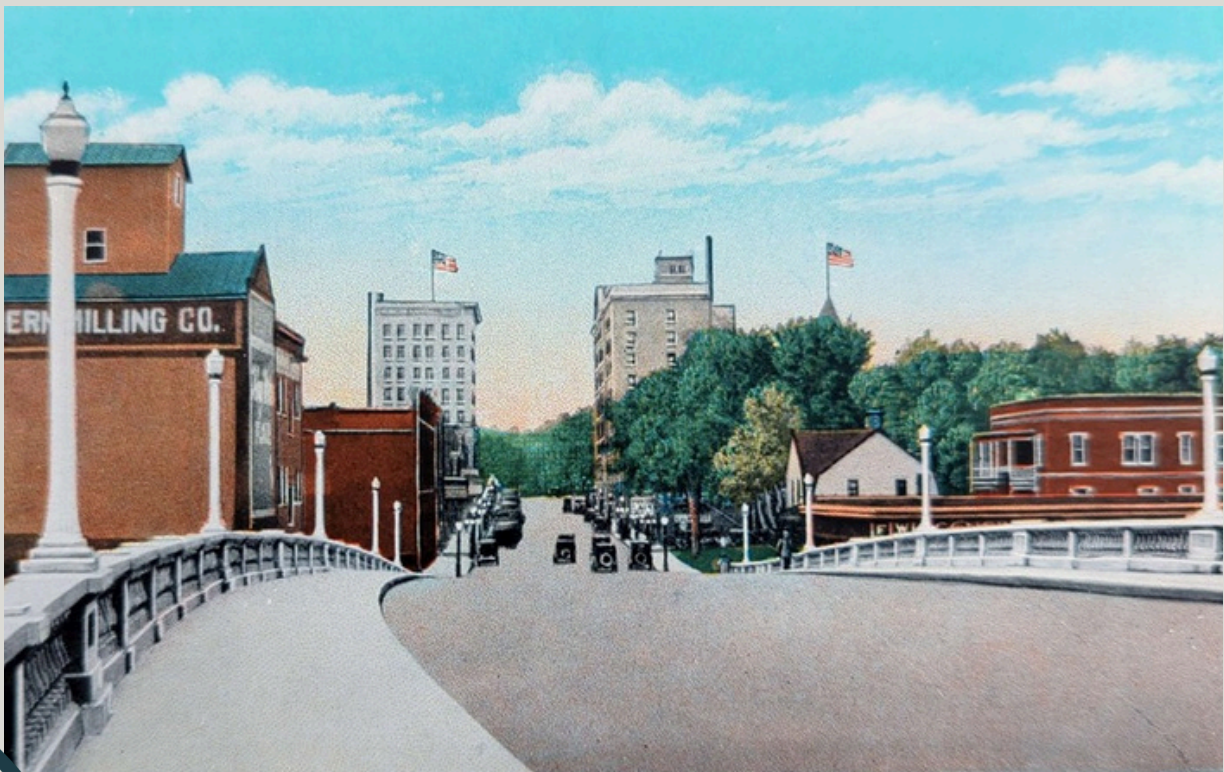
**Dedicated to
World War I
Veterans of
Marathon County**



**1st Permanent
Concrete Bridge in
Wausau**

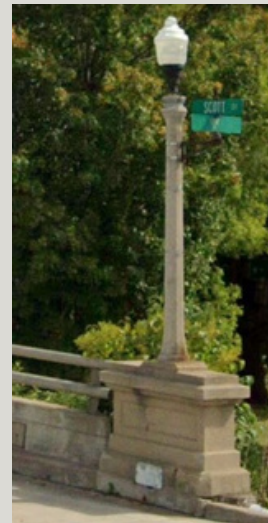


Replaced in 1983



What Remains Today

Today, what remains of the bridge are two sections of the balusters and two light posts. It was rededicated in 2021 by the American Legion Post 10. However, the condition of these original architectural elements is deteriorating and requires restoration. Preserving historic public infrastructure such as bridges safeguards the craftsmanship, engineering, and community stories that connect generations while maintaining visible links to our shared past.





Planning, Community and Economic Development

Date: September 15, 2026

To: Plan Commission

From: Carrie Edmondson, AICP, Assistant City Planner

RE: Comprehensive Plan Chapter 2 – Natural Resources

The Comprehensive Plan update remains on schedule with some minor adjustments primarily related to public participation timing. Our main objective is to gather public feedback early in the process to ensure that our plan and resulting goals and objectives are informed by community input.

Chapter 2 Natural Resources has undergone substantial revisions since the last update. New sections have been added covering urban forestry and vegetation, environmental corridors, green infrastructure, and climate change. Groundwater has been addressed in this chapter, while municipal water services will be discussed in Chapter 5 Utilities and Community Facilities. Goals and objectives have also been updated to reflect current conditions and priorities.

The Parks Committee reviewed this chapter at their regular September meeting, and their feedback has been incorporated. The chapter is now before the Plan Commission for comments and further input.

DRAFT

Planning Activity		Spring 2026	Summer 2026	Fall 2026	Winter 2026-2027	Spring 2027	Summer 2027	Fall 2027	Winter 2027-2028
Draft 1 Chapters and Maps Reviewed by Plan Commission	1. Issues & Opportunities								
	2. Natural Resources								
	3. Housing								
	4. Transportation								
	5. Utilities & Community Facilities								
	6. Economic Development								
	7. Downtown								
	8. Cultural Resources								
	9. Land Use								
	10. Intergovernmental Cooperation								
	11. Implementation								
Final Draft	All Chapters and Maps								
Public Participation	Adopt Public Participation Plan								
	Public Survey								
	Meeting-in-a-Box/Pop-ups								
	Stakeholder Interviews								
	Focus Groups								
	Public Participation Summary								
Adoption	Plan Commission Resolution								
	Public Hearing/Notifications								
	City Council Adoption								
	Final Plan Distribution								

Chapter 2 Natural Resources

Sustainable land use patterns that protect natural resources are necessary for the environmental health of the City. The conservation and sustainable use of natural resources are fundamental to maintaining the quality of the environment, achieving strong and stable physical and economic development, promoting health of residents, and preserving community identity. Implementation of this chapter will maintain the quality of the environment and preserve the City's natural beauty.



This chapter presents basic inventory information regarding existing natural resources, grouped by land, water, and biological, current issues, and numerous policies.

Previous Plans

It is important to understand that natural resource features do not follow community boundaries; therefore, it is important to consider their patterns and inter-relationships on a broader scale. Further, many of the programs for protecting or mitigating impacts on natural resources are administered at the County, State or Federal level.

These plans were prepared specifically to address the protection and management of natural resources

Marathon County Land and Water Resource Management Plan 2021-2030

The Marathon County Land and Water Resource Management Plan outlines a comprehensive strategy for the implementation of soil and water conservation in Marathon County. The Land Conservation and Zoning Committee identified the following long-term goals for natural resource protection efforts in Marathon County:

1. Land resources are improved and protected county-wide.
2. Surface water quality is improved and protected.
3. Groundwater quality and quantity is improved and protected.
4. Actively educate and engage all community stakeholders to develop an understanding of land, surface water, and groundwater quality concerns.

The plan was developed with the assistance of partner agencies, including the Wisconsin Department of Agriculture, Trade and Consumer Protection, Wisconsin Department of Natural Resources, and Extension-University of Wisconsin-Madison.

Marathon County Groundwater Protection Guide 2001

This guide is an extension of the efforts established with adoption of the Marathon County Groundwater Plan in 1988. It is intended to guide local and County officials in setting policy. It also serves as a resource of information about groundwater and other natural resources and recommends strategies to address issues related to groundwater protection.

City of Wausau Wellhead Protection Plan 1997

The City requires all development in the City of Wausau to be served by public water connections. The wellhead protection plan encourages environmentally safe land uses near well recharge areas. Currently, there are 4 wells located on the north side of the city west of the Wisconsin River and a fifth well is located on the east side of the river. The wellhead protection area is divided into Zone A nearest to the well and Zone B where contamination would take more than 5 years to reach the wells. The Wausau City Wellhead Protection Ordinance provides restrictions for commercial development in the wellhead protection area to discourage businesses that are likely to cause groundwater contamination from locating there.

City of Wausau Sewer Service Area Plan 2018

All development in the City of Wausau is required to be served by the City's public sewer. The purpose of the SSA plan was to establish a sewer service boundary for the Wausau Urban Area. This boundary sets the maximum limit for the extension of sanitary sewer services in a cost effective, environmentally sound manner through the year 2040. Property located within the sewer service boundary line is eligible to receive sanitary sewer service during the planning period; any property lying outside this sewer service area boundary would not be eligible to receive this utility service unless the boundary were amended. Thus, the sewer service boundary also functions as a community growth boundary for Wausau since all development in the City must have sanitary sewer service. Several other communities were included in this planning process.

NCWRPC Regional Comprehensive Plan 2025

This regional plan for the 10-county North Central Wisconsin region identifies natural resources as both enhancing the local quality of life but also as an economic development tool as outdoor recreation attracts workers to the region.

Outdoor Recreation Plans

The City, County, and State all have Outdoor Recreation Plans that guide the development of parks and open space in Wausau. These are discussed in Chapter 5: Utilities and Community Facilities.

River Edge Parkway Master Plan 2020

This plan, which is still being implemented, has led to the development of a continuous bicycle-pedestrian trail along the east and west sides of the Wisconsin River.

This plan focuses on improving public access to the Wisconsin River. The plan focuses on development of the River Edge Parkway, which is intended to physically link the parks located along the river; improve pedestrian and bicycle transportation facilities; and enhance recreational opportunities. This plan's recommendation for a trail system along the river is still being implemented.

City Affiliations

Green Tier Legacy Community (2020 to present)

WDNR has designated the City as a Wisconsin Green Tier Legacy Community (GTLC). This award reflects the City's commitment to sustainable and resilient development. It also gives the City several benefits, such as improving its chances of receiving grant funding, access to collaborative learning and resource sharing opportunities, and technical support.

Wisconsin Local Government Climate Coalition (WLGCC)

The City is a member of the Wisconsin Local Government Climate Coalition (WLGCC), a nonprofit organization that communicates strategies for municipalities to approach decarbonization, address climate change, and benefit from the clean energy economy. The designations, awards, and memberships that the City has acquired require recertification and continued commitment to the practices established for each designation.

Land Resources

The City land area is about 13,000 acres. Much of that is devoted to uses, such as residential, roadways, water, commercial and industrial areas. However, there are substantial areas that are open or wooded within the City. See the Natural Resources Map.

The topography in the City of Wausau varies from nearly level to quite steep. Much of the area immediately adjacent to the Wisconsin River is extremely flat. This flat topography has helped support high-density residential and commercial development on relatively small parcels of land. On the east side of the river, a hill and valley topography becomes evident several thousand feet east of the river. The valleys tend to be oriented in an east-west direction and are defined by small streams that originate only a few miles east of the City limits in the Town of Wausau. On either side of these intermittent streams are relatively steep-sloped hills that terminate in fairly flat, high plateau areas. Several of the arterial streets that carry traffic east of the City, including Town Line Road, McIntosh Street, Franklin Street and Wausau Avenue, are constructed on top of these plateau areas.

On the west side of the Wisconsin River, the general topographic conditions are quite different than on the east side. While the area adjacent to the Wisconsin River is quite flat for a considerable distance west of the river, the streams and steep hill and valley topography are not nearly as pronounced. The principal topographic feature on the west side of Wausau is a large, steep hill located between Bridge Street and Stewart Avenue that rises in elevation west of Fourth Avenue. Much of the topography near the Big Rib and Little Rib Rivers is also relatively flat. Farther from these rivers, hilly topography is encountered and the prospect of finding bedrock near the surface increases.

Soil Types

As shown on Map X, there are generally two types of soils in the Wausau area that were formed because of the last glacial period. These include upland soils that are dominantly stratified drift (Mahtomedi-Fordum-Sturgeon soil association) and upland soils over bedrock (Fenwood-Rietbrock-Rozellville soil association). Within these two general soil associations are several types of soils with differing physical characteristics regarding depth to groundwater, flooding, depth to bedrock, slope, and presence of stones. These physical characteristics affect the suitability of the soil for certain types of urban development.

Several soils in the Wausau area are characterized by large stones and rock outcrops, which can present problems when developing the land. Large stones can be removed by bulldozing, but rock outcrops must be either designed around or removed by blasting which will increase development costs significantly.

Prime Farm Soils

The United States Department of Agriculture (USDA) classifies soils based on their suitability for growing crops. Class 1 soils are best for growing all crops, and Class 2 soils are also highly suitable yet more prone to wetness than Class 1 soils. Given these characteristics, Class 1 and Class 2 soils are referred to as prime soils, and they can be found in the east and northwest sides of the City as well as along the Wisconsin River. The Marathon County Cropland Evaluation System (CES) a soil rating method used in local comprehensive planning and zoning based on these characteristics.

Brownfields

Some soils are contaminated due to current or previous land use activities that occurred on them. Since soil remediation funding is typically tied to site reuse and redevelopment, this topic is explained in detail in Chapter 6: Economic Development.

Soil Limitations for Development

The presence of groundwater can affect site suitability for development. It is common for groundwater to be less than one foot from the soil's surface near surface water bodies and within wetlands and floodplains. These areas do not support development and are prone to flooding. When groundwater is found three to six feet underground

can also have issues with flooding and wetness, but draining and filling these areas can sometimes make them more developable. But the need for these modifications, along with possible flooding, settling, and the resulting foundation cracks can make these areas cost-prohibitive to develop.

Frost-heave is also common in areas with a high water table, which increases road construction and maintenance costs. It also increases costs and maintenance issues with public water and sewer pipes. Additionally, perched water tables can be found in Wausau. These occur where a layer of clay or other impervious material restricts the downward movement of water and creates a saturated area above the normal water table. Seasonally, this may create wetness problems if those areas are developed. In addition, in areas of steep slopes, a perched water table can be exposed to create seepage, an area where water continually flows from the surface, similar to a spring.

Soils will also vary according to depth to bedrock. A depth to bedrock of 60 inches or more has only slight limitations to urban development. Soils with a depth to bedrock of less than 60 inches pose problems in terms of development, especially in areas of steep slopes. Shallow depths to bedrock are common in the upland soils in Wausau, particularly along the eastern City limits and north of the Wausau Aspirus Hospital complex. Generally, most of these soils average a depth to bedrock between 42 and 48 inches. The bedrock is typically fractured igneous and metamorphic rock.

Soils that are shallow to bedrock are unsuitable for septic systems because the soil depth is inadequate for absorption fields. Although Wausau is served by public sewer and water, there may be older residences built over shallow bedrock with failing septic systems in areas contiguous to the City. Additionally, shallow bedrock poses the same frost heave risks that shallow depth to groundwater does. Finally, shallow bedrock and steep slopes increase development costs and limit development configurations due to the high cost of excavating and/or filling to work around the bedrock and/or slopes.



Topographical Limitations for Development

As shown on Map X there are several steep, hilly areas within and adjacent to the City that are likely to remain undeveloped due to the high costs of constructing public and private improvements in these areas. Elevations range from 1,160 feet above sea level on the shores of Lake Wausau to approximately 1,500 feet above sea level near the intersection of West Wausau Avenue and 28th Avenue. High construction costs can be encountered when developing in these steep slope areas. Development in such areas increases stormwater runoff and erosion.

Structures and parking lots constructed on areas with steep slopes or shallow to bedrock are subject to slippage without proper engineering. Retaining walls can be used to mitigate this issue, but they are costly and can crack or shift over time. Disturbing vegetation on steep slopes also increases erosion and stormwater runoff, affecting water quality and drainage patterns. In summary, Wausau's steep slopes and presence of shallow bedrock restrict the ability to create cost-effective, structurally sound development in many locations.

Special consideration must be given to the design of streets so that the grade follows the contours as closely as possible. Where the grade does not follow contours, streets must be shaped by cutting and filling, a costly construction method. Snow removal and salting must also be given a higher priority on roads with steeper grades, especially those with a north-facing exposure.

The relatively steep hill-and-valley topography in the Wausau area has limited the development of a north-south arterial street that would extend from Town Line Road (CTH N) north to Evergreen Road. A planning and engineering study completed for a Grand Avenue alternative route concluded that, due the topographic conditions, the 41st Street/Camp Phillips Road (CTH X) corridor is the nearest opportunity for an arterial street in this area which would connect Town Line Road to Evergreen Road.

Installation of public services in areas of steep slopes is usually more costly than in flatter terrain. Depending upon the direction of slope and the elevation, sanitary sewer lift stations and water reservoirs or booster stations may be required. In addition, more manholes in the sanitary sewer system are generally required on steep slopes.

Water Resources

The City of Wausau and Marathon County area contain abundant surface water and groundwater resources. The City lies at the intersection of the Big Rib River, Little Rib River, Wisconsin River, and Eau Claire River, which also form two reservoirs south of the City, Lake Wausau and Eau Claire Flowage. It is important to consider that water resources transcend municipal boundaries and that the City can be impacted by activities that occur upstream along these rivers. Surface waters are also connected to the City's groundwater supply, making them vulnerable to contamination. Protecting these resources ensures that the City has access to reliable, safe drinking water in the future. It also maintains the City's abundant water-based recreation opportunities that contribute to the local economy and overall quality of life.

This Chapter describes the ongoing efforts in place that maintain and improve the City's groundwater and surface water quality. Wisconsin has programs in place to control point-source pollution, such as an industrial discharge pipe, as well as non-point source pollution, which includes animal waste and pesticides in farm runoff, urban runoff, and failing septic systems. Stormwater control and wastewater treatment are described in detail in Chapter 5: Utilities and Community Facilities.

Groundwater

Depth to groundwater varies throughout the City. Sand and gravel aquifers adjacent to the Wisconsin River provide an abundant and easily accessible drinking water supply. The shallow depth to water and permeable soils also make the water supply susceptible to contamination and necessitate the responsible use of potential contaminants. The City's wellhead protection regulations that minimize the ability of pollutants to enter areas where groundwater is pumped are described in detail in Chapter 5: Utilities and Community Facilities.

Streams/Rivers

The Wisconsin River is the most significant natural resource in the City of Wausau. It bisects the City, resulting in a large amount of riverfront property in both public and private ownership. Between the confluence of the Wisconsin and Big Rib Rivers and the dam in Rothschild, the river widens to form Lake Wausau. The Big Rib River flows along the southern edge of the City's western panhandle and enters the Wisconsin River at the north end of Lake Wausau, which forms the southern boundary of the City. The Little Rib River flows through the "panhandle" area before entering the Big Rib River. On the north end of the City, Moore Creek flows through Tribute Golf Course before entering the Wisconsin River. The Eau Claire River and Eau Claire Flowage border the City's southeastern

edge, and it eventually meets the Wisconsin River in the City of Schofield. Streams and rivers in the City are shown on Map X.

In summary, threats to these bodies of water include nitrates, pesticides, bacteria, high biochemical oxygen demand (BOD), and erosion due to upstream conditions such as poor agricultural practices. Within the City of Wausau, legacy industrial contamination and nonpoint source pollution from runoff over impervious surfaces are the main threats. For example, garbage, road salt, oils, automotive fluids, brake dust, and other substances that accumulate on roads can be carried into waterways by heavy rains. Additionally, soils that erode during heavy rainfall contain nitrates, phosphorous, fertilizers and other nutrient sources that contribute to algae blooms. Therefore, it is essential to not only implement erosion control measures during construction projects but also continue to enforce stormwater management practices, which are described below.

The impact road salt has on water is a growing concern. Salts can be washed over land or through groundwater into nearby surface water and can remain in soil and groundwater for decades. Increases in sodium and chloride can also increase mobilization of heavy metals in soil along major highways. Groundwater contamination can also negatively affect well water taste in areas with heavy salt concentrations.

In lakes and streams, salty water is dense and sinks into pockets in the substrate, preventing it from mixing and diluting. The result is that this colder water, which many fish and aquatic organisms depend on for wildlife habitat, becomes deoxygenated. Even at moderate levels, road deicing agents can enter wetlands and effect amphibian health and reproduction and alter wetland food webs. Native plants in wetlands are also impacted by salt, making it easier for invasive species to spread.

In summary, salt impacts a wetland's habitat quality and ability to protect groundwater quality. Finally, vegetation along highways where salt is applied is more likely to experience insects, pathogens, and other diseases because the salt can become airborne when applied. This makes them less likely to withstand harsh winter conditions, and it makes it easier for salt tolerant invasives to take over plant communities. To mitigate these concerns, Wisconsin Salt Wise is an organization that provides resources that help communities manage salt application, which can save money while reducing environmental impact.

Outstanding Resource Waters (ORW) and Exceptional Resource Waters (ERW) designations are derived from an amendment to the U.S. Clean Water Act, which directed states to identify waters that were largely unaffected by pollution and should remain that way. States were required to develop anti-degradation policies to protect these waters from pollution. There are no designated ORW or ERW in the City of Wausau.

Stormwater Management

Topography influences the rate of stormwater runoff. Care must be taken to ensure that development in steep areas does not result in downstream flooding. This is especially true on the east side of Wausau where most of the downstream property close to the Wisconsin River has been completely developed. As construction activities have proceeded upstream and onto the adjacent hillsides, existing storm sewers in some portions of the City have reached their capacity and are no longer capable of accommodating additional runoff. Thus, the frequency of flooding in certain drainage basins has increased dramatically.

Where down slope storm water drainage is a concern, keeping development relatively low density and/or maintaining a natural conservancy area will maximize runoff infiltration and help protect other property in the watershed from flooding. The utilization of green infrastructure could also alleviate these concerns. Regardless of the existing conditions in the watershed, stormwater management practices need to be incorporated into all development to reduce runoff and help improve water quality. Stormwater management is further discussed in Chapter 5 in this plan.

Floodplain

Floodplains consist of land likely to be covered by floodwater during the regional (100-year) flood. Floodplain areas are based on information compiled by the Federal Emergency Management Agency (FEMA) on Flood Insurance

Rate Maps (FIRM). The floodplain includes the floodway and the flood fringe. Areas within the 100-year floodplain are located immediately adjacent to the rivers and streams flowing through the City.

Managing the water that runs off during a rainstorm or when the snow melts is becoming a more difficult issue for the City, especially as growth extends farther upstream into relatively undeveloped areas. The Wisconsin River, Big Rib River, Little Rib River, Eau Claire River, and the tributaries that drain into these rivers are all impacted by urban development, which increases impervious surfaces and reduces the amount of undeveloped areas that can absorb runoff. Several smaller tributaries disappear as they enter the City limits because they enter the City's storm sewer system and are conveyed to their destination in large storm sewer pipes, which may no longer be sized appropriately for larger rainfall events and runoff volumes.

Wetlands

Wetlands in Wisconsin were defined by the State Legislature in 1978 as: "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions." Programs at three levels of government - local, State and Federal - regulate activities in wetlands. There are dozens of wetland types in Wisconsin, characterized by vegetation, soil type, and degree of saturation or water cover. Some of the more prominent wetland types are:

Aquatic Bed wetlands contain plants growing entirely on or in a water body no deeper than 6 feet. Plants may include pond-weed, duckweed, lotus, and water-lilies.

Marshes are characterized by standing water and dominated by cattails, bulrushes, pickerel-weed, lake sedges, and/or giant bur-reed

Sedge or "Wet" Meadows wetlands may have saturated soils, more often than standing water. Sedges, grasses and reeds are dominant, but look also for blue flag iris, marsh milkweed, sneeze-weed, mint and several species of goldenrod and aster.

Scrub/Shrub wetlands include bogs and alder thickets and are characterized by woody shrubs and small trees such as tag alder, bog birch, willow, and dogwood.

Forested wetlands include bogs and forested floodplain complexes. They are characterized by trees 20 feet or more in height such as tamarack, white cedar, black spruce, elm, black ash, green ash, and silver maple.

Many wetland areas in Wausau, especially along the Wisconsin River, were drained and filled as the City developed. Most existing wetlands in the Wausau area are located near surface water drainage ways such as the Big Rib River or Little Rib River. Due to springs, seeps and unusual soil conditions, however, some wetlands are located on relatively steep slopes and even in depressions on hilltops.

Most known and suspected wetlands in the City have been mapped, but a site-specific study is often necessary to determine with a higher degree of certainty whether a "green field" development project will have a negative impact on wetlands. There is also strong public interest in preserving wetlands since these areas have important natural functions, such as stormwater management and wildlife habitat, which make them particularly valuable natural resources.



Biological and Ecological Resources

Wildlife Resources and Habitat

Wildlife resources include a variety of game and non-game species of birds, mammals, fish, reptiles and amphibians that live in Marathon County. Common types of wildlife include deer, bear, coyotes, wild turkeys, raccoons, squirrels, songbirds, waterfowl and raptors. Wildlife resources are abundant in the many undisturbed sanctuaries, refuges, reserves, and scattered habitats located throughout the County. Numerous other species of migrating birds use habitat in Marathon County for food, shelter, and resting stops during seasonal migration.

Threatened and Endangered Species in the City include Drooping Sedge, Missouri Rock-creep, Snowy Campion, Vasey's Pondweed, Acadian Flycatcher, American Bittern, Black Redhorse, Blanding's Turtle, Broad-banded Forestsnail, Cerulean Warbler, Elktoe, Henslow's Sparrow, Northern Flying Squirrel, and Peregrine Falcon.

There is a significant amount of wildlife habitat in Marathon County. Natural areas within the City serve as wildlife corridors connecting larger habitats, and also add value as recreational areas. Habitats along the Wisconsin River are a good example of a corridor. In addition to area parks and other natural areas, major wildlife habitat areas include Rib Mountain State Park, which is visible to, but outside the City of Wausau. Additionally, the Ice Age National Trail traverses the county, with the Dells of the Eau Claire River County Park segment being among the most scenic amenities in the greater Wausau area.

Since 2012, Wausau has been a member of Bird City Wisconsin. This statewide program indicates that the City meets certain criteria for improving bird habitat in urban areas. This City also has "High Flyer" status due to the work of residents and staff that preserves habitat, reduces threats to birds, educates the community, and institutionalizes sustainability efforts. See Bird City Wisconsin's website for more information.

Urban Forestry and Vegetation

Wausau is mostly developed, so the predominant vegetation consists of urban landscaping such as trees, shrubs and private gardens. More natural wooded areas and wetlands occur in parks, along the rivers, or in undeveloped areas. Wausau is located just north of the tension zone, a diagonal strip that crosses Wisconsin where prairies to the south and forests to the north intersect. In the tension zone, plant species from both ecosystems are present, giving the area a high diversity of plant communities. This means that some species found more abundantly in warmer climate zones to the south may still thrive in Wausau, while hardier northern species can also grow in the City. Leveraging Wausau's location near the tension zone to expand the diversity of trees creates a more resilient tree canopy. A mature, interconnected tree canopy also provides Citywide wildlife habitat.

Trees are a critical part of the City's infrastructure. They improve air quality, help manage stormwater, reduce the urban heat island effect, lower traffic noise, enhance community livability, increase property values, and promote a sense of wellbeing. The City's extensive tree management, planting, and maintenance program has earned Wausau the nationally recognized Tree City USA designation every year since 1981. This Arbor Day Foundation award requires the City to meet certain standards for planting and caring for trees, and the award recognizes past and ongoing efforts. The City's "Growth Award" indicates that it meets an even higher standard for tree care and community engagement. To maintain its Tree City USA designation, the City must spend at least \$2 per capita on forestry, have a forestry department or committee, have a tree ordinance, and must celebrate Arbor Day. See the Arbor Day Foundation's website for details.

Vegetation, especially in the form of prairie plants native to Wisconsin, also supports pollinator habitat. In 2022 and 2026, Wausau took the Mayors' Monarch Pledge. This effort is led by the Sustainability, Energy, and Environment Committee (SEEC), which teaches residents plant monarch-friendly gardens and delay mowing schedules in pollinator areas. There is also a student-created demonstration garden at City Hall as a result of these efforts. Invasive species threatens native vegetation throughout the City. Japanese knotweed, garlic mustard, and buckthorn are particularly problematic and must be strategically removed to further protect and enhance pollinator habitat.

Environmental Corridors

Environmental corridors are large, contiguous tracts of land that support wildlife habitat and the movement of wildlife throughout the City. They usually occur along waterways and steep slopes where soils limit development. Two major examples in the City include the River Edge Parkway along the Wisconsin River and the Eau Claire River Conservancy in the southeast corner of the City. Not only do these corridors benefit the environment by protecting wildlife habitat, but they also help reduce pollution and improve public health by functioning as transportation alternatives and recreation opportunities.

The River Edge Parkway features a bicycle and pedestrian path along both sides of the Wisconsin River, which eventually will be completed to form a loop in the City's core. Though this facility primarily functions as a transportation corridor, it also creates a large corridor of green space and river access where residents and wildlife can interact. The Eau Claire River Conservancy is not as developed, but it features hiking trails through riverine and wetland habitat.

Paff Woods and Sylvan Hill park are similar, but much smaller examples of additional park space that functions as environmental corridors. Together, these environmental corridors provide opportunities for experiencing nature and viewing wildlife in the middle of the City.

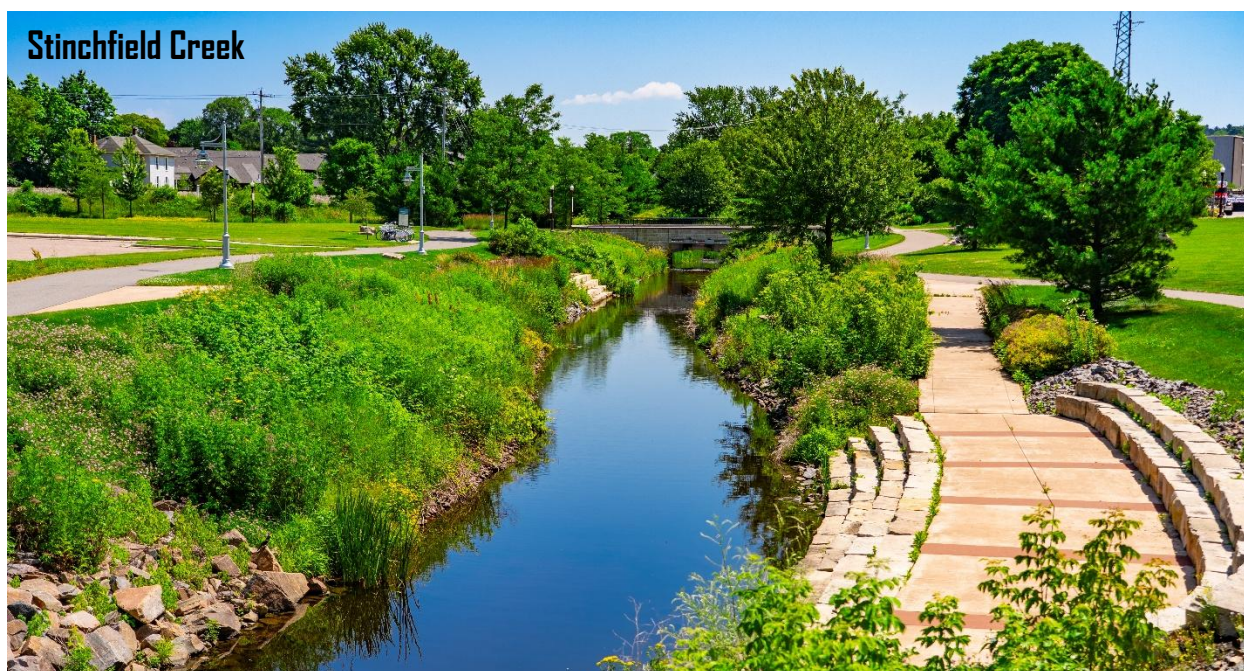
There are also conservancy areas in the City that are not publicly owned that also function as environmental corridors. Monk Botanical Gardens features a variety of ornamental and native flowering plants that support pollinators along with a tree canopy and pond habitat that support other types of wildlife. Though this site has been owned by a nonprofit organization since 2003, it is open to the public and remains a landmark in the community for both residents and visitors.



Green Infrastructure

As the City continues to develop, commitments to environmental sustainability may also be made physically apparent through green infrastructure. Green infrastructure is an environmental management approach that protects, restores, or mimics the natural water cycle and harnesses nature to provide essential community services. It integrates vegetation, soils, and permeable surfaces into the built environment to manage stormwater, reduce the urban heat island effect, and improve overall air and water quality. Additional benefits include carbon sequestration and enhanced wildlife habitat. Common examples of green infrastructure include rain gardens, bioswales, green roofs, maintaining an urban tree canopy, and additional stormwater management practices.

Stinchfield Creek is a waterway that was buried in a culvert during Wausau's early years. The City "daylit" the creek during the redevelopment of the Riverlife Area to provide green infrastructure that adds stormwater storage capacity while providing a neighborhood amenity that features walkways, bridges, and an illuminated fountain. Replacing culverts with a naturally flowing, vegetated stream corridor also improves the ecology and water quality of the creek and nearby Wisconsin River. Continued efforts to embrace environmental sustainability may have additional ecological benefits as well as benefits to local utilities and economic development, which are discussed in Chapter 5: Utilities and Community Facilities, and Chapter 6: Economic Development.



Climate Change

The Wisconsin Initiative on Climate Change Impacts (WICCI) provides robust data and planning tools related to climate change's impacts on the state as a whole and specific areas within the state. For example, the past two decades were the warmest on record statewide, with temperatures averaging three degrees Fahrenheit higher than in 1950. The past decade was also the wettest, with a 17 percent increase in precipitation since 1950. These trends also have resulted in more frequent extreme weather events, including more intense rainstorms, that threaten the City's health, economy, and natural resources.

Wausau is located just north of the "tension zone" between Northern and Southern Wisconsin, an area where both northern forests meet southern oak savannahs and prairies. It is expected that this tension zone will move north in the coming years as the climate continues to warm, impacting the vegetation that will thrive in the City. This is an especially important consideration for tree plantings, especially for boulevards, parks, right-of-way, and other public land.

North Central Wisconsin is experiencing rapidly warming winters, especially when measuring overnight temperatures, as well as an increase in spring and winter precipitation. These characteristics impact infrastructure, tourism, agriculture, and more, and socioeconomic status also influences how much an individual will be affected by climate change. WICCI's recommended mitigation strategies include:

- Protecting the most vulnerable populations through timely communication on climate-health issues.
- Minimizing converting grassland and natural vegetation to row crops and sprawling development to reduce flooding.
- Maintaining and expanding forest cover and urban tree canopies to sequester carbon.
- Prioritizing habitat management that feeds and shelters wildlife.
- Helping local communities become more resilient by using flood reduction practices, pre-disaster mitigation, and comprehensive planning.
- Designing and building infrastructure that accounts for future climate conditions (for example, stormwater infrastructure that can accommodate increased rainfall).
- Reducing greenhouse gas (GHG) emissions.

For GHG reduction, WICCI suggests rotational grazing and increasing living cover on fields while minimizing sprawl in undeveloped areas, which helps store carbon in soil while avoiding car-centric development. For urban areas, reducing the amount of concrete and steel used to build infrastructure and minimizing impervious surfaces helps reduce GHGs. WICCI has a series of county-level maps that measure climate trends from 1950 to 2024 followed by projections for the year 2060. Data for Wausau are listed in Table 10.

Table 10: Climate Trends for the City of Wausau

Measurement	1950-2024 Trend	2020-2050 Projection
Winter precipitation	Increase over 20%	Increase over 10%
Spring precipitation	Increase over 10%	Increase over 10%
Summer precipitation	Increase over 10%	Decrease over 5%
Fall precipitation	Increase over 15%	Increase over 5%
Winter nighttime warming	Increase 8°F	Increase 6°F
Spring nighttime warming	Increase 4°F	Increase 4°F
Summer nighttime warming	Increase 3°F	Increase 4°F
Fall nighttime warming	Increase 4°F	Increase 4°F
Winter daytime warming	Increase 5°F	Increase 4°F
Spring daytime warming	Increase 4°F	Increase 4°F
Summer daytime warming	Increase 2°F	Increase 4°F
Fall daytime warming	Increase 3°F	Increase 4°F

Source: WICCI 2026

In summary, temperatures and precipitation are increasing and they are projected to continue increasing. The greatest historical and projected temperature increases are during winter and at nighttime, and the greatest precipitation increases are in winter and spring. Given Wisconsin's relatively cold climate, these increases may seem minor, but it translates to an increase in extreme rainfall events (defined as being greater than two inches in one day) as well as an increase in extreme heat (days over 90 degrees Fahrenheit and nights over 70 degrees Fahrenheit). These changes will impact infrastructure designed for smaller scale rainfall events in the past while threatening public health and safety, particularly for those who do not have access to air conditioning, as the risk of heat-related illnesses increases when temperatures stay elevated above these levels for an extended period. Table 11, below, summarizes these extreme weather events between 1991 and 2020 alongside a 2060 projection for each type of event.

Table 11: Number of Extreme Weather Events for the City of Wausau

Measurement	1991-2020 Average	2060 Projection
Days per 100 years with over 5" precipitation	1	2
Days per 100 years with over 4" precipitation	4	6
Days per 50 years with over 3" precipitation	8	12
Days per 10 years with over 2" precipitation	10	10
Days over 90°F per year	0-7	14-21
Days over 100°F per year	0-2	2-4
Nights over 70°F per year	0-5	5-10
Nights under 32°F per year	140-160	120-140
Nights under 0°F per year	20-25	10-15

Source: WICCI 2026

According to an interactive map on WICCI's website provided by the University of Maryland, Wausau's climate is predicted to have summers that are 12.3 degrees Fahrenheit warmer and winters that are 13.2 degrees Fahrenheit warmer by 2080, resembling the climate of Central Missouri. Winters are also projected to be 16.5 percent wetter by 2080. This reflects a transition from a climate that favors temperate broadleaf and mixed forests to one that supports temperate grasslands, savannas, and shrublands, indicating that plant species could change dramatically over the next century. WICCI lists several climate-related risks in several categories:

Agriculture

- Changing growing seasons, extreme weather events, and wet conditions impact planting, growing, and harvesting.
- Increased rainfall increases runoff and soil erosion.
- Extreme heat lowers milk production while increasing water usage.

Forestry

- Warmer temperatures decrease certain species such as paper birch.
- Increase of pests and diseases.
- Logging is challenged by storm-damaged infrastructure and a reduction in frozen ground.

Plants and Natural Communities

- Habitat loss and fragmentation as well as invasive species, nutrient runoff, and lack of management are occurring before climate is even considered.
- Climate change accelerates these trends, reducing species diversity and abundance, and contributing to species becoming threatened, endangered, or extinct.
- Loss of plants and natural communities means less carbon being stored, fewer wetlands absorbing floodwaters, and less habitat for a variety of species.

Water Quality

- Increased runoff from heavy rainfall and warmer temperatures contribute to algae blooms, erosion, sedimentation, rapidly fluctuating water levels, and other water quality concerns.
- Toxic algae blooms and rising water temperatures result in lower levels of oxygen and widespread fish kills.
- Rising water tables can increase contamination risk, especially with septic systems and other underground storage tanks.
- Less ice coverage in winter means lakes and rivers lose more water to evaporation.
- Invasive aquatic species are increasing, and native aquatic species are decreasing in diversity and abundance, impacting fisheries.

Fish and Wildlife

- Warmer winters with less snow are increasing the amount of white-tailed deer, negatively impacting forestry and vegetation.
- Species like snowshoe hare, ruffed grouse, common loons, and others that depend on a colder climate are facing warmer waters, pests, and other stressors.
- Warmer waters threaten to reduce or eliminate walleye and trout, which are sensitive to water temperatures.

Solutions to prevent exacerbating climate change rely on soil and water conservation practices and the maintenance of large tracts of land with native vegetation to promote carbon sequestration. While there are few opportunities to promote these solutions within City limits, the City can continue to promote growth that protects large, contiguous tracts of land with native vegetation by focusing on infill development. Furthermore, this type of development may also promote active transportation and encourage shorter commutes that may reduce local carbon emissions.

Climate change is also expected to impact tourism and outdoor recreation. Though there is potential for a longer summer season, heat waves will limit outdoor activities, and decreased water quality will impact boating, fishing, swimming, and more. Increased rainfall and flooding can damage hiking trails, boardwalks, and coastal structures like piers and marinas. Additionally, birding, hunting, and fishing seasons will likely be impacted by changing climate trends and habitat loss. Winter recreation such as snowmobiling, ice skating, ice fishing, sledding, fat tire biking, and skiing will have increasingly limited opportunities with decreased ice cover and snowfall. In general, climate change impacts the amenities and resources that attract tourism and outdoor recreation, and extreme weather increases the costs associated with maintaining them.

Overall, municipalities are having to respond to ongoing climate change impacts while planning for future events that are predicted to be more frequent and more intense. This affects the design of infrastructure like bridges, storm sewers, and other flood damage-prone structures as well as local ecosystem resilience, public health, and agricultural productivity. Some municipalities in Wisconsin have adopted Climate Action Plans that have goals to address these concerns along with setting targets for greenhouse gas reduction and renewable energy expansion.

Natural Resources Summary

The City of Wausau has abundant natural features that provide aesthetic and recreational benefits, but the prevalence of steep slopes, wetlands, floodplains, and shallow bedrock limit development opportunities. The City's four distinct seasons also enhance its outdoor recreation opportunities, but severe weather, natural hazards, and climate change affect the City's infrastructure, health, and financial resources. The City must balance these opportunities and treats as well as the protection of natural resources as development continues.

By focusing on development in areas already served by infrastructure, the City can increase its tax base and housing supply while minimizing the high financial and ecological impacts of adding new infrastructure. Infill development can also be used to incentivize brownfield remediation, which is discussed further in Chapter 6: Economic Development. Green Infrastructure can also be used to strategically offset the environmental impacts of new development by managing stormwater and sequestering carbon. Likewise, protecting environmental corridors ensures that some areas of the City remain in a natural state for outdoor recreation, stormwater management, and wildlife habitat.

The City can also monitor and respond to changing weather patterns to maintain its stormwater infrastructure and publicly owned land to manage the increase in heavy rainfall events and projected changes to wildlife and vegetation. This not only mitigates flood damage, but it also protects the City's groundwater and surface water supply.

Overall, the Wausau area is increasingly being known for its position as a “base camp” for a variety of outdoor recreation activities, especially skiing, mountain biking, gravel biking, curling, hiking, whitewater kayaking, and other forms of water-based and season-based recreation. Maintaining and enhancing these assets while enabling development that attracts residents and visitors enhances the City's overall quality of life.

Natural Resource Issues

Land Resources

Brownfields

Cleaning up soil and groundwater contamination and other types of environmental hazards in the City of Wausau will foster redevelopment of certain properties and expand the City's tax base as well as increase the utilization of otherwise underdeveloped properties. Reusing the former industrial lands downtown along the river is a priority. Development in these areas also maximizes use of existing infrastructure and services, and it reduces new development in natural areas.

Development Constraints

In some parts of the City, natural features such as shallow bedrock, steep slopes, and wetlands pose constraints that limit urban-type development. The higher cost of construction on steep slopes or in areas with high bedrock often reduces the development feasibility of these areas. As a result, these areas are often left undisturbed while land with fewer constraints around it is developed, which can result in inefficient land use patterns. As land prices increase, developers become more willing to take on the added expense of developing these more challenging sites.

Water Resources

Water Quality

As climate change and upstream development puts pressure on existing stormwater management facilities, managing runoff to the Wisconsin River and its tributaries while minimizing flooding impacts will continue to be a concern. Untreated runoff carries pollution and nutrients into waterways, impacting groundwater and wildlife habitat quality.

Wetlands

Some relatively small, poor quality wetland areas in the City have limited or significantly delayed the type and scope of several proposed developments. The delays have been costly to both the developer and the City as significant time and other resources devoted to wetland issues have, nonetheless, resulted in the elimination of the wetland area.

Wisconsin River

The Wisconsin River is a major asset to Wausau. It was recently designated as part of the Great Pinery Heritage Waterway, which is a National Recreational Trail. Continuing to improve the natural resources qualities of the Wisconsin River and the public's access to this waterway is a major community issue. Through the planning and implementation activities of the Wausau River Edge Commission, much has been accomplished but there is still work to be done.

Biological and Ecological Resources

Conservancy Areas

There are three large, very significant environmentally sensitive areas in Wausau that have not received the type of public protection from development that may be warranted. The wetland/floodplain complex of the Big Rib River, Little Rib River, and the Eau Claire River provides relatively undisturbed habitat for many species of wildlife in a near-urban environment. However, there are not any local programs established to protect these environmental corridors, and high density, urban-type development is continuing to encroach into these areas.

Greenhouse Gas Reduction and Resiliency

Climate Change

An increase in temperature and rainfall will impact the species that thrive in the area as well as the landscape's ability to manage stormwater. Additionally, it will shift demand for utilities as the number of days people use air conditioning or heat adjusts to changing temperatures. Finally, natural hazards like flooding, severe storms, and heat waves will impact City residents, especially those with limited resources.

Goal, Objectives and Action Steps

Natural Resources Goal:

The City of Wausau will continue to protect and enhance the quality of significant natural resources.

Objective A: Protect vulnerable natural resources.

1. Establish buffer areas between urban development and environmentally sensitive lands.
2. Engage in public education campaigns that will increase awareness of environmental issues and good stewardship practices.
3. Continue to require the use of sediment and erosion control best management practices for all new development and redevelopment projects.
4. Continue efforts to reduce soil erosion.
5. Work with Marathon County, adjacent communities, local conservation groups and the Wisconsin Department of Natural Resources to identify opportunities to acquire land or easements for park and public open space purposes in environmentally sensitive areas.
6. Consider adopting a tree preservation ordinance to restrict removal of mature trees and woodlands in the City.
7. Continue the street tree and park tree planting programs that have earned the City numerous “Tree City” awards.
8. Monitor, update and revise the construction site and erosion control ordinance to ensure that the latest best management practices have been included in the protection requirements.
9. Continue expanding diversity among native species while removing invasive species in parks, environmental corridors, and boulevards to improve the resilience of the tree canopy, plant communities, and wildlife habitat.
10. Continue to enhance and expand the City’s tree canopy by working with other agencies such as Marathon County and the Wisconsin Department of Natural Resources while reviewing and updating City policies, practices, contracts, and operations across City departments.
11. Maintain the City’s designations and affiliations such as Green Tier Legacy Community, Tree City USA, Bird City Wisconsin, and Wisconsin Local Government Climate Coalition.

Objective B: Protect and enhance surface water and groundwater resources.

1. Protect the quality of groundwater from all sources of pollution, including PFAS and pesticides.
2. Improve the quality of water in streams and in the storm sewer system that flows through Wausau and into the Wisconsin River.
- ~~3.—Update stormwater management requirements with current Best Management Practices (BMP). (Move to Chapter 5)~~
4. Develop and implement programs that will preserve and protect the wetland and floodplain complexes of the Big Rib River, Little Rib River, and Eau Claire River near their confluence with the Wisconsin River.
- ~~5.—Continue to implement elements of the City’s Wellhead Protection Plan including the Wellhead Protection Overlay zoning ordinance (Section 24.54 of the Wausau Municipal Code). (Move to Chapter 5)~~
6. Update, as necessary, and continue to enforce the shore land and floodplain zoning ordinances.
7. ~~Consider developing~~ Develop a program for restoring damaged or filled wetlands as soon as possible.
8. ~~Investigate the establishment of~~ Establish a wetland mitigation bank as a means of replacing wetlands that are impacted by public works, industrial development, or redevelopment projects as a top priority within the next decade.
9. Monitor wetlands on City-owned property for the presence of invasive plant species and develop a plan to control and/or eliminate them.
10. Work with the U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources to identify all navigable waters within the Long-Term (2050) City Growth Planning Boundary.
11. Work with Wisconsin Salt Wise to reduce the impacts of road salt on surface and groundwater resources

12. Implement green infrastructure where it is practical to manage stormwater and enhance wildlife habitat.
13. Expand education and alignment with City policies and practices to reduce salt and pesticide use.
14. Explore a variety of ways to reduce impervious surface, such as using alternatives to artificial turf or utilizing pervious pavement.
15. Explore options to provide greater allowance for native species compared to traditional lawns and/or reduction of pesticide use for residential and commercial property owners.
16. Convert lawn areas on City property to native species where appropriate.
17. Provide public education about the environmental benefits of native plantings and reduction of pesticide use.

Objective C: Promote a sustainable, resilient, and resource-efficient community by reducing waste generation, expanding waste diversion practices, and supporting a transition to a circular economy that minimizes environmental impacts. ~~Manage solid waste and contaminants to limit their negative impacts.~~

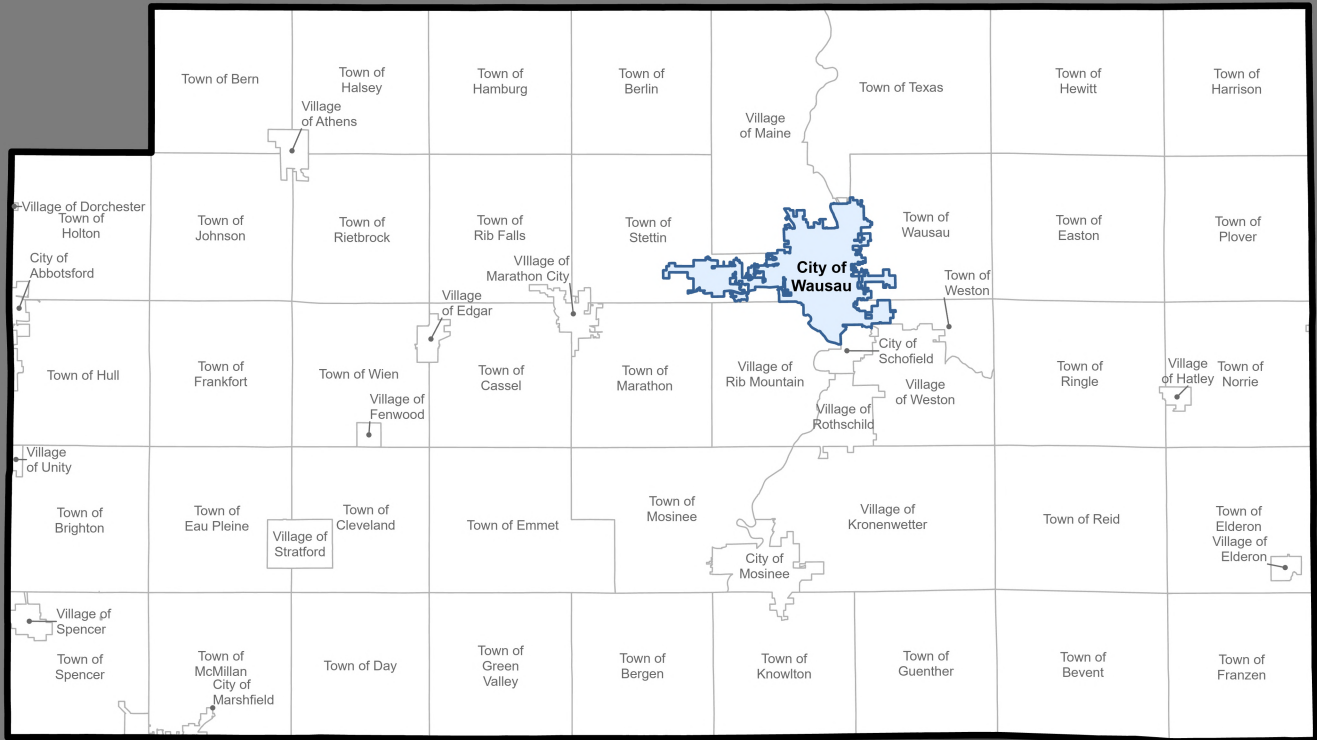
~~1.—Continue to promote and participate in annual spring roadside litter clean-up efforts.~~

1. Promote and educate about the benefits of a circular economy with the goal of eventually moving to zero waste.
2. Continue to provide recyclable solid waste collection service for City residents.
3. Provide a household hazardous waste disposal program for City residents that are cost effective in keeping these materials out of the sanitary sewer system, the storm water system and from being land spread.
4. Promote and educate about food waste reduction and composting including curbside composting pickup services.

Objective D: Monitor and Respond to Climate Change Impacts

1. The Sustainability, Energy, and Environment Committee (SEEC) will monitor emerging climate trends and programs or strategies that can be used to respond to climate issues.
2. New or upgraded infrastructure will be designed to handle more intense storms and extreme temperatures.
3. The City will continue to upgrade its fleets and facilities to meet clean energy goals stated in the City's 2023 Greenhouse Gas Resolution.

DRAFT



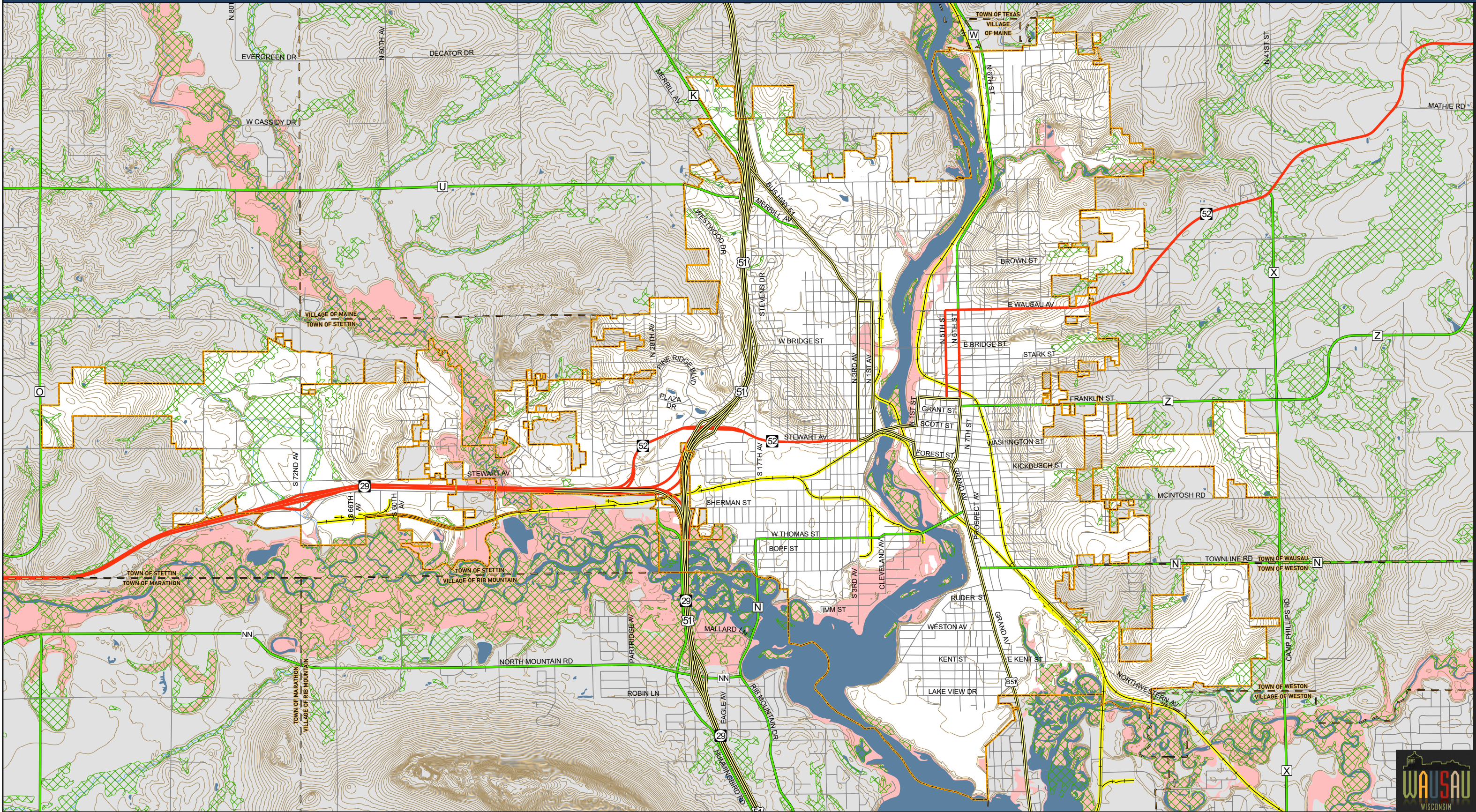
SOURCE: NCWRPC, City of Wausau,
Marathon County Geo Services

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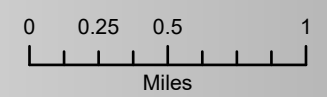
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- Legend**
- | | | | | | |
|----------------|-----------------|---------------|----------------------|----------|-------------|
| US Highway | County Highways | Railroad | Municipal Boundaries | Water | Floodplains |
| State Highways | Local Roads | Contours 10ft | City of Wausau | Wetlands | |



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