



## OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**  
Date/Time: **Tuesday, July 16, 2024 5:00pm**  
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**  
Members: Mayor Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

### AGENDA ITEMS FOR CONSIDERATION

1. Approved the meeting minutes for June 18, 2024.
2. **PUBLIC HEARING:** Discussion for rezoning 1208 N 3rd St from part of a Two-Flat Residential - 10 (TF-10) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking. (DNA Taverns)
3. Discussion and possible action for rezoning 1208 N 3rd St from part of a Two-Flat Residential - 10 (TF-10) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking. (DNA Taverns)
4. **PUBLIC HEARING:** Discussion for rezoning 1210 N 3rd St from part of a Two-Flat Residential - 10 (TF-10) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking. (DNA Taverns)
5. Discussion and possible action for rezoning 1210 N 3rd St from part of a Two-Flat Residential - 10 (TF-10) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking. (DNA Taverns)
6. **PUBLIC HEARING:** Discussion for rezoning 1713 Burek St from SR-2, Single-Family Residential-2 Zoning District to SR-5, Single-Family Residential-5 Zoning District to allow for the construction of a single-family residence. (MAC Ventures)
7. Discussion and possible action for rezoning 1713 Burek St from SR-2, Single-Family Residential-2 Zoning District to SR-5, Single-Family Residential-5 Zoning District to allow for the construction of a single-family residence. (MAC Ventures)
8. Discussion and possible action on Transportation Project Plat for Project ID 6999-00-16/76, West Wausau Avenue, Stevens Drive to North 10th Avenue
9. Discussion and Possible action on request for signs at 1100 Lakeview Dr/2400 Marshall St. (Finishing Touch Signs)
10. Next Meeting Date: Tuesday, August 20, 2024 5:00pm
11. Adjournment

MAYOR DOUG DINY - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail [samantha.kulig@ci.wausau.wi.us](mailto:samantha.kulig@ci.wausau.wi.us) with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on **07/09/2024 @ 4:00 p.m.** Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (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@ci.wausau.wi.us](mailto:ADAServices@ci.wausau.wi.us) 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 even the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Polley, MAC Ventures, DNA Taverns, Finishing Touch Signs

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, June 18, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Doug Diny, Eric Lindman, Sarah Watson, Andrew Brueggeman, George Bornemann.

Staff Present: William Hebert, Tara Alfonso, Andrew Lynch, Samantha Kulig, Brooke Mueller.

Others Present: N/A

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Doug Diny called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

### **Approve meeting minutes from May 21, 2024**

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Motion by George Borneman and seconded by Alderperson Sarah Watson. Motion approved unanimously.

### **Discussion and possible action on vacating and discontinuing a portion of right-of-way south of Adams Street abutting 1010 and 1012 Everest Boulevard and 1100 Highland Park Blvd (that portion known as N 11th St on plat H.B. Huntington's Addition to the City of Wausau Document No. 167682.)**

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George Borneman asked about a structure that is shown on the image, Eric Lindman answered that there was an easement granted in years prior for that structure.

Motion by Andrew Brueggeman and seconded by George Borneman. Motion approved unanimously.

### **Discussion and possible action on dedication of right-of-way, acceptance of a utility easement, and acceptance of easement for temporary cul-de-sac west of Old Coach Road and west of Birchwood Drive (STS Investment LLC)**

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Mayor Doug Diny asked if the image was on the power point, due to the size and detailing Eric Lindman stated that no, he had printed out the images for better viewing.

George Borneman asked if the cul-de-sac would be temporary, to which Eric Lindman stated that yes, the cul-de-sac would be temporary to allow for further development.

Motion by Andrew Brueggeman and seconded by George Borneman. Motion approved unanimously.

### **Discussion and possible action on amending annexation ordinance no. 497-93E (annexing territory from the Town of Weston to the City of Wausau - Greenwood Hills)**

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Eric Lindman and Tara Alfonso gave an update stating that Attorney Anne Jacobson worked on this and noticed that the road was not as wide as the legal description stated. The Department of Administration stated that amending would be the best option. This amendment would only consist of adjusting the documentation due to inaccurate annexation coordinates or typographical error. This update would only affect the clerical aspect and would have no fiscal considerations.

Motion by Andrew Brueggeman and seconded by Alderperson Sarah Watson. Motion approved unanimously.

### **Discussion and possible action on amending annexation ordinance no. 497-01L (annexing territory from the Town of Weston to the City of Wausau - Gilbertson - Poplar Lane)**

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Mayor Doug Diny stated that this is a similar issue as the previous discussion only regarding a different location.

Motion by Andrew Brueggeman and seconded by George Borneman. Motion approved unanimously.

**Discussion on Planning & Zoning Webinar Series, Plan Commission Handbook, and American Planning Association.**

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*Moving to next meeting*

**Next Meeting Date**

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Tuesday, July 16, 2024 at 5:00pm

**Adjournment**

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*Motion by Alderperson Sarah Watson and seconded by Andrew Brueggeman. Motion approved unanimously, and the meeting adjourned at 5:10 p.m.*

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, July 16, 2024.**



# STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Andrew Lynch, AICP Asst City Planner  
**Date:** July 08, 2024

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## REQUESTED ACTION:

### Zoning Map Amendment

### 1208 3rd Street from TF-10 to UMU

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|                            |  |
|----------------------------|--|
| <b>LOCATION:</b>           | 1210 3 <sup>rd</sup> Street  |
| <b>APPLICANT:</b>          | DNA Taverns LLC  |
| <b>EXISTING ZONING:</b>    | <b>Two-Flat 10 TF-10</b>   |
| <b>EXISTING LAND USE:</b>  | Vacant residential   |
| <b>SIZE OF PARCEL:</b>     | 0.09 acres   |
| <b>REQUESTED ZONING:</b>   | <b>Urban Mixed Use (UMU)</b>   |
| <b>PURPOSE:</b>            | Rezoning for sale to DNA Taverns LLC. Expected use to renovate the residential building. |
| <b>COMPREHENSIVE PLAN:</b> | This area is mapped as City Center.  |
| <b>OTHER PLANS:</b>        | n/a  |

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#### **BACKGROUND INFORMATION:**

DNA Taverns LLC is purchasing the Polack Inn and this adjoining parcel. 1208 currently has a brick vacant residential building. DNA has stated plans to renovate the building for residential use. They plan to use part of this lot and the adjoining 1210 to create parking for this the residential and commercial (Polack Inn) property.

## **AMENDMENTS TO ZONING MAP**

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency
2. Is in harmony with the Comprehensive Plan
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
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.

## **ADVANCES THE PURPOSES OF THIS CHAPTER (#1)**

This action advances the purpose and intent of the zoning ordinance and applicable rules of Wisconsin DOA and FEMA.

## **COMPLIANCE WITH COMPREHENSIVE PLAN (#2)**

A change to UMU is compatible with the future land use of City Center.

## **COMPATIBILITY WITH EXISTING NEIGHBORHOOD CHARACTER (#3)**

Yes. Neighboring zoning is also UMU and the location on a residential and commercial corridor is compatible.

## **ADDITIONAL FACTORS (#4 c & d)**

The addition of any housing units to the market is much needed.

## **STAFF RECOMMENDATION**

Staff recommends APPROVAL of rezoning from TF-10 to UMU.

## **COMMITTEE ACTION**

Plan Commission may approve or deny.

The request will then proceed to City Council for final consideration.

**1208 N 3<sup>rd</sup> St**

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

Notice is hereby given that a petition has been filed by DNA Taverns LLC with the City of Wausau **requesting that the following described property:**

*PART OF NW SW COM ON W LN OF 3RD ST 122' NLY OF ITS INSECTN WITH NLY LN OF C M ST P & P R R R W W 120' N 25.5' E 120' SLY 32' TO BEG SEC 25-29-7, MORE COMMONLY KNOWN AS 1208 N 3<sup>rd</sup> St.*

**Now comprising a part of a Two-Flat Residential - 10 (TF-10) Zoning District, according to the Zoning Ordinance of the City of Wausau, be changed to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking.**

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, July 16, 2024.**

Notice is also given that the **Common Council** is expected to consider the proposed rezoning at its first regular meeting in August, which is currently scheduled to begin at **6:30 p.m. on Wednesday, August 14, 2024.** 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.**

June 27, 2024

Kaitlyn Bernarde, City Clerk



# STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Andrew Lynch, AICP Asst City Planner  
**Date:** July 08, 2024

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## REQUESTED ACTION:

### Zoning Map Amendment

### 1210 3rd Street from TF-10 to UMU

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|                            |  |
|----------------------------|--|
| <b>LOCATION:</b>           | 1210 3 <sup>rd</sup> Street  |
| <b>APPLICANT:</b>          | City of Wausau   |
| <b>EXISTING ZONING:</b>    | <b>Two-Flat 10 TF-10</b>   |
| <b>EXISTING LAND USE:</b>  | Vacant   |
| <b>SIZE OF PARCEL:</b>     | 0.08 acres   |
| <b>REQUESTED ZONING:</b>   | <b>Urban Mixed Use (UMU)</b>   |
| <b>PURPOSE:</b>            | Rezoning as condition of sale to DNA Taverns LLC. Expected use as parking lot for Polack Inn and adjoining residential building. |
| <b>COMPREHENSIVE PLAN:</b> | This area is mapped as City Center.  |
| <b>OTHER PLANS:</b>        | n/a  |

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#### **BACKGROUND INFORMATION:**

The City initially acquired this parcel with the idea of combining it with an adjoining parcel due to the small size. That opportunity has not happened and DNA Taverns LLC is in the process of purchasing the Polack Inn and the adjoining brick house at 1208 3<sup>rd</sup> Street. As part of their plans they would like to provide dedicated parking for the Polack Inn and future residents of 1208 3<sup>rd</sup> Street. The Economic Development Committee (see attached memo) has agreed to the sale conditioned on successful rezoning of 1210 and DNA Taverns LLC completing the purchase of 1206 and 1208 3<sup>rd</sup> Street.

## **AMENDMENTS TO ZONING MAP**

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency
2. Is in harmony with the Comprehensive Plan
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
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.

## **ADVANCES THE PURPOSES OF THIS CHAPTER (#1)**

This action advances the purpose and intent of the zoning ordinance and applicable rules of Wisconsin DOA and FEMA.

## **COMPLIANCE WITH COMPREHENSIVE PLAN (#2)**

A change to UMU is compatible with the future land use of City Center.

## **COMPATIBILITY WITH EXISTING NEIGHBORHOOD CHARACTER (#3)**

Yes. Neighboring zoning is also UMU and the location on a residential and commercial corridor is compatible.

## **ADDITIONAL FACTORS (#4 c & d)**

The change to UMU would allow a parking lot by right. This would provide dedicated parking to both a commercial and residential property if plans continue as stated.

## **STAFF RECOMMENDATION**

Staff recommends APPROVAL of rezoning from TF-10 to UMU. Due to the size of the parcel redevelopment opportunities, for the City's needs, are limited.

## **COMMITTEE ACTION**

Plan Commission may approve or deny.

The request will then proceed to City Council for final consideration.



**1210 N 3<sup>rd</sup> St**

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

*PART OF NW SW COM ON W LN OF 3RD ST 154' NLY OF ITS INSECTN WITH NLY LN OF C M ST P & P R R R W W 120' N 25.5' E 120' S 30' TO BEG SEC 25-29-7, MORE COMMONLY KNOWN AS 1210 N 3<sup>rd</sup> St. Now comprising a part of a Two-Flat Residential - 10 (TF-10) Zoning District, according to the Zoning Ordinance of the City of Wausau, be changed to an Urban Mixed-Use (UMU) Zoning District to allow for additional parking.*

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, July 16, 2024.**

Notice is also given that the **Common Council** is expected to consider the proposed rezoning at its first regular meeting in August, which is currently scheduled to begin at **6:30 p.m. on Wednesday, August 14, 2024.** 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.**

June 27, 2024

Kaitlyn Bernarde, City Clerk

**To:** Economic Development Committee  
**From:** Randy Fifrick, Economic Development Manager  
**Date:** July 2, 2024  
**Re:** Sale of 1210 N 3<sup>rd</sup> Street

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DNA Taverns, LLC (Dan and Ashley Dadaba) have approached the City of Wausau to purchase the City-owned property located at 1210 N 3<sup>rd</sup> Street. DNA Taverns is looking to purchase and rehab the Polack Inn (1206 N 3<sup>rd</sup> St) and an adjoining residence (1208 N 3<sup>rd</sup> St). Their plan would be to develop 1210 into a parking lot to serve the other two properties. More details of their plan are included in the attached request letter.

The property is the final remaining remnant parcel from a redevelopment project in which the City purchased several blighted properties. The properties located to the north and west of this property were developed by Blenker as part of a residential project. What remains is a slender parcel that by itself is undesirable for redevelopment.

City Assessor Rick Rubow provided an estimated assessment value for the property of \$6,900. Based on the City's Disposition Property Policy, we are looking to sell this property to DNA Taverns as an adjoining property owner contingent upon their successful rezoning and purchase of the properties at 1206 and 1208 N 3<sup>rd</sup> Street.

City Staff has reviewed the request and feels it's appropriate to move forward with the sale.

Please see the attached information and request provided by Dan and Ashley Dadabo.

**Staff recommend approval of the sale of the property at 1210 N 3<sup>rd</sup> Street at a price of \$6,900.**

Fw: 1206/1208/1210 N 3rd St

Ashley Dadabo <ash@amaximmo.com>

Mon 6/24/2024 1:12 PM

To: Ashley Dadabo <ash@amaximmo.com>

"Nevermore on 3rd" - Business Plan

1206 N 3<sup>rd</sup> St - DNA Taverns LLC

"Nevermore on 3rd"

Our plan to purchase and rehab the Polack Inn to Nevermore on 3<sup>rd</sup> is one that I believe the community will be excited about. We are taking a long-standing establishment with good food, a small concert venue and a building with lots of character and turning into an eclectic destination for the community. We will be focused on a romanticized dark theme that pulls on the history of the building, compliments the original tin and architecture and brings new life into that area of 3<sup>rd</sup> street.

This deal includes the residence located at 1208 N 3<sup>rd</sup> St. We have contacted contractors to reface the brick, roof and restore this residence allowing for there to be leveraged housing versus it's current standing of being uninhabitable.

We are looking to have the lot located at 1210 N 3<sup>rd</sup> St. gifted to DNA Taverns LLC and to have all three addresses (1206/1208/1210 3<sup>rd</sup> St.) rezoned from TF10 to UMU. Acquiring this lot and rezoning is going to allow for the following to occur:

- 1) Street parking to be reduced by allowing for a parking lot to occur (Beginning in the back half of the 1208/1210 city lot.). As a residence in the downtown/East hill area, I travel 3<sup>rd</sup> street frequently and when big events are held at the Polack Inn and/or surrounding businesses, the visibility and the ease of access/driving can become difficult. As current business owners in both the Tomahawk and Wausau area, we have continuously improved upon all projects we have taken on and both bar businesses we operate have increased traffic significantly making the need for parking and safety of the community imperative.
- 2) We plan to add additional lighting to the exterior of the bar, residence and potential parking lot allowing for our customers to have a safe/lit-up area to park and walk to.
- 3) Aesthetics and adding to community charm in this area of our community is of utmost priority in this proposed plan to have the city gift us 1210 3<sup>rd</sup> St. We have financing to update all units above the tavern, exterior and interior renovations to the residence and will be able to secure funds to implement the parking lot area. This allows for three lots to be cleaned up, improved upon and allows for that area to feel uniform, cleaned up and safe.

We hope you'll consider our proposal of acquiring and rezoning as a way for us to continue to improve upon a historic area of Wausau with careful consideration to keep housing while proactively looking at how to keep our patrons and community safe as we continue to grow yet another successful business in our community.

Thank you for your time!  
Dan and Ashley Dadabo  
Realtors - Amaximmo, LLC

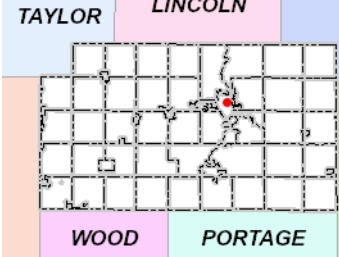
Current Owners of the following businesses:

DNA Investment Properties LLC  
DNA Rental Properties LLC  
DNA Real Estate Sales LLC  
DNA Bar and Restaurant LLC  
DNA Remodels LLC  
DNA Taverns LLC  
Dash Property Management LLC

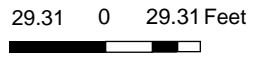




# Land Information Mapping System



- Legend**
- Road Names
  - Parcels
  - Parcel Lot Lines
  - Land Hooks
  - Section Lines/Numbers
  - Right Of Ways
  - Named Places
  - Municipalities
- 2020 Orthos Countywide
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



**DISCLAIMER:** The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

**Notes**

NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

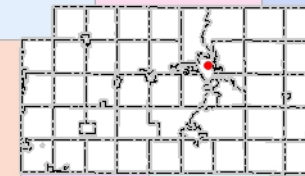




# Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE



## Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

14.31 0 14.31 Feet



NAD\_1983\_HARN\_WISCRS\_Marathon\_County\_Feet

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Notes



# STAFF REPORT

To: Plan Commission

Prepared By: Brad Lenz

Date: July 9, 2024

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REQUESTED ACTION:  
Zoning Map Amendment – 1713 Burek Street  
From SR-2 to SR-5

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|                            |   |
|----------------------------|---|
| <b>LOCATION:</b>           | 1713 Burek Street   |
| <b>APPLICANT:</b>          | MAC Ventures – Jay Cricks   |
| <b>EXISTING ZONING:</b>    | <b>Single Family Residential-2 (SR-2)</b>   |
| <b>EXISTING LAND USE:</b>  | Single-family home  |
| <b>SIZE OF PARCEL:</b>     | 0.373 acres   |
| <b>REQUESTED ZONING:</b>   | <b>Single Family Residential-5 (SR-5)</b><br>This district is intended to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of 5 dwelling units per acre. |
| <b>PURPOSE:</b>            | Create a new lot for a single-family home.  |
| <b>COMPREHENSIVE PLAN:</b> | This area is mapped as Urban Residential.   |
| <b>OTHER PLANS:</b>        | <b>Strategic Plan</b> – Create new and improved existing housing stock.<br><b>Wausau Metropolitan Area Housing Assessment 2022</b> – Build more housing of all types.   |

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**BACKGROUND INFORMATION:**

The property owner is looking to split a large residential lot so that a second single-family home can be built on its own parcel. The change in zoning to SR-5 would allow smaller lot and dwelling sizes, facilitating the construction of a new home. A certified survey would be required to show that minimum lot dimensions can be met on the new lot, and adequate setback distances can be maintained for the existing structures.

**AMENDMENTS TO ZONING MAP**

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council.

Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency
2. Is in harmony with the Comprehensive Plan
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
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.

#### **ADVANCES THE PURPOSES OF THIS CHAPTER (#1)**

This action advances the purpose and intent of the zoning ordinance and complies with applicable rules of Wisconsin DOA and FEMA.

#### **COMPLIANCE WITH COMPREHENSIVE PLAN (#2)**

The Comp Plan designates this area as suburban residential on the future land use map. SR-5 fits into that category. Objective 3 of the Housing Element encourages a variety of housing types throughout the City.

#### **COMPATIBILITY WITH EXISTING NEIGHBORHOOD CHARACTER (#3)**

The surrounding neighborhood is predominantly single-family with varying sizes and styles of homes. The proposed SR-5 zoning district currently exists adjacent to the subject property on the southeast corner, as well as across the street. The SR-5 zoning district allows smaller dwelling units on smaller parcels than the SR-2 and SR-3 districts, but the permitted land uses are essentially the same. The character of the neighborhood is not expected to change as a result of the proposed zoning map amendment.

#### **ADDITIONAL FACTORS (#4)**

Staff does not believe that other factors apply, other than an increased market demand for additional housing throughout the city and metro area, as demonstrated in the Wausau Metropolitan Area Housing Assessment 2022.

#### **STAFF RECOMMENDATION**

Staff recommends APPROVAL of the zoning map amendment.

#### **COMMITTEE ACTION**

Plan Commission may approve or deny. The request will then proceed to City Council for final consideration.

LEGAL NOTICE - Publish July 2nd & 9th, 2024.

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**1713 Burek St**

**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 MAC Ventures LLC **requesting that the following described properties be rezoned from:**

**SR-2, Single-Family Residential-2 Zoning District zoned portions of the following described property:**

*SEC 24-29-7S PT OF NW1/4 NW1/4 COM 16 RODS N OF SW COR OF NW NW E 120' S 120' W 120' N 120' TO BEG EX W 24.5' INCL OUTLOT 1 OF CSM #14817 VOL 66-89 DOC #1479226*

**be changed to SR-5, Single-Family Residential-5 Zoning District to allow for the construction of a single-family residence.**

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, July 16, 2024.**

Notice is also given that the **Common Council** is expected to consider the proposed rezoning at its first meeting in June, which is currently scheduled to begin at **6:30 p.m. on Wednesday, August 14, 2024**, 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.***

June 27, 2024

Kaitlyn Bernarde, City Clerk

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1713BurekStLegalNotice.06.27



Agenda Item No.

3

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES  
COMMITTEE – July 11, 2024**

**AGENDA ITEM**

Discussion and possible action on Transportation Project Plat for Project ID 6999-00-16/76, West Wausau Avenue, Stevens Drive to North 10<sup>th</sup> Avenue

**BACKGROUND**

The City of Wausau received STP Urban funding to reconstruct West Wausau Ave. As part of this project EMCS developed a plat to identify right of way needs. The plat identifies the parcels where temporary limited easements are needed for grading to construct the project. No permanent fee is required.

**FISCAL IMPACT**

The Engineering Department is in the process of hiring a consultant to acquire the TLE's thru the WDOT process. The cost of the consultant is approximately \$50,000. The cost of the TLE's will be determined by the consultant.

**STAFF RECOMMENDATION**

Staff recommends approving the plat.

Staff contact: Allen Wesolowski 715-261-6762

CONVENTIONAL SYMBOLS

|   |  |  |  |   |  |
|---|--|--|--|---|--|
| SECTION LINE  |  | SECTION CORNER SYMBOL                              |  | R/W MONUMENT (TO BE SET)                    |  |
| QUARTER LINE  |  | NON-MONUMENTED R/W POINT                           |  | FOUND IRON PIN (1-INCH UNLESS NOTED)        |  |
| SIXTEENTH LINE  |  | SECTION CORNER MONUMENT                            |  | GEODETIC SURVEY MONUMENT                    |  |
| NEW REFERENCE LINE  |  | SIXTEENTH CORNER MONUMENT                          |  | SIGN  |  |
| NEW R/W LINE  |  | OFF-PREMISE SIGN                                   |  | COMPENSABLE                                 |  |
| EXISTING R/W OR HE LINE                                     |  | NON-COMPENSABLE                                    |  | NON-COMPENSABLE                             |  |
| PROPERTY LINE   |  | ELECTRIC POLE                                      |  | TELEPHONE POLE                              |  |
| LOT, TIE & OTHER MINOR LINES                                |  | PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)        |  | PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.) |  |
| SLOPE INTERCEPT   |  | ACCESS RESTRICTED BY ACQUISITION                   |  | NO ACCESS (BY STATUTORY AUTHORITY)          |  |
| CORPORATE LIMITS  |  | ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL) |  | NO ACCESS (NEW HIGHWAY)                     |  |
| UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)        |  | PARCEL NUMBER                                      |  | UTILITY NUMBER                              |  |
| NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)              |  | PARALLEL OFFSETS                                   |  |   |  |
| TEMPORARY LIMITED EASEMENT AREA                             |  |  |  |   |  |
| EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT) |  |  |  |   |  |
| TRANSMISSION STRUCTURES                                     |  |  |  |   |  |
| BUILDING TO BE REMOVED                                      |  |  |  |   |  |
| BRIDGE  |  |  |  |   |  |
| CULVERT   |  |  |  |   |  |

CONVENTIONAL UTILITY SYMBOLS

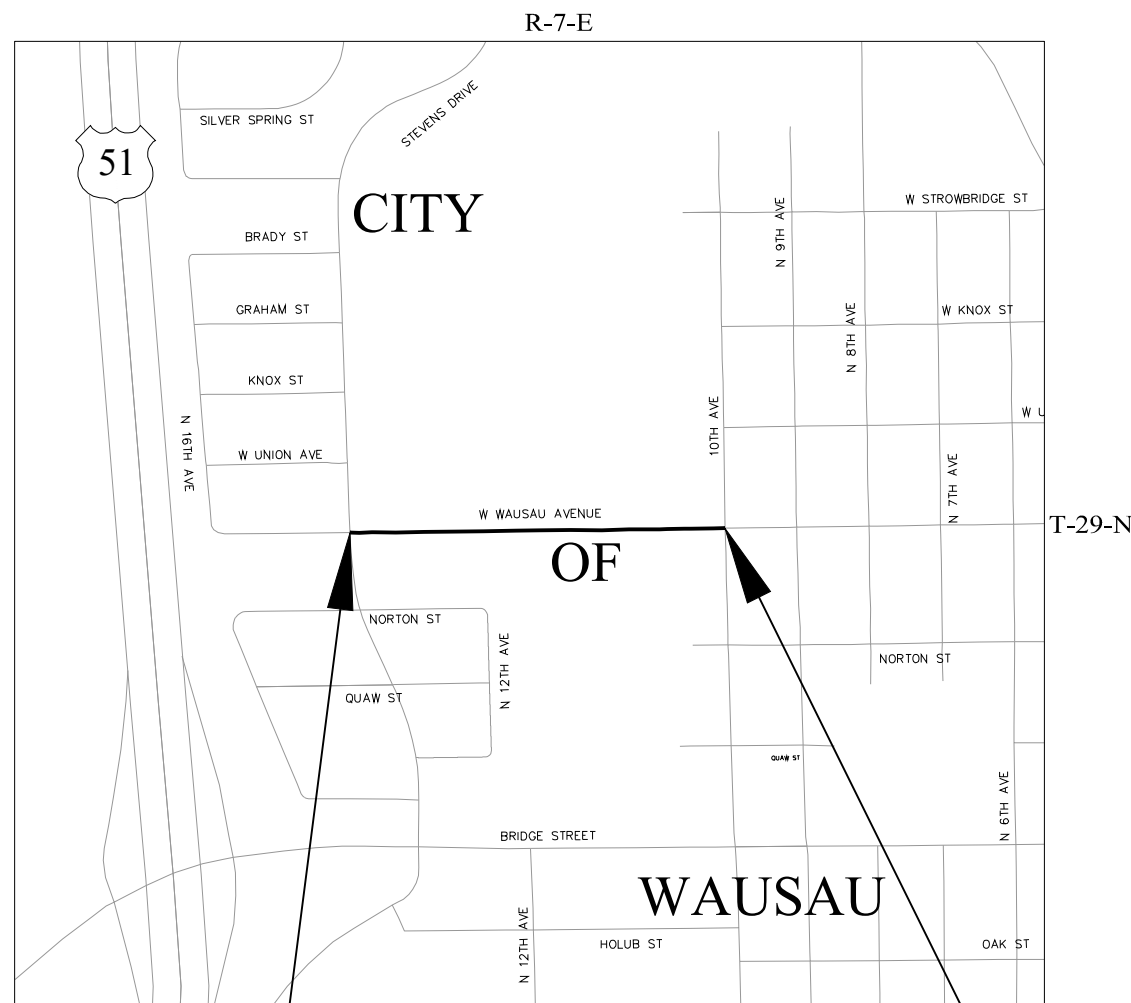
|                             |  |
|-----------------------------|--|
| WATER                       |  |
| GAS                         |  |
| TELEPHONE                   |  |
| OVERHEAD TRANSMISSION LINES |  |
| ELECTRIC                    |  |
| CABLE TELEVISION            |  |
| FIBER OPTIC                 |  |
| SANITARY SEWER              |  |
| STORM SEWER                 |  |
| ELECTRIC TOWER              |  |

CONVENTIONAL ABBREVIATIONS

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

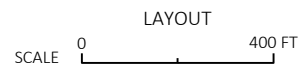
CURVE DATA ABBREVIATIONS

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



**BEGIN RELOCATION ORDER**  
 PROJECT I.D. 6999-00-16  
 STA 6+41.73  
 Y= 207,129.06  
 X= 275,224.01  
 1968.26 FEET N 89°09'48" E OF  
 THE S1/4 CORNER OF SEC. 22  
 T-29-N, R-07-E.

**END RELOCATION ORDER**  
 PROJECT I.D. 6999-00-16  
 STA 21+31.73  
 Y= 207,147.43  
 X= 276,713.90  
 1761.93 FEET S 89°10'16" W OF  
 THE S1/4 CORNER OF SEC. 23,  
 T-29-N, R-07-E.



TOTAL NET LENGTH OF CENTERLINE = .282

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

|  |                     |                   |
|--|---------------------|-------------------|
| R/W PROJECT NUMBER<br>6999-00-16   | SHEET NUMBER<br>4.1 | TOTAL SHEETS<br>5 |
| <b>PLAT OF RIGHT OF WAY REQUIRED FOR<br/>C WAUSAU, WEST WAUSAU AVENUE<br/>STEVENS DRIVE TO NORTH 10TH AVENUE</b> |                     |                   |
| WEST WAUSAU AVENUE, LOC STR  |                     | CITY OF WAUSAU    |
| CONSTRUCTION PROJECT NUMBER<br>6999-00-76  |                     |                   |

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 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.

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

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

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

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

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.



DATE: \_\_\_\_\_ KEVIN C. BOYER, PLS-2675

APPROVED FOR  
CITY OF WAUSAU

DATE: \_\_\_\_\_ DIRECTOR

DATE: \_\_\_\_\_ DOUG DINY, MAYOR

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 | SHEET NUMBER    | OWNERS  | INTERESTS REQUIRED | R/W SF REQUIRED |          |       |                 | TLE S.F. |
|---------------|-----------------|---|--------------------|-----------------|----------|-------|-----------------|----------|
|               |                 |   |                    | NEW             | EXISTING | TOTAL | TOTAL REMAINING |          |
| 1             | 4.3, 4.4, & 4.5 | WAUSAU SCHOOL DISTRICT, A WISCOSNIN MUNICIPAL SUBDIVISION OF THE STATE OF WISCONSIN | TLE                | ---             | ---      | ---   | ---             | 36370    |
| 2             | 4.3             | KSW RENTALS, LLC.   | TLE                | ---             | ---      | ---   | ---             | 738      |
| 3             | 4.3             | ASPEN VIEW PROPERTIES, LLC.   | TLE                | ---             | ---      | ---   | ---             | 860      |
| 4             | 4.3             | TIMOTHY D. TREU AND KAY D. TREU   | TLE                | ---             | ---      | ---   | ---             | 764      |
| 6             | 4.3             | AARON J. DECKER, TRUSTEE OF THE AARON J. DECKER REVOCABLE TRUST DATED MAY 27        | TLE                | ---             | ---      | ---   | ---             | 894      |
| 7             | 4.3             | WTH, LLC., A WISCONSIN LIMITED LIABILITY COMPANY                                    | TLE                | ---             | ---      | ---   | ---             | 1464     |
| 8             | 4.4             | WTH, MS, LLC., A WISCONSIN LIMITED LIABILITY COMPANY                                | TLE                | ---             | ---      | ---   | ---             | 1176     |
| 9             | 4.4, & 4.5      | NEWMAN CATHOLIC SCHOOLS, INC.   | TLE                | ---             | ---      | ---   | ---             | 1184     |
| 11            | 4.5             | VICTORIA P. BALLARD   | TLE                | ---             | ---      | ---   | ---             | 1043     |
| 12            | 4.5             | GINGER L. MCDONALD  | TLE                | ---             | ---      | ---   | ---             | 314      |
|               |                 |   |                    |                 |          |       |                 |          |
|               |                 |   |                    |                 |          |       |                 |          |
|               |                 |   |                    |                 |          |       |                 |          |
|               |                 |   |                    |                 |          |       |                 |          |
| 200           | 4.3, 4.4, & 4.5 | TDS METROCOM, LLC (COMMUNICATION)   | RELEASE OF RIGHTS  |                 |          |       |                 |          |
| 201           | 4.3             | WAUSAU WATER WORKS (WATER)  | RELEASE OF RIGHTS  |                 |          |       |                 |          |
| 202           | 4.3, & 4.4      | WAUSAU WATER WORKS (SANITARY SEWER)   | RELEASE OF RIGHTS  |                 |          |       |                 |          |
| 203           | 4.5             | WISCONSIN PUBLIC SERVICE CORPORATION (GAS)  | RELEASE OF RIGHTS  |                 |          |       |                 |          |
| 204           | 4.5             | CITY COUNTY IT COMMISSION (COMMUNICATION)   | RELEASE OF RIGHTS  |                 |          |       |                 |          |
| 205           | 4.5             | CHARTER COMMUNICATIONS (COMMUNICATION)  | RELEASE OF RIGHTS  |                 |          |       |                 |          |

|               |       |       |       |       |
|---------------|-------|-------|-------|-------|
| REVISION DATE | _____ | _____ | _____ | _____ |
| _____         | _____ | _____ | _____ | _____ |
| _____         | _____ | _____ | _____ | _____ |

|             |           |
|-------------|-----------|
| DATE        | _____     |
| GRID FACTOR | 1.0000000 |



|                         |
|-------------------------|
| HWY: WEST WAUSAU AVENUE |
| COUNTY: MARATHON        |

|                             |             |
|-----------------------------|-------------|
| STATE R/W PROJECT NUMBER    | 6999-00-16  |
| CONSTRUCTION PROJECT NUMBER | 69999-00-76 |

|            |       |
|------------|-------|
| PLAT SHEET | 4.2   |
| PS&E SHEET | _____ |

- 200 TDS METROCOM, LLC (COMMUNICATION)  
NO RECORD OF EASEMENT - PAR. 1
- 201 WAUSAU WATER WORKS (WATER)  
DOC. 841956 - PAR. 4, 6
- 202 WAUSAU WATER WORKS (SANITARY SEWER)  
DOC. 841956 - PAR. 4, 6

| EXISTING MONUMENTS |              |             |                   |
|--------------------|--------------|-------------|-------------------|
| POINT              | Y (NORTHING) | X (EASTING) | DESCRIPTION       |
| IP703              | 207100.382   | 275326.338  | 1" O.D. IRON PIPE |
| IP704              | 207102.687   | 275509.608  | 1" O.D. IRON PIPE |
| IP705              | 207104.112   | 275601.291  | 1" O.D. IRON PIPE |
| IP706              | 207105.422   | 275693.436  | 1" O.D. IRON PIPE |
| IP707              | 207107.201   | 275796.275  | 1" O.D. IRON PIPE |

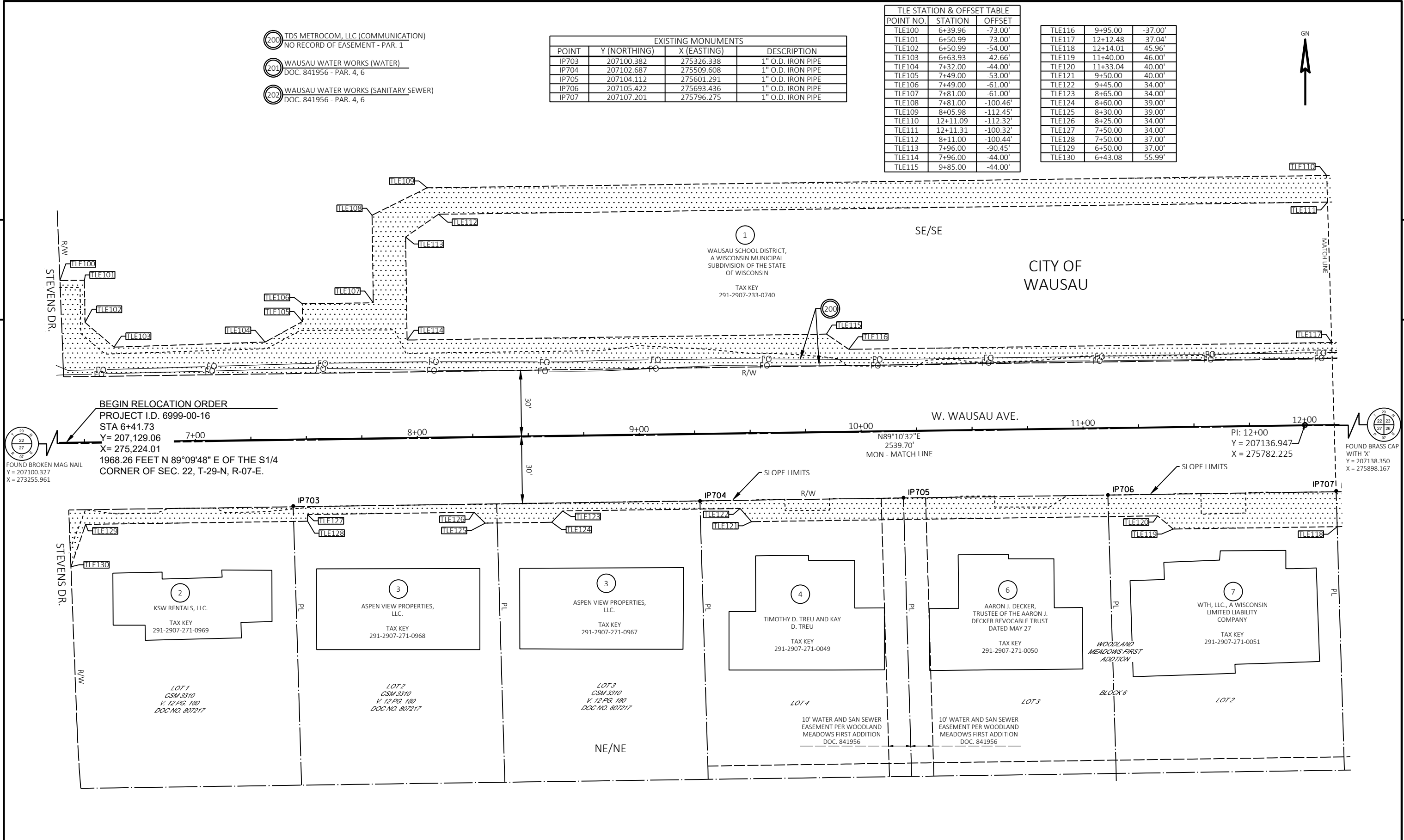
| TLE STATION & OFFSET TABLE |          |          |
|----------------------------|----------|----------|
| POINT NO.                  | STATION  | OFFSET   |
| TLE100                     | 6+39.96  | -73.00'  |
| TLE101                     | 6+50.99  | -73.00'  |
| TLE102                     | 6+50.99  | -54.00'  |
| TLE103                     | 6+63.93  | -42.66'  |
| TLE104                     | 7+32.00  | -44.00'  |
| TLE105                     | 7+49.00  | -53.00'  |
| TLE106                     | 7+49.00  | -61.00'  |
| TLE107                     | 7+81.00  | -61.00'  |
| TLE108                     | 7+81.00  | -100.46' |
| TLE109                     | 8+05.98  | -112.45' |
| TLE110                     | 12+11.09 | -112.32' |
| TLE111                     | 12+11.31 | -100.32' |
| TLE112                     | 8+11.00  | -100.44' |
| TLE113                     | 7+96.00  | -90.45'  |
| TLE114                     | 7+96.00  | -44.00'  |
| TLE115                     | 9+85.00  | -44.00'  |

|        |          |         |
|--------|----------|---------|
| TLE116 | 9+95.00  | -37.00' |
| TLE117 | 12+12.48 | -37.04' |
| TLE118 | 12+14.01 | 45.96'  |
| TLE119 | 11+40.00 | 46.00'  |
| TLE120 | 11+33.04 | 40.00'  |
| TLE121 | 9+50.00  | 40.00'  |
| TLE122 | 9+45.00  | 34.00'  |
| TLE123 | 8+65.00  | 34.00'  |
| TLE124 | 8+60.00  | 39.00'  |
| TLE125 | 8+30.00  | 39.00'  |
| TLE126 | 8+25.00  | 34.00'  |
| TLE127 | 7+50.00  | 34.00'  |
| TLE128 | 7+50.00  | 37.00'  |
| TLE129 | 6+50.00  | 37.00'  |
| TLE130 | 6+43.08  | 55.99'  |



4

4



**BEGIN RELOCATION ORDER**  
 PROJECT I.D. 6999-00-16  
 STA 6+41.73  
 Y = 207,129.06  
 X = 275,224.01  
 1968.26 FEET N 89°09'48" E OF THE S1/4  
 CORNER OF SEC. 22, T-29-N, R-07-E.

FOUND BROKEN MAG NAIL  
 Y = 207100.327  
 X = 273255.961

FOUND BRASS CAP  
 WITH 'X'  
 Y = 207138.350  
 X = 275898.167

|               |                      |             |                         |                             |            |            |     |
|---------------|----------------------|-------------|-------------------------|-----------------------------|------------|------------|-----|
| REVISION DATE | DATE                 | SCALE, FEET | HWY: WEST WAUSAU AVENUE | STATE R/W PROJECT NUMBER    | 6999-00-16 | PLAT SHEET | 4.3 |
|               | GRID FACTOR 1.000000 |             | COUNTY: MARATHON        | CONSTRUCTION PROJECT NUMBER | 6999-00-76 | PS&E SHEET |     |

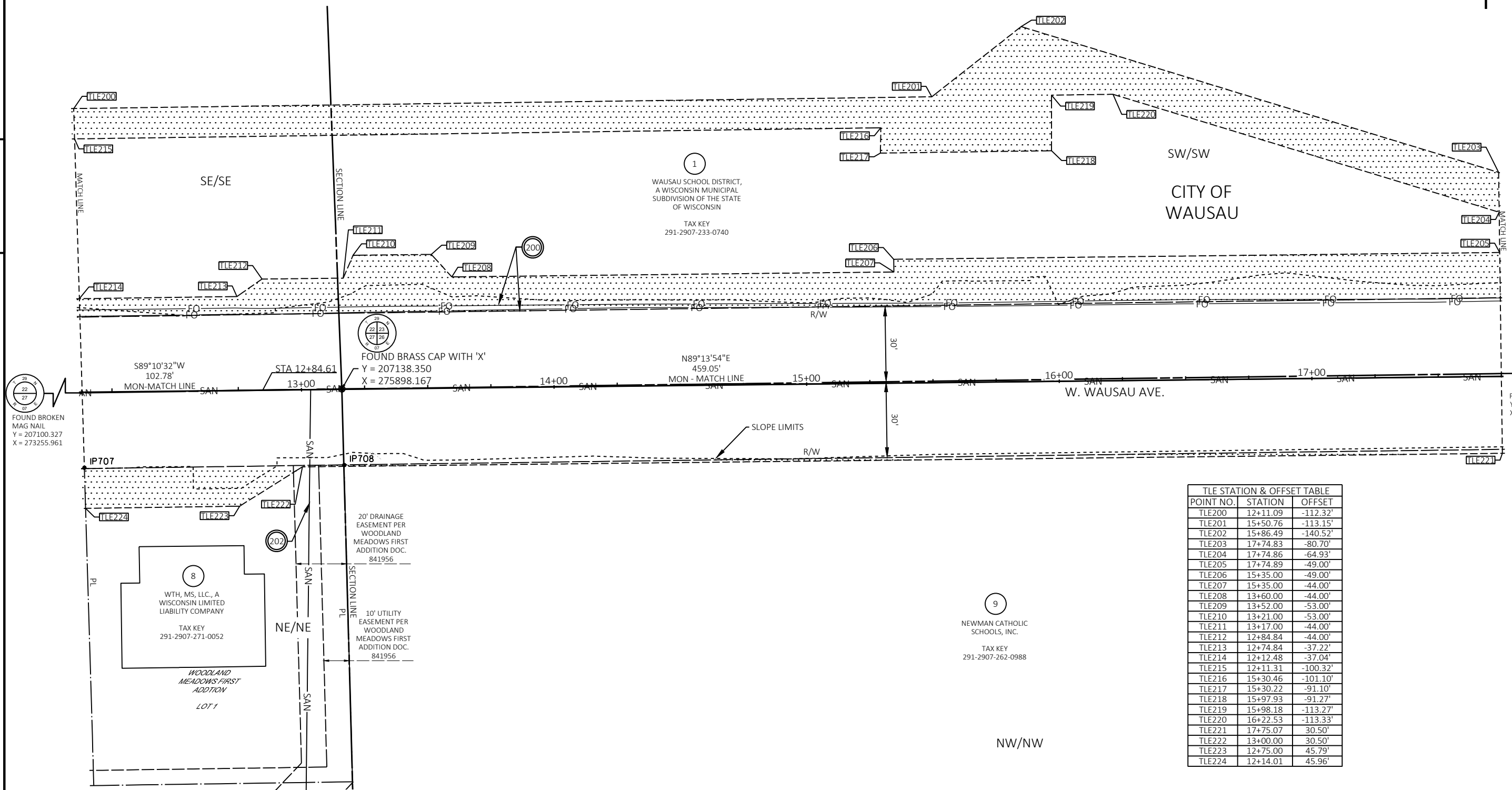
- 200 TDS METROCOM, LLC (COMMUNICATION)  
NO RECORD OF EASEMENT - PAR. 1
- 202 WAUSAU WATER WORKS (SANITARY SEWER)  
NO RECORD OF EASEMENT - PAR. 8

| EXISTING MONUMENTS |              |             |                   |
|--------------------|--------------|-------------|-------------------|
| POINT              | Y (NORTHING) | X (EASTING) | DESCRIPTION       |
| IP707              | 207107.201   | 275796.275  | 1" O.D. IRON PIPE |
| IP708              | 207108.220   | 275899.122  | 1" O.D. IRON PIPE |



4

4



FOUND BROKEN  
MAG NAIL  
Y = 207100.327  
X = 273255.961

FOUND SURVEY NAIL  
Y = 207172.917  
X = 278475.647

| TLE STATION & OFFSET TABLE |          |          |
|----------------------------|----------|----------|
| POINT NO.                  | STATION  | OFFSET   |
| TLE200                     | 12+11.09 | -112.32' |
| TLE201                     | 15+50.76 | -113.15' |
| TLE202                     | 15+86.49 | -140.52' |
| TLE203                     | 17+74.83 | -80.70'  |
| TLE204                     | 17+74.86 | -64.93'  |
| TLE205                     | 17+74.89 | -49.00'  |
| TLE206                     | 15+35.00 | -49.00'  |
| TLE207                     | 15+35.00 | -44.00'  |
| TLE208                     | 13+60.00 | -44.00'  |
| TLE209                     | 13+52.00 | -53.00'  |
| TLE210                     | 13+21.00 | -53.00'  |
| TLE211                     | 13+17.00 | -44.00'  |
| TLE212                     | 12+84.84 | -44.00'  |
| TLE213                     | 12+74.84 | -37.22'  |
| TLE214                     | 12+12.48 | -37.04'  |
| TLE215                     | 12+11.31 | -100.32' |
| TLE216                     | 15+30.46 | -101.10' |
| TLE217                     | 15+30.22 | -91.10'  |
| TLE218                     | 15+97.93 | -91.27'  |
| TLE219                     | 15+98.18 | -113.27' |
| TLE220                     | 16+22.53 | -113.33' |
| TLE221                     | 17+75.07 | 30.50'   |
| TLE222                     | 13+00.00 | 30.50'   |
| TLE223                     | 12+75.00 | 45.79'   |
| TLE224                     | 12+14.01 | 45.96'   |

|               |      |
|---------------|------|
| REVISION DATE | DATE |
|               |      |
|               |      |
|               |      |
|               |      |
|               |      |

|                      |             |
|----------------------|-------------|
| DATE                 | SCALE, FEET |
|                      | 0 20 40     |
| GRID FACTOR 1.000000 |             |

|                         |  |
|-------------------------|--|
| HWY: WEST WAUSAU AVENUE | STATE R/W PROJECT NUMBER 6999-00-16    |
| COUNTY: MARATHON        | CONSTRUCTION PROJECT NUMBER 6999-00-76 |

|                |            |
|----------------|------------|
| PLAT SHEET 4.4 | PS&E SHEET |
|                |            |

|                            |                               |                             |            |             |
|----------------------------|-------------------------------|-----------------------------|------------|-------------|
| FILE NAME: 040101 - RP.DWG | PLOT DATE: 6/26/2024 10:29 AM | PLOT BY: MICHAELA GALGANSKI | PLOT NAME: | PLOT SCALE: |
| LAYOUT NAME - 4.04         |                               |                             |            |             |

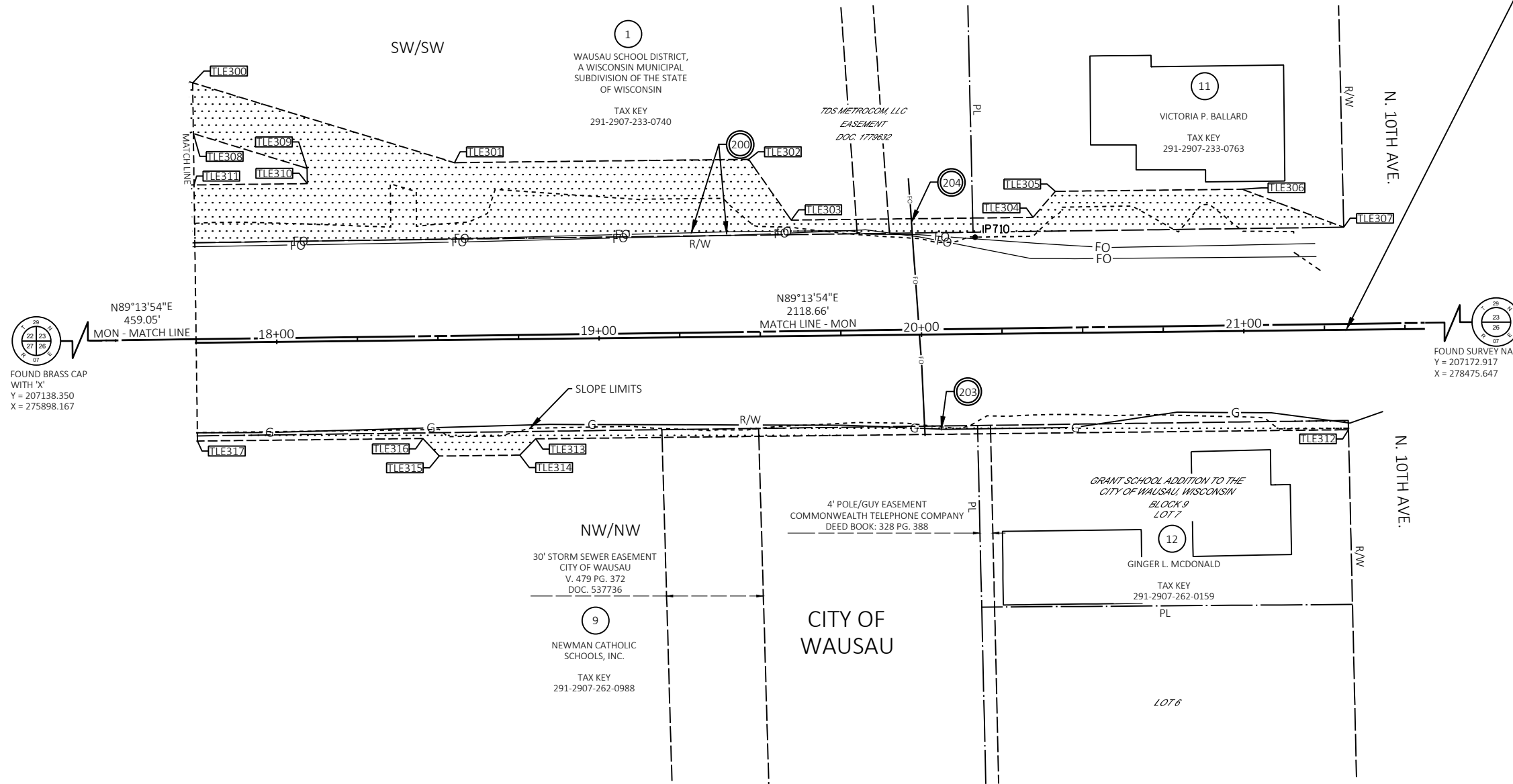
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|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |

- 200 TDS METROCOM, LLC (COMMUNICATION)  
NO RECORD OF EASEMENT - PAR. 1  
DOC. 1779632 - PAR. 1
- 203 WISCONSIN PUBLIC SERVICE CORPORATION (GAS)  
NO RECORD OF EASEMENT - PAR. 9, 12
- 204 CITY COUNTY IT COMMISSION (COMMUNICATION)  
NO RECORD OF EASEMENT - PAR. 1, 9
- 205 CHARTER COMMUNICATIONS (COMMUNICATION)  
DEED BOOK 328 PAGE 388 - PAR. 12

| EXISTING MONUMENTS |              |             |                       |
|--------------------|--------------|-------------|-----------------------|
| POINT              | Y (NORTHING) | X (EASTING) | DESCRIPTION           |
| IP710              | 207176.160   | 276598.776  | 1-1/2" O.D. IRON PIPE |

| TLE STATION & OFFSET TABLE |          |         |
|----------------------------|----------|---------|
| POINT NO.                  | STATION  | OFFSET  |
| TLE300                     | 17+74.83 | -80.70' |
| TLE301                     | 18+55.76 | -55.00' |
| TLE302                     | 19+47.00 | -55.00' |
| TLE303                     | 19+60.00 | -36.00' |
| TLE304                     | 20+35.00 | -36.00' |
| TLE305                     | 20+42.00 | -44.00' |
| TLE306                     | 21+00.00 | -44.00' |
| TLE307                     | 21+31.36 | -31.86' |
| TLE308                     | 17+74.86 | -64.93' |
| TLE309                     | 18+10.00 | -53.77' |
| TLE310                     | 18+10.00 | -49.00' |
| TLE311                     | 17+74.89 | -49.00' |
| TLE312                     | 21+32.10 | 31.00'  |
| TLE313                     | 18+80.00 | 31.00'  |
| TLE314                     | 18+75.00 | 36.00'  |
| TLE315                     | 18+50.00 | 36.00'  |
| TLE316                     | 18+45.00 | 30.50'  |
| TLE317                     | 17+75.07 | 30.50'  |

END RELOCATION ORDER  
PROJECT I.D. 6999-00-16  
STA 21+31.73  
Y= 207,147.43  
X= 276,713.90  
1761.93 FEET S 89°10'16" W OF THE  
S1/4 CORNER OF SEC. 23, T-29-N,  
R-07-E.



FOUND BRASS CAP  
WITH 'X'  
Y = 207138.350  
X = 275898.167

FOUND SURVEY NAIL  
Y = 207172.917  
X = 278475.647

|               |                       |             |                         |                             |            |            |     |
|---------------|-----------------------|-------------|-------------------------|-----------------------------|------------|------------|-----|
| REVISION DATE | DATE                  | SCALE, FEET | HWY: WEST WAUSAU AVENUE | STATE R/W PROJECT NUMBER    | 6999-00-16 | PLAT SHEET | 4.5 |
|               | GRID FACTOR 1.0000000 | 0 20 40     | COUNTY: MARATHON        | CONSTRUCTION PROJECT NUMBER | 6999-00-76 | PS&E SHEET |     |



## **STAFF REPORT**

TO: City of Wausau Plan Commission  
FROM: William Hebert, Chief Inspector / Zoning Administrator  
DATE: July 9, 2024

### **GENERAL INFORMATION**

**APPLICANT:** Melissa Wilson, Finishing Touch Signs  
**LOCATION:** 1100 Lakeview Dr.  
**EXISTING ZONING:** PUD, Planned Unit Development  
**PURPOSE:** Sign Package Approval  
**EXISTING LAND USE:** Institutional / Office

### **SURROUNDING ZONING AND LAND USE:**

This parcel is located in the south eastside of Wausau. The Northcentral Health Care and Marathon County campus is 38.71 acres in size. The campus includes several distinct facilities including the Health Department, Youth Hospital, ADRC and Crisis Center.

### **ANALYSIS**

The proposed sign package for building wall signs and free-standing monument sizes fall into the standards of the sign code. All five directional signs (G1-G5) exceed the sign code maximum height of 6 feet. The proposed directional signs are 8 feet in total height to the top of the sign.

Finishing Touch has provided a letter and reasoning for the request.

### **Recommendation**

Staff recommends approval of the sign as proposed.



7.2.2024

Planning Commission  
407 Grant St,  
Wausau, WI 5440.

Topic: NCHC Directionals

To the Planning Commission,

Finishing Touch Signs is currently working on new signage for North Central Health Care. We have worked closely with NCHC to create signage that would best fit their needs. When designing the directional signs for our client, we wanted to key in on character size and readability for patients/visitors. As a healthcare facility we feel that wayfinding to the specific locations within the campus is a priority.

We chose a minimum character size of 3in. For reference street sign characters are 4in high minimum.

Safety of the visitors/patients in regards for traffic. Signs need to have characters that can be read without slowing traffic.

Demographics were taken into consideration as to whom would be coming to the facilities.

Snow load clearance of 30in, standard height in this area is 48in.

With 7 key destinations to display, there is a challenge of staying within 6ft total height.

In conclusion, several factors were taken into account when the signs were proposed. Providing wayfinding for the visitors/patients to see without interference, and character sizes that are easy to read is of priority. We want to ensure that the patients/visitors safely make it to the correct facility.

Thank you for your time,

Melissa Wilson  
Project Coordinator  
Finishing Touch Signs, LLC  
715.845.0500







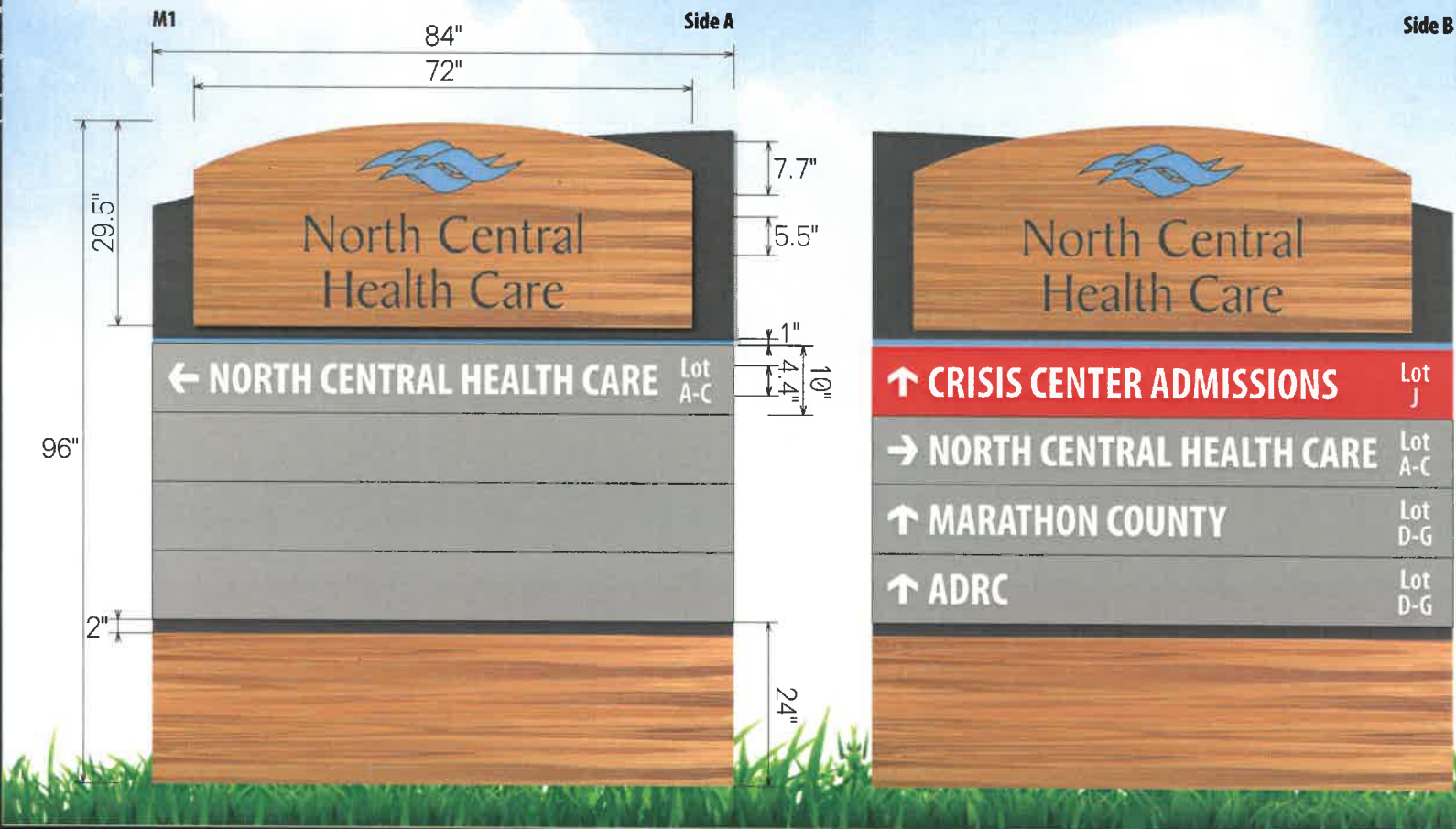
5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 3-20-24  
Sales Rep: Tracy  
Designer: DB  
Client Approval:

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

Colors:  
 Gray Day/Night Vinyl  
 Pantone 278  
 TBD  
 Pantone 186  
 TBD  
 TBD



MI

**Sign Specifications:**

- (1) D/F Lit aluminum monument sign with routed faces and acrylic backed characters. Gray day/night vinyl
- Exact copy and arrow direction (TBD)
- Faces to be removable

**FINAL DRAWING APPROVAL**

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

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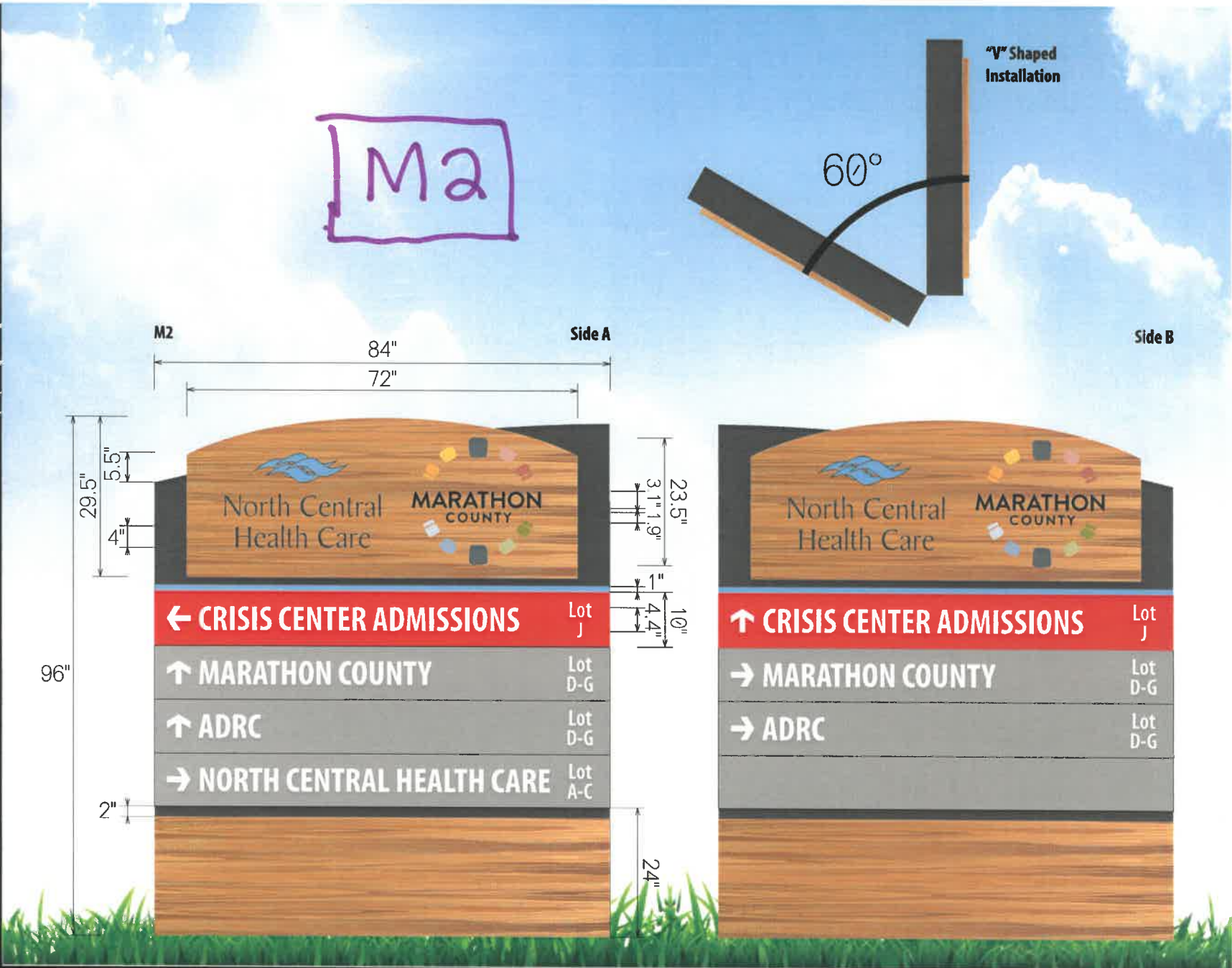
5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 3-20-24  
Sales Rep: Tracy  
Designer: DB  
Client Approval:

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

Colors:  
 Gray Day/Night Vinyl  
 Pantone 278  
 TBD  
 Pantone 186  
 TBD  
 TBD



**Sign Specifications:**

- (2) S/F Lit aluminum monument signs with routed faces and acrylic backed characters. Gray day/night vinyl. "V" shaped at 60 degrees for viewing purpose
- Exact copy and arrow direction (TBD)
- Faces to be removable

**FINAL DRAWING APPROVAL**

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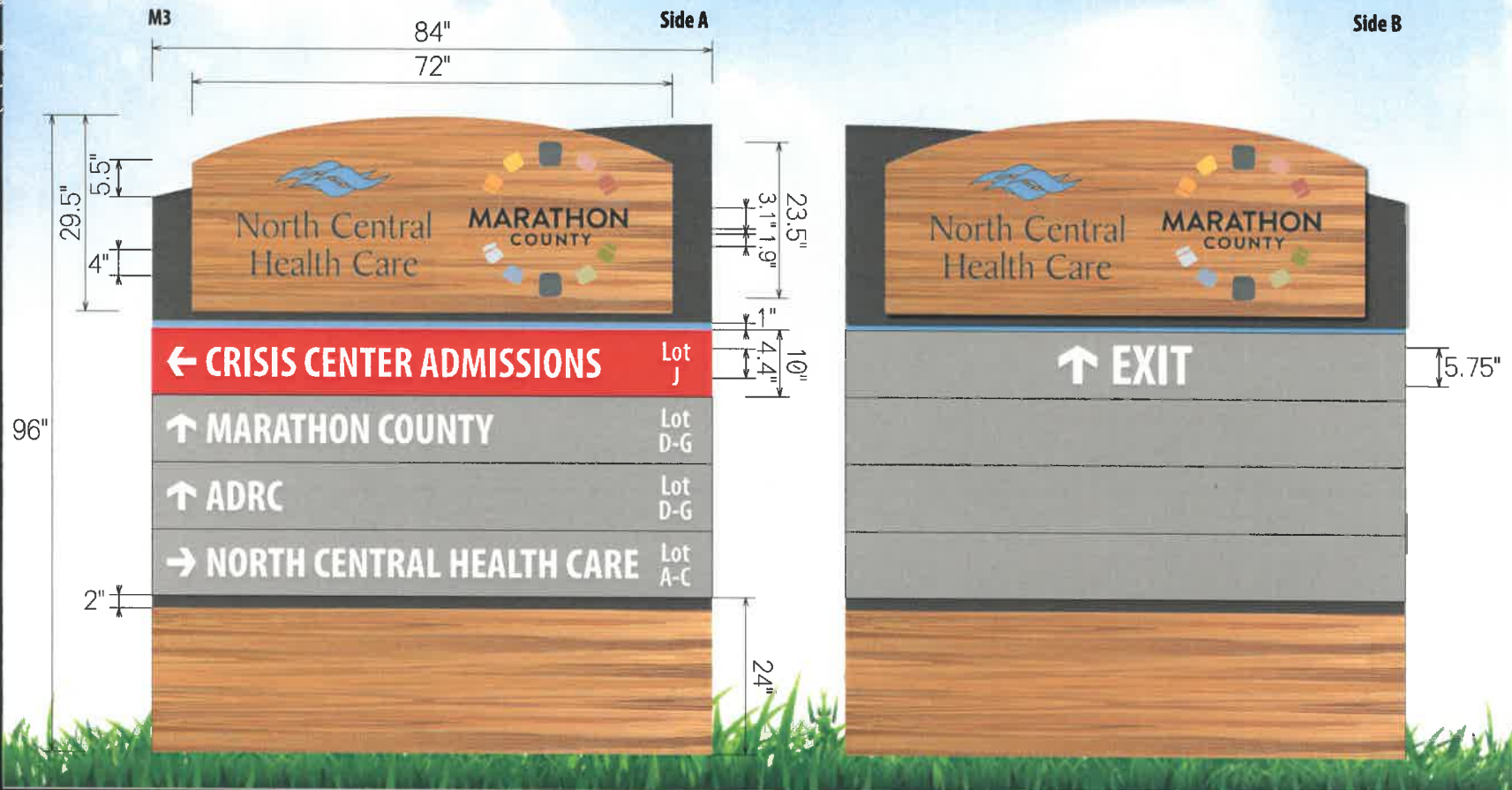
5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 3-20-24  
Sales Rep: Tracy  
Designer: DB  
Client Approval:

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

Colors:  
 Gray Day/Night Vinyl  
 Pantone 278  
 TBD  
 Pantone 186  
 TBD  
 TBD



**Sign Specifications:**

- (1) D/F Lit aluminum monument sign with routed faces and acrylic backed characters. Gray day/night vinyl
- Exact copy and arrow direction (TBD)
- Faces to be removable

**FINAL DRAWING APPROVAL**

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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC

Job Location: Wausau

Job #: 17991

Proof Date: 3-20-24

Sales Rep: Tracy

Designer: DB

Client Approval:

Substrate:

Double Sided

Single Sided

Lit Sign

Non Lit

Opaque Vinyl

Translucent Vinyl

Frosted

Painted

Exterior

Interior

Colors:

TBD

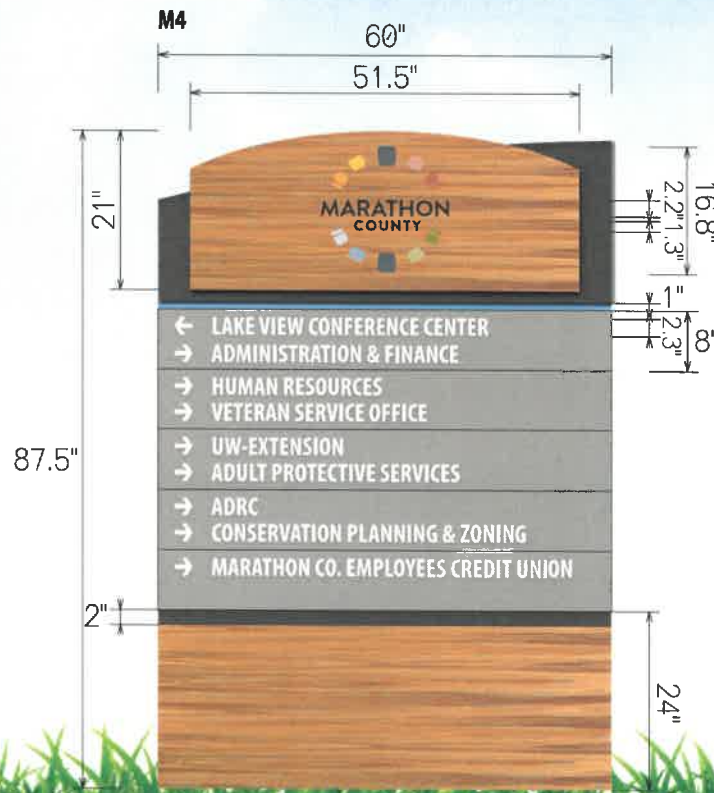
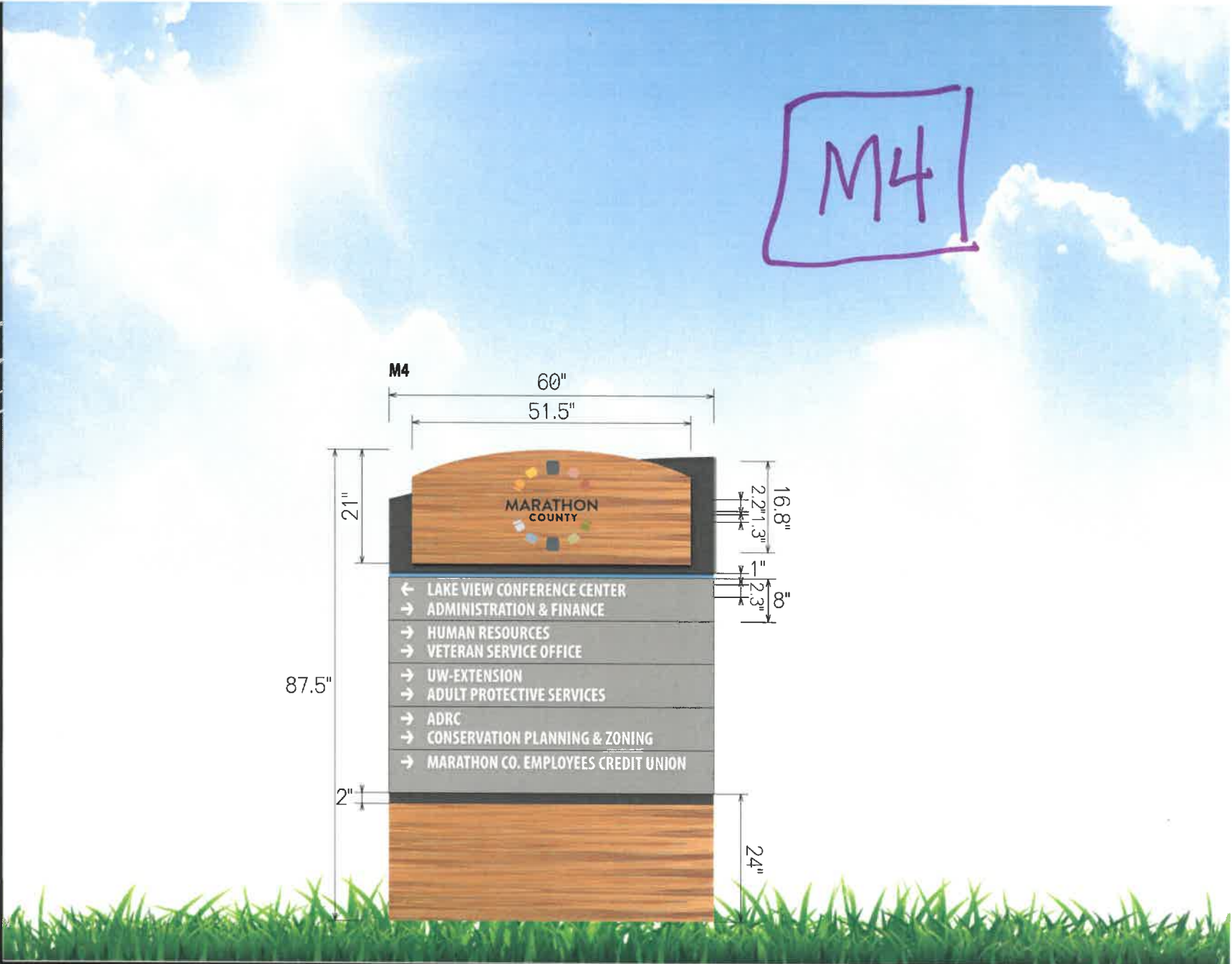
Pantone 278

TBD

TBD

TBD

TBD



**Sign Specifications:**

- (1) S/F Non-Lit aluminum monument sign with acrylic logo and characters. Directional arrows and copy to be white vinyl
- Exact copy and arrow direction (TBD)
- Faces to be removable

**FINAL DRAWING APPROVAL:**

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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC

Job Location: Wausau

Job #: 17991

Proof Date: 3-20-24

Sales Rep: Tracy

Designer: DB

Client Approval:

Substrate:

Double Sided

Single Sided

Lit Sign

Non Lit

Opaque Vinyl

Translucent Vinyl

Frosted

Painted

Exterior

Interior

Colors:

TBD

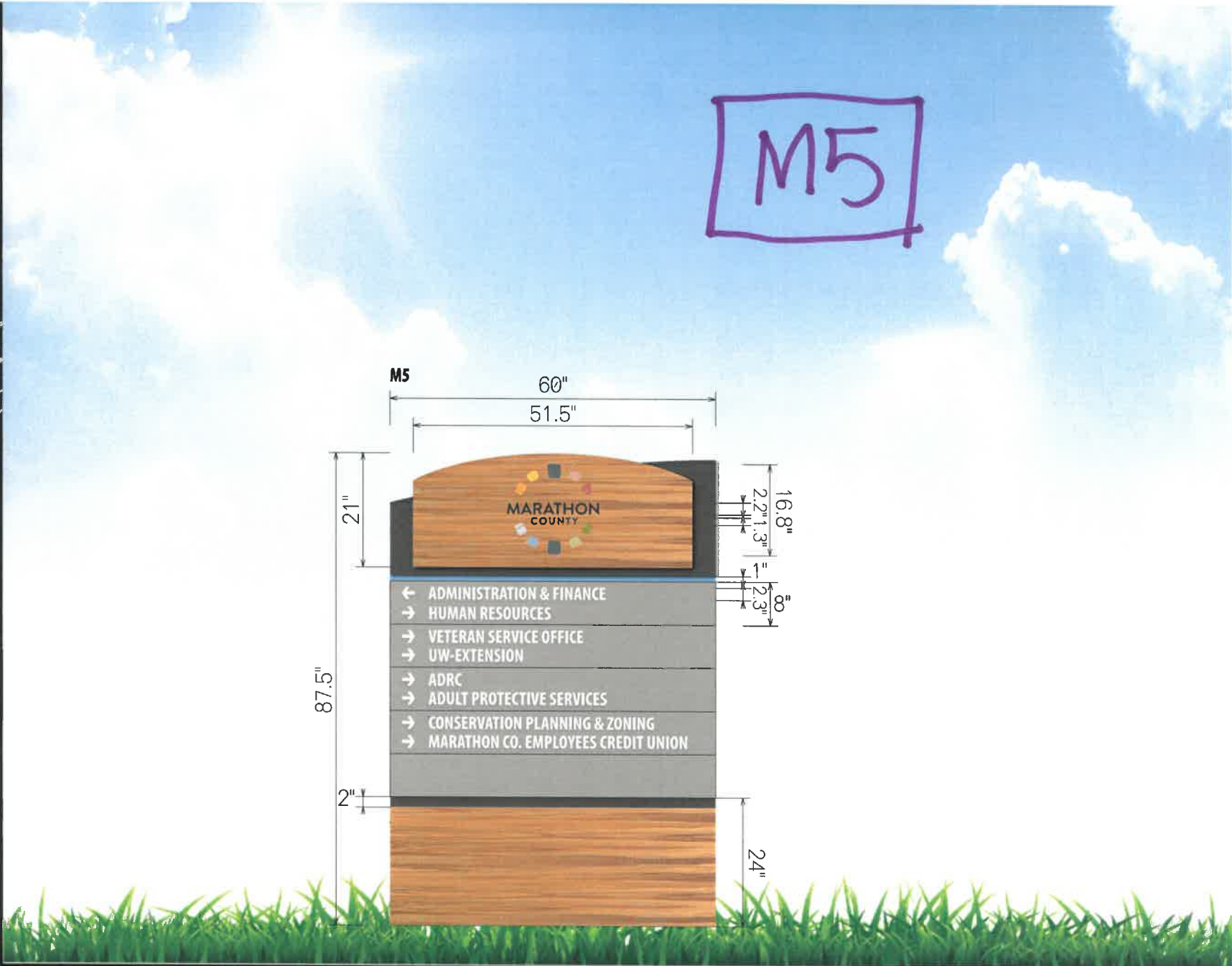
Pantone 278

TBD

TBD

TBD

TBD



**Sign Specifications:**

- (1) S/F Non-Lit aluminum monument sign with acrylic logo and characters. Directional arrows and copy to be white vinyl

- Exact copy and arrow direction (TBD)

- Faces to be removable

**FINAL DRAWING APPROVAL:**

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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 3-20-24  
Sales Rep: Tracy  
Designer: DB  
Client Approval:

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

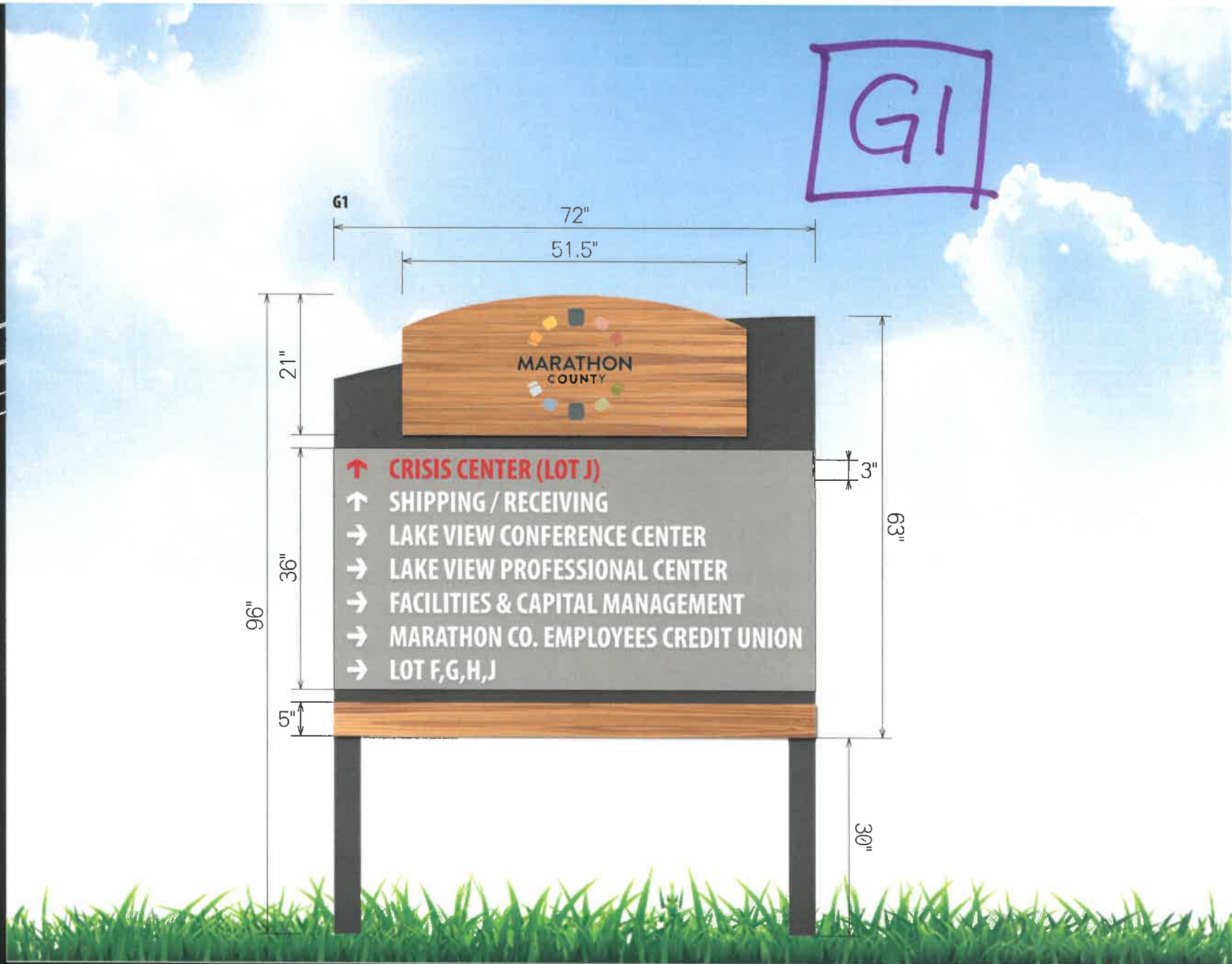
Colors:  
 TBD  
 Pantone 278  
 TBD  
 White  
 TBD  
 TBD

**Sign Specifications:**

- (1) S/F Routed aluminum post and panel sign with acrylic backed characters and logo

- Exact copy and arrow direction (TBD)

-



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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

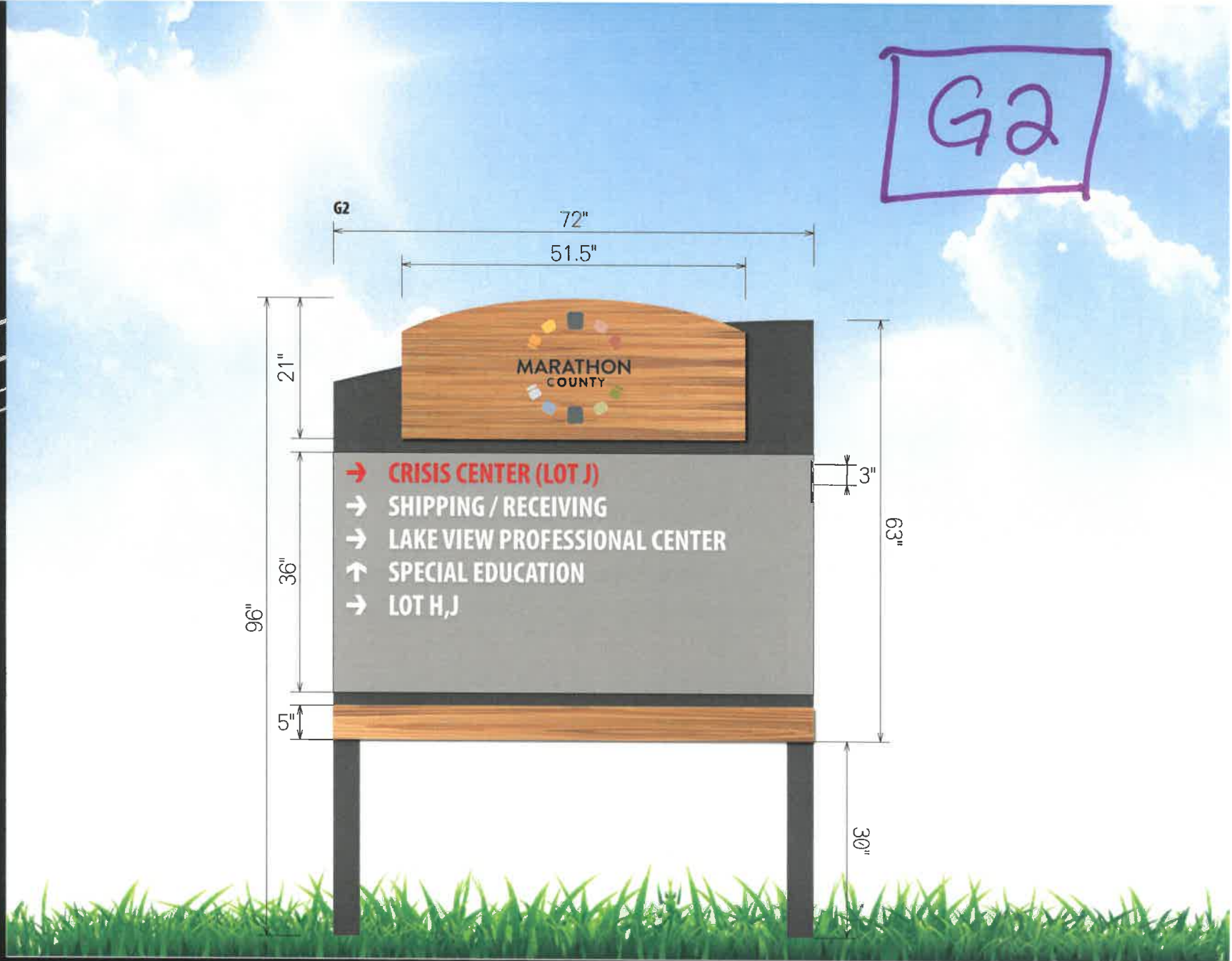
Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 3-20-24  
Sales Rep: Tracy  
Designer: DB  
Client Approval:

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

Colors:  
 TBD  
 Pantone 278  
 TBD  
 White  
 TBD  
 TBD

**Sign Specifications:**

- (1) S/F Routed aluminum post and panel sign with acrylic backed characters and logo
- Exact copy and arrow direction (TBD)



**FINAL DRAWING APPROVAL**

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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

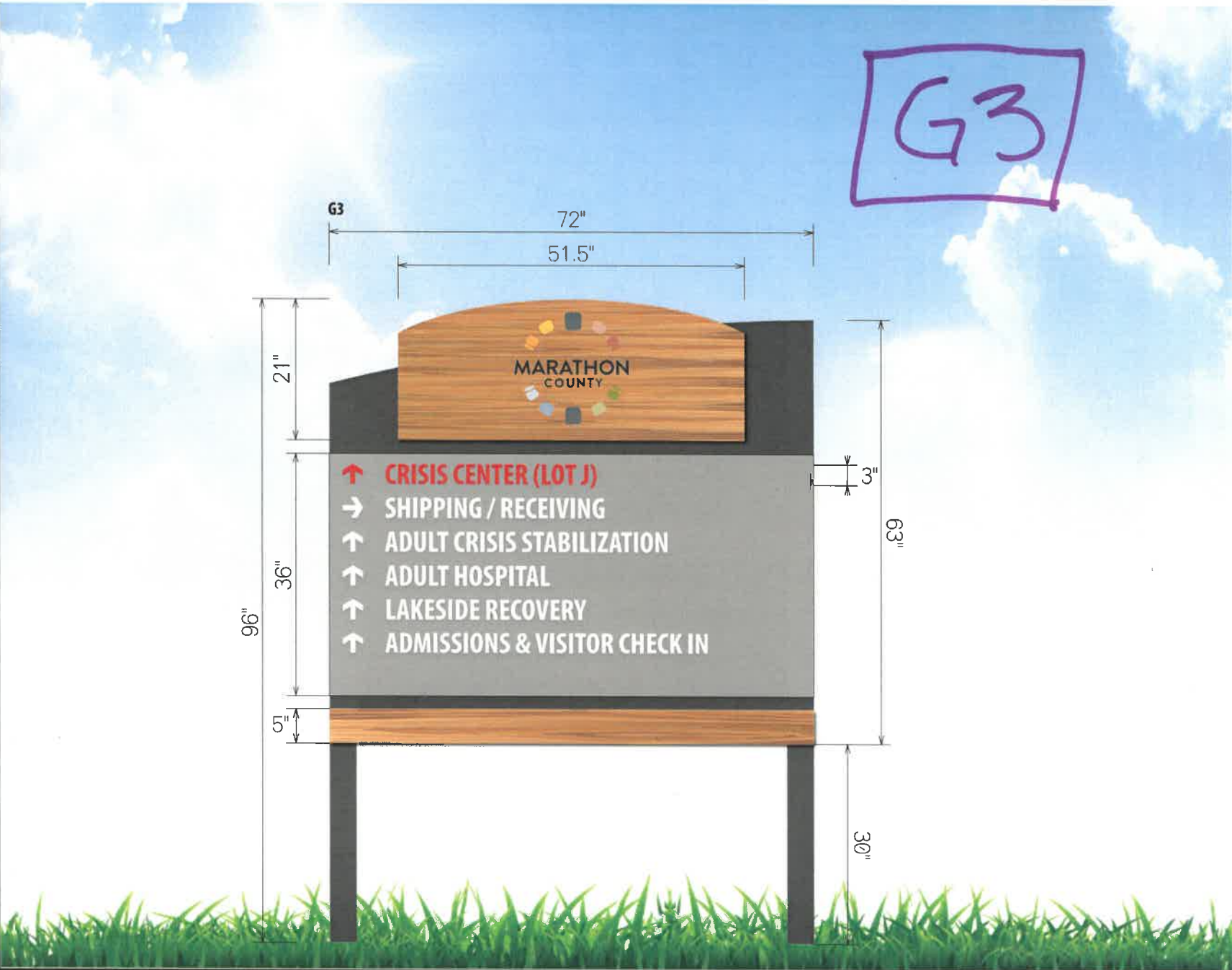
Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 3-20-24  
Sales Rep: Tracy  
Designer: DB  
Client Approval:

**Substrate:**

- Double Sided
- Single Sided
- Lit Sign
- Non Lit
- Opaque Vinyl
- Translucent Vinyl
- Frosted
- Painted
- Exterior
- Interior

**Colors:**

- TBD
- Pantone 278
- TBD
- White
- TBD
- TBD



**Sign Specifications:**

- (1) S/F Routed aluminum post and panel sign with acrylic backed characters and logo
- Exact copy and arrow direction (TBD)

**FINAL DRAWING APPROVAL:**

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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC

Job Location: Wausau

Job #: 17991

Proof Date: 3-20-24

Sales Rep: Tracy

Designer: DB

Client Approval:

Substrate:

- Double Sided
- Single Sided
- Lit Sign
- Non Lit
- Opaque Vinyl
- Translucent Vinyl
- Frosted
- Painted
- Exterior
- Interior

Colors:

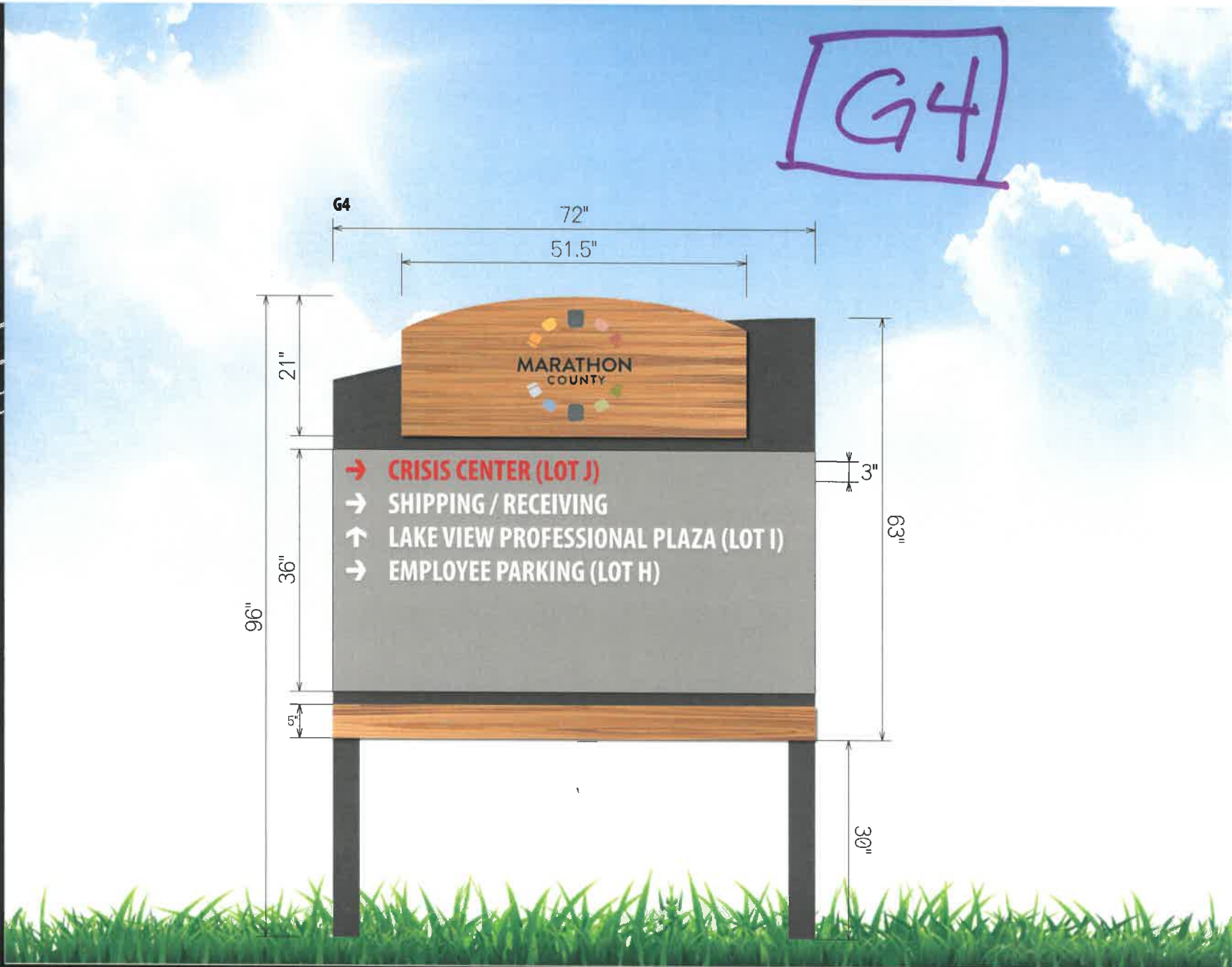
- TBD
- Pantone 278
- TBD
- White
- TBD
- TBD

**Sign Specifications:**

- (1) S/F Routed aluminum post and panel sign with acrylic backed characters and logo

- Exact copy and arrow direction (TBD)

-



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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC

Job Location: Wausau

Job #: 17991

Proof Date: 3-20-24

Sales Rep: Tracy

Designer: DB

Client Approval:

Substrate:

Double Sided

Single Sided

Lit Sign

Non Lit

Opaque Vinyl

Translucent Vinyl

Frosted

Painted

Exterior

Interior

Colors:

TBD

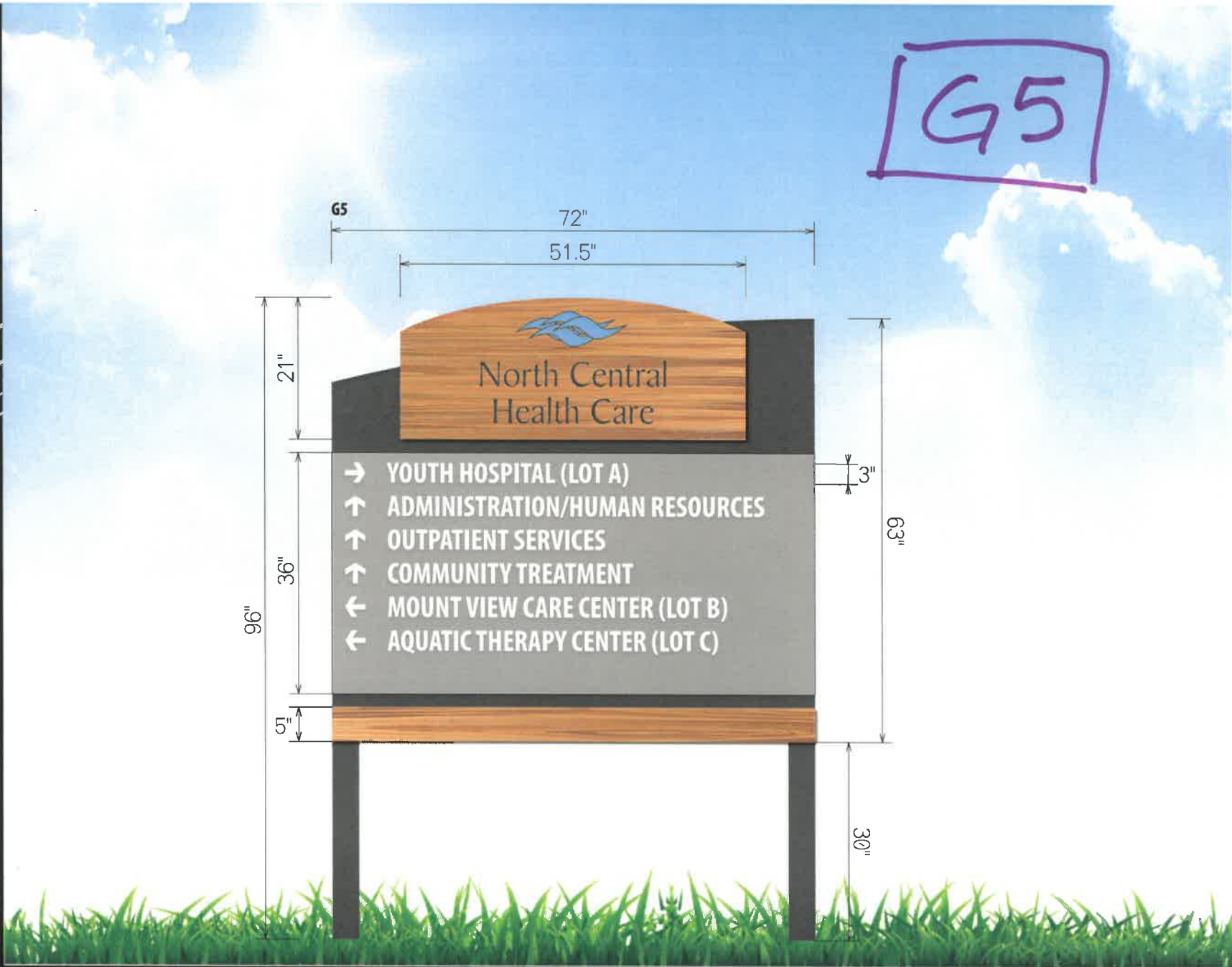
Pantone 278

TBD

White

TBD

TBD



**Sign Specifications:**

- (1) S/F Routed aluminum post and panel sign with acrylic backed characters and logo

- Exact copy and arrow direction (TBD)

-

**FINAL DRAWING APPROVAL**

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

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1296 Kowalski Road,  
Kronenwetter, WI  
Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 6-11-24  
Sales Rep: Tracy Leach  
Designer: Suzi Wopp  
Client Approval:

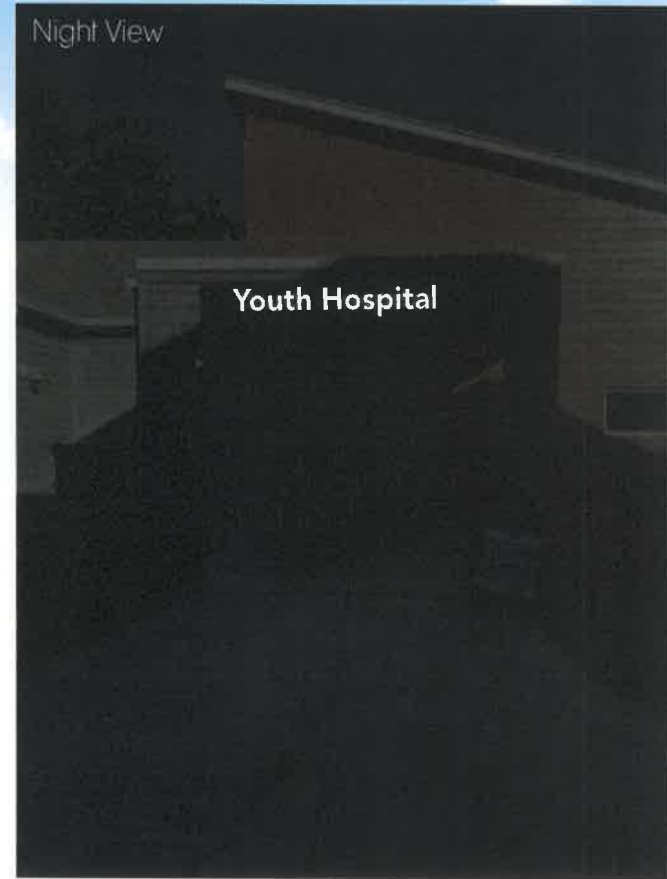
- Substrate:
- Double Sided
  - Single Sided
  - Lit Sign
  - Non Lit
  - Opaque Vinyl
  - Translucent Vinyl
  - Frosted
  - Painted
  - Exterior
  - Interior

- Colors:
- Black
  - White
  - TBD
  - TBD
  - TBD

**Sign Specifications:**

- (1) Lit cabinet with lexan panels and blockout vinyl

-  
-



**FINAL DRAWING APPROVAL**  
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1296 Kowalski Road.  
Kronenwetter, WI  
Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 6-11-24  
Sales Rep: Tracy Leach  
Designer: Suzi Wopp  
Client Approval:

**Substrate:**

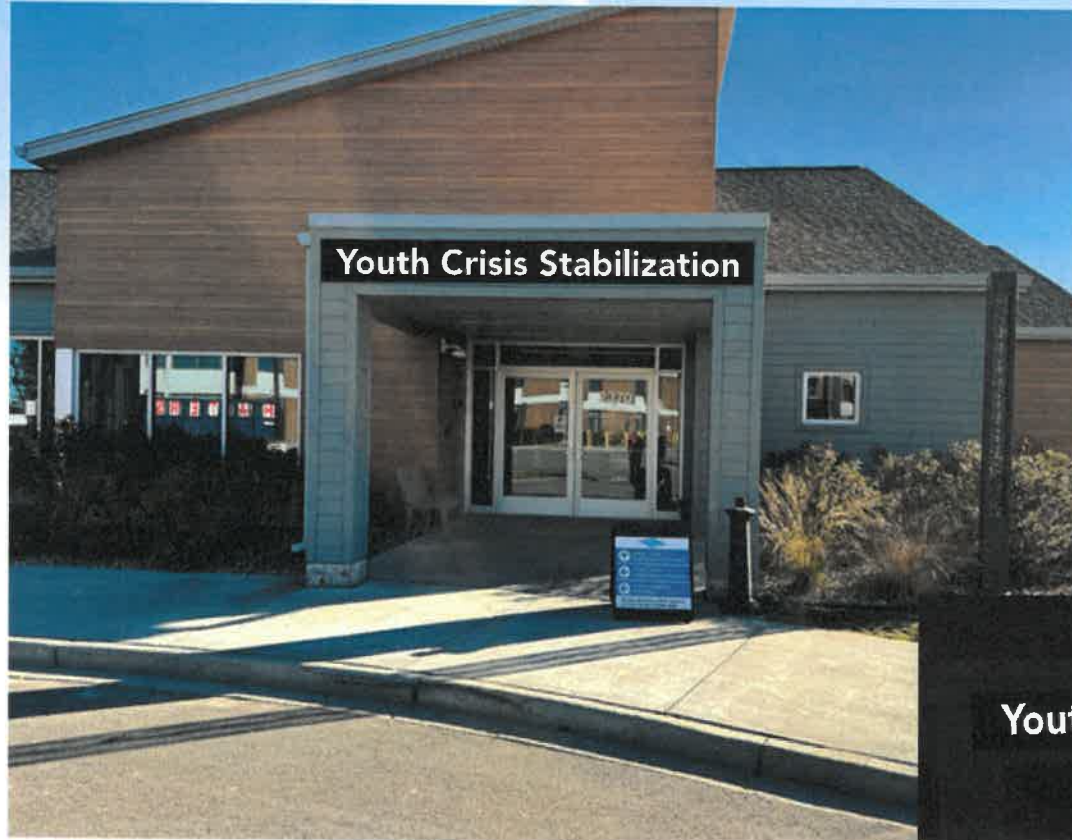
- Double Sided
- Single Sided
- Lit Sign
- Non Lit
- Opaque Vinyl
- Translucent Vinyl
- Frosted
- Painted
- Exterior
- Interior

**Colors:**

- Black
- White
- TBD
- TBD
- TBD

**Sign Specifications:**

- Option 1: (1) Lit cabinet with lexan panels and blockout vinyl
- 
- 



Night View

**Youth Crisis Stabilization**



**FINAL DRAWING APPROVAL**

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1296 Kowalski Road,  
Kronenwetter, WI  
Office: 715-845-0500

L3



Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 6-11-24  
Sales Rep: Tracy Leach  
Designer: Suzi Wopp  
Client Approval:

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

- Colors:
- Black
  - Raceway TBD
  - TBD
  - TBD
  - TBD



Night View



**Sign Specifications:**

- (1) set of lit raceway letters with day/night vinyl
- Raceway color to match building color (TBD)
- **Field verify needed prior to production**

**FINAL DRAWING APPROVAL**

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1296 Kowalski Road.  
Kronenwetter, WI  
Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 6-11-24  
Sales Rep: Tracy Leach  
Designer: Suzi Wopp  
Client Approval:

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

Colors:  
 Black  
 Raceway TBD  
 TBD  
 TBD  
 TBD

22.5"

353.7"

147

# Mount View Care Center

## Mount View Care Center

### Night View



#### Sign Specifications:

- (1) set of lit raceway letters with day/night vinyl
- Raceway color to match building color (TBD)
- **Field verify needed prior to production**

#### FINAL DRAWING APPROVAL

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1296 Kowalski Road,  
Kronenwetter, WI  
Office: 715-845-0500

L5



Night View



Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 6-11-24  
Sales Rep: Tracy Leach  
Designer: Suzi Wopp  
Client Approval:

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

- Colors:
- Black
  - Raceway TBD
  - TBD
  - TBD
  - TBD

**Sign Specifications:**

- (1) set of lit raceway letters with day/night vinyl
- Raceway color to match building color (TBD)
- **Field verify needed prior to production**

**FINAL DRAWING APPROVAL**

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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 3-20-24  
Sales Rep: Tracy  
Designer: DB  
Client Approval:

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

Colors:  
 Black  
 Raceway Color (TBD)  
 TBD  
 TBD  
 TBD  
 TBD

**Sign Specifications:**

- (1) Set of raceway characters with day/night vinyl
- Raceway color to match building color (TBD)
- Need field verify to confirm proper sizing



**Health Department & Social Services**

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

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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 3-20-24  
Sales Rep: Tracy  
Designer: DB  
Client Approval:

**Substrate:**

- Double Sided
- Single Sided
- Lit Sign
- Non Lit
- Opaque Vinyl
- Translucent Vinyl
- Frosted
- Painted
- Exterior
- Interior

**Colors:**

- Black
- Raceway Color (TBD)
- TBD
- TBD
- TBD
- TBD

**Sign Specifications:**

- (1) Set of raceway characters with day/night vinyl
- Raceway color to match building color (TBD)
- Need field verify to confirm proper sizing

283.25"

L7

15.9"

# Lake View Conference Center

10.3"



## Lake View Conference Center

**FINAL DRAWING APPROVAL**

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Kronenwetter, WI  
Office: 715-845-0500

Customer: NCHC  
Job Location: Wausau  
Job #: 17991  
Proof Date: 6-11-24  
Sales Rep: Tracy Leach  
Designer: Suzi Wopp  
Client Approval:

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

- Colors:
- TBD
  - White
  - TBD
  - TBD
  - TBD

**Sign Specifications:**

- (1) Lit cabinet with lexan panel and applied translucent vinyl; red trim
- **Field verify needed prior to production**
- 



Night View



**FINAL DRAWING APPROVAL:**  
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5111 Sherman St.  
Wausau, WI 54401

Office: 715-845-0500

L9



Customer: NCHC

Job Location: Wausau

Job #: 17991

Proof Date: 3-20-24

Sales Rep: Tracy

Designer: DB

Client Approval:

[Empty box for client approval]

Substrate:

Double Sided

Single Sided

Lit Sign

Non Lit

Opaque Vinyl

Translucent Vinyl

Frosted

Painted

Exterior

Interior

Colors:

Black

White

TBD

TBD

TBD

TBD

Sign Specifications:

- Option 1: (1) Lit cabinet with lexan face and blackout vinyl, black trim and returns

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FINAL DRAWING APPROVAL

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

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| Sign Number | Sign area SQ Ft | Sign Height ft | Setback ft | Letter size inches | Lettering (Channel, Painted) | awning/ canopy | Double facing | lighting | material | Mounting building/pole | Quantity of sign |
|-------------|-----------------|----------------|------------|--------------------|------------------------------|----------------|---------------|----------|----------|------------------------|------------------|
| M1          | 38              | 8              | 30         | 10                 | lettered                     | no             | yes           | int      | aluminum | pole                   | 1                |
| M2          | 38              | 8              | 30         | 10                 | lettered                     | no             | no            | int      | aluminum | pole                   | 2                |
| M3          | 38              | 8              | 20         | 10                 | lettered                     | no             | yes           | int      | aluminum | pole                   | 1                |
| M4          | 24.5            | 7.3            | 265        | 2.3                | lettered                     | no             | no            | int      | aluminum | pole                   | 1                |
| M5          | 24.5            | 7.3            | 285        | 2.3                | lettered                     | no             | no            | int      | aluminum | pole                   | 1                |
| G1          | 20.5            | 5.25           | 15         | 3                  | lettered                     | no             | no            | int      | aluminum | pole                   | 1                |
| G2          | 20.5            | 5.25           | 15         | 3                  | lettered                     | no             | no            | int      | aluminum | pole                   | 1                |
| G3          | 20.5            | 5.25           | 32         | 3                  | lettered                     | no             | no            | int      | aluminum | pole                   | 1                |
| G4          | 20.5            | 5.25           | 19         | 3                  | lettered                     | no             | no            | int      | aluminum | pole                   | 1                |
| G5          | 20.5            | 5.25           | 15         | 3                  | lettered                     | no             | no            | int      | aluminum | pole                   | 1                |
| L1          | 12              | 1.25           | 150        | 14                 | lettered                     | no             | no            | int      | aluminum | cabinet                | 1                |
| L2          | 16              | 1.25           | 75         | 13                 | lettered                     | no             | no            | int      | aluminum | cabinet                | 1                |
| L3          | 24              | 2              | 100        | 22.5               | channel                      | no             | no            | int      | aluminum | channel letter         | 1                |
| L4          | 55              | 2              | 335        | 22.5               | channel                      | no             | no            | int      | aluminum | channel letter         | 1                |
| L5          | 36.5            | 2              | 345        | 22.5               | channel                      | no             | no            | int      | aluminum | channel letter         | 1                |
| L6          | 40              | 1.5            | 307        | 17.4               | channel                      | no             | no            | int      | aluminum | channel letter         | 1                |
| L7          | 31              | 1.5            | 90         | 15.9               | channel                      | no             | no            | int      | aluminum | channel letter         | 1                |
| L8          | 144             | 5.1            | 50         | 32                 | lettered                     | no             | no            | int      | aluminum | cabinet                | 1                |
| L9          | 31              | 1.5            | 25         | 15.9               | channel                      | no             | no            | int      | aluminum | channel letter         | 1                |