

\*\*\* All present are expected to conduct themselves in accordance with our City's Core Values \*\*\*



## 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, November 26, 2024 4:00pm**  
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. Approve the meeting minutes for September 17, 2024.
2. **PUBLIC HEARING:** Discussion on amending Section 23.10.31 - Zoning Map Amendment.
3. Discussion and possible action on amending Section 23.10.31 - Zoning Map Amendment.
4. **PUBLIC HEARING:** Discussion of rezoning 700, 804/806, 810, 814, and 816 Grand Avenue from Urban Mixed Use (UMU) to Planned Unit Development (PUD) and approving the General Development Plan (GDP) for a 50-unit apartment building. [M+A Designs Inc]
5. Discussion and possible action on rezoning 700, 804/806, 810, 814, and 816 Grand Avenue from Urban Mixed Use (UMU) to Planned Unit Development (PUD) and approving the General Development Plan (GDP) for a 50-unit apartment building. [M+A Designs Inc]
6. Discussion and possible action on vacating and discontinuing certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue and vacating a portion of right-of-way formerly known as 804/806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue. (I&F)
7. Discussion and possible action on Final Plat for Green Tree Meadows. (I&F)
8. Discussion and possible action the landmarking of the Marathon County Home and Hospital, also known as 1200 Lake View Drive. (Historic Preservation Commission)
9. Discussion and possible action on approving Native American land acknowledgement marker in RiverLife Park.
10. Discussion and possible action on approving Boy with the Boot sculpture at 3rd St and Jackson Street.
11. Next Meeting Date: Tuesday, December 17, 2024 5:00pm.
12. 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@wausauwi.gov](mailto:samantha.kulig@wausauwi.gov) 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 **11/19/2024 @ 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 event 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, M+A Designs Inc

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, September 17, 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, Lou Larson.

Staff Present: Brad Lenz, Andrew Lynch, Brooke Mueller.

Others Present: Nick Brenner, Chuck Ghidorzi, Scott Denzin, Mike Tomsyck, Jeff Delonay, Gabriel Lemke

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 the meeting minutes for July 16 & August 20, 2024.**

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

### **PUBLIC HEARING: Discussion for rezoning 1 Menard Plaza from part of a Suburban Mixed-Use (SMU) Zoning District to a Light Industrial (LI) Zoning District to allow for self-storage units. (Menard, Inc)**

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Mayor Diny opened the public hearing.

Nick Brenner, Menards Representative spoke about their zoning change request in order to build climate controlled and non-climate-controlled storage units at the location of the original Menards building located at 1 Menard Plaza. He stated that the location has been vacant for 20 years and there hasn't been very much interest in the property in that time. Nick also stated that Menards purchased the other parcel in this location to make the entire piece more marketable as well as adding an additional driveway to increase access to the parcel to increase interest. Typically, other retailers want to be located near Menards stores but this property isn't getting any attention. The storage units would include a multi-level facility so the top level would be accessible from 28<sup>th</sup> Ave with the lower level would have access from Stewart Ave. There would also be landscaping and a retention pond.

He acknowledged concern about the visual of the storage units but stated that the main view, from Stewart Ave, the unit's roofs would barely be visible from the street due to the lower elevation. Nick also stated that he also wished that building these units didn't come with having to rezone the property to a Light Industrial Zone. He understands that Light Industrial Zoning is not ideal, especially in an area surrounded by other Suburban Mixed-Use Zoning; but it is a state-wise requirement for the building of storage units. Menards would also place a self-imposed restriction on the company itself to ensure that the property would only be used for self-storage and no other Light Industrial facility. It was also stated that Menards has received requests for storage units in the area and these units would also increase job opportunities.

Chuck Ghidorzi supplied a letter to the committee members prior to the meeting stating his extreme opposition for the rezone. He also attended the meeting to ensure his voice be heard. Mr. Ghidorzi stated that he has lived in the community since 1970 and has been developing properties on the West side since 1975. He believes that this "Gateway to the Community" should continue to leave a positive impression but worries that changing the zoning and allowing for over 100 metal storage units will hurt this impression. It was also stated that the businesses and medical community in that area have spent millions of dollars over the years to make this gateway something special. He recommends that Menards continues to hold on to this property, which is very common for developers to do. Mr. Ghidorzi also mentioned that maybe Menards would want to add fill to the area to increase the visibility to potential future developers.

Mayor Diny closed the public hearing.

**Discussion and possible action for rezoning 1 Menard Plaza from part of a Suburban Mixed-Use (SMU) Zoning District to a Light Industrial (LI) Zoning District to allow for self-storage units. (Menard, Inc)**

Andrew Lynch briefly went over his staff review of the rezoning request. He stated that the requested zoning is not in conformance with the Comprehensive Plan which maps the parcel as Suburban Commercial. Mr. Lynch also stated that the plan for storage units would not be compatible with the existing neighborhood, which consists of a gas station, two medical office buildings, a new bank, office buildings, small retail stores, a sit-down restaurant, a fast-food restaurant, and a large box retailer. He does not recommend the rezoning from Suburban Mixed-Use to Light Industrial due to the non-conformance with the Comprehensive Plan as well as the inconsistency with the surrounding SMU parcels.

Lou Larson stated that he does not agree with the zoning change either. He would rather see something more neighborhood friendly.

Andrew Brueggeman asked if the parcel has to be re-zoned to Light Industrial to which Mr. Lynch confirmed that regulations state that storage units can only be located in Light Industrial zoning districts. Andrew also asked if we can work with the developer to make something work for that area, maybe working with them to develop something else in that area. Andrew Lynch stated that a developer would first have to already be “in the game” in order to work with them. Brad Lenz mentioned that maybe adding a TIF district would be an option; he also mentioned that a PUD wouldn’t be an appropriate designation either.

Motion by Sarah Watson and seconded by Andrew Brueggeman. *Motion opposed unanimously.*

**PUBLIC HEARING: Discussion for rezoning 406 Winton St from part of a Heavy Industrial (HI) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for indoor sales and service. (MCP 2023)**

Mayor Diny opened the public hearing.

Scott Denzin, owner of MCP 2023 spoke stating that he owns this property and it has an office building which has been a resale shop for many years but must not be rezoned to include a store front. He mentioned that they would also work on improving the look of the building.

Mayor Diny closed the public hearing.

**Discussion and possible action for rezoning 406 Winton St from part of a Heavy Industrial (HI) Zoning District to an Urban Mixed-Use (UMU) Zoning District to allow for indoor sales and service. (MCP 2023)**

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

**Discussion and possible action on Conditional use for 260 S 17th Ave to allow for an instant oil change service facility, in a SMU, Suburban Mixed-Use Zoning District (Valvoline LLC)**

Andrew Lynch spoke briefly about this action, stating that the plan is in harmony with the Comprehensive Plan and that he recommends approving this conditional-use permit.

Motion by Andrew Brueggeman and seconded by Lou Larson. *Motion approved unanimously.*

**Discussion and possible action on landmarking the former DAUV (540 S. 3rd Avenue)**

Brad Lenz spoke about this property stating that it’s the former German Workman’s Hall and the Historical Committee recommends landmarking. Brad also stated that preserving historical assets is in the public interest and is also written in the ordinance. It is recommended to landmark this property. It also stated that Emmerich & Associates is opposed to landmarking this property due to the fact that they are currently in negotiations to sell the property and they believe that this may interfere with the sale.

Motion by Andrew Brueggeman and seconded by Lou Larson. *Motion opposed by 3 and approved by 2.*

**Discussion and possible action for the Specific Implementation Plan for 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St. also known as 8th Ave Workforce Housing (Kolbe & Kolbe)**

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Brad stated that the multi-family development was previously approved by Plan Commission and Common Council with the general plans. Kolbe & Kolbe is now seeking approval of the Specific Implementation Plan to complete their zoning approval. Staff recommends approval stating that City Engineering will need to review a stormwater management plan, a lighting plan should be submitted, building materials will need to be Class III and not Class IV, a sidewalk along 8<sup>th</sup> Ave should be added, and that only 1 crosswalk across 8<sup>th</sup> Ave is necessary.

Lou Larson stated that he likes the idea of this plan and wonders if Kolbe & Kolbe should be charged with including a sidewalk or if this is something that the city should look at providing? Brad Lenz noted that it would make more sense to have walkways that connect to a common area (such as a sidewalk). In the winter, the cross walks and walkways between the buildings wouldn't be easily accessible due to snow buildup.

Mike Tomsyck from Kolbe & Kolbe stated that there are already a few crosswalks that were actually put in place by Kolbe & Kolbe, not the city, that have been used for over 20 years without incident. He also pointed out that the sidewalk would only lead to areas that don't have sidewalks. It was also noted that the majority of people living in that neighborhood (that doesn't currently have sidewalks) don't want sidewalks installed. He requested that the Plan Commission does not include the requirement for the sidewalk.

The landscaping requirement was also discussed, Mike pointed out that there already is low-level landscaping included in the plan. They can include more mature landscaping in that area if necessary. He stated that he knows how to prevent light spillage from the parking lots to neighbors as they have been doing it for many years. The plan includes 47 trees and 329 shrubs. Gabriel Lemke (architectural designer) added that the design shows the buildings at angles versus parallel with the street and that is to allow for more parking. Mike also pointed out that it will give better aesthetics when driving down the street to see corners of buildings and landscaping versus just seeing down the side of a building.

Brad agreed that the project could move forward minus his requested updates to the current plan except for the provision that the building materials should be Class III and not Class IV, to which Mike Tomsyck stated that they are planning for Class III building materials.

Motion by Lou Larson and seconded by Andrew Brueggeman. *Motion approved unanimously.*

**Next Meeting Date**

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*Next scheduled meeting is October 15, 2024.*

**Adjournment**

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Motion by Andrew Brueggeman and seconded by Sarah Watson. *Motion approved unanimously.* Meeting adjourned at 5:52pm

**The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, October 15, 2024.**





## Memorandum

From: William Hebert, Chief Inspector/Zoning Administrator  
To: Plan Commission  
Date: November 13, 2024  
Subject: Zoning Code Amendments

Staff is recommending an ordinance amendment to comply with state legislation. The ordinance amendment is included in the packet for WMC 23.10.31(8)

- Zoning petition requiring  $\frac{3}{4}$  majority – Remove due to 2023 Wis. Act 16 created Wis. Stat. § 66.10015(3)(a) which would prohibit supermajority votes after 1/1/2025.

Plan commission will hold a public hearing on these changes. After the hearing a recommendation will be sent to common council for final approval.

**CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403**

<b>ORDINANCE OF THE PLAN COMMISSION</b>	
Amending Wausau Municipal Code § 23.10.31 – Zoning map amendment.	
Committee Action:	Ordinance Number:
Fiscal Impact:	
<b>File Number:</b>	<b>Date Introduced:</b>

<b>FISCAL IMPACT SUMMARY</b>				
<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
	<i>Included in Budget:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>	
	<i>One-time Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
	<i>Debt Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>	
	<i>TID Source: Increment Revenue</i>		<input type="checkbox"/>	<i>Debt</i>
			<i>Funds on Hand</i>	<input type="checkbox"/>
			<i>Interfund Loan</i>	<input type="checkbox"/>

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

Add (   )  
Delete (xxxxxx)

Section 1. That Wausau Municipal Code § 23.10.31 – Zoning map amendment, is hereby amended as follows:

**23.10.31 – Zoning map amendment.**

...

**(8) Review and action by the Common Council.**

- (a) The Common Council shall consider the recommendation of the Plan Commission regarding the proposed amendment. The Common Council may request further information and/or additional reports from the Plan Commission, Zoning Administrator and/or City Planner, the applicant, and/or any other entity as it sees fit.
- (b) The Common Council may approve the amendment as originally proposed, may approve the

proposed amendment with modifications, or may deny approval of the proposed amendment.

(c) If the Common Council wishes to make significant changes in the proposed amendment to the Official Zoning Map, the procedure set forth in Wis. Stats. § 62.23(7)(d) shall be followed prior to Common Council action. Any action to amend the Official Zoning Map requires a simple majority vote of the Common Council, except that as provided in Wis. Stats. § 66.10015(3)(b), in case of adverse recommendation by the Plan Commission or of a protest against such change signed and acknowledged by the owners of 20 percent or of more of the land area:

- ~~i. Included within the proposed amendment; or~~
- ~~ii. Immediately adjacent extending 100 feet from the proposed rezoning; or~~
- ~~iii. Directly opposite from the petitioner's extending 100 feet from the street frontage of such opposite land.~~

~~Such amendment shall not be passed, except by a three-fourths vote of all members of the Common Council. The Common Council's approval of the requested amendment shall be considered the approval of a unique request, and shall not be construed as precedent for any other proposed amendment.~~

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:  
Approved:  
Published:  
Attest:

Approved:

\_\_\_\_\_  
Doug Diny, Mayor

Attest:

\_\_\_\_\_  
Kaitlyn A. Bernarde, Clerk



# STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Andrew Lynch, AICP Asst Planner  
**Date:** November 19, 2024

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## REQUESTED ACTION:

### Zoning Map Amendment

### 700 Grand Avenue from UMU to PUD

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<b>LOCATION:</b>	700, 804, 806, 810, 814, 816 Grand Avenue
<b>APPLICANT:</b>	M+A Design on behalf of Commonwealth Development
<b>EXISTING ZONING:</b>	<b>Urban Mixed Use UMU</b>
<b>EXISTING LAND USE:</b>	Vacant
<b>SIZE OF PARCEL:</b>	1.15 acres
<b>REQUESTED ZONING:</b>	<b>Planned Unit Development PUD</b>
<b>PURPOSE:</b>	To allow 50-unit apartment building
<b>COMPREHENSIVE PLAN:</b>	This area is mapped as Suburban Commercial.
<b>OTHER PLANS:</b>	<b>Strategic Plan</b> – Thriving Economy. Goal 5: Continue to collaborate with businesses to create a new and improved existing housing stock. <b>Wausau Metropolitan Housing Assessment 2022</b> – Pursue new construction of housing of all types and prices.

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#### **BACKGROUND INFORMATION:**

The City assembled the parcels a number of years ago on behalf of WisDOT for an upcoming intersection reconstruction. That project did not happen as originally scheduled or conceived. There is now a similar project, with likely different design needs, tentatively scheduled for 2030. The design of this building has used appropriate setbacks so as not to interfere with a future WisDOT project. The parcels have sat vacant except for the corner lot business space being utilized for a time. The City offered these parcels for redevelopment in 2022 and received several responses. Commonwealth Development was the winning project and they subsequently applied for state tax credits (LIHTC) in order to provide

apartments at an affordable rate. Commonwealth has altered the original design of their project to accommodate a buried utility pipe on the northern edge.

The General Development Plan submitted shows plans for 50 units which consist of 15 one bedroom apartments, 16 two bedroom apartments, and 19 three bedroom apartments. This is a residential only building. The petitioners are seeking flexibility in the zoning standards with the rear setback decreased to zero, an increased density above the 36 units allowed in UMU, and an exception in the parking standards to allow 11 fewer spaces than required. Please see the attachments for additional information.

### **CRITERIA FOR APPROVAL**

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

**1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.**

The Planned Unit Development zoning offers flexibility in zoning requirements in order to accommodate unusual sites or projects. Commonwealth has designed a building that still works within the many challenges of this oddly shaped site.

**2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)**

The proposed housing development would align with several of the City plans noted above. The use is also consistent with the Comprehensive Plan.

**3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.**

The future land use of the Comprehensive Plan shows this area as Suburban Commercial. This type may also include residential uses. There are multiple multi-family housing developments along the Grand Ave corridor both to the north and south of the site as well as adjacent on Thomas Street.

**4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.**

Adequate public infrastructure and facilities are available to serve this infill site. The development will have access to both Thomas Street and Grand Avenue, roads that although busy, operate below their traffic design volume. In addition, a residential development will not have the same type of all day traffic a commercial project may have.

**5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of different land uses and development densities/intensities.**

The current vacant parcels are bounded by two roads and railroad tracks. The developers will add landscaping and set the project back from the road as much as reasonable. Adjacent parcels are residential and are already separated by railroad tracks and existing trees or vegetation.

**6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.**

The project is on an infill site and there are no areas of natural beauty adjacent to the site.

**7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.**

This development is compatible with the Grand Avenue corridor as there are multiple existing multi-family developments. The impact of the mid-rise building will be softened due to being moved to the southern end of the parcel. A short distance to the north is the 10-story Riverview Tower. The architecture and character of the development meet the City design standards.

**8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.**

The architecture and character of the development meet the City design standards. Landscaping will have a positive impact on the appearance.

**9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.**

The proposed project will produce a number of units at a price point that is needed in the Wausau Metro Area as described in the Metro Housing Assessment. The building proposed would provide a high-quality living environment with additional facilities available, such as a fitness center and community room, that are typically found in market rate projects.

Additional benefits of the design would be determined in the specific implementation plans.

**10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.**

Phased construction is not expected.

**STAFF RECOMMENDATION**

Staff finds that the proposal meets all the criteria for a PUD.

Staff recommends approval of the zoning change to Planned Unit Development and approval of the general development plan.

**COMMITTEE ACTION**

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



**M+A**

24 South Brooke Street, Fond du Lac, WI 54935

Phone: 920.922.8170 | Fax: 920.922.8171

[www.madesigninc.net](http://www.madesigninc.net)

October 28, 2024

Planning Commission  
City of Wausau  
407 Grant St.  
Wausau, WI 54401

To Whom It May Concern,

In our development you will see an efficient use of the land in addition to the design of the building in our plan, which captures the feel of the scenic riverfront area of Wausau making it an alluring place residents can call home. Commonwealth Development prides itself on communicating with the city and neighbourhood throughout the development process, incorporating features that are important to the community while maintaining project feasibility.

The proposed development of 700 Grand Ave is a single phase, 100% affordable 50-unit development comprised of mid-rise style apartments. It is a parcel that adjoins two high traffic streets, located at the intersection of E. Thomas St. and Grand Ave. The project density for the 1.15 acre site is approximately 43 units per acre with a surface area of 67% impervious. Our site plan consists of two entryways, one onto E. Thomas St. and the other at Grand Ave. to combat traffic volume concerns. Commonwealth and the architect, M+A Design, will work with the City on the overall layout of the site to help mitigate any concerns regarding traffic volume. This development will properly allow future pedestrian use and traffic improvements. In accordance with the Urban Design Standard created by the City of Wausau, the development will consist of sidewalks on all streets adjoining the development. Most of the first-floor units will have a ground floor private entrance that will allow access to the sidewalks to increase the connectivity of the site.

To ensure accessibility for all demographics, the building will feature an elevator and underground parking. This feature welcomes the opportunity for elderly or persons with mobility issues to occupy our units. Our unit mix was constructed so that it accommodates a variety of social and economic population groups. The project will have (15) one bedroom apartments, (16) two bedroom apartments, and (19) three bedroom apartments to serve the above mentioned demographics. This project will also feature an on-site fitness room, business center, on-site leasing office, and community room. Residents will be able to use these amenities as they wish free of charge. Finished with stainless steel appliances, vinyl flooring and trending lighting fixtures, each unit will be comparable to what you would see in a market rate development giving our tenants a sense of pride in their new home.

Commonwealth strives to be energy and eco efficient. Our development will include high efficiency furnaces, low U-value windows, LED lighting, and energy star appliances. These features align with the Wisconsin Green Built Home Program, a nationally recognized green building initiative that reviews and certifies multi-family units that meet sustainable building and energy standards.

The development will offer 44 underground parking stalls along with 30 surface stalls for residents. The exterior of the building will incorporate masonry brick and engineered wood siding that will blend in with the surrounding area while also creating its own identity. As mentioned above, the design of the building will incorporate the Urban Design Standards from the City of Wausau while also taking input from the City and neighborhood. On the exterior of the Grand Avenue side of the development the site will feature flower beds and aesthetically pleasing bushes that will maintain the natural nature of the site.

While we have made our best effort to meet all the zoning requirements, the site poses many challenges that require us to go beyond what is outlined in the zoning code. For instance, our building may not meet all the setback requirements. We are currently under the 10-foot rear yard setback along the western portion of the property, if that is in fact considered the rear of the site. If it is considered a side yard, we would meet the requirements of 0 feet. We also exceed the maximum allowable density of 36 units for the UMU zoning district. It is our understanding that we are meeting all other zoning requirements.

Sincerely,



M+A Design  
Ben Marshall, Senior Vice President



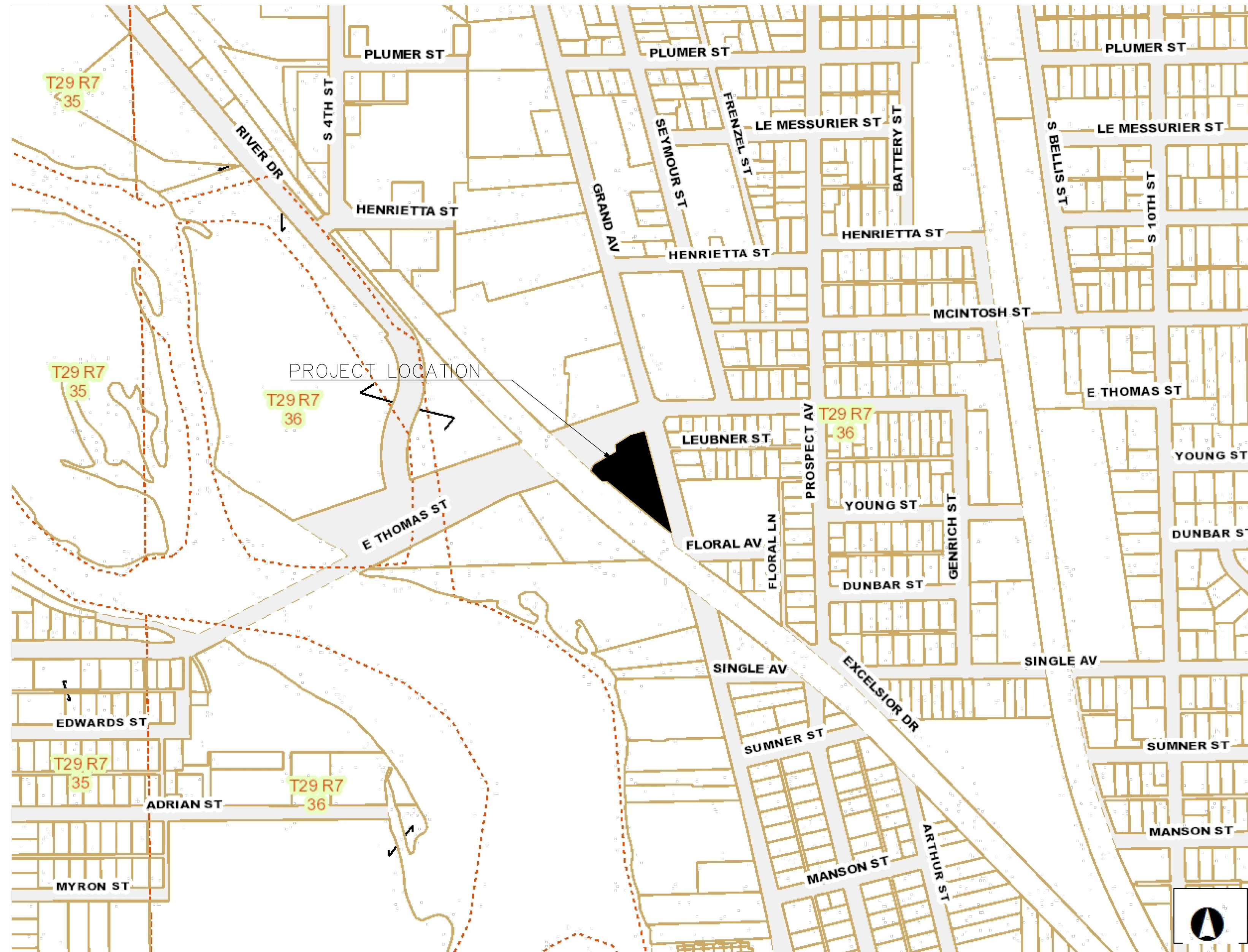
ADDRESS:  
700, 804, 806, 810, 814, & 816 GRAND AVENUE WAUSAU, WI 54403

LOCATION:  
LOTS 1-4 OF ASSESSORS PLAT NO. 5, PART OF THE GOV'T LOT 2 OF SECTION 36,  
TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE SYSTEM  
(MARATHON) NAD83 (2011)

**SURVEY LEGEND**

- These standard symbols will be found in the drawing.
- SANITARY SEWER
  - STORM SEWER
  - OVERHEAD UTILITIES
  - BURIED ELECTRIC
  - BURIED GAS
  - BURIED TELEPHONE
  - BURIED TELEVISION
  - WATERMAIN
  - FIBER OPTICS
  - IRRIGATION LINE
  - FENCE LINE
  - EDGE OF BITUMINOUS
  - CONTOUR LINE
  - F.F.E. = FINISHED FLOOR ELEVATION
  - RECTANGULAR CATCH BASIN
  - CIRCULAR CATCH BASIN
  - SQUARE CATCH BASIN
  - STORM MANHOLE
  - SANITARY MANHOLE
  - SEPTIC TANK
  - UTILITY MANHOLE
  - WATER MANHOLE
  - WATER SERVICE
  - WATER VALVE
  - HYDRANT
  - IRRIGATION HEAD
  - ELECTRIC MANHOLE
  - ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - ELECTRIC OUTLET
  - ELECTRIC BOX
  - WATER FOUNTAIN
  - LIGHTPOLE
  - POWERPOLE
  - STOP LIGHT
  - GUY WIRE
  - GAS METER
  - GAS VALVE
  - TELEPHONE MANHOLE
  - TELEPHONE VAULT
  - FIBER OPTIC VAULT
  - FIBER OPTIC MANHOLE
  - PARKING METER
  - GUARD POST
  - BORING STAKE
  - CLEAN OUT
  - MONITORING WELL
  - BURIED FUEL TANK
  - CONTROL BOX
  - AIR CONDITIONING UNIT
  - SIGN
  - FLAGPOLE
  - MAILBOX
  - ROOF DRAIN
  - MEMORIAL PLAQUE
  - BOOK BOX
  - LANDSCAPE BOLDER
  - STUMP
  - HEDGE
  - TREE
  - PINE TREE



**DRAWING INDEX**

- SHEET C2 EXISTING SITE
- SHEET C3 PROPOSED DEMOLITION PLAN
- SHEET C4 PROPOSED SITE PLAN
- SHEET C5 PROPOSED GRADING PLAN
- SHEET C6 PROPOSED UTILITY PLAN
- SHEET C7 PROPOSED STORMWATER PLAN & DETAILS
- SHEET C8 PROPOSED EROSION CONTROL PLAN
- SHEET C9 PROPOSED EROSION CONTROL DETAILS
- SHEET C10 PROPOSED SITE DETAILS
- SHEET C11 PROPOSED STORM DETAILS

**PRIVATE UTILITIES NOT LOCATED  
UNDERGROUND UTILITIES**

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**LOCATION MAP**

STAMP/SIGNATURE:

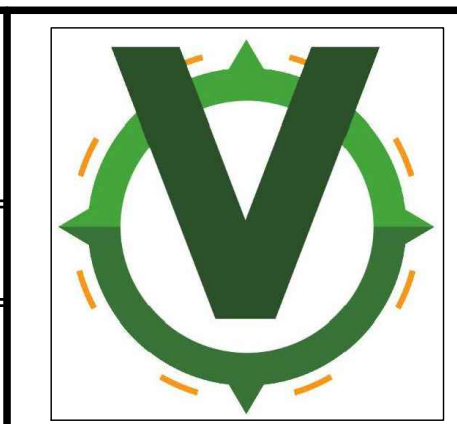
REVISIONS		
BY	DATE	DESCRIPTION

**TITLE PAGE:**

**COVER PAGE**

PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU  
MARATHON COUNTY, WISCONSIN



**VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS**  
6103 DAWN STREET WESTON, WI. 54476  
PHONE NO.: (715) 241-0947  
EMAIL: [dustin@vreelandassociates.us](mailto:dustin@vreelandassociates.us)  
WEBSITE: [www.vreelandlandsurveying.com](http://www.vreelandlandsurveying.com)  
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PREPARED FOR: **M+A DESIGN, INC.**  
JOSH SOMMERFELDT

PLAN DATE: **OCTOBER 23RD, 2024**

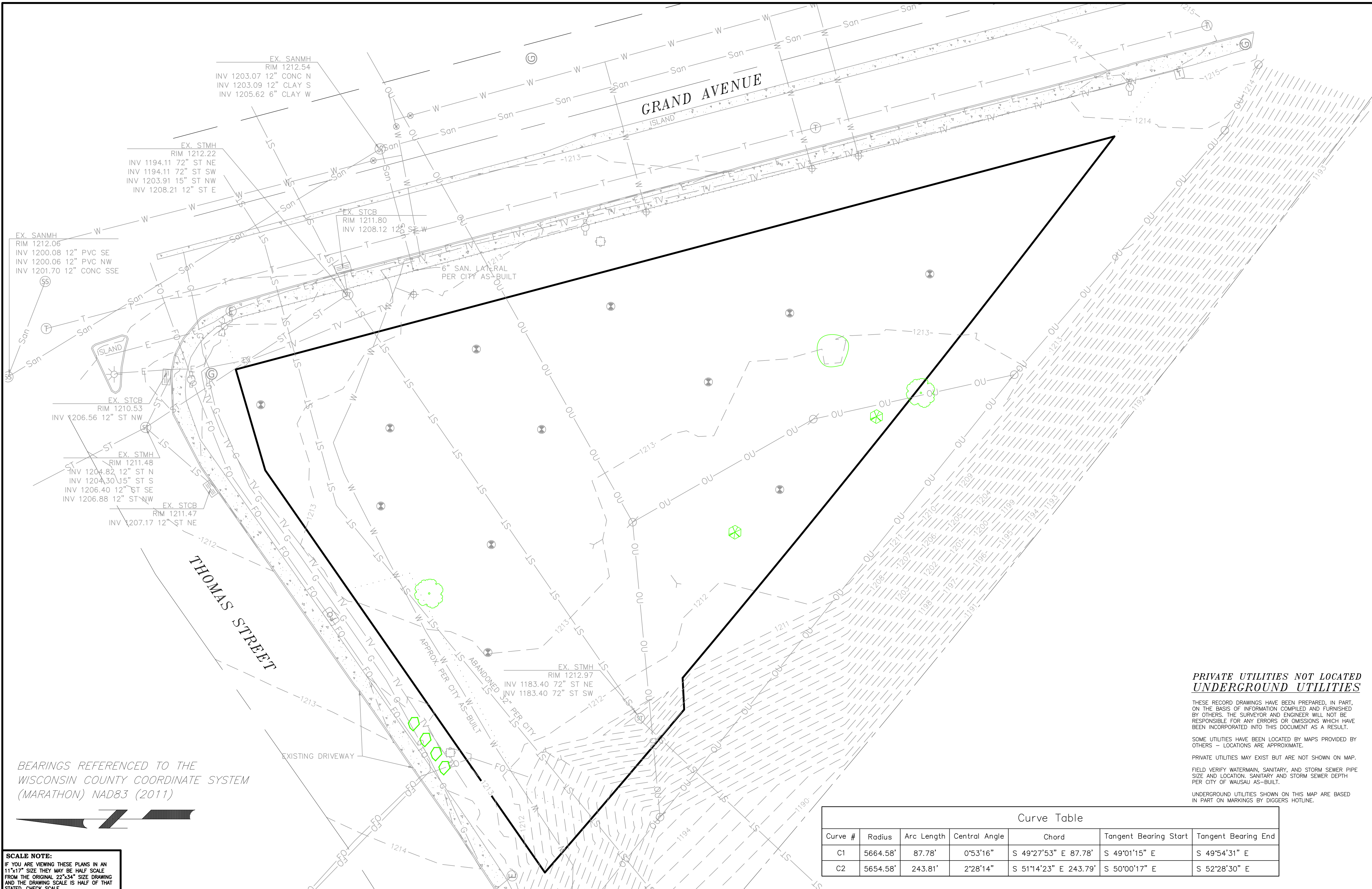
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: <b>NO SCALE</b>
SHEET <b>C1</b>



**SURVEY LEGEND**

These standard symbols will be found in the drawing.

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- BURIED TELEVISION
- WATERMAIN
- FIBER OPTICS
- IRRIGATION LINE
- FENCE LINE
- EDGE OF BITUMINOUS
- CONTOUR LINE
- F.F.E. = FINISHED FLOOR ELEVATION**
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- SQUARE CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- SEPTIC TANK
- UTILITY MANHOLE
- WATER MANHOLE
- WATER SERVICE
- WATER VALVE
- HYDRANT
- IRRIGATION HEAD
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC OUTLET
- ELECTRIC BOX
- WATER FOUNTAIN
- LIGHTPOLE
- POWERPOLE
- STOP LIGHT
- GUY WIRE
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE VAULT
- FIBER OPTIC VAULT
- FIBER OPTIC MANHOLE
- PARKING METER
- GUARD POST
- BORING STAKE
- CLEAN OUT
- MONITORING WELL
- BURIED FUEL TANK
- CONTROL BOX
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- ROOF DRAIN
- MEMORIAL PLAQUE
- BOOK BOX
- LANDSCAPE BOLDER
- STUMP
- HEDGE
- TREE
- PINE TREE



**PRIVATE UTILITIES NOT LOCATED  
UNDERGROUND UTILITIES**

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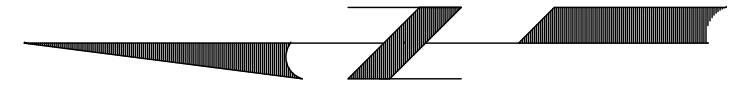
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Curve Table						
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C2	5654.58'	243.81'	2°28'14"	S 51°14'23" E 243.79'	S 50°00'17" E	S 52°28'30" E

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



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**STAMP/SIGNATURE:**

REVISIONS		
BY	DATE	DESCRIPTION

**TITLE PAGE:**

**EXISTING SITE**

**PROJECT:** GRAND AVE. APARTMENTS

**LOCATION:** CITY OF WAUSAU  
MARATHON COUNTY, WISCONSIN



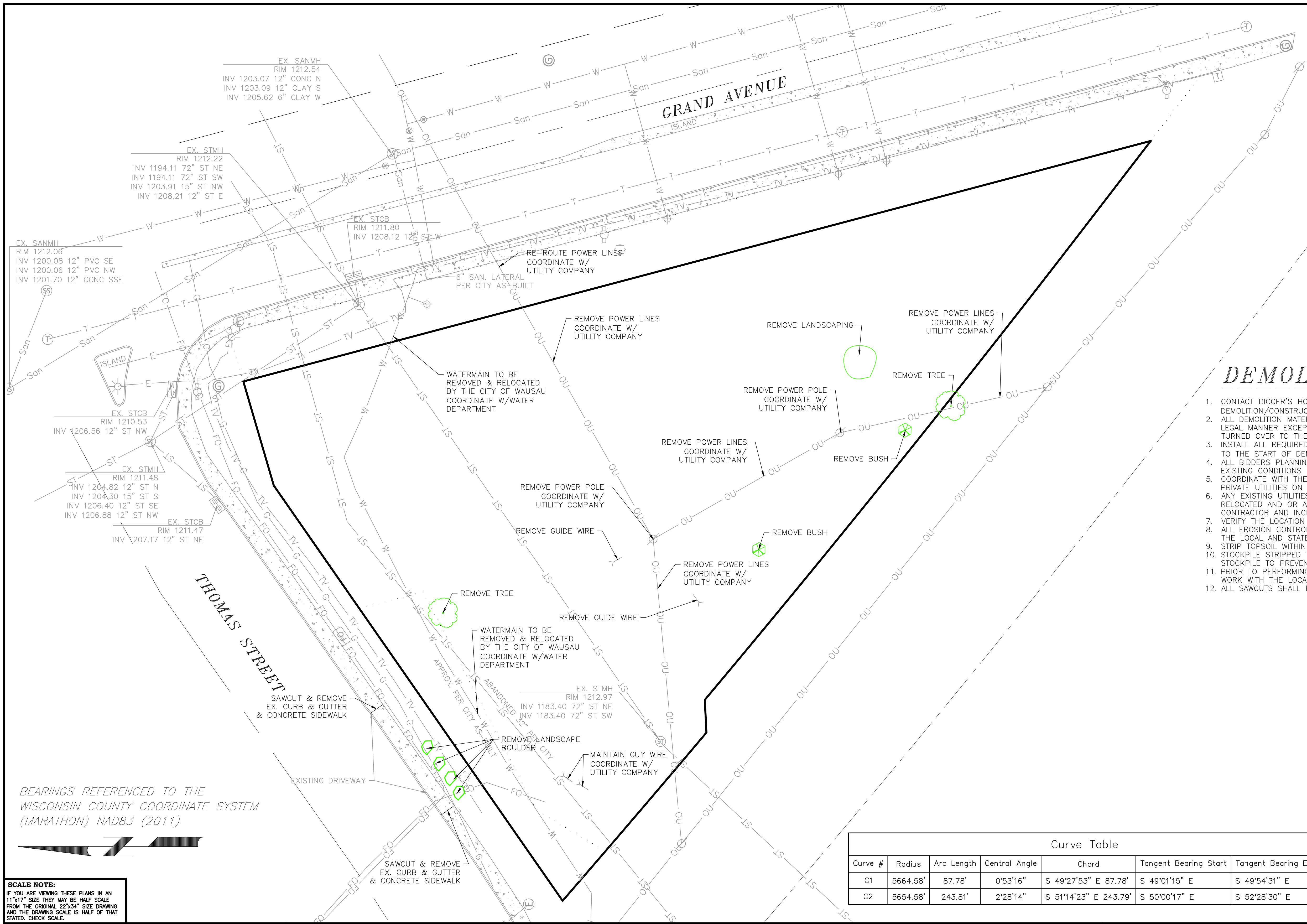
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**PREPARED FOR:** M+A DESIGN, INC.  
JOSH SOMMERFELDT

**PLAN DATE:** OCTOBER 23RD, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: 1" = 20'
SHEET C2





### DEMOLITION NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
- ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS.
- STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB.

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)

### PRIVATE UTILITIES NOT LOCATED UNDERGROUND UTILITIES

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**TITLE PAGE:**  
**PROPOSED DEMOLITION PLAN**

**PROJECT:** GRAND AVE. APARTMENTS

**LOCATION:** CITY OF WAUSAU  
MARATHON COUNTY, WISCONSIN



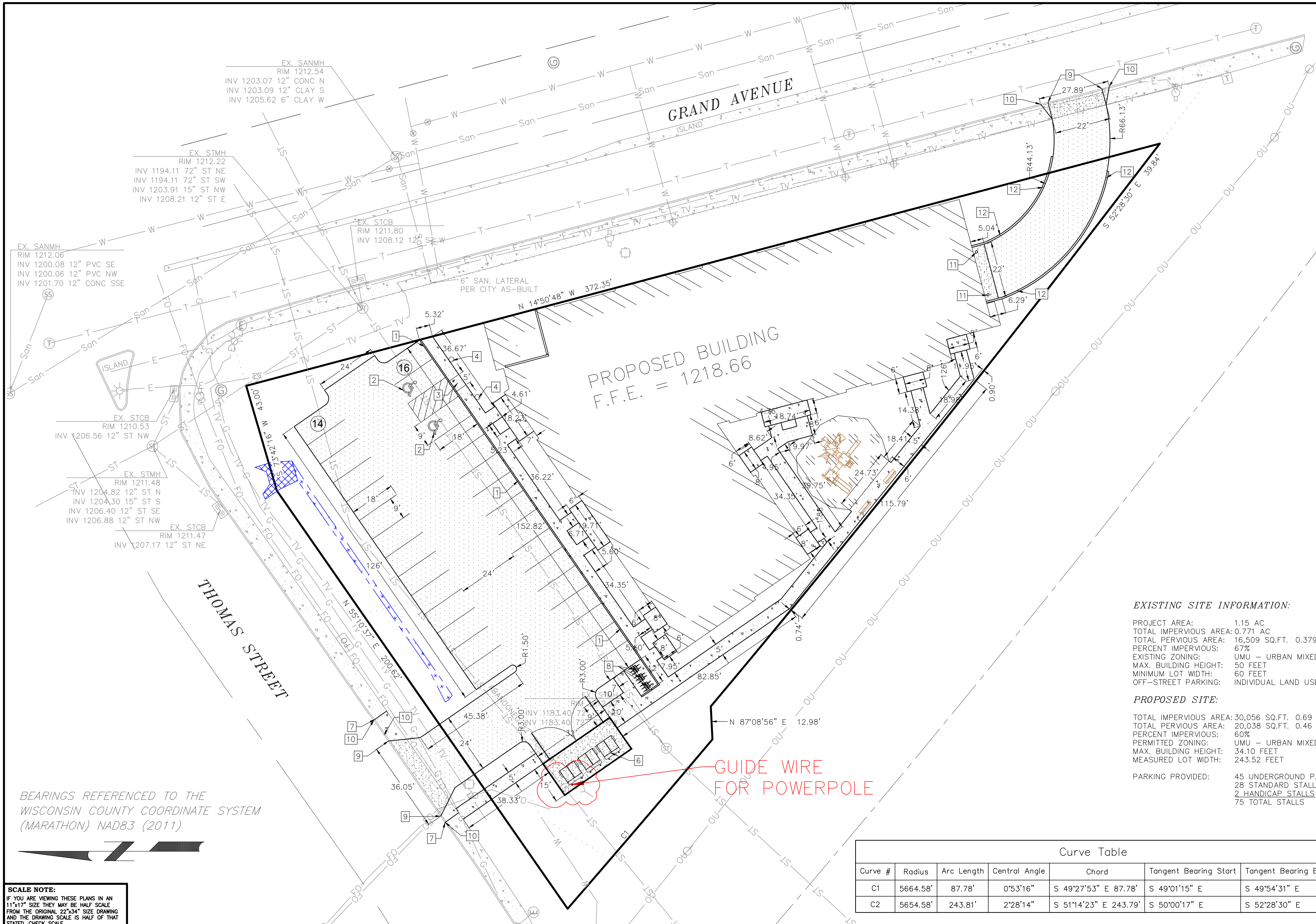
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**PREPARED FOR:** M+A DESIGN, INC.  
JOSH SOMMERFELDT

**PLAN DATE:** OCTOBER 23RD, 2024

**DESIGNER:** DUSTIN VREELAND  
**SURVEYED BY:** DV & CB  
**FILE NO.:** 24-0234 ENGINEERING  
**DATE:** JUNE 7TH, 2024  
**SCALE:** 1" = 20'  
**SHEET:** C3





**SITE PLAN NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C7 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
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- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.

**SITE PLAN LEGEND**

- 1 PROPOSED THICKENED EDGE WALK SEE DETAIL 2/C10
- 2 PROPOSED HANDICAP STALL
- 3 PROPOSED HANDICAP RAMP SEE DETAIL 4/C10
- 4 PROPOSED HANDICAP SIGN SEE DETAIL 8/C10
- 5 PROPOSED MONUMENT SIGN SEE ARCHITECTURAL PLANS
- 6 PROPOSED DUMPSTER ENCLOSURE SEE ARCHITECTURAL PLANS
- 7 SAWCUT & REMOVE CURB & GUTTER
- 8 PROPOSED BIKE RACK SEE ARCHITECTURAL PLANS
- 9 PROPOSED DRIVEOVERABLE CURB SEE DETAIL 5/C10
- 10 MATCH EXISTING CURB & GUTTER
- 11 PROPOSED BOLLARD SEE ARCHITECTURAL PLANS
- 12 PROPOSED RETAINING WALL SEE ARCHITECTURAL PLANS
- PROPOSED 3.5" ASPHALT WITH 10" BASE COURSE SEE DETAIL 1/C10
- PROPOSED 4" CONCRETE WITH 6" BASE COURSE SEE DETAIL 7/C10
- PROPOSED 6" REINFORCED CONCRETE WITH 6" BASE COURSE - SEE DETAIL 3/C10
- PROPOSED PLAYGROUND AREA SEE ARCHITECTURAL PLANS
- PROPOSED STORMWATER BASIN SEE SHEET C7 DETAILS
- PROPOSED OVERFLOW WEIR SEE SHEET 1/C11 FOR DETAIL
- 14 PROPOSED PARKING LOT STALLS

**EXISTING SITE INFORMATION:**

PROJECT AREA: 1.15 AC  
 TOTAL IMPERVIOUS AREA: 0.771 AC  
 TOTAL PERVIOUS AREA: 16,509 SQ.FT. 0.379 AC  
 PERCENT IMPERVIOUS: 67%  
 EXISTING ZONING: UMU - URBAN MIXED USE  
 MAX. BUILDING HEIGHT: 50 FEET  
 MINIMUM LOT WIDTH: 60 FEET  
 OFF-STREET PARKING: INDIVIDUAL LAND USE MINUS 25%

**PROPOSED SITE:**

TOTAL IMPERVIOUS AREA: 30,056 SQ.FT. 0.69 AC  
 TOTAL PERVIOUS AREA: 20,038 SQ.FT. 0.46 AC  
 PERCENT IMPERVIOUS: 60%  
 PERMITTED ZONING: UMU - URBAN MIXED USE  
 MAX. BUILDING HEIGHT: 34.10 FEET  
 MEASURED LOT WIDTH: 243.52 FEET

PARKING PROVIDED: 45 UNDERGROUND PARKING STALLS  
 28 STANDARD STALLS  
 2 HANDICAP STALLS  
 75 TOTAL STALLS

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<b>TITLE PAGE:</b>	<b>PROPOSED SITE PLAN</b>
<b>PROJECT:</b>	GRAND AVE. APARTMENTS
<b>LOCATION:</b>	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



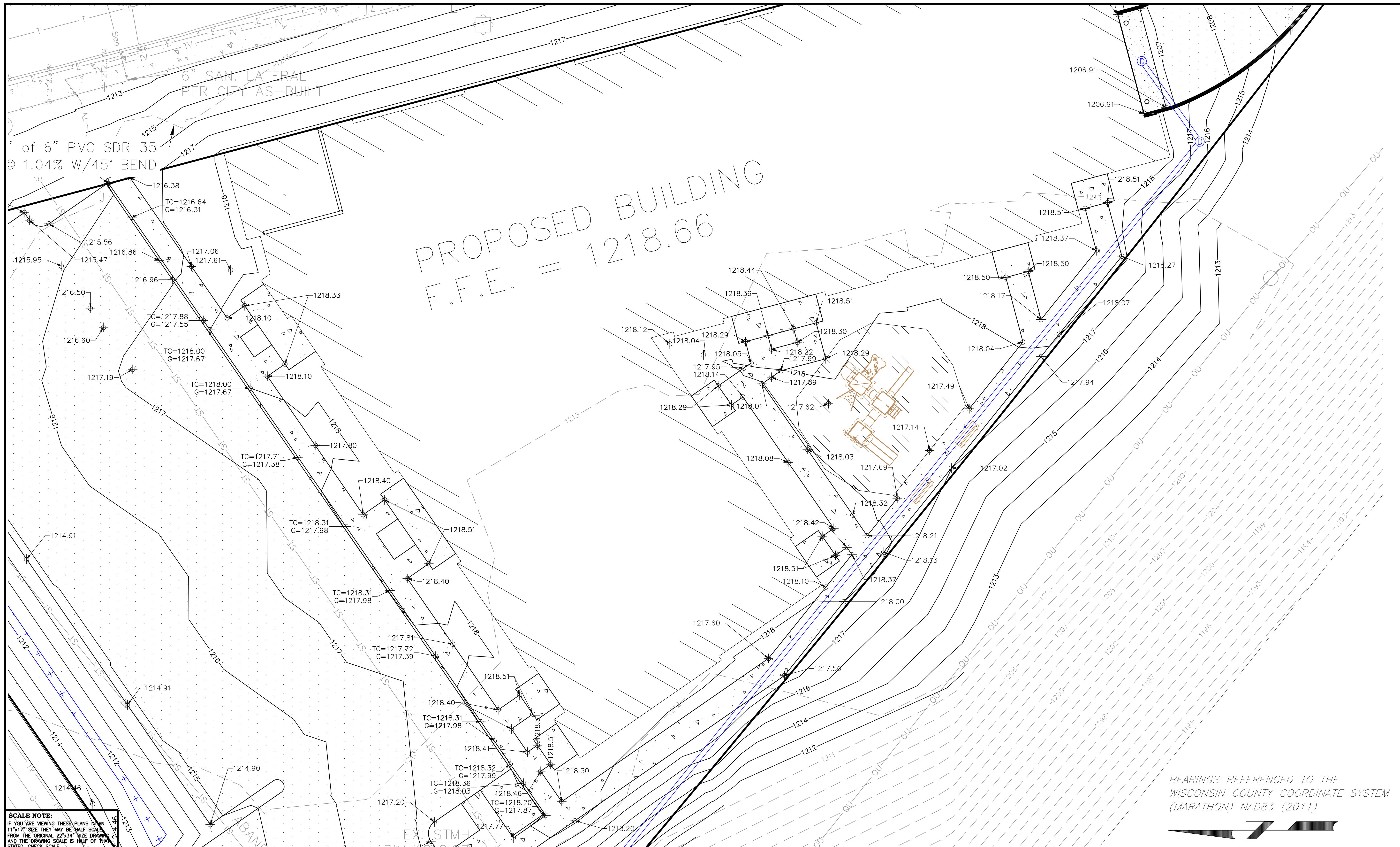
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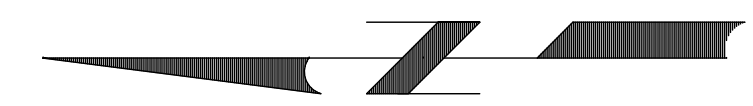
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<b>FILE NO.:</b> 24-0234 ENGINEERING
<b>DATE:</b> JUNE 7TH, 2024
<b>SCALE:</b> 1" = 20'
<b>SHEET</b> C4





PROPOSED BUILDING  
F.F.E. = 1218.66

BEARINGS REFERENCED TO THE  
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REVISIONS		
BY	DATE	DESCRIPTION

**TITLE PAGE:**  
**PROPOSED GRADING PLAN**

**PROJECT:** GRAND AVE. APARTMENTS

**LOCATION:** CITY OF WAUSAU  
MARATHON COUNTY, WISCONSIN



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**FILE NO.:** 24-0234 ENGINEERING  
**DATE:** JUNE 7TH, 2024  
**SCALE:** 1" = 10'  
**SHEET** C5.1





**GRADING PLAN NOTES:**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
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12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
13. RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH.
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

**PRIVATE UTILITIES NOT LOCATED UNDERGROUND UTILITIES**

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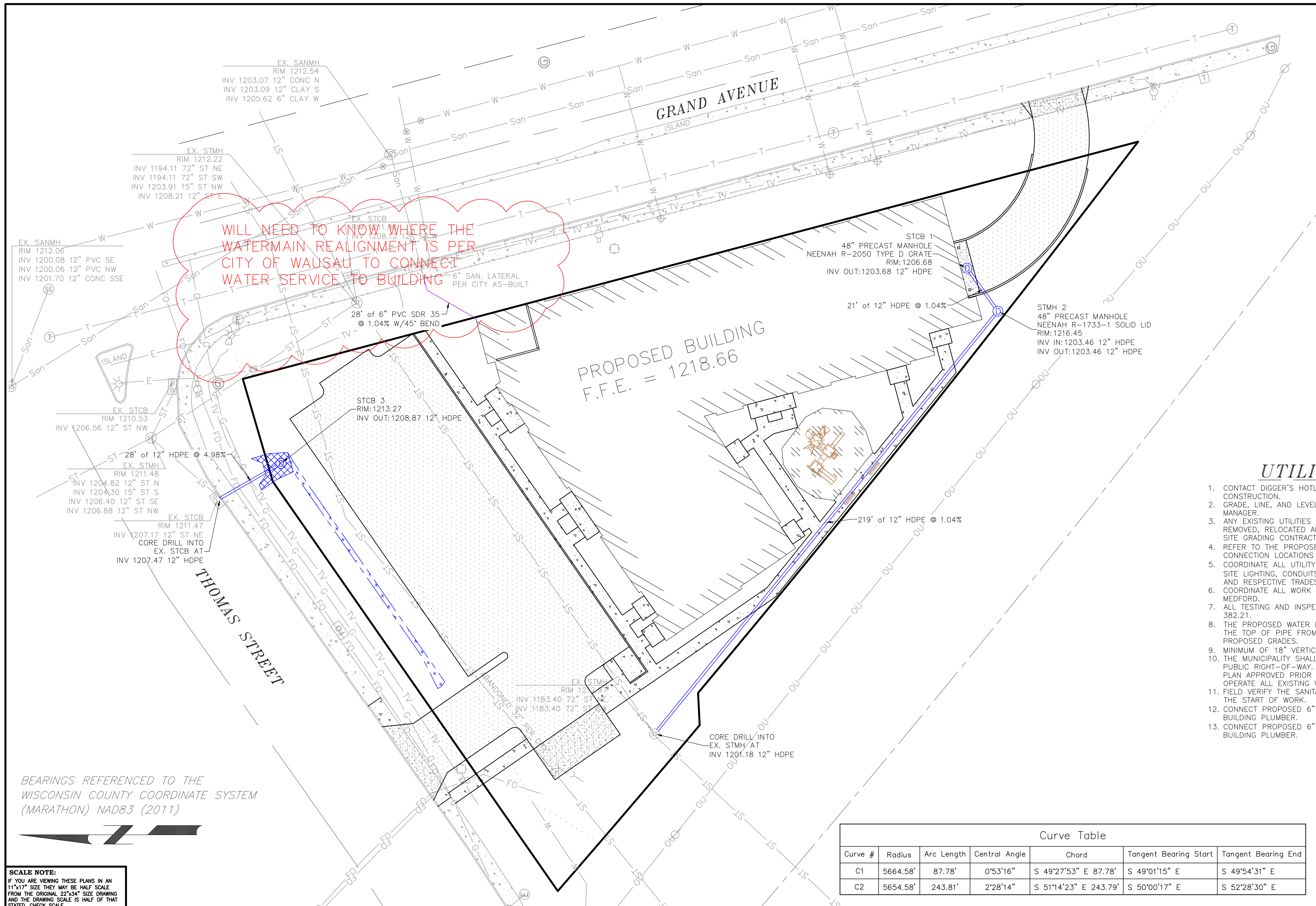


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<b>PLAN DATE:</b>	OCTOBER 23RD, 2024

<b>DESIGNER:</b> DUSTIN VREELAND
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<b>DATE:</b> JUNE 7TH, 2024
<b>SCALE:</b> 1" = 20'
<b>SHEET</b> C5





WILL NEED TO KNOW WHERE THE WATERMAIN REALIGNMENT IS PER CITY OF WAUSAU TO CONNECT WATER SERVICE TO BUILDING

PROPOSED BUILDING  
F.F.E. = 1218.66

**UTILITY PLAN NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
- COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE CITY OF MEDFORD.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER LATERAL SHALL HAVE A MINIMUM COVER OF 7'-5" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C5 FOR PROPOSED GRADES.
- MINIMUM OF 18" VERTICAL SEPARATION BETWEEN UTILITY CROSSINGS.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES AS NEEDED.
- FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.
- CONNECT PROPOSED 6" SANITARY LATERAL 5' INTO BUILDING. COORDINATE WITH BUILDING PLUMBER.
- CONNECT PROPOSED 6" WATER SERVICE, 5' INTO BUILDING. COORDINATE WITH BUILDING PLUMBER.

**PRIVATE UTILITIES NOT LOCATED UNDERGROUND UTILITIES**

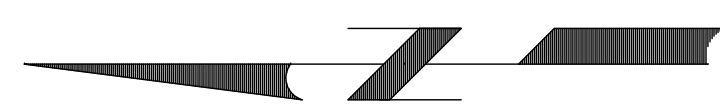
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UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



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REVISIONS		
BY	DATE	DESCRIPTION

<b>TITLE PAGE:</b>	
<b>PROPOSED UTILITY PLAN</b>	
<b>PROJECT:</b>	GRAND AVE. APARTMENTS
<b>LOCATION:</b>	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



**VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS**  
6103 DAWN STREET WESTON, WI. 54476  
PHONE NO.: (715) 241-0947  
EMAIL: [dustin@vreelandassociates.us](mailto:dustin@vreelandassociates.us)  
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<b>PREPARED FOR:</b>	M+A DESIGN, INC. JOSH SOMMERFELDT
<b>PLAN DATE:</b>	OCTOBER 23RD, 2024

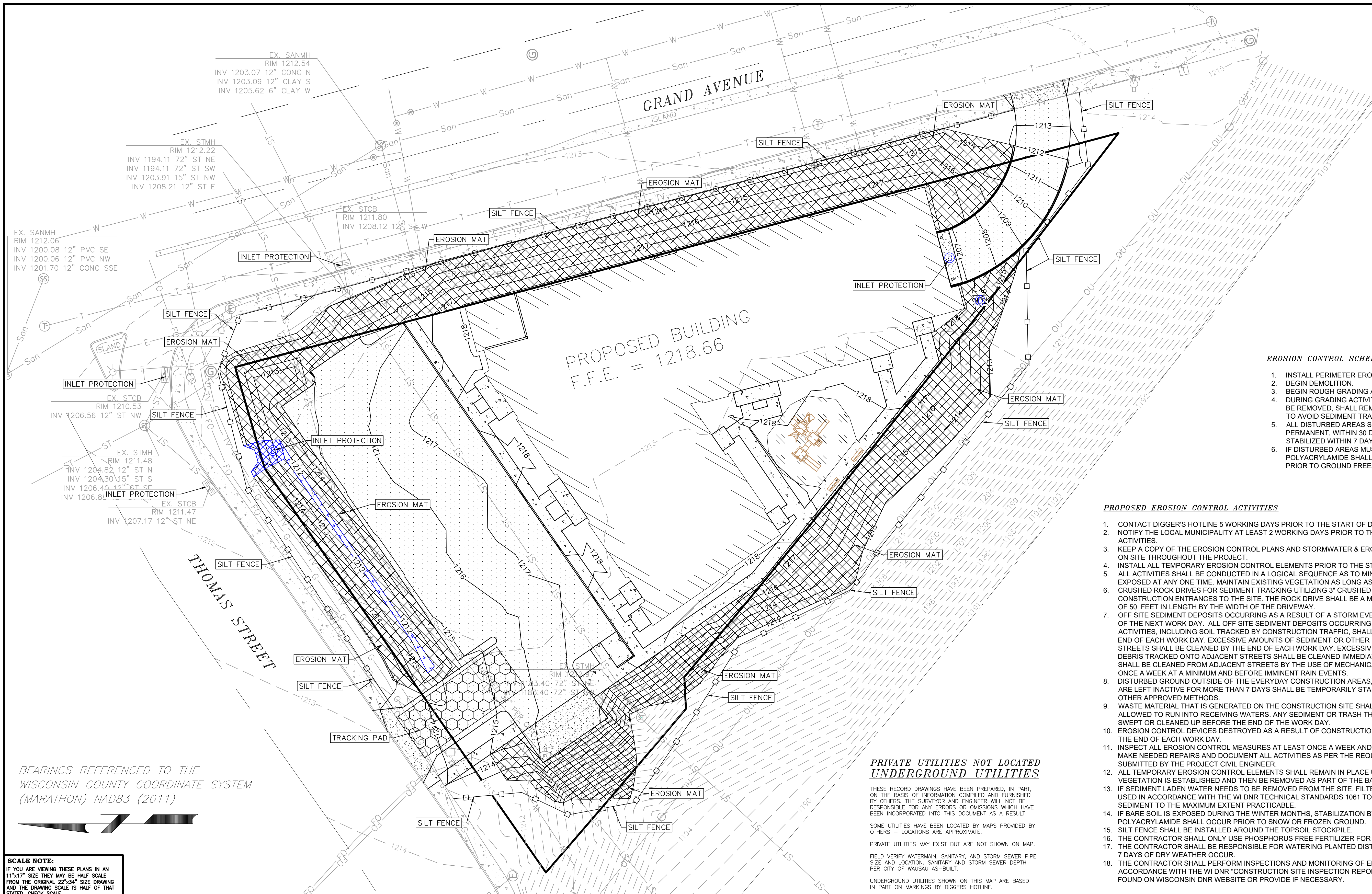
<b>DESIGNER:</b> DUSTIN VREELAND
<b>SURVEYED BY:</b> DV & CB
<b>FILE NO.:</b> 24-0234 ENGINEERING
<b>DATE:</b> JUNE 7TH, 2024
<b>SCALE:</b> 1" = 20'
<b>SHEET</b> C6

Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	5664.58'	87.78'	0°53'16"	S 49°27'53" E 87.78'	S 49°01'15" E	S 49°54'31" E
C2	5654.58'	243.81'	2°28'14"	S 51°14'23" E 243.79'	S 50°00'17" E	S 52°28'30" E









**EROSION CONTROL SCHEDULING**

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN DEMOLITION.
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
6. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

**PROPOSED EROSION CONTROL ACTIVITIES**

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANAGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
9. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS. ANY SEDIMENT OR TRASH THAT HAS MOVED OFF-SITE SHALL BE SWEEPED OR CLEANED UP BEFORE THE END OF THE WORK DAY.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
11. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
12. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
13. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
14. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
15. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
16. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
18. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDE IF NECESSARY.

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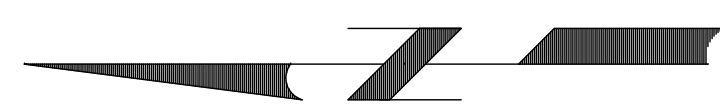
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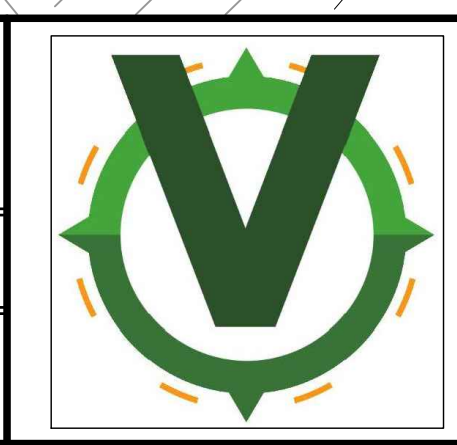
BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



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STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

<b>TITLE PAGE:</b>	<b>PROPOSED EROSION CONTROL PLAN</b>
<b>PROJECT:</b>	GRAND AVE. APARTMENTS
<b>LOCATION:</b>	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



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**PREPARED FOR:** M+A DESIGN, INC.  
JOSH SOMMERFELDT

**PLAN DATE:** OCTOBER 23RD, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: 1" = 20'
SHEET C8



**GENERAL NOTES:**

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

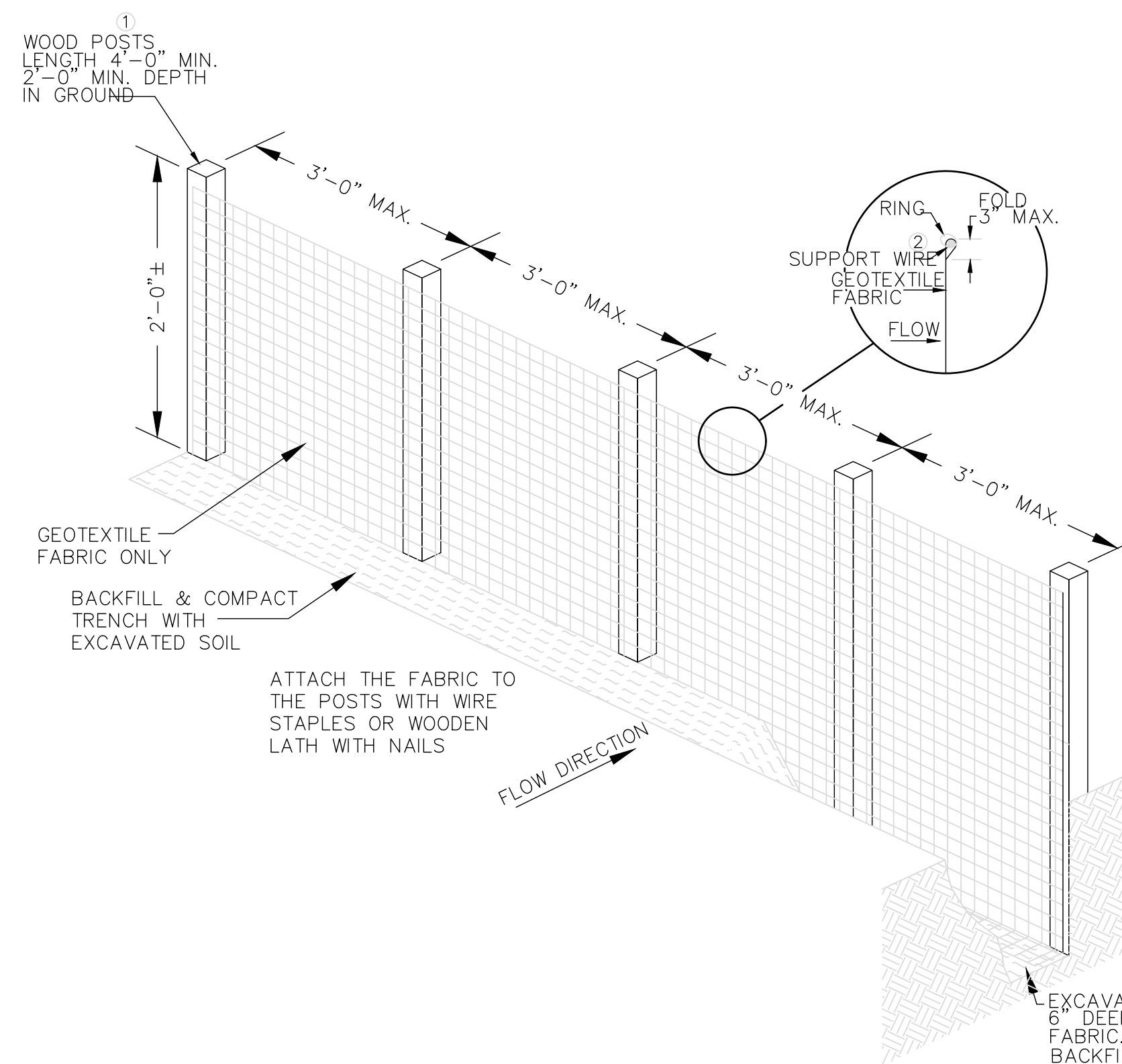
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

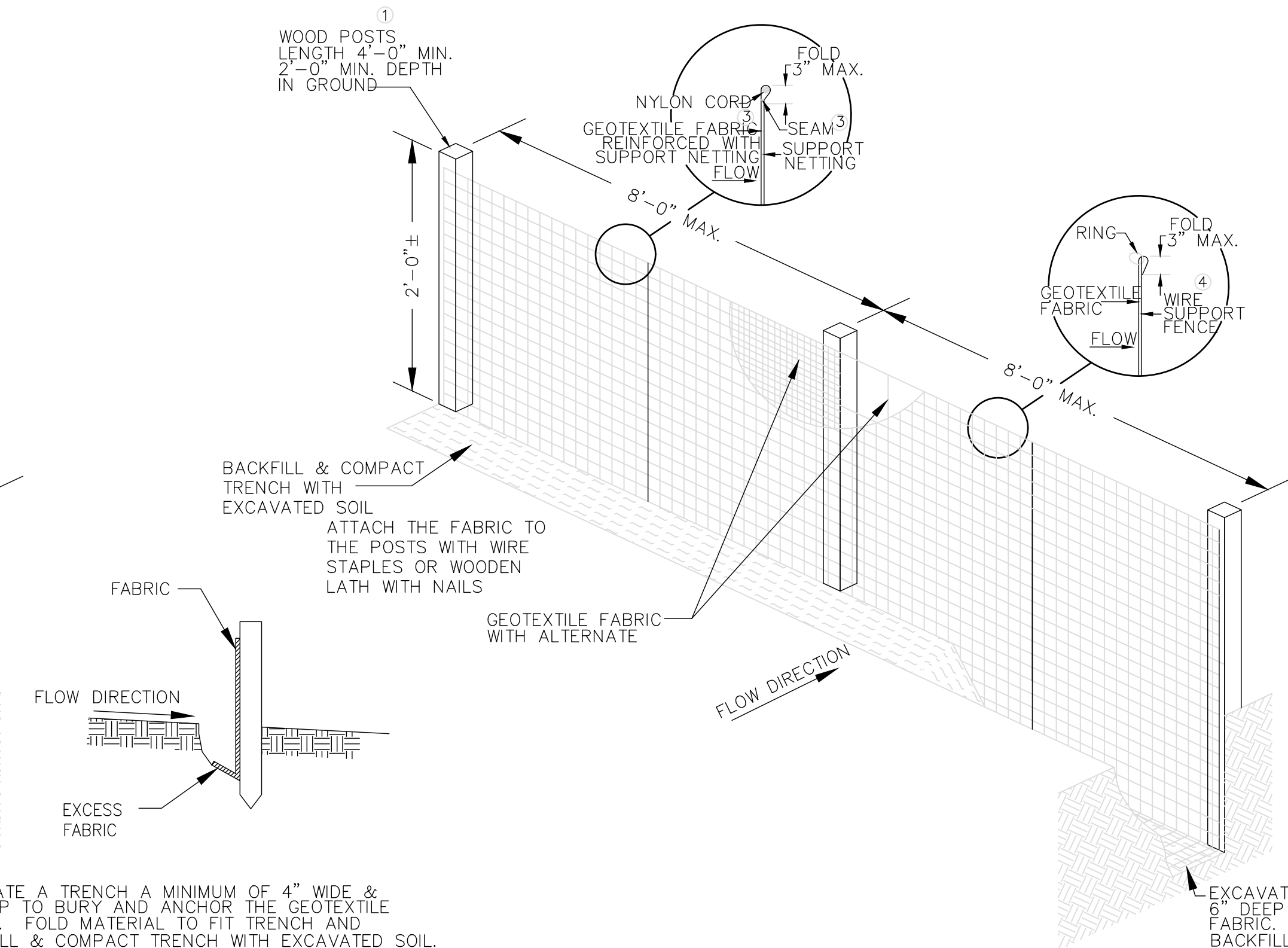
- STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
- MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



SILT FENCE ALTERNATE "A"

TRENCH DETAIL

1  
C9

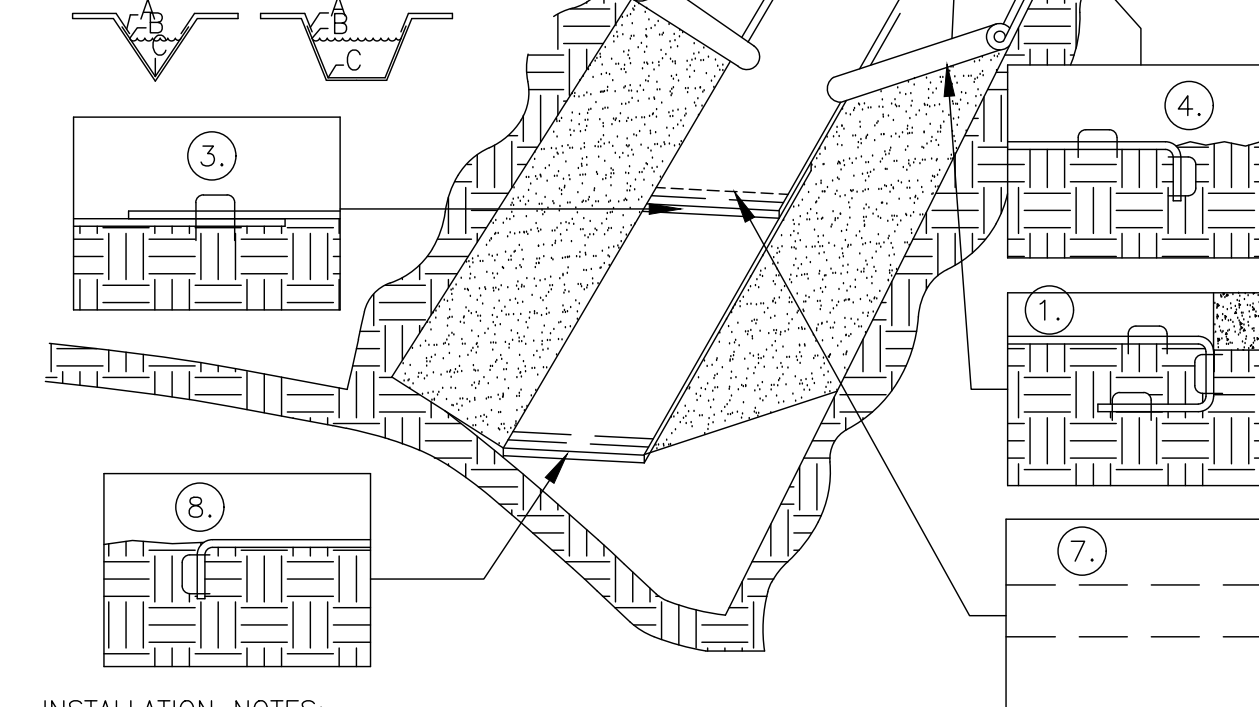


SILT FENCE ALTERNATE "B"

**CRITICAL POINTS**

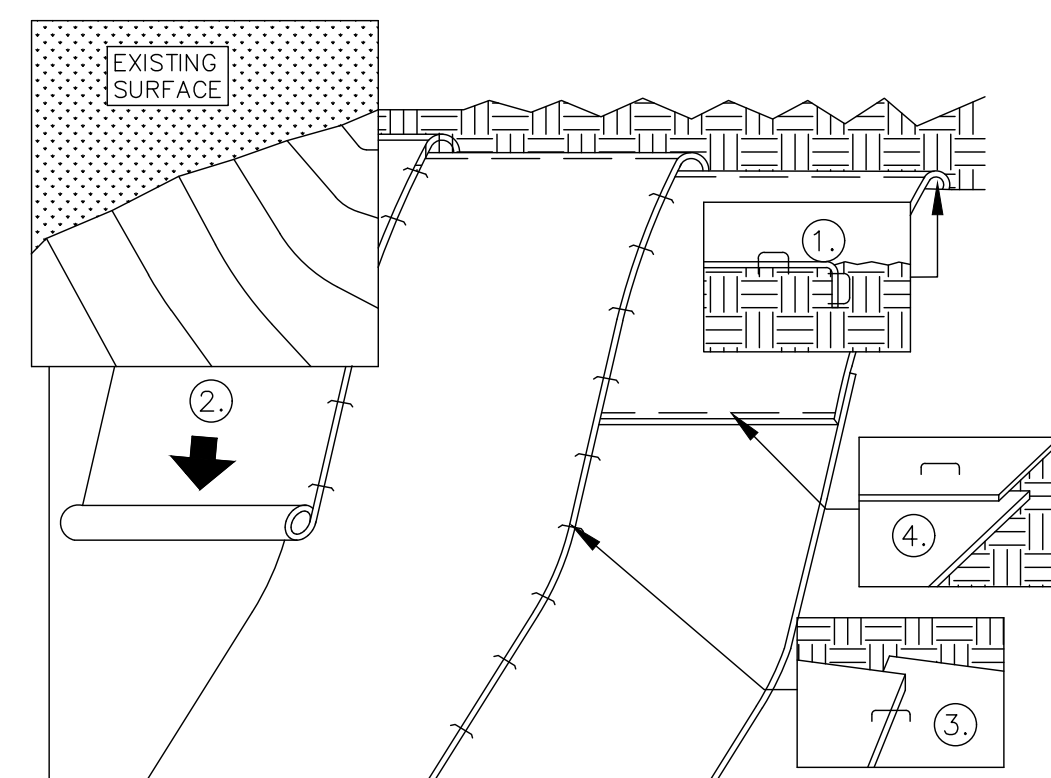
- OVERLAPS AND SEAMS
- PROJECTED WATER LINE
- CHANNEL BOTTOM/SIDE SLOPE VERTICES

HORIZONTAL STAPLES SHOULD BE ALTERED TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SLOPE.



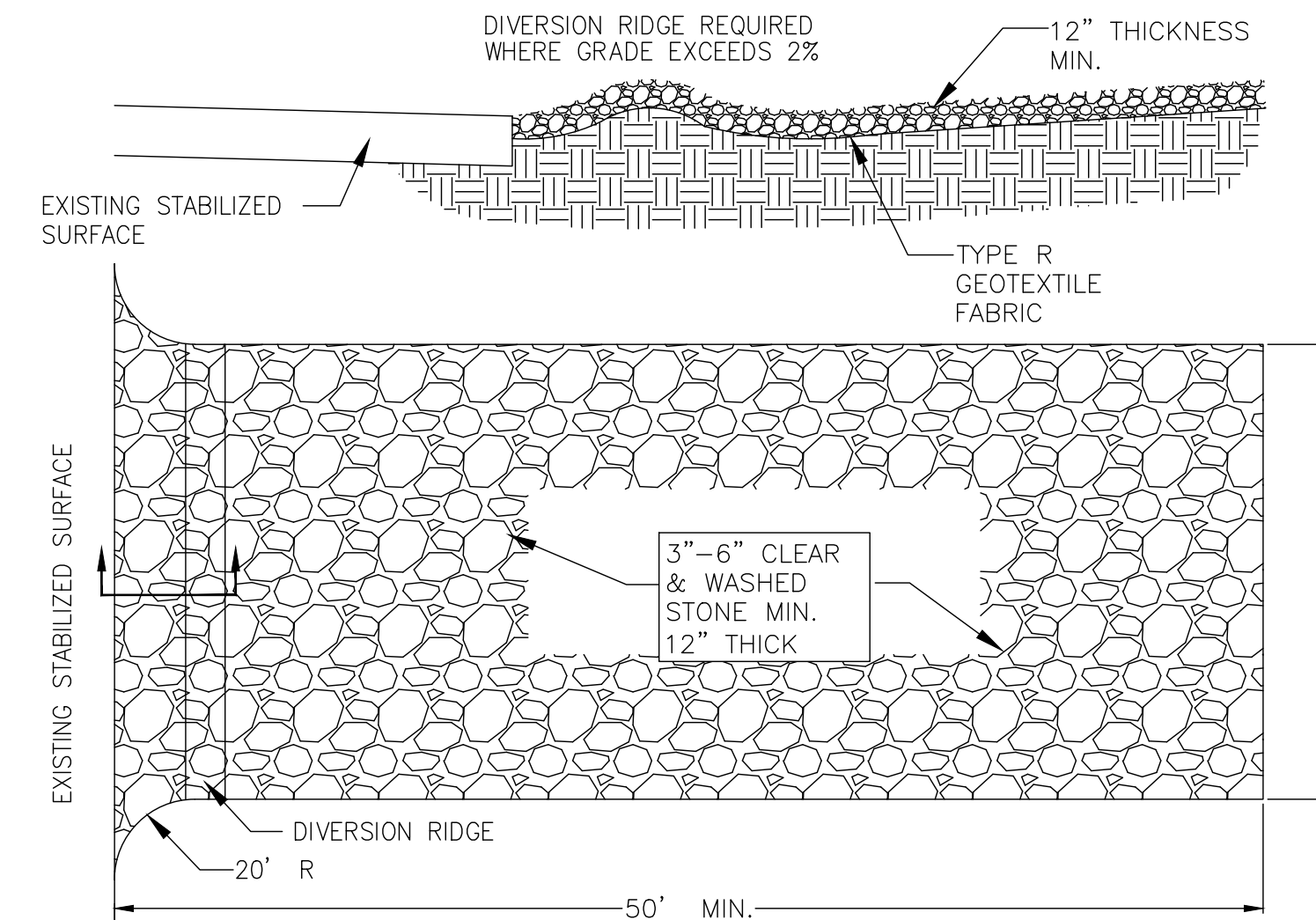
**INSTALLATION NOTES:**

- BEGIN AT THE TOP OF THE CHANNEL SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE BOTTOM OF THE CHANNEL SLOPING IN DIRECTION OF FLOW.
- OVERLAP END TO END APPROX. 6" WITH DOUBLE ROW OF STAGGERED STAPLES APPROX. 4" APART.
- BEGIN AT THE TOP OF THE SIDE SLOPES. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- EROSION MAT ON SIDE SLOPES MUST BE MINIMUM OVERLAP OF 4" AND STAPLED.
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.
- IN HIGH FLOW CHANNEL, A STABLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER THE WIDTH OF CHANNEL. PLACE A SECOND ROW OF STAPLES 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
- IN THE CHANNEL ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.



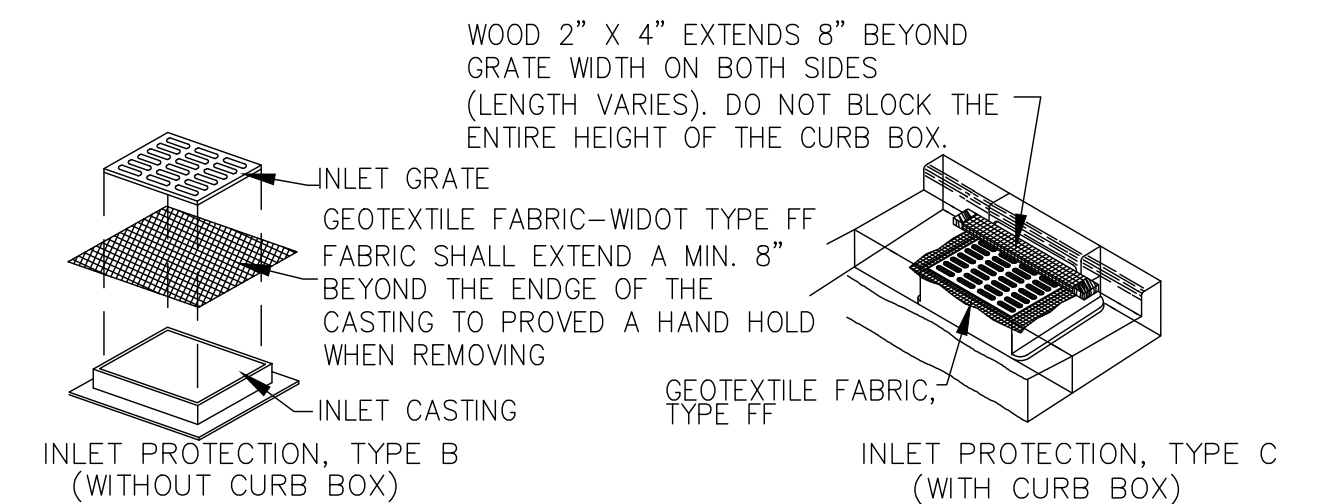
**INSTALLATION NOTES:**

- BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
- OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.



**NOTES:**

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.



**INSTALLATION:**

- REMOVE INLET GRATE
- PLACE FABRIC OVER THE TOP OF THE CASTING
- PLACE THE GRATE BACK IN PLACE KEEPING A MINIMUM OF 8" OF FABRIC EXTENDING ON ALL SIDES

**MAINTENANCE:**

CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS. USE OF FABRIC WILL CREATE SHORT TERM PONDING OF WATER. DO NOT USE FABRIC INLET PROTECTION IF ADJACENT BUILDINGS OR PROPERTIES MAY BE DAMAGED BY PONDING WATER. ELEVATIONS ON SITE SHALL BE SUCH THAT ANY PONDED WATER WILL HAVE AN EMERGENCY OVERFLOW POINT AWAY FROM AREAS THAT MAY BE DAMAGED BY FLOODING.

**GENERAL NOTES:**

USE ONLY THE FOLLOWING GEOTEXTILE FABRIC THAT ARE APPROVED BY THE WIDOT FOR USE AS INLET PROTECTION: A) LIHQ INDUSTRIAL FABRICS - GTF 403 B) TC MIRAFI FILTERWEAVE 401. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

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CHANNEL EROSION MAT 2  
C9

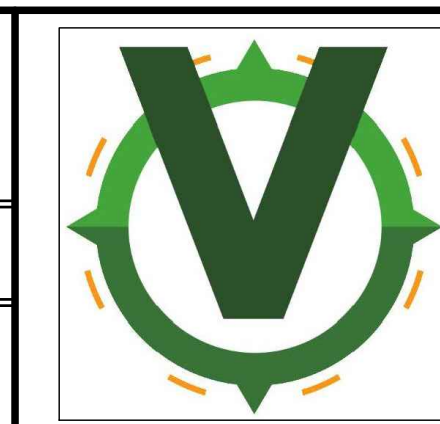
NON-CHANNEL EROSION MAT 3  
C9

TRACKING PAD 4  
C9

INLET PROTECTION 5  
C9

REVISIONS		
BY	DATE	DESCRIPTION

<b>TITLE PAGE: PROPOSED EROSION CONTROL DETAILS</b>	
<b>PROJECT:</b>	GRAND AVE. APARTMENTS
<b>LOCATION:</b>	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN

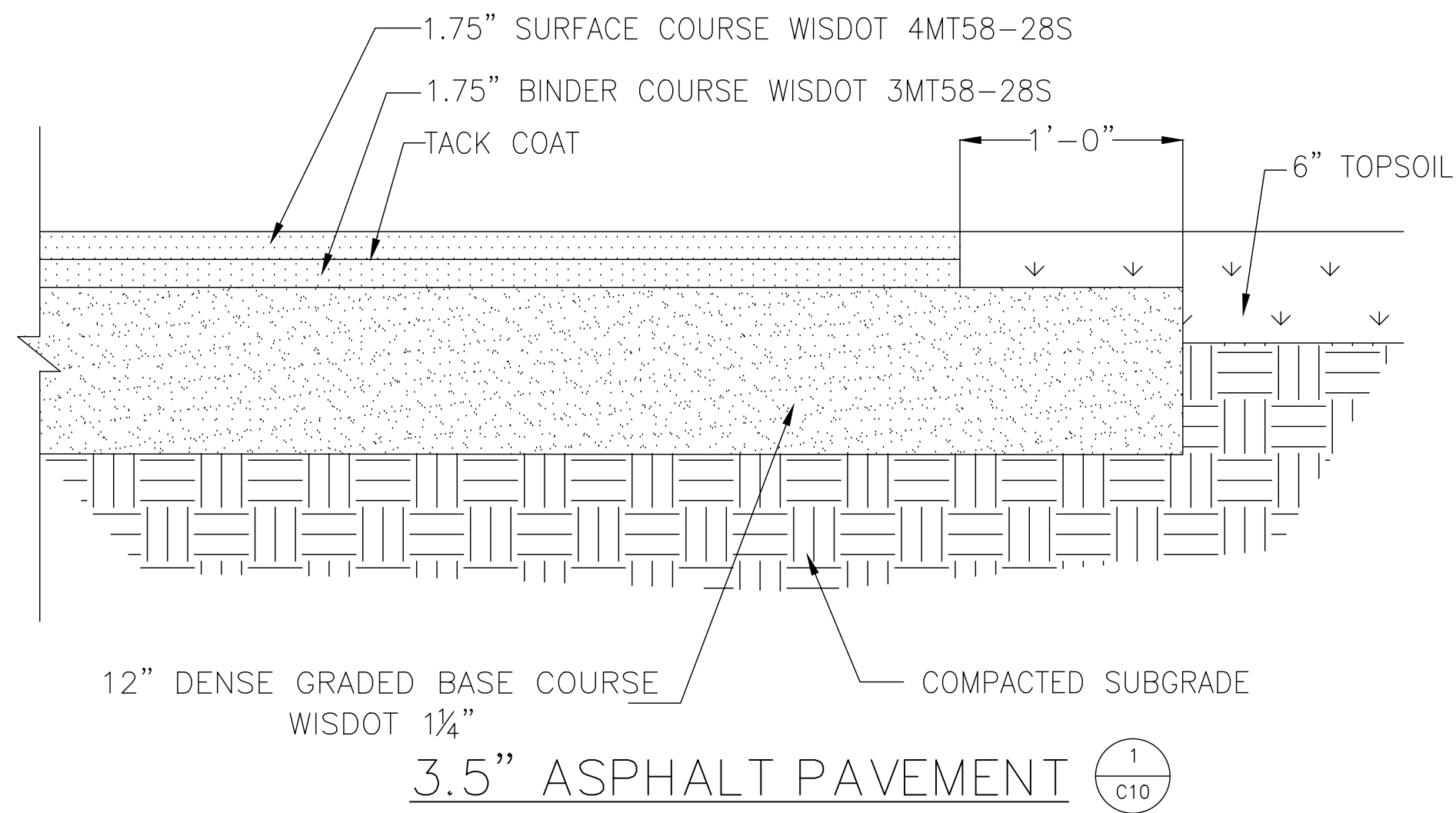


**VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS**  
6103 DAWN STREET WESTON, WI. 54476  
PHONE NO.: (715) 241-0947  
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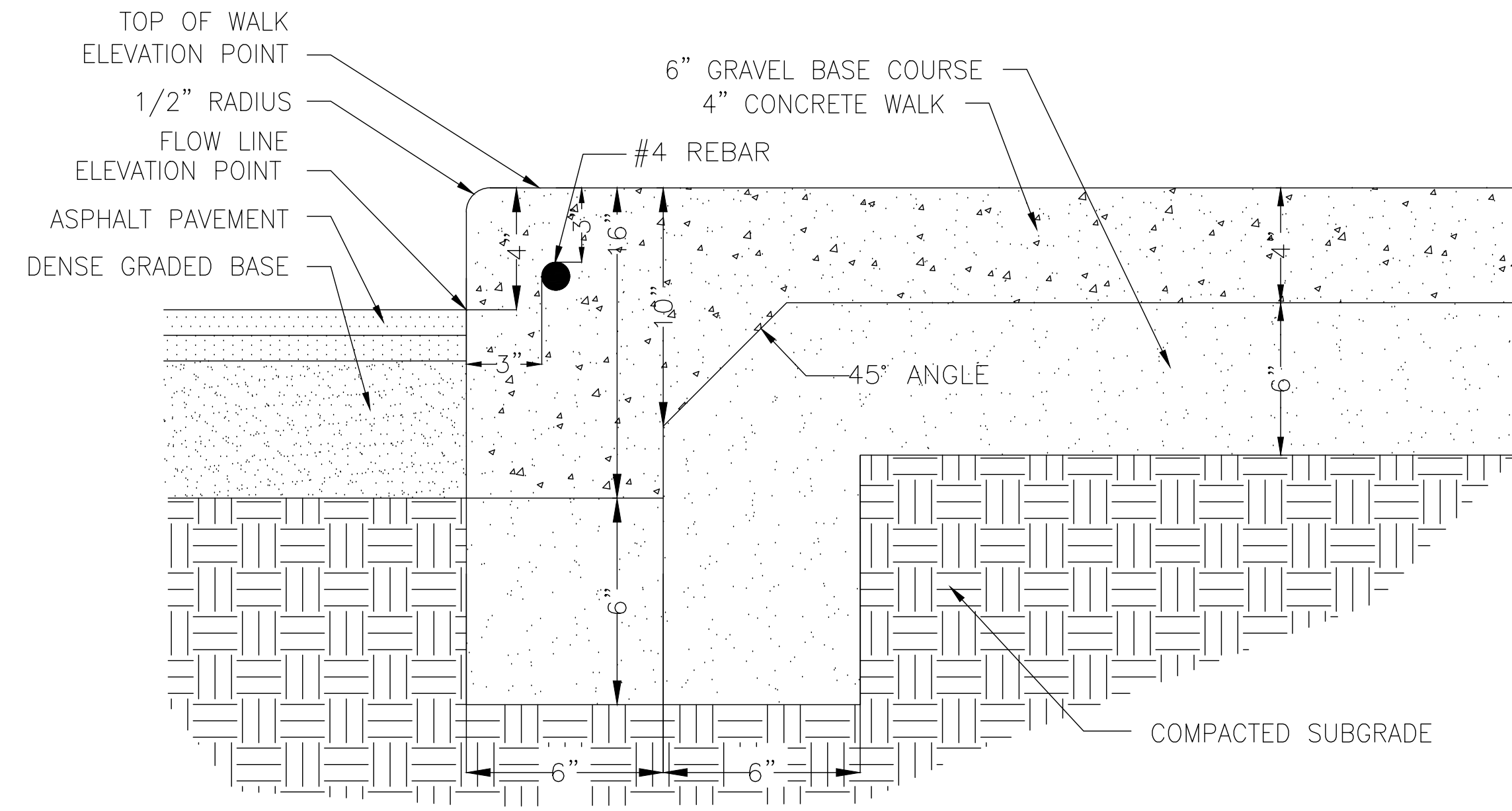
<b>PREPARED FOR:</b>	M+A DESIGN, INC. JOSH SOMMERFELDT
<b>PLAN DATE:</b>	OCTOBER 23RD, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: <b>NO SCALE</b>
SHEET <b>C9</b>

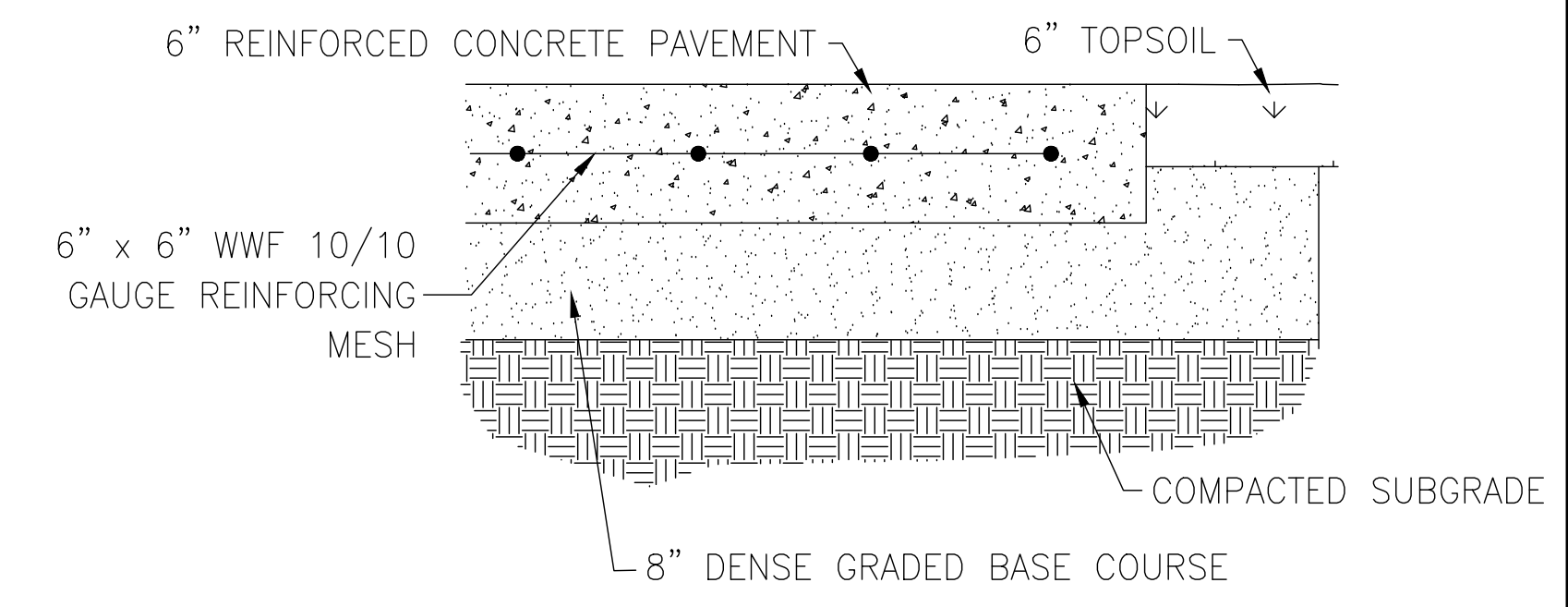




3.5" ASPHALT PAVEMENT (1) C10

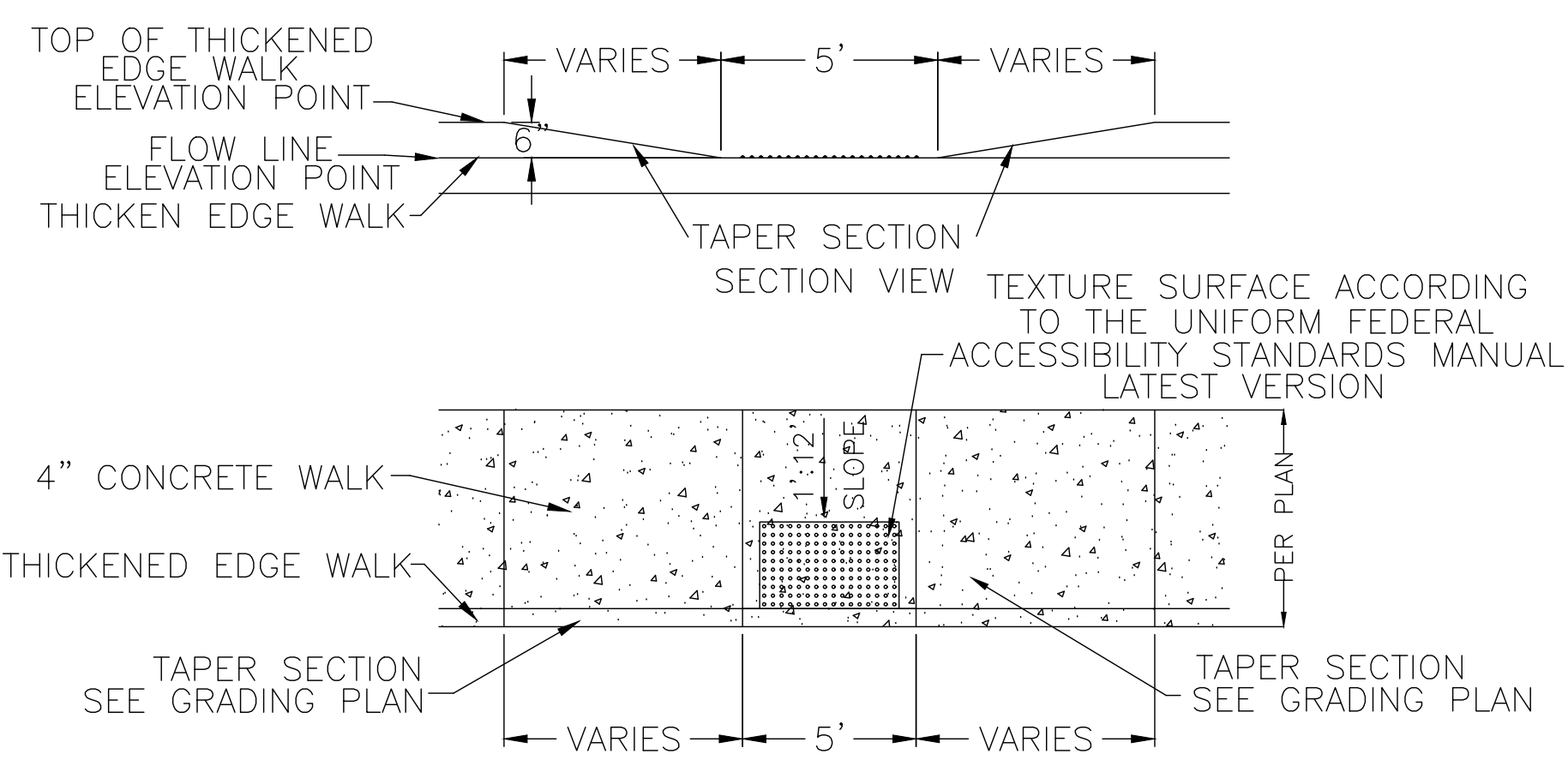


THICKENED EDGE WALK (2) C10

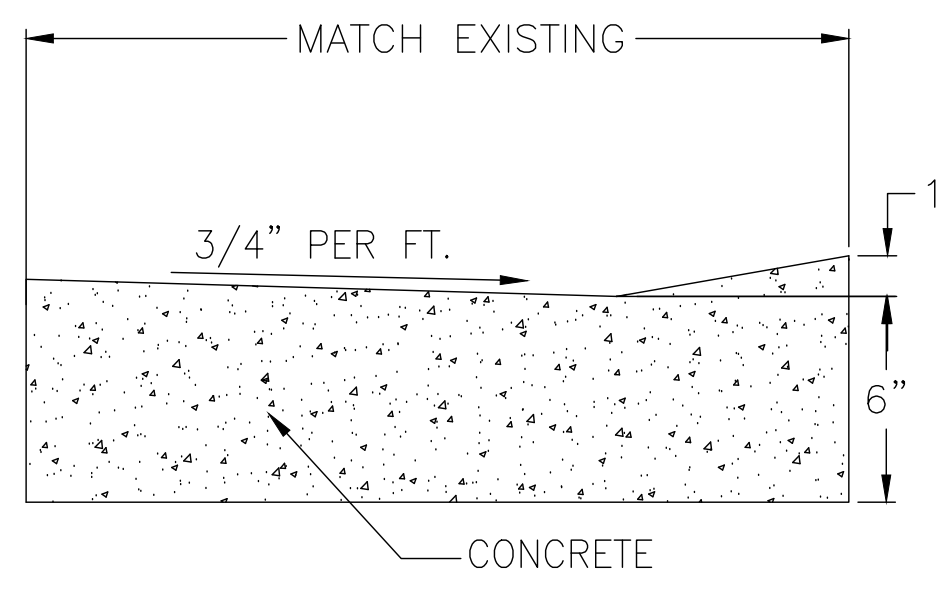


REINFORCED CONCRETE (3) C10

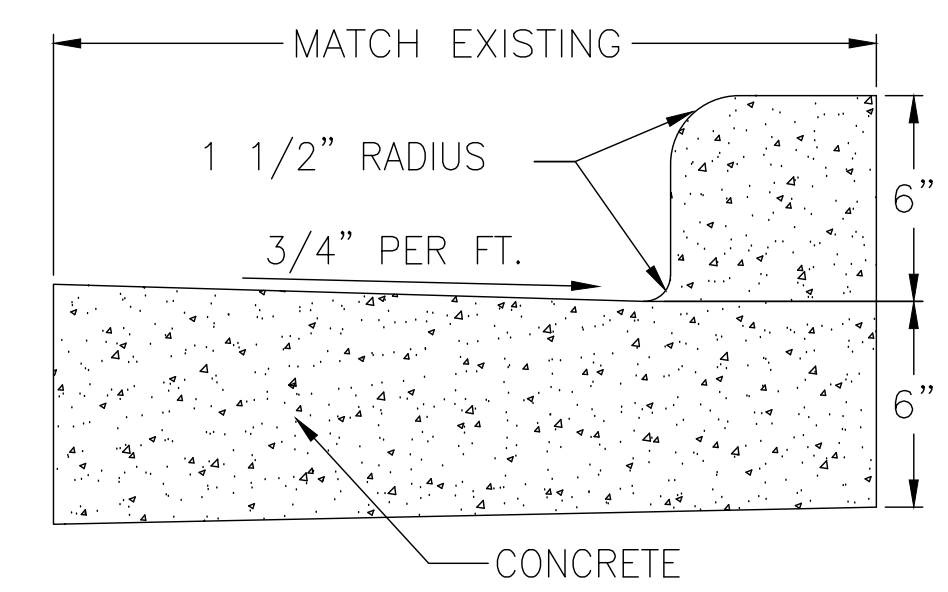
ALL HANDICAP RAMPS AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.



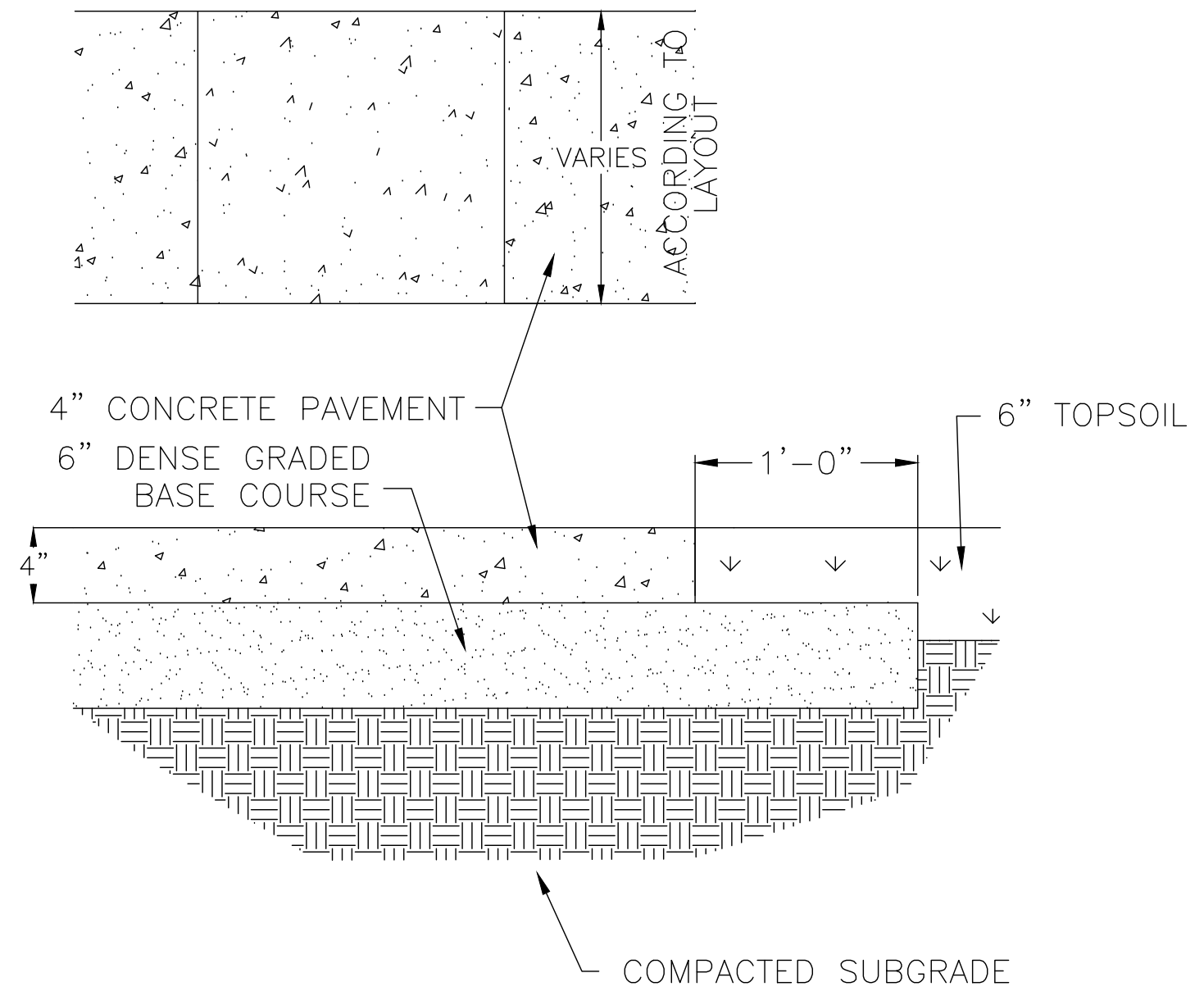
A.D.A. CURB RAMP (4) C10



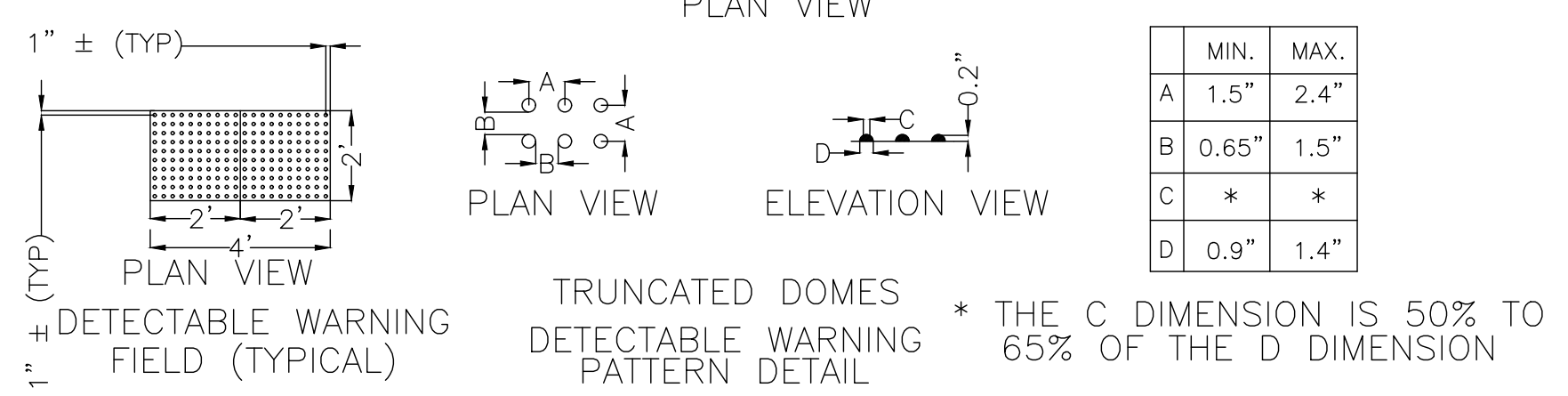
DRIVEOVERABLE CURB (5) C11



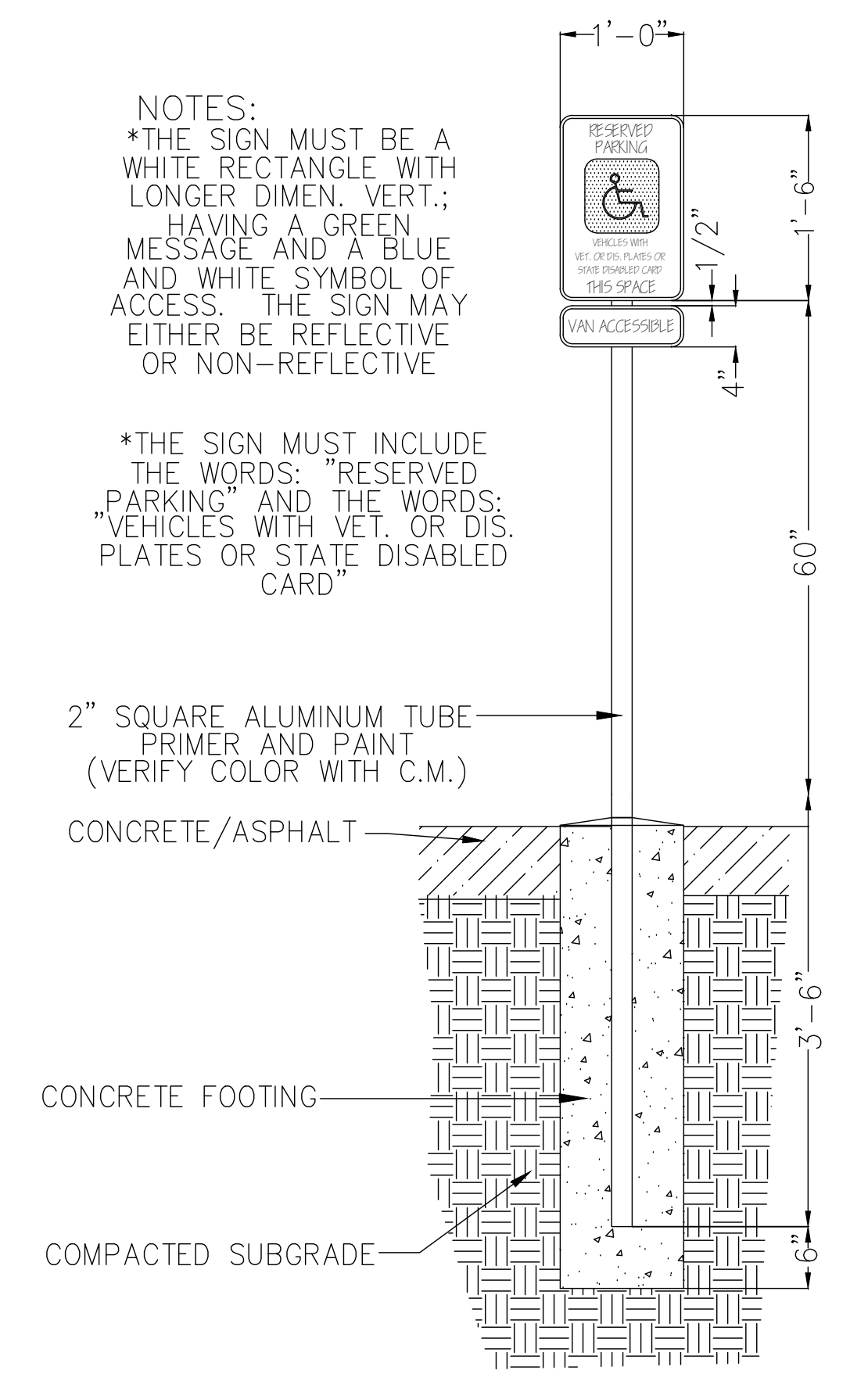
STANDARD CURB (6) C10



4" CONCRETE WALK (7) C10



NOTES:  
 \*THE SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMEN. VERT.; HAVING A GREEN MESSAGE AND A BLUE AND WHITE SYMBOL OF ACCESS. THE SIGN MAY EITHER BE REFLECTIVE OR NON-REFLECTIVE  
 \*THE SIGN MUST INCLUDE THE WORDS: "RESERVED PARKING" AND THE WORDS: "VEHICLES WITH VET. OR DIS. PLATES OR STATE DISABLED CARD"



HANDICAP PARKING SIGN (8) C10

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STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:

**PROPOSED SITE DETAILS**

PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU MARATHON COUNTY, WISCONSIN

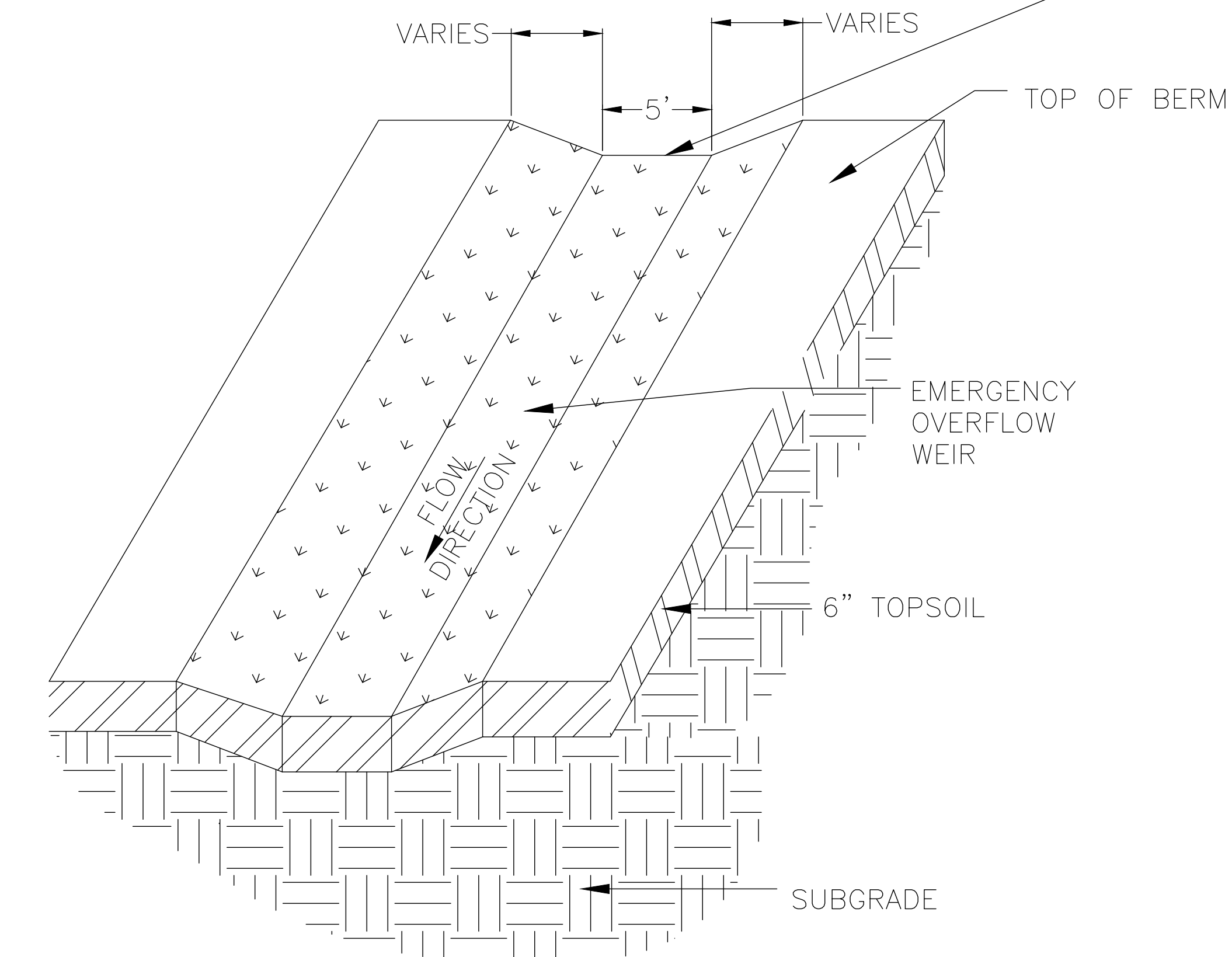
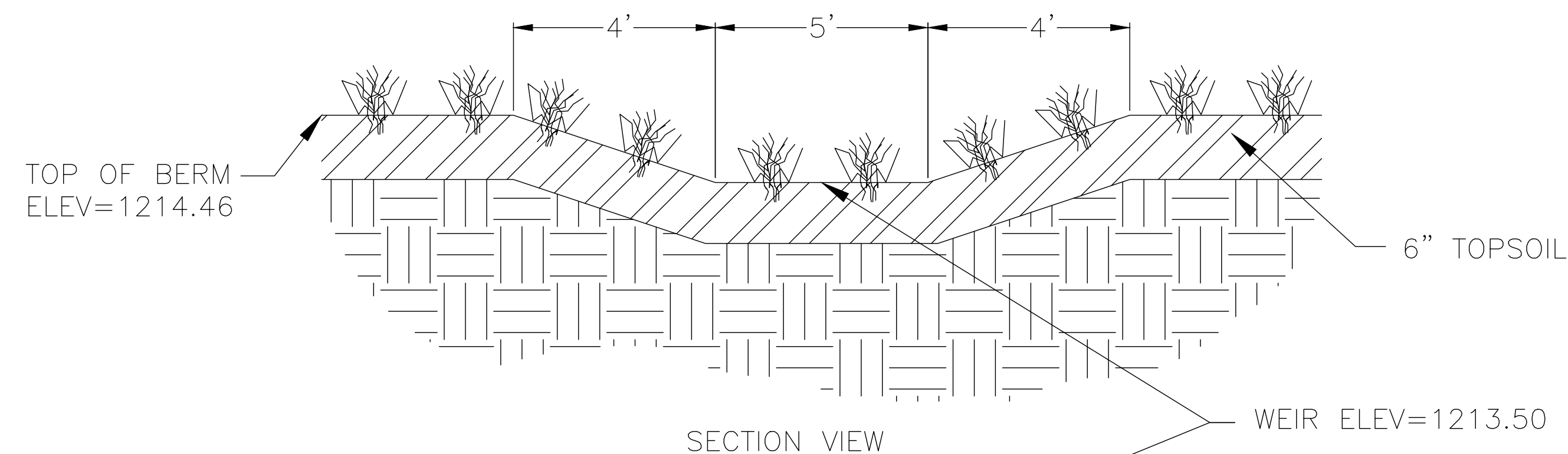


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 EMAIL: [dustin@vreelandassociates.us](mailto:dustin@vreelandassociates.us)  
 WEBSITE: [www.vreelandlandsurveying.com](http://www.vreelandlandsurveying.com)  
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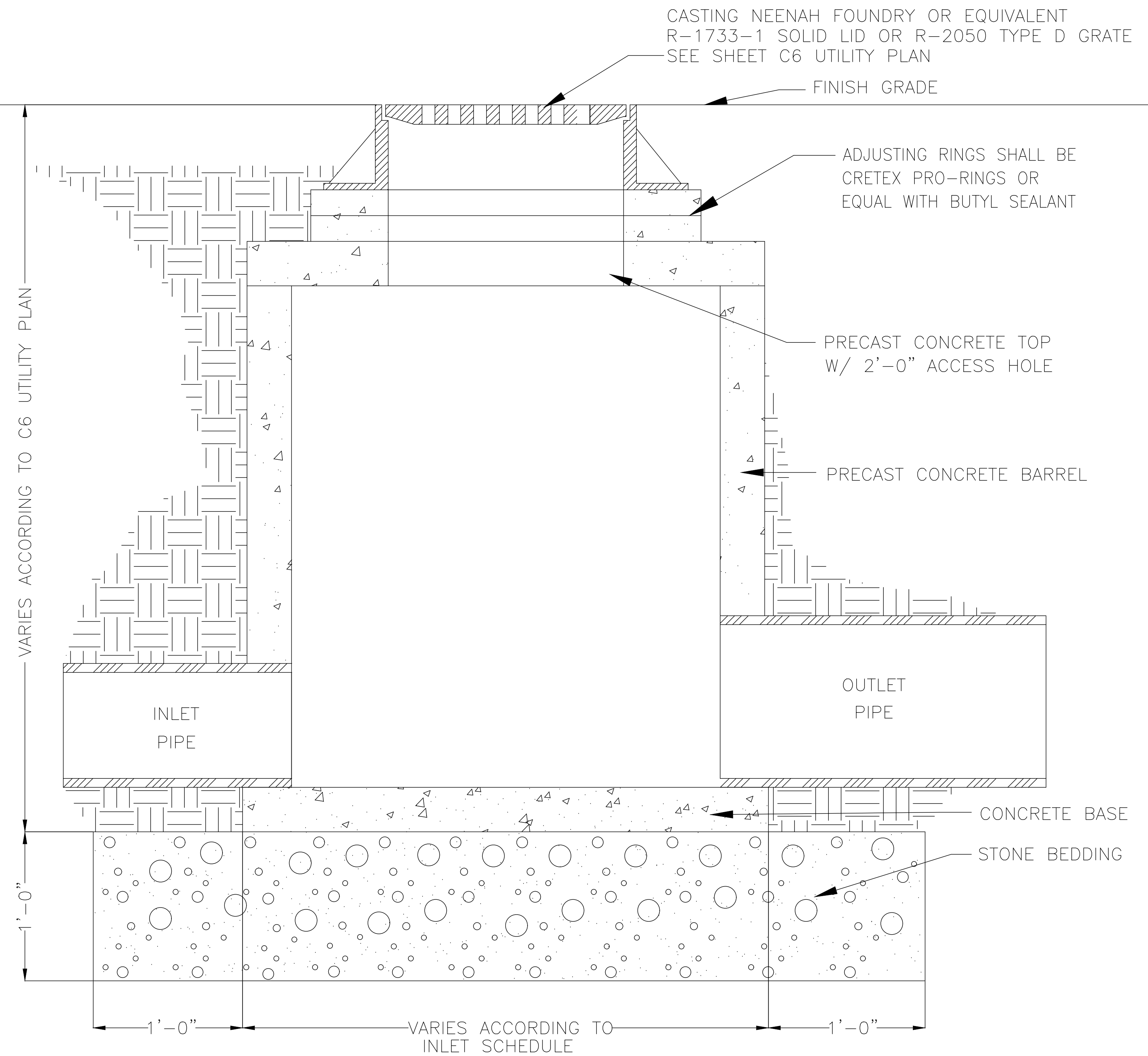
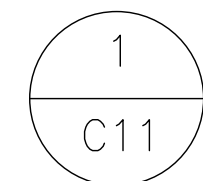
PREPARED FOR: M+A DESIGN, INC.  
 JOSH SOMMERFELDT

PLAN DATE: OCTOBER 23RD, 2024

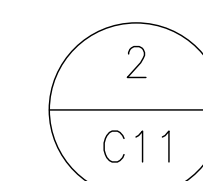
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: NO SCALE
SHEET C10



GRASS WEIR



CONCRETE STORM MANHOLE

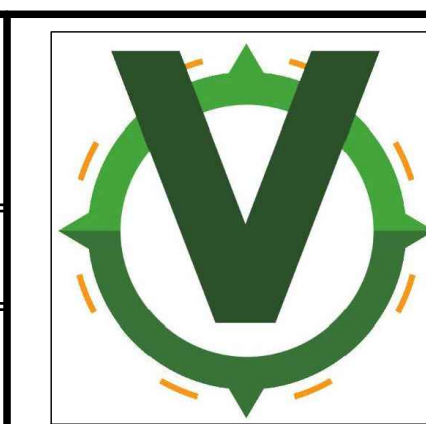


**SCALE NOTE:**  
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:		

REVISIONS		
BY	DATE	DESCRIPTION

<b>TITLE PAGE:</b>	
<b>PROPOSED SITE DETAILS</b>	
<b>PROJECT:</b>	GRAND AVE. APARTMENTS
<b>LOCATION:</b>	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



**VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS**  
6103 DAWN STREET WESTON, WI. 54476  
PHONE NO.: (715) 241-0947  
EMAIL: [dustin@vreelandassociates.us](mailto:dustin@vreelandassociates.us)  
WEBSITE: [www.vreelandlandsurveying.com](http://www.vreelandlandsurveying.com)  
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<b>PREPARED FOR:</b>	M+A DESIGN, INC. JOSH SOMMERFELDT
<b>PLAN DATE:</b>	OCTOBER 23RD, 2024

<b>DESIGNER:</b> DUSTIN VREELAND
<b>SURVEYED BY:</b> DV & CB
<b>FILE NO.:</b> 24-0234 ENGINEERING
<b>DATE:</b> JUNE 7TH, 2024
<b>SCALE:</b> NO SCALE
<b>SHEET</b> C11











**TYPICAL FLOOR PLAN NOTES:**

- SEE AS SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE FLOOR PLAN FOR SIZES) W/ 1/2" GYPSUM BOARD BOTH SIDES. EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE AS SHEETS FOR ADDITIONAL INFO)
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL.
- PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

BUILDING SIZE	
FLOOR	AREA
LOWER FLOOR	16,315
FIRST FLOOR	16,315
SECOND FLOOR	16,315
THIRD FLOOR	16,315
FOURTH FLOOR	16,315
TOTAL	65,570

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	15
2 - BEDROOM APARTMENT	16
3 - BEDROOM APARTMENT	19
TOTAL	50

SECOND FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	2
2 - BEDROOM APARTMENT	4
3 - BEDROOM APARTMENT	3
TOTAL	9

**TYPICAL FLOOR PLAN SYMBOLS:**

<ul style="list-style-type: none"> <li>• R.D. ROOF DRAIN CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS</li> <li>• DSI1 DOWNSPOUT W/ ROCK LANDSCAPE - SEE CIVIL PLANS</li> <li>• HEARING / VISUALLY IMPAIRED UNIT</li> <li>• TYPE 'A' UNIT DESIGNATION</li> <li>• KEY LOCK (KNOX BOX)</li> <li>• AUTOMATIC DOOR OPENER</li> <li>• VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR</li> <li>• 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1</li> <li>• 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1</li> <li>• RADON VERTICAL VENT - SEE MITIGATION PLANS FOR DETAILS</li> <li>• F.D. FLOOR DRAIN</li> <li>• S.E.C. CONDUIT FOR FUTURE SOLAR ELECTRIC</li> </ul>	<ul style="list-style-type: none"> <li>• WALL TYPE - SEE AS AND A8 SHEETS</li> <li>• ROOF DRAIN CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS</li> <li>• DOWNSPOUT W/ ROCK LANDSCAPE - SEE CIVIL PLANS</li> <li>• HEARING / VISUALLY IMPAIRED UNIT</li> <li>• TYPE 'A' UNIT DESIGNATION</li> <li>• KEY LOCK (KNOX BOX)</li> <li>• AUTOMATIC DOOR OPENER</li> <li>• VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR</li> <li>• 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1</li> <li>• 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1</li> <li>• RADON VERTICAL VENT - SEE MITIGATION PLANS FOR DETAILS</li> <li>• F.D. FLOOR DRAIN</li> <li>• S.E.C. CONDUIT FOR FUTURE SOLAR ELECTRIC</li> </ul>	<ul style="list-style-type: none"> <li>• SECURITY CAMERA LOCATION</li> <li>• ACCENT WALL - SEE INT. FINISH SCHEDULE</li> <li>• 2-WAY COMMUNICATION SYSTEM</li> <li>• FIRE DEPARTMENT CONNECTION LOCATION - PROVIDE SIGN THE STATES "FIRE SPRINKLER RISER ACCESS" WITH 1" H. RED LETTERS ON WHITE BACKGROUND AT 60" ABOVE GRADE</li> <li>• HOSE BIB</li> <li>• EXIT SIGN LOCATION</li> <li>• INDICATES WHEDA TYPE 'A' UNIT LOCATION</li> <li>• INDICATES WHEDA TYPE 'B' UNIT LOCATION</li> <li>• NEW STUD WALL CONSTRUCTION</li> <li>• (1) HOUR RATED FIRE PARTITION</li> <li>• (1) HOUR RATED FIRE BARRIER</li> </ul>
---	---	---

ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST

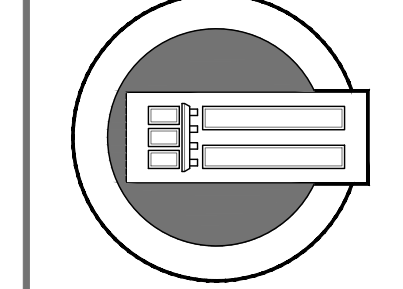


**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

PRELIMINARY SHEET DATES:

**M+A DESIGN, INC.**  
24 SOUTH BROOKE STREET  
FOND DU LAC, WISCONSIN 54937  
lpetrie@madesigninc.net (920) 922-8170

**COMMONWEALTH COMPANIES**  
24 SOUTH BROOKE STREET  
FOND DU LAC, WISCONSIN 54935  
(920) 922-8170 FAX: (920) 922-8171



**700 GRAND**  
700 GRAND AVE.  
WAUSAU, WI

JOB NUMBER:  
**2022.44**  
SHEET  
**A1.2**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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**TYPICAL FLOOR PLAN NOTES:**

- SEE AS SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE FLOOR PLAN FOR 9/16" W/ 1/2" GYPSUM BOARD BOTH SIDES. EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE AS SHEETS FOR ADDITIONAL INFO))
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL.
- PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
- VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

BUILDING SIZE	
FLOOR	AREA
LOWER FLOOR	16,315
FIRST FLOOR	16,315
SECOND FLOOR	16,315
THIRD FLOOR	16,315
FOURTH FLOOR	16,315
TOTAL	65,270

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	15
2 - BEDROOM APARTMENT	16
3 - BEDROOM APARTMENT	19
TOTAL	50

THIRD FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	6
2 - BEDROOM APARTMENT	4
3 - BEDROOM APARTMENT	5
TOTAL	15

**TYPICAL FLOOR PLAN SYMBOLS:**

<ul style="list-style-type: none"> <li>• R.D. ROOF DRAIN CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS</li> <li>• DS1 DOWNSPOUT W/ ROCK LANDSCAPE - SEE CIVIL PLANS</li> <li>• HEARING / VISUALLY IMPAIRED UNIT</li> <li>• TYPE 'A' UNIT DESIGNATION</li> <li>• KEY LOCK (KNOX BOX)</li> <li>• INT VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR</li> <li>• FE 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1</li> <li>• PE 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1</li> <li>• R.V. RADON VERTICAL VENT - SEE MITIGATION PLANS FOR DETAILS</li> <li>• FD FLOOR DRAIN</li> <li>• S.E.C. CONDUIT FOR FUTURE SOLAR ELECTRIC</li> </ul>	<ul style="list-style-type: none"> <li>• WALL TYPE - SEE A5 AND A6 SHEETS</li> <li>• ROOF DRAIN CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS</li> <li>• DOWNSPOUT W/ ROCK LANDSCAPE - SEE CIVIL PLANS</li> <li>• HEARING / VISUALLY IMPAIRED UNIT</li> <li>• TYPE 'A' UNIT DESIGNATION</li> <li>• KEY LOCK (KNOX BOX)</li> <li>• INT VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR</li> <li>• FE 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1</li> <li>• PE 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1</li> <li>• R.V. RADON VERTICAL VENT - SEE MITIGATION PLANS FOR DETAILS</li> <li>• FD FLOOR DRAIN</li> <li>• S.E.C. CONDUIT FOR FUTURE SOLAR ELECTRIC</li> </ul>	<ul style="list-style-type: none"> <li>• SECURITY CAMERA LOCATION</li> <li>• ACCENT WALL - SEE INT. FINISH SCHEDULE</li> <li>• 2-WAY COMMUNICATION SYSTEM</li> <li>• FIRE DEPARTMENT CONNECTION LOCATION - PROVIDE SIGN THE STATES "FIRE SPRINKLER RISER ACCESS" WITH 1" H. RED LETTERS ON WHITE BACKGROUND AT 60" ABOVE GRADE</li> <li>• HOSE BIB</li> <li>• EXIT SIGN LOCATION</li> <li>• INDICATES WHEIDA TYPE 'A' UNIT LOCATION</li> <li>• INDICATES WHEIDA TYPE 'B' UNIT LOCATION</li> <li>• NEW STUD WALL CONSTRUCTION</li> <li>• (1) HOUR RATED FIRE PARTITION</li> <li>• (1) HOUR RATED FIRE BARRIER</li> <li>• ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST</li> </ul>
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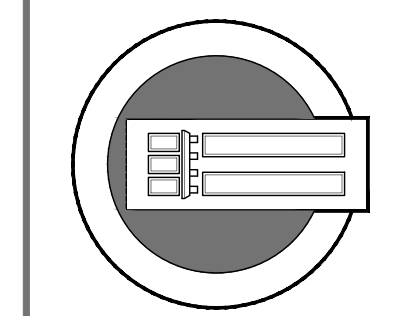


**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

PRELIMINARY SHEET DATES:

**M+A DESIGN, INC.**  
24 SOUTH BROOKE STREET  
FOND DU LAC, WISCONSIN 54937  
lpetrie@madesigninc.net (920) 922-8170

**COMMONWEALTH COMPANIES**  
24 SOUTH BROOKE STREET  
FOND DU LAC, WISCONSIN 54935  
(920) 922-8170 FAX: (920) 922-8171



**700 GRAND**  
700 GRAND AVE.  
WAUSAU, WI

JOB NUMBER:  
**2022.44**  
SHEET  
**A1.3**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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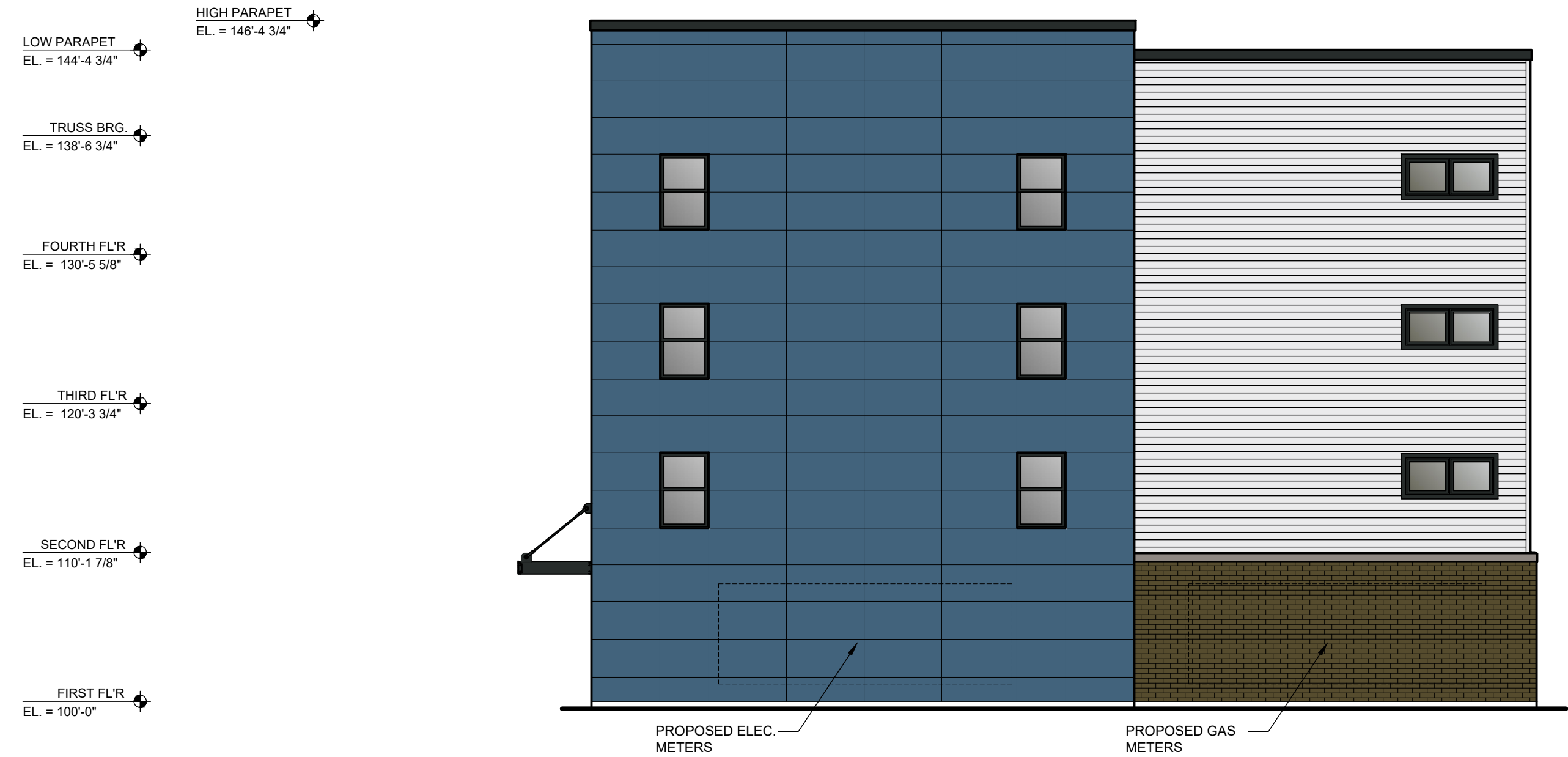








**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



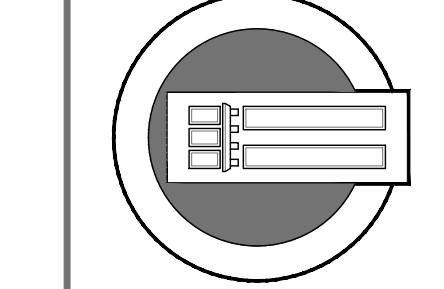
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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24 SOUTH BROOKE STREET  
FOND DU LAC, WISCONSIN 54937  
lpettie@madesigninc.net (920) 922-8170

**COMMONWEALTH COMPANIES**  
24 SOUTH BROOKE STREET  
FOND DU LAC, WISCONSIN 54935  
(920) 922-8170 FAX: (920) 922-8171



**700 GRAND**  
700 GRAND AVE.  
WAUSAU, WI

JOB NUMBER:  
**2022.44**  
SHEET  
**A2.0**

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



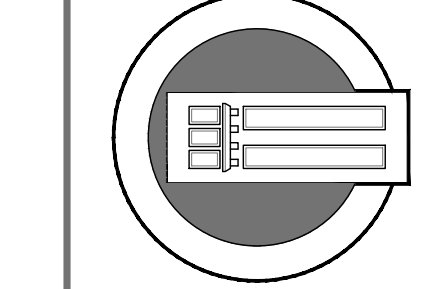
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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lpettie@madesigninc.net (920) 922-8170

**COMMONWEALTH COMPANIES**  
24 SOUTH BROOKE STREET  
FOND DU LAC, WISCONSIN 54935  
(920) 922-8170 FAX: (920) 922-8171



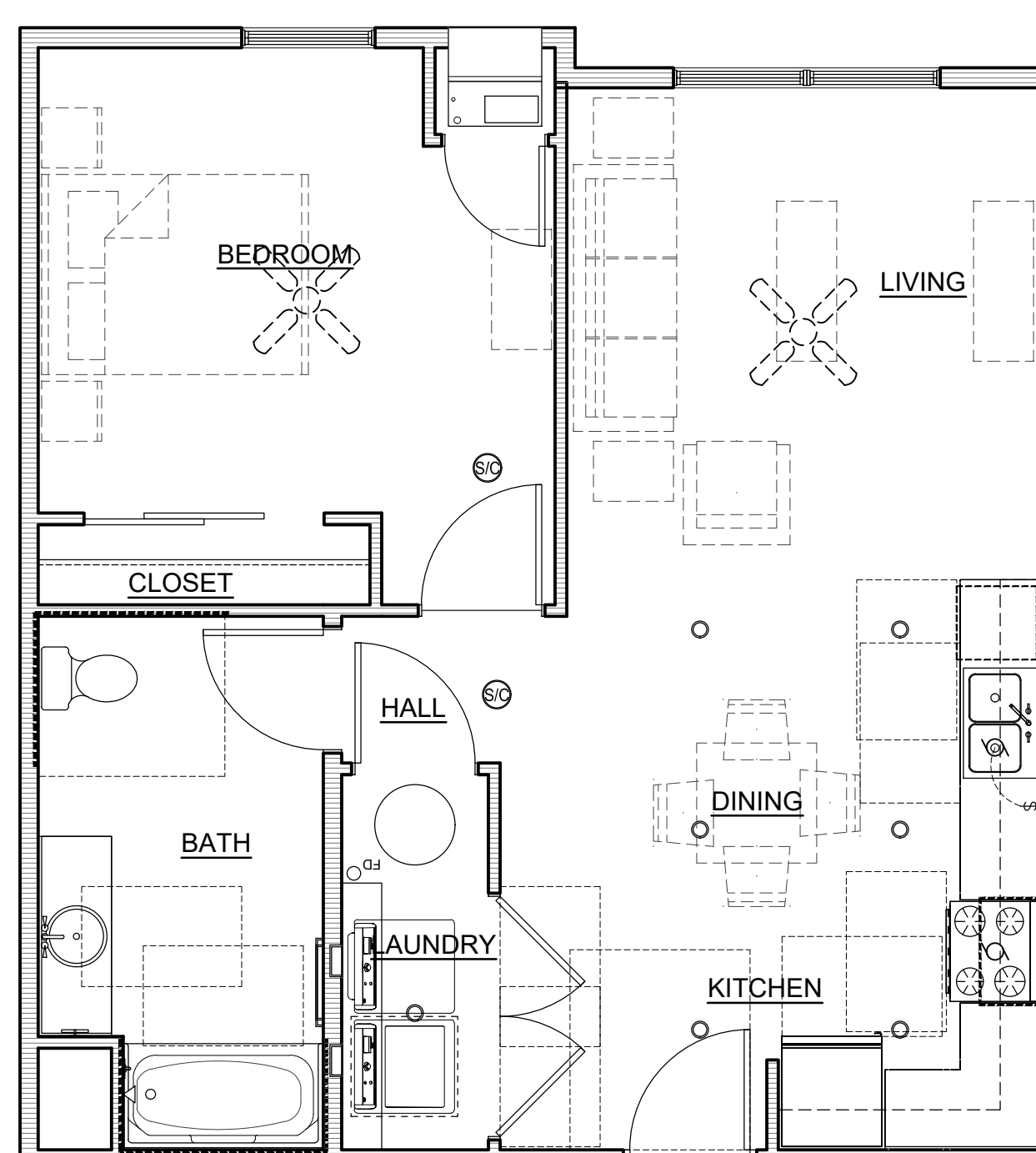
**700 GRAND**  
700 GRAND AVE.  
WAUSAU, WI

2022 © M+A DESIGN, INC.

JOB NUMBER:  
**2022.44**

SHEET  
**A2.1**

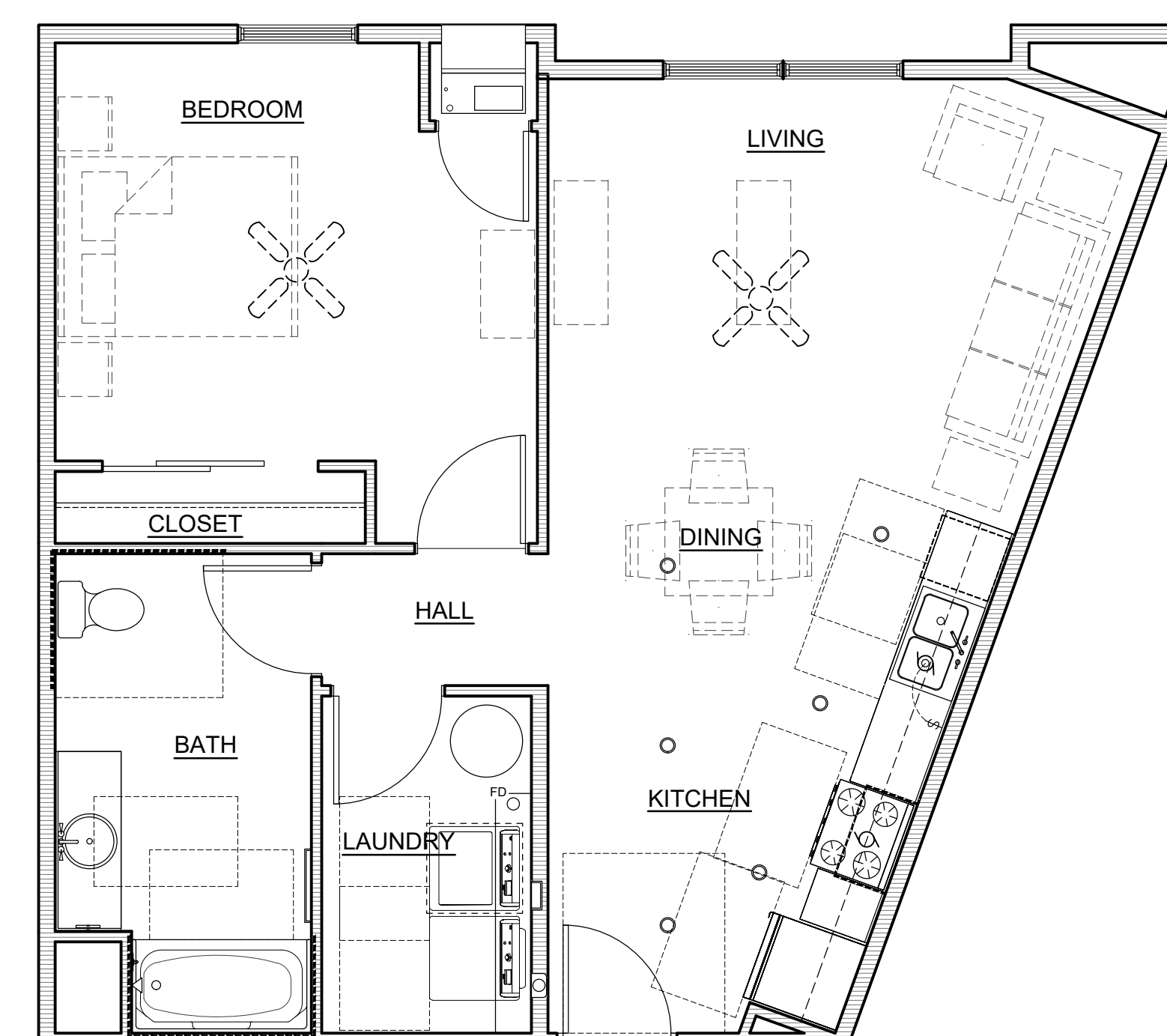
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



**UNIT TYPE #2**  
**1 BEDROOM - TYPE 'B'**

SCALE: 1/4" = 1'-0"

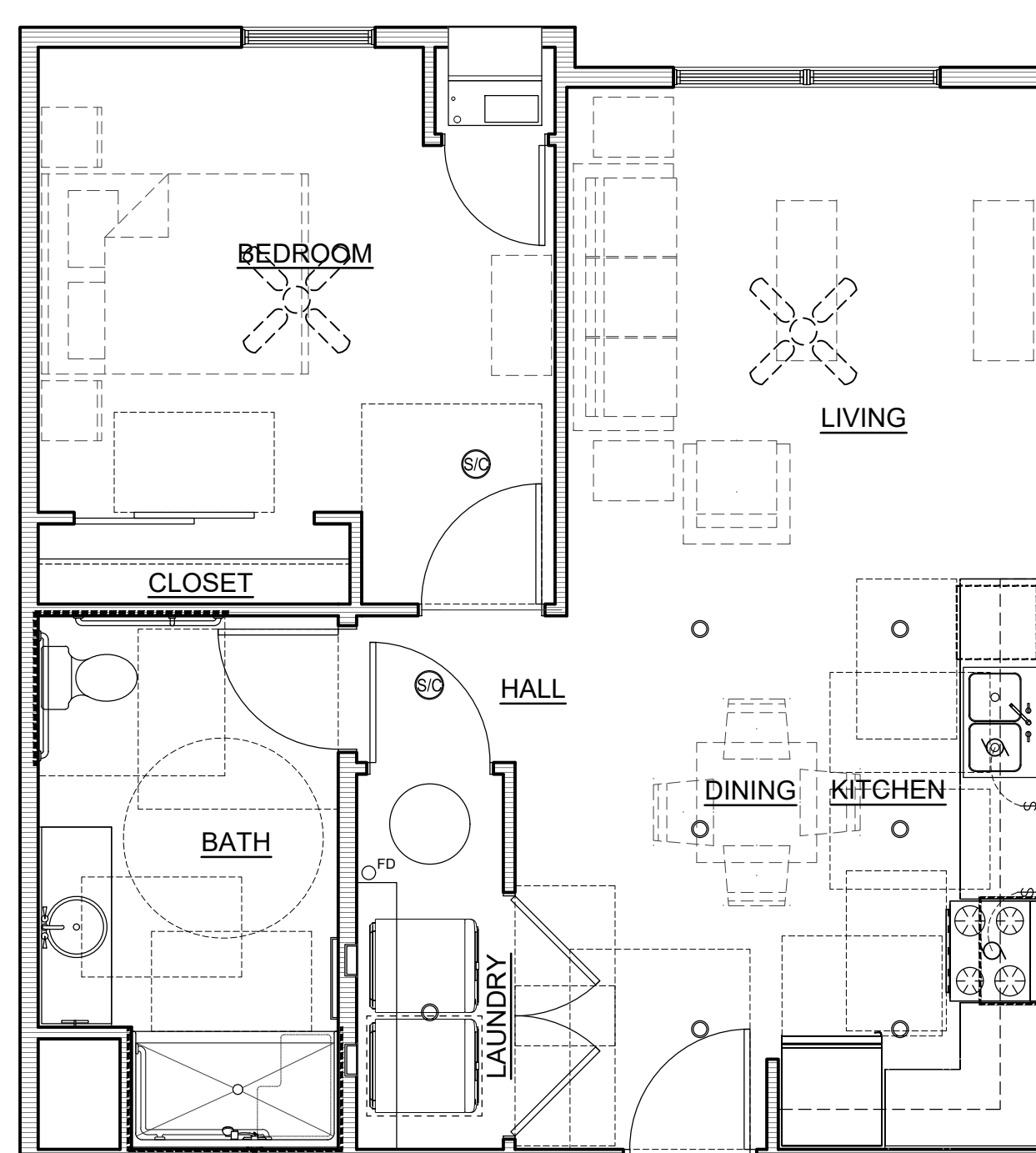
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	672 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	715 SF



**UNIT TYPE #1**  
**1 BEDROOM - TYPE 'B'**

SCALE: 1/4" = 1'-0"

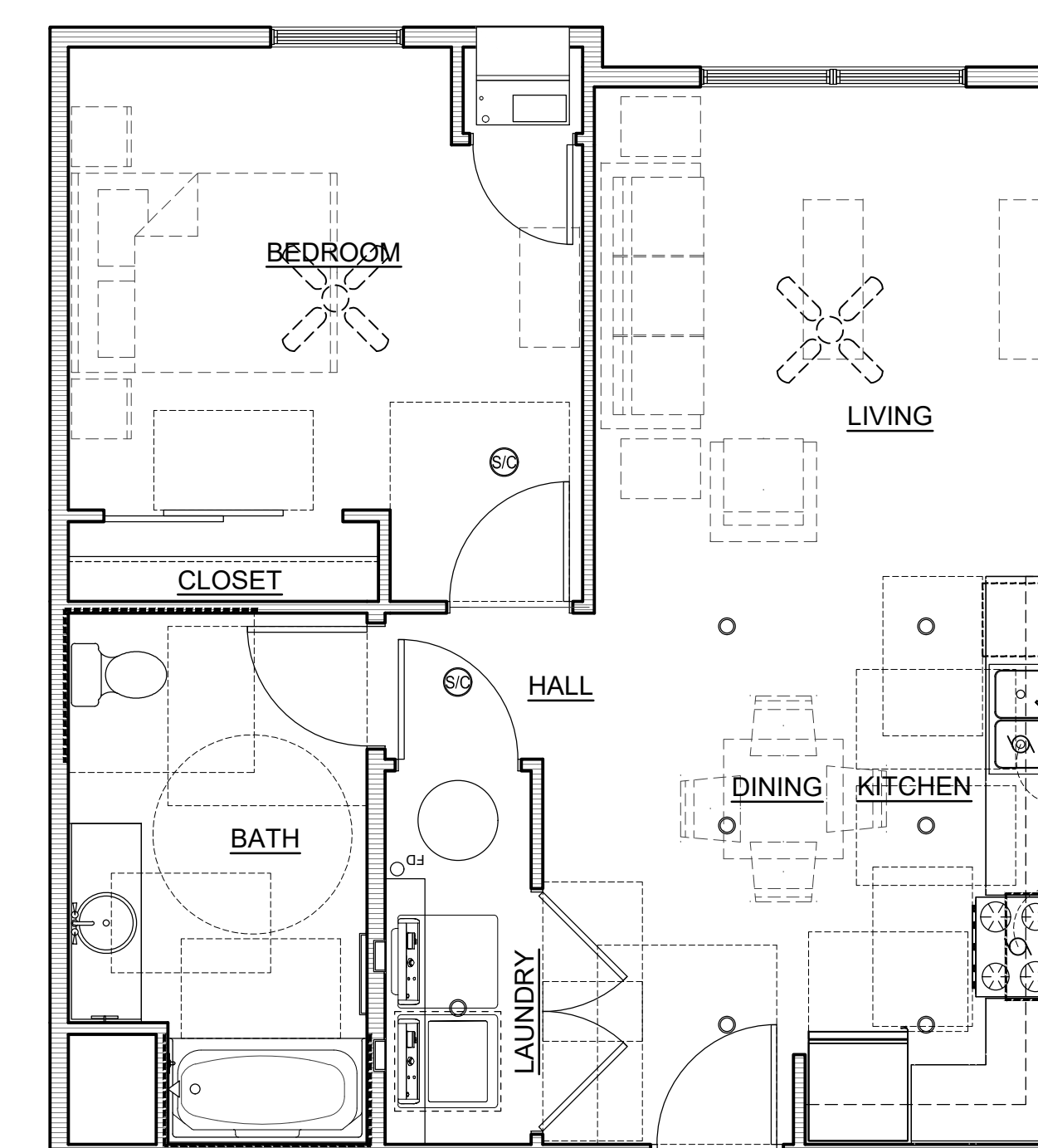
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	701 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	751 SF



**UNIT TYPE #4**  
**1 BEDROOM - TYPE 'A'**

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	672 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	715 SF



**UNIT TYPE #3**  
**1 BEDROOM - WHEDA 'B'**

SCALE: 1/4" = 1'-0"

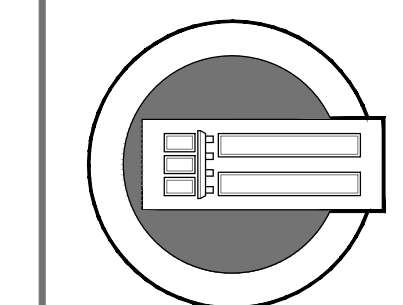
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	672 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	715 SF

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

**M+A DESIGN, INC.**  
 24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54937  
 lpettie@madesigninc.net (920) 922-8170

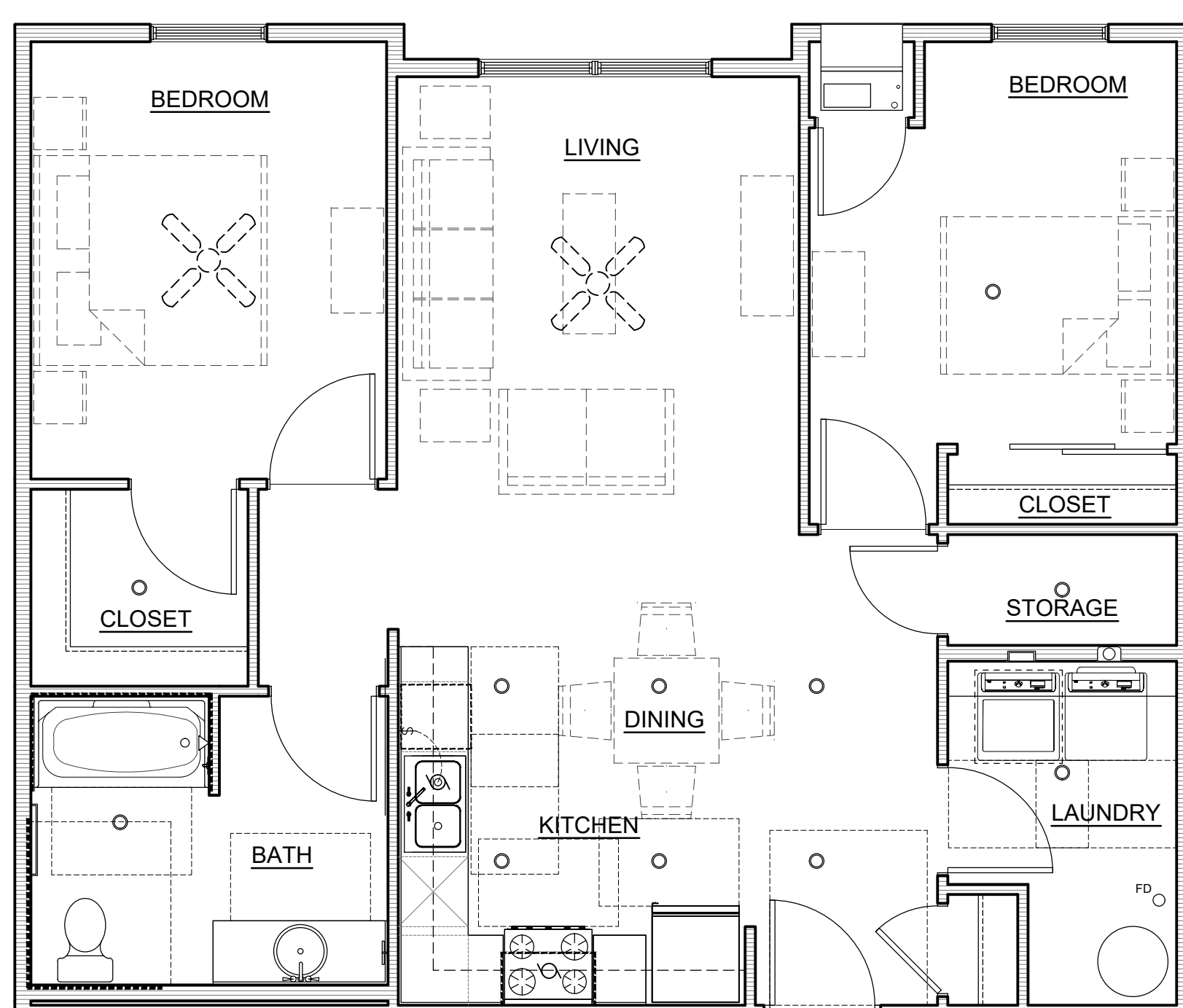
**COMMONWEALTH COMPANIES**  
 24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54935  
 (920) 922-8170 FAX: (920) 922-8171



**700 GRAND**  
 700 GRAND AVE.  
 WAUSAU, WI

JOB NUMBER:  
**2022.44**  
 SHEET  
**A5.2**

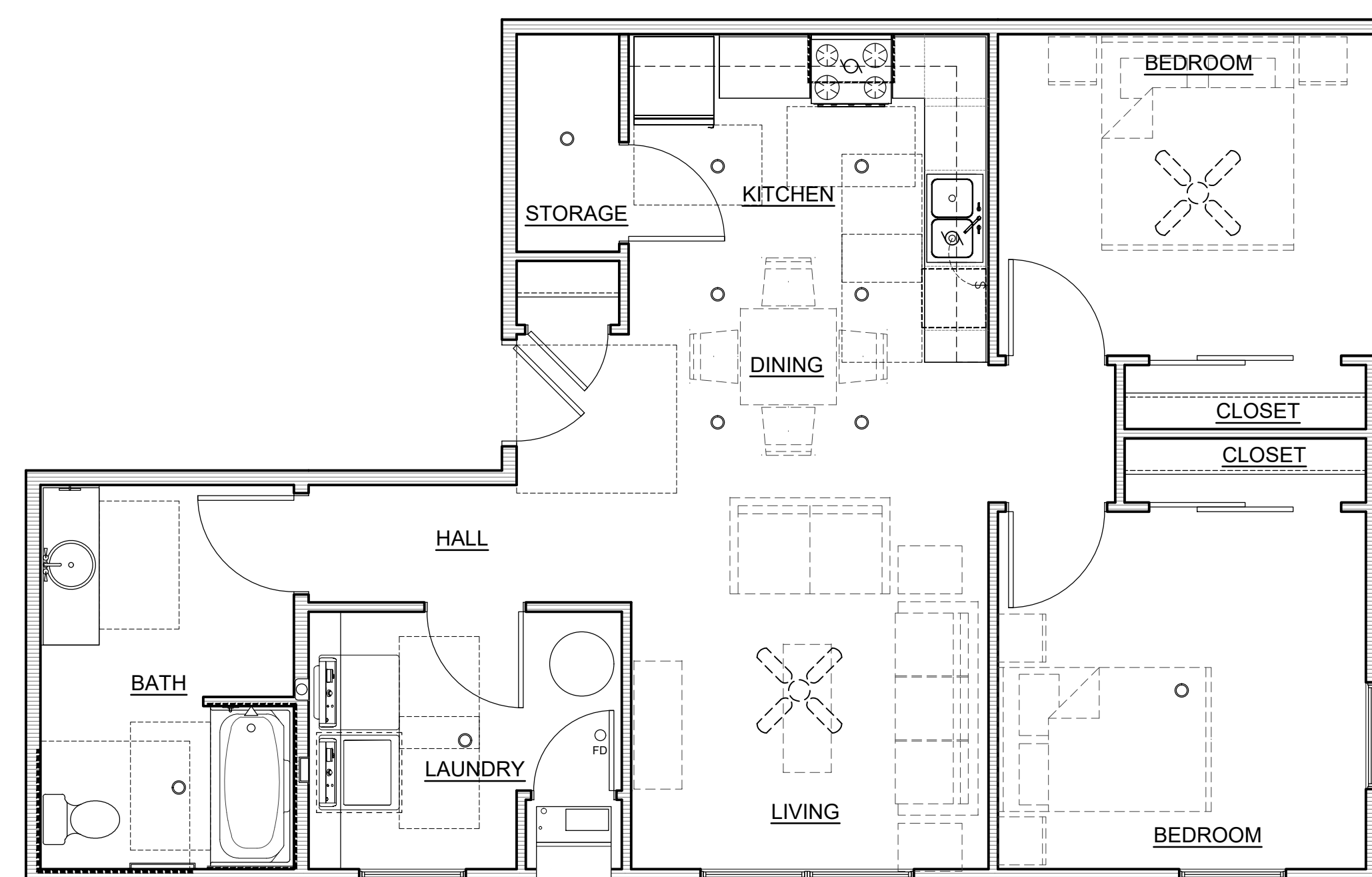




**UNIT TYPE #6**  
**2 BEDROOM - TYPE 'B'**

SCALE: 1/4" = 1'-0"

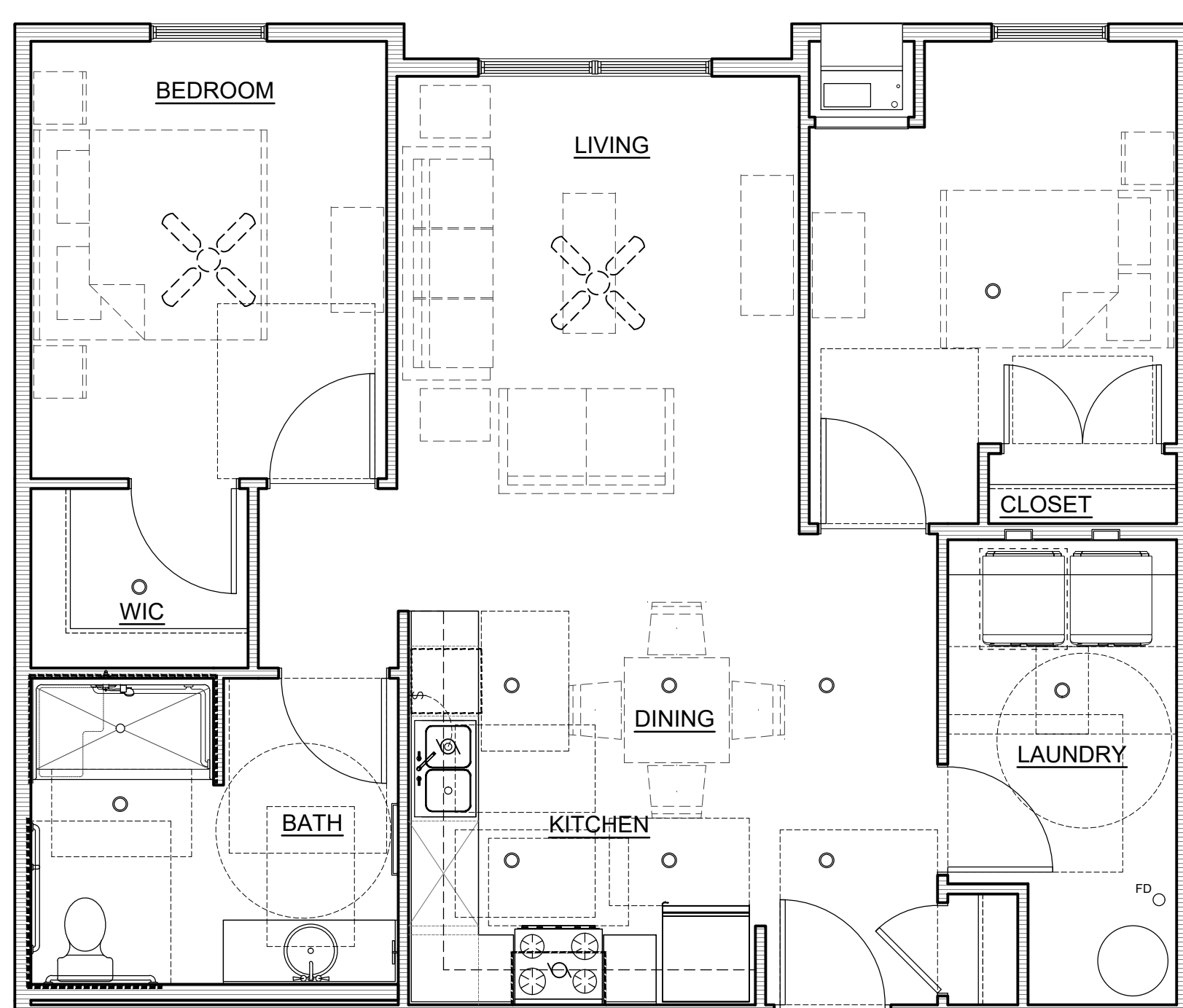
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	884 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	935 SF



**UNIT TYPE #5**  
**2 BEDROOM - TYPE 'B'**

SCALE: 1/4" = 1'-0"

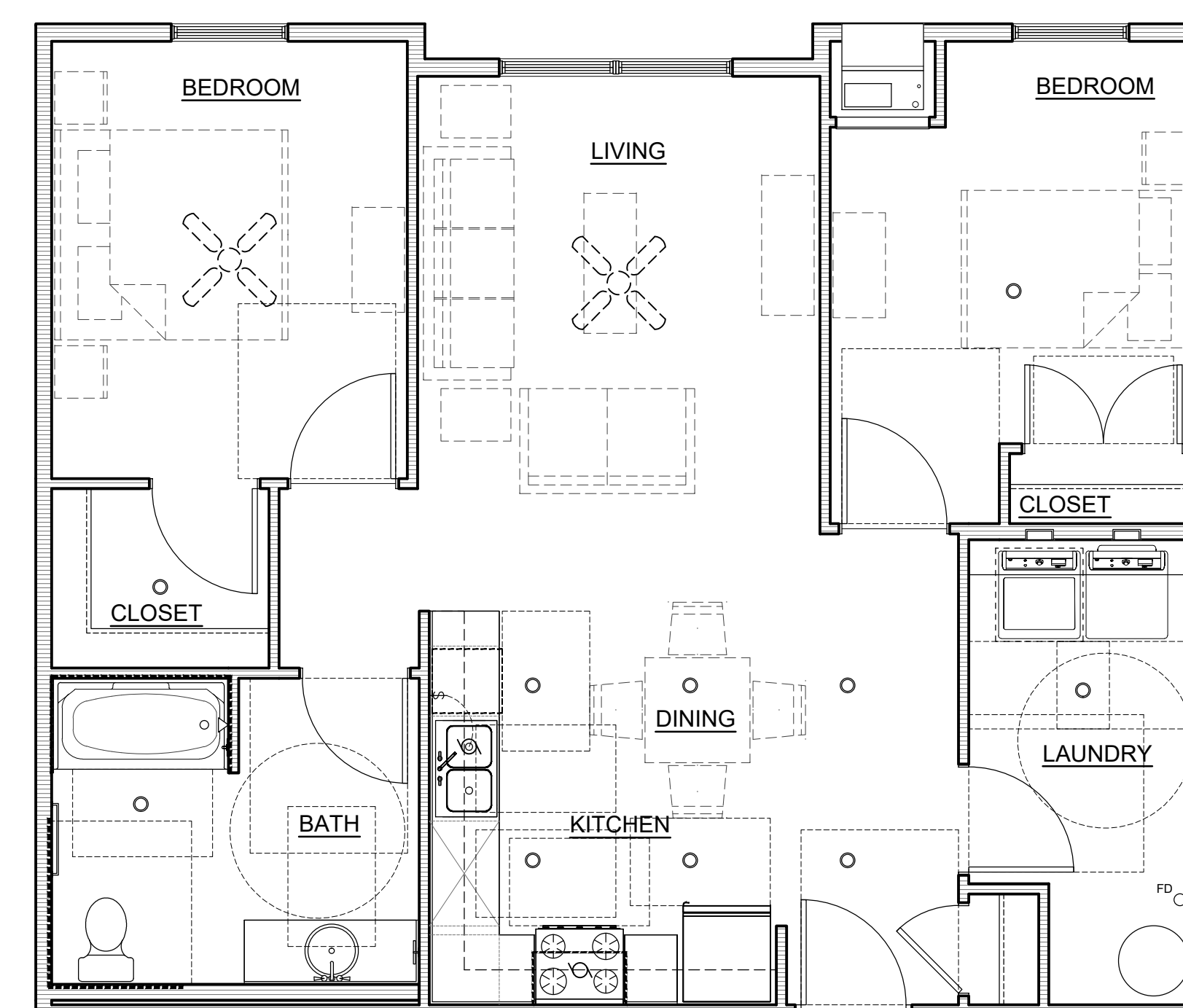
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	874 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	938 SF



**UNIT TYPE #8**  
**2 BEDROOM - WHEDA 'A'**

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	884 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	935 SF



**UNIT TYPE #7**  
**2 BEDROOM - WHEDA 'B'**

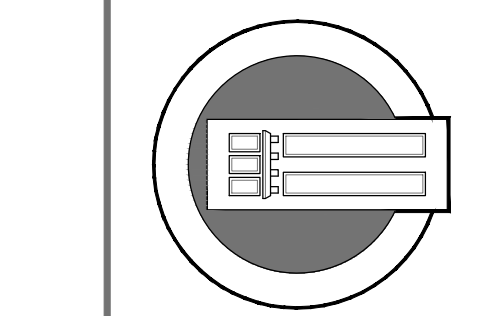
SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	884 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	935 SF

PRELIMINARY SHEET DATES:


**M+A DESIGN, INC.**  
 24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54937  
 lpettie@madesigninc.net (920) 922-8170

**COMMONWEALTH COMPANIES**  
 24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54935  
 (920) 922-8170 FAX: (920) 922-8171



**700 GRAND**  
 700 GRAND AVE.  
 WAUSAU, WI

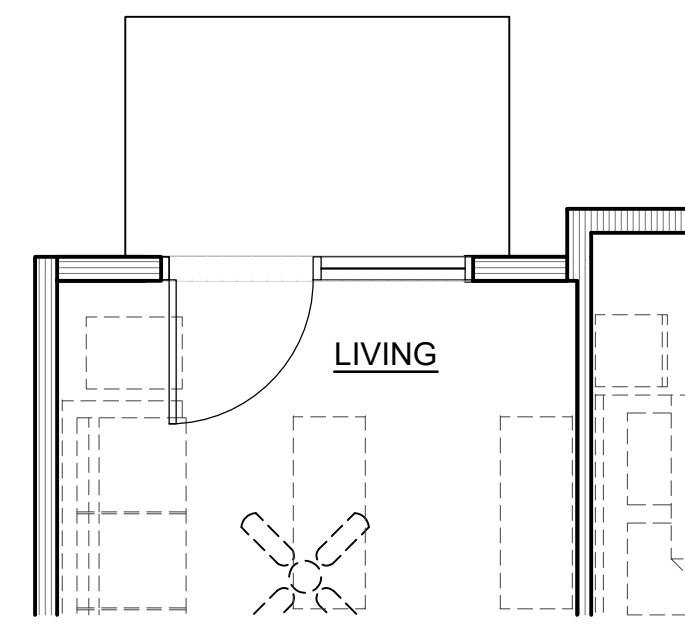
JOB NUMBER:  
**2022.44**  
 SHEET  
**A5.3**

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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



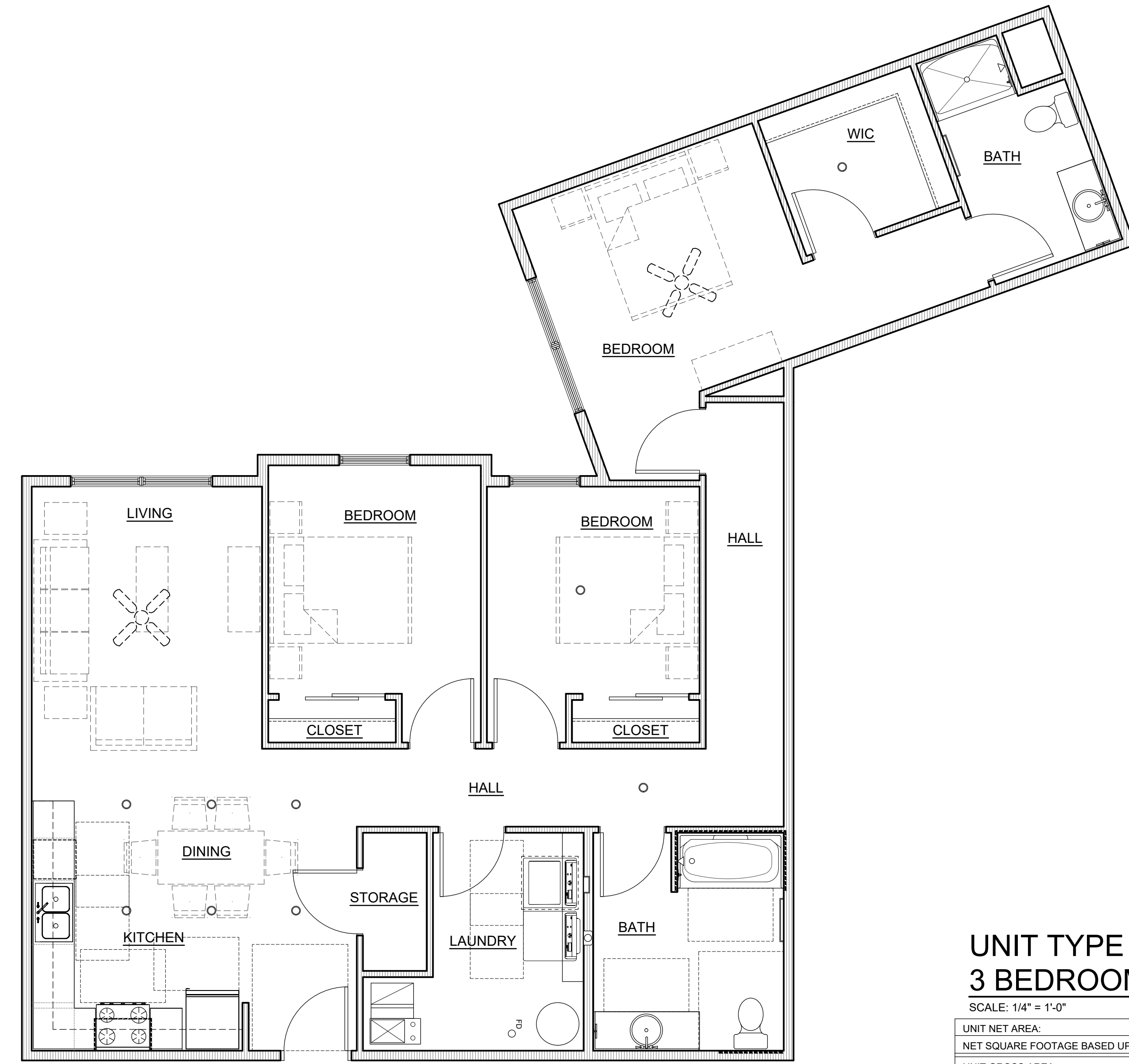




**UNIT TYPE #10a**  
**3 BEDROOM - TYPE 'B'**

SCALE: 1/4" = 1'-0"

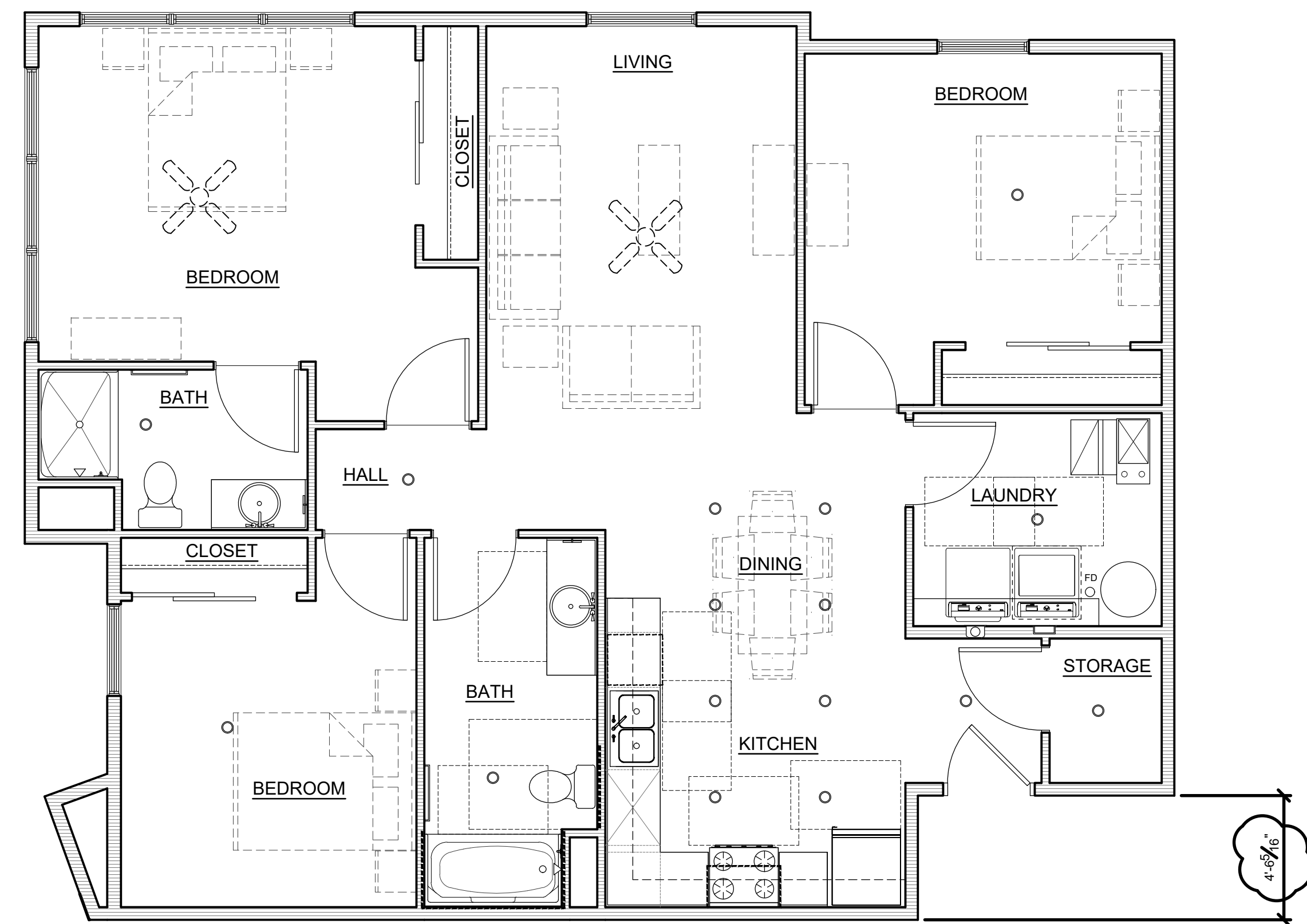
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,270 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,346 SF



**UNIT TYPE #10**  
**3 BEDROOM - TYPE 'B'**

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,270 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,346 SF



**UNIT TYPE #11**  
**3 BEDROOM - TYPE 'B'**

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,206 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,272 SF

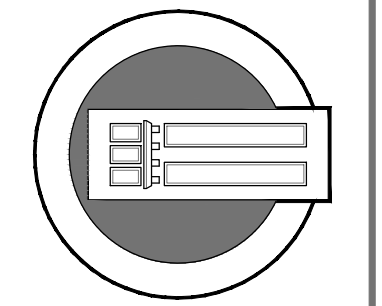
PRELIMINARY SHEET DATES:


**M+A DESIGN, INC.**

24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54937  
 lpettie@madesigninc.net (920) 922-8170

**COMMONWEALTH COMPANIES**

24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54935  
 (920) 922-8170 FAX: (920) 922-8171



**700 GRAND**

700 GRAND AVE.  
 WAUSAU, WI

JOB NUMBER:

2022.44

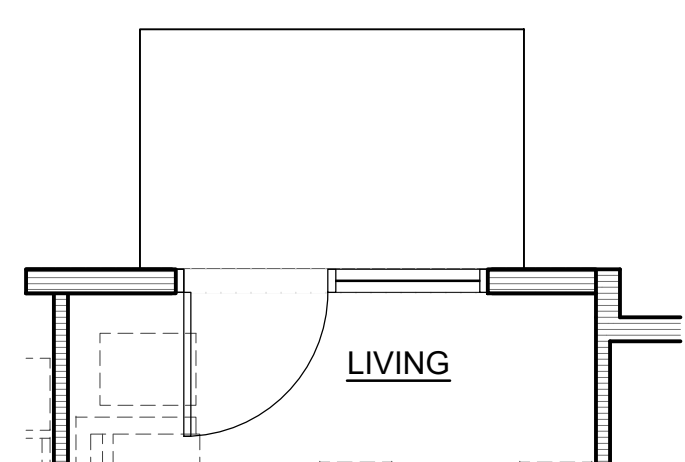
SHEET

A5.5

2022 © M+A DESIGN, INC.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

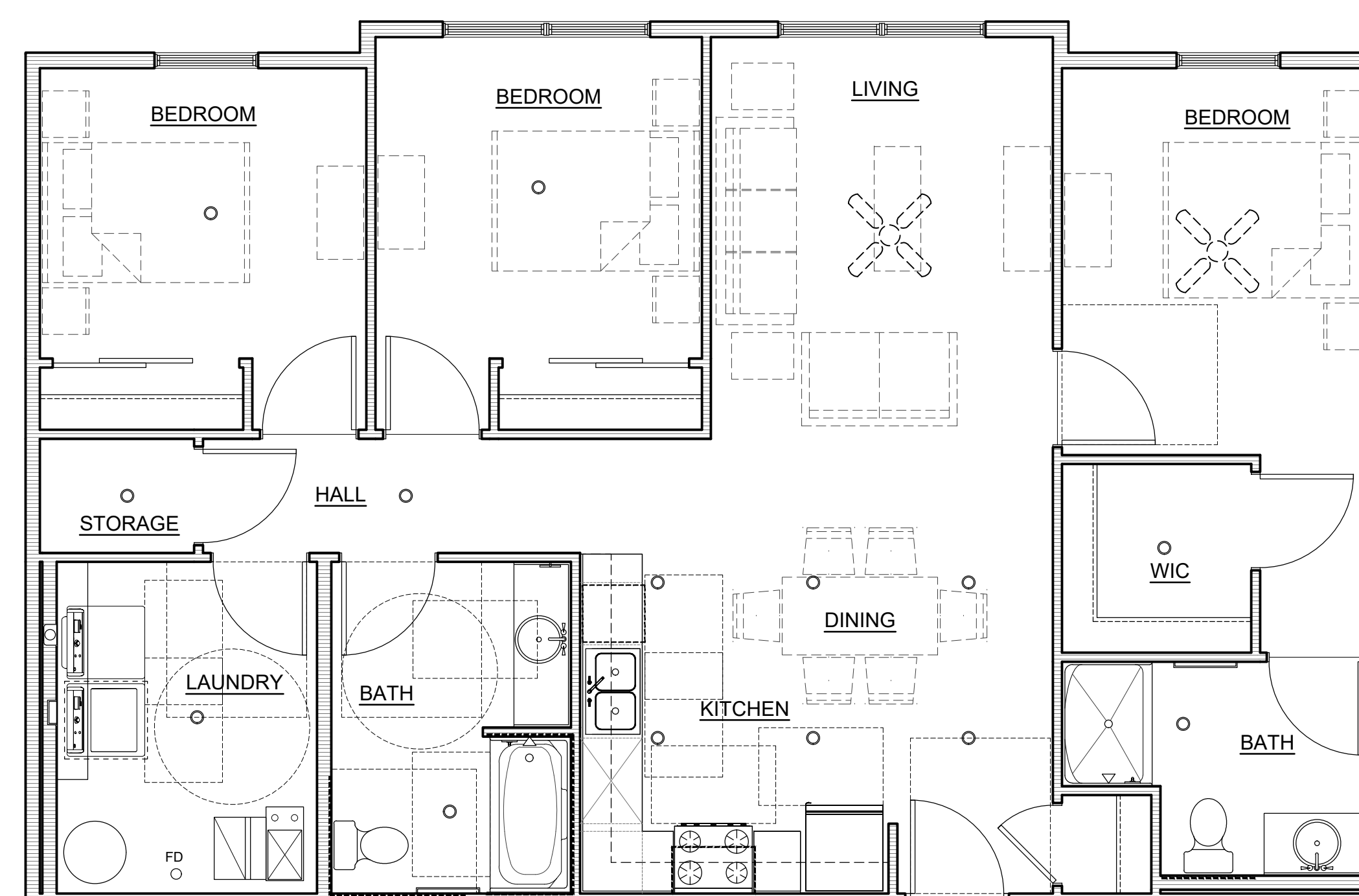




**UNIT TYPE #12a**  
**3 BEDROOM - WHEDA 'B'**

SCALE: 1/4" = 1'-0"

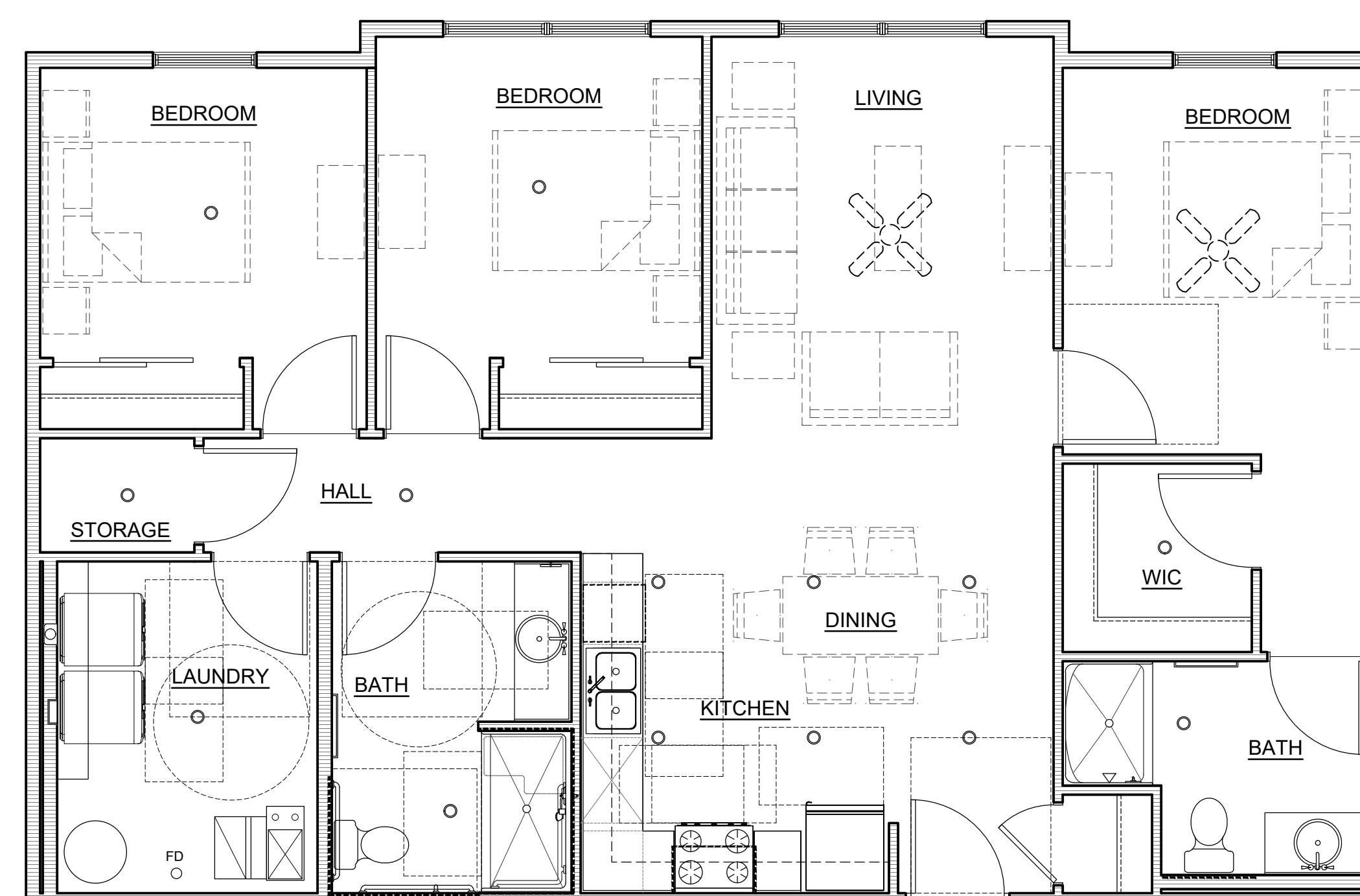
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,152 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,214 SF



**UNIT TYPE #12**  
**3 BEDROOM - WHEDA 'B'**

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,152 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,214 SF



**UNIT TYPE #13**  
**3 BEDROOM - WHEDA 'A'**

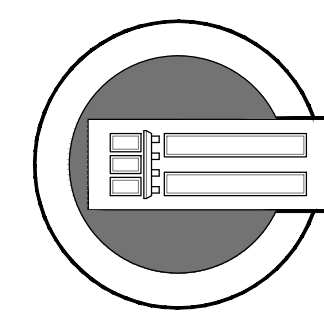
SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,152 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,214 SF

PRELIMINARY SHEET DATES:


**M+A DESIGN, INC.**  
 24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54937  
 lpettie@madesigninc.net (920) 922-8170

**COMMONWEALTH COMPANIES**  
 24 SOUTH BROOKE STREET  
 FOND DU LAC, WISCONSIN 54935  
 (920) 922-8170 FAX: (920) 922-8171



**700 GRAND**  
 700 GRAND AVE.  
 WAUSAU, WI

JOB NUMBER:  
**2022.44**  
 SHEET  
**A5.6**

## SUMMARY OF PROCEDURES FOR ESTABLISHING A PLANNED UNIT DEVELOPMENT DISTRICT

A Planned Unit Development District (PUD) may be established anywhere in the City and may contain any use or combination of uses approved by the City. Each PUD is a unique zoning district.

The procedure for establishing a PUD involves two steps: a pre-application conference with the Plan Commission or City officials and approval of a general development plan or a combination general development and specific implementation plan. Of course, like for any zone change, a public hearing must be held.

Designation of a petitioner's property as a PUD begins with the submittal of a petition (signed by the property owner) with a general development plan. This information must be submitted at least three weeks prior to the Plan Commission public hearing on the requested zone change. The general development plan provides the basic information needed to judge whether the total development will be both internally compatible and appropriate for the neighborhood. The general development plan usually consists of a site plan, building elevations, and a written narrative that addresses land use and other project development issues. Since the plan is general, the developer is spared the expense of preparing a detailed proposal that might be rejected or substantially modified during the review process. In addition, the developer may wish to complete the project in phases; thus, the general development plan should outline how the phased development will be integrated into the entire proposal.

Where development will not be accomplished in phases, the petitioner may request, and the City may approve, both the petition for establishing a PUD (the general development plan) and the specific implementation plan concurrently.

The fundamental difference between the general development plan and the specific implementation plan is that building construction may begin only after approval of the specific implementation plan. Thus, an approved general development plan establishes the PUD zone; an approved specific implementation plan allows building permits to be issued.

Approval of the development proposal must be based upon compliance with the six criteria identified in the Planned Unit Development District zoning ordinance text. Furthermore, both the general development plan and the specific implementation plan(s) must meet the informational requirements outlined in the text so that the plans can be evaluated relative to the established criteria. These approved plans are also the permanent record of the specific land uses allowed and development standards required in each particular PUD.

Any modification of the general or specific plan must be approved by the Plan Commission and Common Council. If the Plan Commission feels that the proposed modification represents a "significant alteration" of the original plan, a public hearing must be held.

If a general development plan has been approved, a public hearing on the precise implementation plan(s) is not necessary unless deemed so by the Plan Commission.

**REVIEW CHECKLIST FOR APPROVAL OF A  
PLANNED UNIT DEVELOPMENT DISTRICT  
AND ASSOCIATED PLANS**

- I. General Development Plan**— It should cover the entire area proposed for PUD designation and be in sufficient detail to make possible the evaluation of the Criteria for Approval (see Section III, below).

(If a General Development Plan is not submitted, go to Section II, below.)

**IS THE FOLLOWING INFORMATION PROVIDED:**

- YES \_\_\_\_\_ NO \_\_\_\_\_    General location map of the subject site depicting:
- a) All lands for which the PUD is proposed and all other lands within 100 feet of the boundaries of the subject site
  - b) Current zoning of the subject site and abutting properties
  - c) A graphic scale and north arrow
- YES \_\_\_\_\_ NO \_\_\_\_\_    Generalized site plan showing the pattern or proposed land uses;
- a) General size, shape and arrangement of lots and specific use areas
  - b) Basic street pattern and pattern of internal drives
  - c) General site grading plan showing preliminary road grades
  - d) Basic storm drainage pattern, including proposed on-site stormwater detention
  - e) General location of recreational and open space areas, including designation of any such areas to be classified as common open space
- YES \_\_\_\_\_ NO \_\_\_\_\_    Statistical data;
- a) Minimum lot sizes in the development
  - b) Approximate areas of all lots
  - c) Density / intensity of various parts of the development
  - d) Building coverage
  - e) Landscaping surface area ratio of all land uses
  - f) Expecting staging
- YES \_\_\_\_\_ NO \_\_\_\_\_    Conceptual landscaping plan, noting approximate locations of foundation, street, yard, and paving landscaping, and comparing the proposed landscaping plan to the standard landscaping requirements;
- YES \_\_\_\_\_ NO \_\_\_\_\_    General signage plan, including all project identification signs and concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles) which may or may not be proposed to vary from City standards or common practices;
- YES \_\_\_\_\_ NO \_\_\_\_\_    General outline of property owner's association, covenants, easements, and deed restrictions;
- YES \_\_\_\_\_ NO \_\_\_\_\_    A written description of the proposed Planned Unit Development;
- a) General project themes and images
  - b) The general mix of dwelling unit types and/or land uses
  - c) Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface area ratio, and/or other appropriate measures of density and intensity
  - d) General treatment of natural features
  - e) General relationship to nearby properties and public streets
  - f) General relationship of the project to the Comprehensive Plan and other area plans
  - g) Proposed exceptions
- YES \_\_\_\_\_ NO \_\_\_\_\_    Traffic Impact Analysis (TIA) that evaluates the adequacy of the existing and proposed transportation system that serves the Planned Unit Development may be required by the City, if deemed necessary by the Zoning Administrator;

- a) If required, the TIA should address all elements of the transportation system as it relates to pedestrians, bicyclists, transit, vehicular traffic, and adjacent land development
- b) It is noted that the Wisconsin Department of Transportation (WisDOT) has TIA requirements that must be followed if a development project has direct access to the State Trunk Highway System

YES \_\_\_\_\_ NO \_\_\_\_\_ Any other item the Plan Commission requires to protect the public interest; NONE REQUIRED \_\_\_\_\_

**II. Specific Implementation Plan** — It should cover the entire area for which specific development approval is requested and be of sufficient detail to make possible the evaluation of Criteria for Approval (III).

**IS THE FOLLOWING INFORMATION PROVIDED:**

YES \_\_\_\_\_ NO \_\_\_\_\_ An existing conditions map of the subject site;

- a) All lands for the Planned Unit Development is proposed and all other lands within 100 feet of the boundaries of the subject site
- b) Current zoning of the subject property and all abutting properties, and the jurisdiction(s) that maintains the control
- c) Existing utilities and recorded easements
- d) All lot dimensions of the subject site
- e) A graphic scale and a north arrow

YES \_\_\_\_\_ NO \_\_\_\_\_ A SIP map of the proposed site showing;

- a) Lot layout and the arrangements of the buildings.
- b) Public and private roads, driveways, walkways and parking facilities
- c) Specific treatment and location of recreational and open space areas, including designation of any such areas to be classified as a common open space

YES \_\_\_\_\_ NO \_\_\_\_\_ Proposed grading plan;

YES \_\_\_\_\_ NO \_\_\_\_\_ Specific landscaping plan for the subject site, specifying the location, species, and installation of all plantings. The landscaping plans shall include a table summarizing all proposed species;

YES \_\_\_\_\_ NO \_\_\_\_\_ Architectural plans for any nonresidential buildings, multi-family structures, or building clusters, other than conventional single-family or two-family homes on individual lots, in sufficient detail to indicate the floor area, bulk, and visual character of such buildings;

YES \_\_\_\_\_ NO \_\_\_\_\_ Engineering plans for all water and sewer systems, stormwater systems, roads, parking areas, and walkways;

YES \_\_\_\_\_ NO \_\_\_\_\_ Signage plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes that may or may not vary from City standards or common practices;

YES \_\_\_\_\_ NO \_\_\_\_\_ Specific written description of the proposed SIP;

- a) Specific project themes and images
- b) Specific mix of dwelling unit types and/or land uses
- c) Specific residential densities and nonresidential intensities as described by dwelling units per acre, and landscaping surface area ration and/or other appropriate measures of density and intensity
- d) Specific treatment of natural features, including parkland
- e) Specific relationship to nearby properties and public streets
- f) Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads; density/intensity of various parts of the development; building coverage, and landscaping surface area ratio of all land uses; proposed staging; and any other plans required by the Plan Commission
- g) A statement of rationale as to why PUD zoning is proposed. This statement

shall list the standard zoning requirements that, in the applicant's opinion, would inhibit the development project and the opportunities for community betterment that are available through the proposed PUD project

h) A complete list of zoning standards that would not be met by the proposed SIP and the location(s) in which such exceptions/base standard modifications would occur

i) Phasing schedule, if more than one development phase is intended

YES \_\_\_\_\_ NO \_\_\_\_\_

Agreements, bylaws, covenants, and other documents relative to the operational regulations of the development and particularly providing for the permanent preservation of maintenance of common open areas and amenities;

YES \_\_\_\_\_ NO \_\_\_\_\_

A written description that demonstrates how the SIP is consistent with the approved GDP and any and all differences between the requirements of the approved GDP and the proposed SIP;

**III. Criteria for Approval** (Used by Plan Commission and Common Council)— All of the questions below must be answered "YES" for the development proposal to be approved (Sec. 23.10 of the *Wausau Municipal Code*).

YES \_\_\_\_\_ NO \_\_\_\_\_

The proposed Planned Unit Development project is consistent with the overall purpose and intent of this Chapter.

YES \_\_\_\_\_ NO \_\_\_\_\_

The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistence.)

YES \_\_\_\_\_ NO \_\_\_\_\_

The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site

YES \_\_\_\_\_ NO \_\_\_\_\_

Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, included but not limited to public sewer and water and public roads

YES \_\_\_\_\_ NO \_\_\_\_\_

The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities

YES \_\_\_\_\_ NO \_\_\_\_\_

The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site

YES \_\_\_\_\_ NO \_\_\_\_\_

The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development

YES \_\_\_\_\_ NO \_\_\_\_\_

The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area

YES \_\_\_\_\_ NO \_\_\_\_\_

The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested expectations/base standard modifications variation of any standard or regulation

YES \_\_\_\_\_ NO \_\_\_\_\_

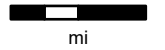
For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed

# ArcGIS Web Map

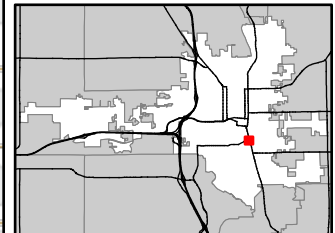
City of Wausau / DPW

Date:

0 0.01 0.02

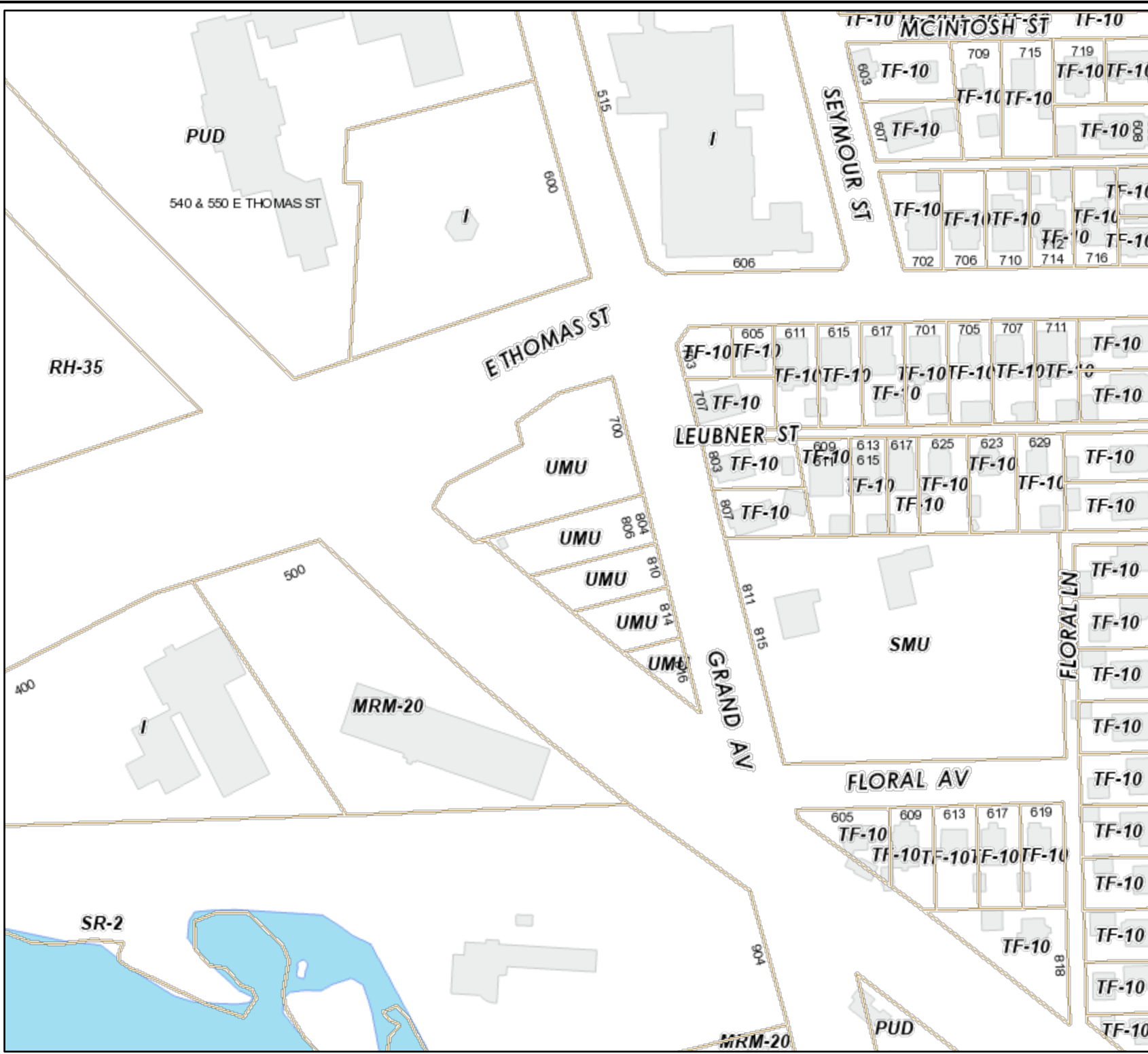


- Railroad
- US & State Highways
- County Highways
- Local Roads
- Parcel
- Zoning (Label Only)



**NOTES:**

1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
3. City of Wausau  
Public Works / GIS Division  
407 Grant St  
Wausau, WI 54403  
[www.ci.wausau.wi.us](http://www.ci.wausau.wi.us)



Agenda Item No.

3 & 4

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES**

**COMMITTEE – October 10, 2024**

**AGENDA ITEM**

#3 - Public Hearing: Vacating and discontinuing certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue and vacating a portion of right-of-way formerly known as 804-806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue

#4 – Discussion and possible action on vacating and discontinuing certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue and vacating a portion of right-of-way formerly known as 804-806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue

**BACKGROUND**

A map is attached showing the proposed right of way to be vacated. The majority of this was dedicated by a Relocation order in 2007.

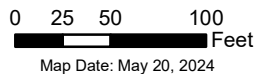
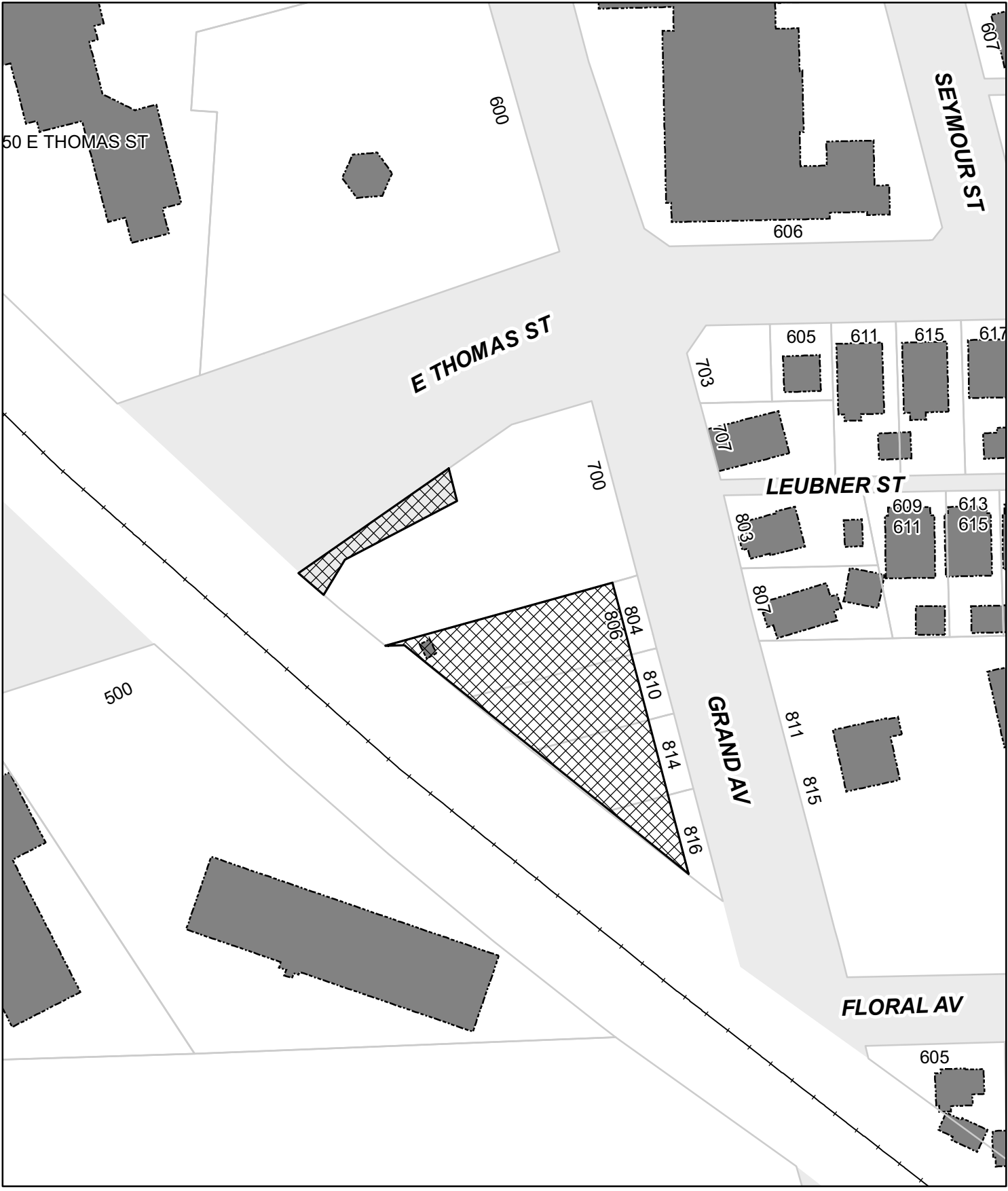
**FISCAL IMPACT**

Vacating this right of way will allow for the development of the parcels.

**STAFF RECOMMENDATION**

None

Staff contact: Allen Wesolowski 715-261-6762






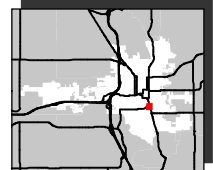
Map Date: May 20, 2024

# CITY OF WAUSAU

Marathon County, Wisconsin

### Legend

-  Existing Building
-  Existing Right-of-Way
-  Proposed ROW Vacation





## INFRASTRUCTURE AND FACILITIES COMMITTEE

---

Date of Meeting: October 10, 2024, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Sarah Watson, Tom Neal

Also Present: Allen Wesolowski, TJ Niksich, Andrew Lynch, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch

**Public Hearing: Vacating and discontinuing certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue and vacating a portion of right-of-way formerly known as 804-806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue**

---

No one came forward to offer public comment and the public hearing was closed.

**Discussion and possible action on vacating and discontinuing certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue and vacating a portion of right-of-way formerly known as 804-806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue**

---

Martens is generally in favor of vacating this right-of-way. If the proposed development for this corner is moved to the south, we can maintain a 20' strip for the road reconstruction and still be able to get the housing development. He wants to see more affordable housing and wants to see that intersection reconstructed. He received an email from a constituent who would like to see enough space allocated so the intersection is more of a complete street with protected lanes for cyclists and pedestrians. Martens is in favor if we can reserve enough space for that intersection to be properly reconstructed while still maintaining the development of affordable housing.

Martens moved to approve the vacation. Larson seconded and the motion passed 5-0.

Agenda Item No.

6

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES  
COMMITTEE – November 14, 2024**

**AGENDA ITEM**

Discussion and possible action on Final Plat for Green Tree Meadows

**BACKGROUND**

Green Tree Construction and Vreeland Associates has submitted the final plat for Green Tree Meadows. Staff has reviewed the plat; several minor adjustments have been made due to staff review.

The final plat is attached.

**FISCAL IMPACT**

Growth in tax base with the new subdivision.

**STAFF RECOMMENDATION**

Staff recommends approval.

Staff contact: Allen Wesolowski 715-261-6762

Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	70.00'	91.20'	74°39'54"	N51°48'20"E 84.89'	N14°28'53"E	N89°07'47"E
C2	970.00'	135.45'	8°00'02"	S86°42'39"E 135.34'	N89°17'20"E	S82°42'38"E
LOT 3	970.00'	105.80'	6°14'58"	S87°35'11"E 105.75'		
LOT 4	970.00'	29.65'	1°45'04"	S83°35'10"E 29.64'		
C5	530.00'	74.01'	8°00'02"	S86°42'39"E 73.95'	S82°42'38"E	N89°17'20"E
C6	70.00'	110.16'	90°10'10"	S45°37'35"E 99.14'	N89°17'20"E	S0°32'30"E
C7	25.00'	39.22'	89°38'05"	S44°21'29"W 35.32'	S0°43'11"E	S89°10'34"W
C8	25.00'	44.12'	101°06'50"	N40°16'03"W 38.61'	S89°10'32"W	N10°17'22"E
C9	970.00'	81.15'	4°47'36"	N12°41'10"E 81.13'	N10°17'22"E	N15°04'58"E
C10	25.00'	35.19'	80°38'58"	N48°51'03"E 32.36'	N8°31'34"E	N89°10'32"E
C11	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	N89°10'32"E	S0°27'33"E
C12	25.00'	39.11'	89°38'05"	S44°21'29"W 35.24'	S0°27'33"E	S89°10'32"W
C13	25.00'	39.81'	91°14'30"	N45°12'13"W 35.74'	S89°10'32"W	N0°25'02"E
C14	470.00'	66.52'	8°06'32"	N4°28'18"E 66.46'	N0°25'02"E	N8°31'34"E
C15	25.00'	33.90'	77°41'31"	N50°19'47"E 31.36'	N11°29'01"E	N89°10'32"E
C16	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	N89°10'32"E	S0°27'33"E
C17	25.00'	39.11'	89°38'05"	S44°21'29"W 35.24'	S0°27'33"E	S89°10'32"W
C18	25.00'	43.60'	99°55'56"	N40°51'30"W 38.28'	S89°10'32"W	N9°06'28"E
C19	970.00'	56.54'	3°20'23"	N10°46'40"E 56.53'	N9°06'28"E	N12°26'51"E
C20	54.00'	26.24'	27°50'45"	S13°05'55"W 25.99'	S27°01'18"W	S0°49'28"E
C21	80.00'	38.88'	27°50'45"	S13°05'55"W 38.50'	S0°49'28"E	S27°01'18"W
C22	180.00'	41.00'	13°03'03"	S82°39'01"W 40.91'	S76°07'29"W	S89°10'32"W
C23	100.00'	22.78'	13°03'03"	N82°39'01"E 22.73'	N76°07'29"E	N89°10'32"E
LOT 48	100.00'	19.46'	11°08'57"	S81°41'58"W 19.43'		
LOT 49	100.00'	3.32'	1°54'06"	S88°13'29"W 3.32'		
C26	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	S0°27'33"E	N89°10'32"E
C27	130.00'	204.77'	90°15'07"	S45°35'07"E 184.25'	N89°17'20"E	S0°27'33"E
LOT 72	130.00'	28.03'	12°21'07"	S6°38'07"E 27.97'		
LOT 73	130.00'	74.94'	33°01'48"	S29°19'35"E 73.91'		
LOT 74	130.00'	74.94'	33°01'48"	S62°21'23"E 73.91'		
LOT 75	130.00'	26.86'	11°50'23"	S84°47'29"E 26.82'		
C32	470.00'	65.63'	8°00'02"	S86°42'39"E 65.58'	S82°42'38"E	N89°17'20"E
LOT 75	470.00'	7.63'	0°55'49"	N89°45'15"E 7.63'		
LOT 76	470.00'	58.00'	7°04'13"	S86°14'44"E 57.96'		
C35	1030.00'	143.83'	8°00'02"	S86°42'39"E 143.71'	N89°17'20"E	S82°42'38"E
LOT 76	1030.00'	27.39'	1°31'24"	S83°28'20"E 27.39'		
LOT 77	1030.00'	90.25'	5°01'12"	S86°44'38"E 90.22'		
LOT 78	1030.00'	26.19'	1°27'25"	S89°58'57"E 26.19'		
C39	130.00'	169.73'	74°48'26"	N51°53'07"E 157.93'	N14°28'54"E	N89°17'20"E
LOT 80	130.00'	21.39'	9°25'35"	N84°34'33"E 21.36'		
LOT 81	130.00'	75.40'	33°13'52"	N63°14'49"E 74.35'		
LOT 82	130.00'	72.95'	32°08'59"	N30°33'23"E 71.99'		
C43	1030.00'	117.87'	6°33'25"	N11°48'16"E 117.81'	N8°31'34"E	N15°04'58"E
LOT 84	1030.00'	39.83'	2°12'57"	N13°58'30"E 39.83'		
LOT 85	1030.00'	78.04'	4°20'28"	N10°41'47"E 78.02'		
C46	530.00'	75.01'	8°06'32"	N42°18'18"E 74.95'	N0°25'02"E	N8°31'34"E
LOT 88	530.00'	33.17'	3°35'08"	N6°44'00"E 33.16'		
LOT 89	530.00'	41.84'	4°31'24"	N2°40'44"E 41.83'		
C49	470.00'	98.69'	12°01'49"	N62°56'58"E 98.50'	N12°26'51"E	N0°25'02"E
LOT 89	470.00'	6.44'	0°47'06"	N0°48'35"E 6.44'		
LOT 90	470.00'	80.54'	9°49'04"	N6°06'40"E 80.44'		
LOT 91	470.00'	11.71'	1°25'39"	N11°44'02"E 11.71'		
C53	1161.18'	79.48'	3°55'18"	N10°22'26"E 79.46'	N8°24'48"E	N12°20'05"E
C54	25.00'	34.56'	79°12'10"	N49°05'23"E 31.87'	N88°41'28"E	N9°29'18"E
C55	160.00'	35.09'	12°33'55"	N82°24'25"E 35.02'	N76°07'29"E	N88°41'22"E
C56	120.00'	27.33'	13°03'03"	N82°39'01"E 27.27'	N89°10'32"E	N76°07'29"E
C57	70.00'	79.37'	64°58'09"	S58°20'23"E 75.19'	S25°51'19"E	N89°10'32"E
C58	100.00'	117.05'	6°03'56"	S74°03'39"W 110.48'	S41°12'37"W	S25°51'19"E
LOT 95	100.00'	27.94'	16°00'23"	S17°51'07"E 27.85'		
LOT 96	100.00'	89.12'	51°03'33"	S15°40'51"W 86.20'		
C61	160.00'	114.72'	41°04'56"	S20°40'09"W 112.28'	S0°07'41"W	S41°12'37"W
LOT 97	160.00'	76.69'	27°27'47"	S27°28'44"W 75.96'		
LOT 98	160.00'	38.03'	13°37'09"	S6°56'16"W 37.94'		
C64	360.00'	214.49'	34°08'16"	S16°56'27"E 211.34'	S34°00'35"E	S0°07'41"W
LOT 99	360.00'	55.27'	8°47'48"	S4°16'13"E 55.22'		
LOT 100	360.00'	82.37'	13°06'34"	S15°13'24"E 82.19'		
LOT 101	360.00'	76.85'	12°13'54"	S27°53'38"E 76.71'		
C68	470.00'	123.73'	15°05'00"	S26°28'05"E 123.37'	S18°55'36"E	S34°00'35"E
LOT 101	470.00'	5.51'	0°40'20"	S33°40'25"E 5.51'		
LOT 102	470.00'	82.37'	10°02'30"	S28°19'00"E 82.27'		
C71	80.00'	96.49'	69°06'19"	S56°09'30"E 90.75'	N89°17'20"E	S21°36'21"E
LOT 105	80.00'	26.49'	18°58'23"	S31°05'32"E 26.37'		
LOT 106	80.00'	70.00'	50°07'56"	S65°38'42"E 67.79'		
C74	20.00'	24.12'	69°06'19"	S56°09'30"E 22.69'	N89°17'20"E	S21°36'21"E
C75	130.00'	70.48'	31°03'52"	S55°32'29"W 69.62'	S71°04'24"W	S40°00'33"W
C76	60.00'	94.24'	89°59'30"	S55°00'48"W 84.85'	N79°59'27"W	S10°01'03"W
C77	60.00'	62.84'	60°00'30"	S19°59'12"E 60.01'	S10°01'03"W	S49°59'27"E
C78	60.00'	61.16'	58°24'15"	S79°11'35"E 58.55'	S49°59'27"E	N71°36'18"E
C79	60.00'	95.92'	91°35'45"	N25°48'25"E 86.03'	N71°36'18"E	N19°59'27"W
C80	70.00'	37.95'	31°03'52"	S55°32'29"W 37.49'	S71°04'24"W	S40°00'33"W
C81	530.00'	109.51'	11°50'18"	S28°05'26"E 109.31'	S22°10'17"E	S34°00'35"E

Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C82	300.00'	178.75'	34°08'16"	S16°56'27"E 176.11'	S34°00'35"E	S0°07'41"W
LOT 127	300.00'	28.96'	5°31'52"	S31°14'39"E 28.95'		
LOT 128	300.00'	149.78'	28°36'25"	S14°10'31"E 148.23'		
C85	100.00'	71.70'	41°04'56"	S20°40'09"W 70.18'	S0°07'41"W	S41°12'37"W
C86	160.00'	187.28'	67°03'56"	S74°03'39"W 176.77'	S41°12'37"W	S25°51'19"E
LOT 130	160.00'	70.64'	25°17'46"	S28°33'44"W 70.07'		
LOT 131	160.00'	93.38'	33°26'17"	S0°48'17"E 92.06'		
LOT 146	160.00'	23.27'	8°19'53"	S21°41'22"E 23.25'		
C90	160.00'	95.62'	34°14'32"	S33°16'00"E 94.21'	S50°23'16"E	S16°08'44"E
LOT 133	160.00'	65.75'	23°32'41"	N27°55'05"W 65.29'		
LOT 134	160.00'	29.87'	10°41'51"	N45°02'21"W 29.83'		
C93	160.00'	110.70'	39°38'33"	S70°12'33"E 108.51'	N89°58'10"E	S50°23'16"E
LOT 135	160.00'	83.06'	29°44'34"	N65°15'33"W 82.13'		
LOT 136	160.00'	27.65'	9°54'00"	N85°04'50"W 27.61'		
C96	100.00'	69.19'	39°38'33"	S70°12'33"E 119.153'	N89°58'10"E	S50°23'16"E
C97	100.00'	59.76'	34°14'32"	S33°16'00"E 58.88'	S50°23'16"E	S16°08'44"E
C98	25.00'	21.68'	49°40'47"	S8°41'40"W 21.00'	S16°08'44"E	S33°32'03"W
C99	60.00'	40.69'	38°51'09"	S14°06'29"W 39.91'	S33°32'03"W	S5°19'06"E
C100	60.00'	68.69'	65°35'40"	S38°06'55"E 65.00'	S5°19'06"E	S70°54'45"E
C101	60.00'	68.69'	65°35'40"	N76°17'25"E 65.00'	S70°54'45"E	N43°29'35"E
C102	60.00'	68.69'	65°35'40"	N10°41'45"E 65.00'	N43°29'35"E	N22°06'04"W
C103	60.00'	45.79'	43°43'27"	N43°57'48"W 44.68'	N22°06'04"W	N65°49'31"W
C104	25.00'	21.68'	49°40'47"	N40°59'08"W 21.00'	N65°49'31"W	N16°08'44"W
C105	130.00'	147.41'	64°58'09"	S58°20'23"E 139.64'	S25°51'19"E	N89°10'32"E
LOT 147	130.00'	75.77'	33°23'37"	S42°33'07"E 74.70'		
LOT 148	130.00'	71.64'	31°34'33"	S75°02'12"E 70.74'		
C108	20.00'	9.72'	27°50'45"	S13°05'55"W 9.62'	S0°49'28"E	S27°01'18"W
C109	114.00'	55.40'	27°50'45"	S13°05'55"W 54.86'	S27°01'18"W	S0°49'28"E

**SURVEYORS CERTIFICATE**

I, 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 SOUTHEAST 1/4, PART OF CERTIFIED SURVEY MAP NUMBER 1941 AND ALL LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 AS DOCUMENT NUMBER 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, 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 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, 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°01'56" 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 CERTIFIED SURVEY MAP NUMBER 2844 565.26 FEET; THENCE N 0°01'58" W ALONG THE EAST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" W ALONG THE NORTH LINE OF SAID LOT 1 264.00 FEET; THENCE S 0°01'58" E ALONG THE WEST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" W 301.26 FEET TO THE EAST LINE OF 72ND AVENUE; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°17'20" E ALONG THE EAST - WEST 1/4 LINE 2541.19 FEET; THENCE S 0°27'33" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 1316.26 FEET; THENCE S 89°10'32" W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 1308.35 FEET; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 677.38 FEET; THENCE S 0°01'58" W ALONG THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 418.11 FEET; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF SAID LOT 1 565.27 FEET TO THE EAST LINE OF 72ND AVENUE; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVENUE 1734.70 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS 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.

TIMOTHY G. VREELAND P.L.S. 2291 DATED THIS 3RD DAY OF SEPTEMBER, 2024  
 SURVEY PERFORMED SEPTEMBER 18TH, 2024

**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

CITY CLERK,

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

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

# 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.

<b>VREELAND ASSOCIATES, INC.</b> <b>LAND SURVEYORS &amp; ENGINEERS</b>	
6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 tim@vreelandassociates.us	
PREPARED FOR: <b>GREEN TREE CONSTRUCTION</b>	
FILE #:23-0360 TIM	
DRAFTED BY: TIMOTHY G. VREELAND	
DRAWN BY: DUSTIN M. VREELAND	

**SHEET 2 OF 2 SHEETS**





## INFRASTRUCTURE AND FACILITIES COMMITTEE

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Date of Meeting: November 14, 2024, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

Also Present: Mayor Diny, Eric Lindman, Allen Wesolowski, Jillian Kurtzhals, James Henderson, Anne Jacobson, Dustin Kraege, Vicki Tierney, Lori Wunsch

### **Discussion and possible action on Final Plat for Green Tree Meadows**

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Staff has worked with the developer and Vreeland and Associates. The plat has gone through Parks, Inspections, the City Attorney, and the City Surveyor. All departments have worked to develop the plat and we are comfortable moving ahead.

Vicki Tierney, Aldermanic District 9, has gotten questions from residents of the Morgan Creek Subdivision, which abuts the proposed subdivision. The wetland area is a concern and what will happen as the area gets developed. Looking at the plat, some lots have limited buildable space because of wetlands. Some Morgan Creek residents are using 2 sump pumps to keep their basements dry and they are worried about water coming over to their side. Wesolowski said the developer has minimized wetland disturbance and believes they are under 10,000 square feet of wetland disturbance. As far as constructability, that will be up to the builders. They will have to stay out of the wetlands. Once roads are built, the water will be directed to the stormwater detention facilities.

Tierney said that while they are under construction, water will be an issue. Even in dry weather, it is wet. During the process of construction, they will disturb some of that water. There is no way to avoid it with the type of water table. She feels the residents' concerns are justified. They are using sump pumps now and are worried about additional water during the construction process.

Wesolowski said there are no wetlands delineated on the lots that abut Morgan Creek. With building any home they have to use construction erosion control and the Inspection Department will monitor this. The main area of wetlands is near 72<sup>nd</sup> Avenue. Almost every lot has some wetland area, except the lots along Arborvitae Drive. He noted that along Arborvitae Drive there is a tree preservation easement where they cannot cut the trees on the back 10' of the lot to keep a tree barrier between the new homes and the existing homes.

Tierney indicated that the Morgan Creek neighborhood has a lot of families. Road traffic is a concern. The residents are asking if there could be a stop sign placed at 68<sup>th</sup> Avenue and Sarissa Drive. There are already people going over the speed limit. With another subdivision, it will be a bigger issue. She asked if a stop sign could be considered to try to keep the traffic under control. Wesolowski will look into stop signs after the development goes in. He noted there is a second way out of the subdivision by using Cherrywood Drive to 72<sup>nd</sup> Ave. The developer plans to build Honey Locust Court first, which exits onto 72<sup>nd</sup> Ave. The second phase will be the lots along Arborvitae Drive. Before they get into Chestnut Oak Drive, Olive Tree Drive, or Tulip Drive, they have to construct Cherrywood Drive to 72<sup>nd</sup> Avenue. They are trying to avoid having all that traffic on 68<sup>th</sup> Ave.

Tierney knows that is a hope but the chances of that happening are not fantastic. When talking about another 300 homes in the area, she does not feel a stop sign is a big ask. Wesolowski will evaluate stop sign based on criteria and the amount of traffic. Stop signs are used to control the intersection, but not used for speed control. Stop signs are typically placed on the street with less traffic. Discussion followed.

Tierney would like to see a town hall meeting as the residents want questions answered. This is a big change and she would like the residents to have the opportunity to ask questions now that the plat is finalized. She feels having a town hall meeting is a reasonable ask. Henke recommended getting in contact with the developer and said Engineering could help with getting mailers out. Wesolowski indicated the plat is online and he is happy to talk to people about it. Tierney feels answering questions in a group setting would be advantageous as everyone hears the same thing at the same time. The committee agreed by consensus to have Tierney and Wesolowski work with the developer on scheduling a meeting.

Henke asked if Arborvitae Drive would dead end for now. Wesolowski confirmed but it could eventually connect to another subdivision.

Martens moved to approve the Final Plat for Green Tree Meadows. Larson seconded and the motion passed 5-0.



## Memorandum

From: Brad Lenz  
To: Plan Commission  
Date: November 19, 2024  
Subject: Marathon County Home and Hospital - Historic Landmark Designation

The Historic Preservation Commission held a public hearing in August for the designation of the former Marathon County Home and Hospital as a local historic landmark. The building is located at 1200 Lake View Drive, on the southwest side of the County's Health Center campus. The minutes from the meeting are attached to this memo, along with some information about the building. The Commission found the building to be historically significant and recommended moving forward with the landmark designation. Their recommendation was made at the September meeting of the Historic Preservation Commission, which gave the County additional time that they requested to research the City's landmarking ordinance.

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.

Based on these criteria, staff recommends approval of the landmark designation by the Plan Commission. The building is located on the far edge of the campus, somewhat isolated from the city street grid. Future development of the County facilities can be contained on the existing campus, without needing to extend into the neighborhood to the east and north.

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.

## HISTORIC PRESERVATION COMMISSION

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Time and Date: The Historic Preservation Commission met on Wednesday, September 25, 2024, at 4:00 p.m. in the Maple Room of Wausau City Hall.

Members Present: Gary Gisselman, Blake Opal-Wahoske, Kevin Crooks, David Oberbeck, Brian Mason, and Patrick Bacher

Members Not Present: Linda Tryczak, Christine Martens, Steve Miller

Staff Present: Brad Lenz, Brooke Mueller, Samantha Kulig

Others Present: Mary (SeKara LLC)

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

Chairperson Gary Gisselman called the meeting to order at approximately 4:00 p.m. noting that a quorum was present.

### **Discussion and possible action on landmarking Marathon County Home and Hospital (1200 Lake View Drive).**

This was postponed from the Public Hearing so Marathon County could study the ordinance. We have not heard anything from Marathon County regarding this topic since then. Gary stated that we can act on this and get it sent to Plan Commission to which everyone else agreed that the landmark status should be accepted.

Patrick stated that the building is in excellent shape and Lance Leonord had previously stated that they have no plan to raze that building so he's not sure why there would be an opposition.

Kevin pointed out that it's one of the least visible historic buildings but it is still important to save it due to its architecture and history.

Motion by Kevin Crooks, seconded by Patrick Bacher. Motion to approve landmark status approved unanimously 5-0



## HISTORIC PRESERVATION COMMISSION

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Time and Date: The Historic Preservation Commission met on Wednesday, August 28, 2024, at 6:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Gary Gisselman, Blake Opal-Wahoske, Kevin Crooks, Christine Martens, Brian Mason, Steve Miller, and Patrick Bacher (arrived at 6:10 pm)

Members Not Present: Linda Tryczak, and David Oberbeck

Staff Present: Brad Lenz, Samantha Kulig

Others Present: Lance Leonhard

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

Chairperson Gary Gisselman called the meeting to order at approximately 6:00 p.m. noting that a quorum was present.

### **PUBLIC HEARING: Discussion on landmarking Marathon County Home and Hospital (1200 Lake View Drive)**

Chairperson Gisselman opened the public hearing.

Lance Leonhard, representative of Marathon County who owns the Home and Hospital building, stated that chairperson Gisselman reached out to him regarding this. The request was sent to Human Resources, Finance, and Property committee for Marathon County. There were some concerns where the County would like some time to better understand the ordinance that was referenced (Wausau Municipal Code 2.82) and how it would interplay with state and federal landmark designation. Leonhard also stated that the County has also recently invested money in this building. Leonhard continues to state that the County did not express any interest in demolishing nor interest in fundamentally changing its character. County's committee is asking for more time to understand what the process is like for landmarking designation. Leonhard, on behalf of the committee, requested this commission delay consideration of the formal designation as a landmark for at least 60 days to allow the County to gather additional information and take a formal action on an upcoming meeting.

Kevin Crooks asked Leonhard what the additional 60 days would give that County committee in terms of additional information that they don't already have from reading the ordinance. Leonhard responded that the County committee met on August 7, 2024. At the time of that meeting, staff was tasked to read and understand the ordinance and provide the information for the committee. There hasn't been another follow up committee meeting since then to present what the staff has found.

Martens stated to Leonhard that Marathon County does have other landmark buildings - for instance, buildings at Marathon Park - that can provide more understanding on what Landmarking can offer. Martens also stated that she appreciates to hear that Marathon County does not want to raze the building but stated that she has concern about potential changes to the exterior. Martens asked Leonhard what kind of resources this commission can provide for helping County staff. Leonhard responded what kinds of incentives for landmarking does a local government have and what does a certificate of appropriateness entail for future renovations and changes.

Crooks responded the question regarding certificate of appropriateness stating that this commission does take in consideration the practicality of today's standards versus the characteristics of a historical landmark. From past certificate of appropriateness that were issued, Crooks cannot recall of ever requesting an owner to go back to an earlier appearance because it's not practical. Crooks continued that the interior is not regulated at all except when significant deterioration or changes of the interior that might affect the exterior - for instance plumbing problems, walls caving in, or floor collapsing - where this commission would address their concern.

Martens recommended Leonhard and his staff to reach out to the State Historical Society in additional information and resources. Crooks continued stating that State Historical Society also has a lot of knowledge about landmarking on a national level. Chairperson Gisselman stated that Zion Lutheran Church has recently acquired national status, and they can be helpful in explaining that process.

Chairperson Gisselman closed the public hearing.

### **Discussion and possible action on landmarking Marathon County Home and Hospital (1200 Lake View Drive)**

Crooks asked Staff and Commission if the commission acted on this what would the timeframe be. Brad Lenz responded that the recommendation will be addressed in Plan Commission on September 17th, and then moved to Common Council on the first meeting of October which is tentatively scheduled on October 8<sup>th</sup>. Crooks asked if an action can be taken where we table, but not have to do a public hearing. Gisselman responded that we can table this agenda item by this commission.

Brian Mason asked Leonhard will tabling this item to this commission's next meeting date be enough time for Marathon County's committee to review and understand more about landmarking this building. Leonhard responded that he could work with the County's committee with this time frame and provide an update by this Commission's next meeting date.

Motion by Crooks and seconded by Patrick Bacher to move this to next month's meeting, September 25, 2024. Motion approved unanimously, 7-0.





Historic Name: **Marathon County Home & Hospital**  
Other Name: **Sunnyvale Infirmary; N.C. Health Care Facility**  
Contributing:  
Reference Number: **51036**

**NAMES**

Location (Address): **1200 LAKE VIEW DR**  
County: **Marathon**  
City: **Wausau**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

**PROPERTY LOCATION**

Year Built: **1927**  
Additions:  
Survey Date: **1983**  
Historic Use: **nursing home/sanitarium**  
Architectural Style: **Other Vernacular**  
Structural System:  
Wall Material: **Brick**  
Architect:  
Other Buildings On Site:  
Demolished?: **No**  
Demolished Date:

**PROPERTY FEATURES**

National/State Register Listing Name: **Not listed**  
National Register Listing Date:  
State Register Listing Date:

**NATIONAL AND STATE REGISTER OF HISTORIC PLACES**

Barrel tile roofing and arcuated portico give evidence of Mediterranean influence; gabled pavilion with stone coping; central lantern. This is the last old building left on the asylum grounds; the rest of the complex is relatively new.

**Additional Information:**

2016- "This Mediterranean Revival hospital was built in

1927. It is constructed of red brick with cream-colored stone tile accents throughout and a decorative stone course between the ground and first floors. The front elevation faces north and consists of a central gable-roofed block with two projecting side wings to the east and west. The central bay features a round-arched portico over the first-floor entrance, with the shed roof of the portico featuring a slight pediment capped with stone coping. The second floor windows above the portico are pairs of 1-over-1 double hung. The center windows are located in a slightly projecting bay with a shed roof and side pediments with coping. The windows flanking the central window bay feature brick hood molds, with diamond stone tiles underneath. A large vent is located in the peak of the gable, and the stone coping is repeated again on the gable roof pediment. The two projecting wings and the hyphens that connect them to the central block feature similar fenestration, with first story windows capped by brick hood molds with cream keystones, and second story windows with no decorative additions. Windows throughout are 1-over-1 double hung and appear to have been replaced since a previous survey in 1983, with small upper panes and larger lower panes. The entire structure features a red tile roof, with a metal cupola located at the ridgeline of the central block."

- "Lakeview Dr: AIP 03-55-0093-09 Wausau Downtown Airport", WisDOT#FOS 0737-51-09, Prepared by Kelly Noack, (2016).

(A) Sanborn Map, 1939. (B) S.M.B. Smith, "Speech to St. Mary's Hospital Staff," Wausau, Aug. 25, 1953.

**Bibliographic**

**References:**

**NOTES**

**RECORD LOCATION**

**RESOLUTION OF THE WAUSAU ARTS COMMISSION, PARKS & RECREATION COMMITTEE AND PLAN COMMISSION**

Approving Native American Land Acknowledgement Marker in Riverlife Park.

Committee Action: ARTS Approved 6-0; PARKS Approved 5-0; PLAN Pending

Fiscal Impact: None.

**File Number:**

**Date Introduced:** November 26, 2024

**WHEREAS**, the Plan Commission met on November 26, 2024, to review a request to place a Native American land acknowledgment marker in Riverlife Park in Wausau; and

**WHEREAS**, Wisconsin Statutes [62.23(5)] state: *"The council... shall refer to the city plan commission, for its consideration and report before final action is taken by the council ... the following matters: ... the location of any statue or memorial."*

**WHEREAS**, the City's Arts Commission and Parks and Recreation Committee previously met to review the request, with both committees unanimously recommending the proposal; and

**WHEREAS**, the marker acknowledges the history of several Native American nations and tribal communities that inhabited the area; and

**WHEREAS**, the marker contributes to a unique sense of place for the community and riverfront; and

**WHEREAS**, the proposed marker would be located along the River Edge Parkway where other markers and public sculptures currently exist; and

**WHEREAS**, the location of the proposed marker would be highly visible but not interfere with operation of the River Edge Parkway or with future private development of the area; now therefore

**BE IT RESOLVED** that the Common Council of the City of Wausau hereby approves the acceptance of the Native American land acknowledgment marker, as presented.

**BE IT FURTHER RESOLVED** that the Common Council authorizes City Staff to execute any legal agreements outlining the rights and responsibilities of the parties involved in installing the marker.

Approved:

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Doug Diny, Mayor

## WAUSAU ARTS COMMISSION

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Time and Date: Tuesday, October 15, 2024 at 4:00 p.m. in the Maple Room of Wausau City Hall  
Members Present: Tom Fleming, Mara Mullen, Sarah Watson, Sean Wright, Keith Montgomery, Shannon Pueschner  
Members Not Present: Alora Koval  
Others Present: Brad Lenz, Brooke Mueller, Michael & Colleen Thomasgard

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

### **Discussion and possible action on approving Native American land acknowledgement marker in RiverLife Park.**

Lenz gave brief introduction to this topic and introduced Michael and Colleen Thomasgard, the citizens that started this project. The Thomasgards gave a background on why they started this project and discussed the path from beginning to end, working with 12 Native American nations and tribal communities; which was then narrowed down to the five tribes that were in this area in the beginning. The location and influences for the statement on this marker also came from the two treaties relevant to the Wausau area between the U.S. Government and the Menominee and Ojibwe nations (1836 Cedar Point Treaty and the 1837 White Pine Treaty respectively).

The marker is cast aluminum with a black background and silver lettering. The cost and upkeep if the marker were to be damaged or vandalized would be covered by the Thomasgards. Once the marker receives full City approval it will take about 6 months to produce so planned installation would be early summer 2025.

Montgomery made a motion to approve the land acknowledgment marker in RiverLife Park. Fleming seconded. Motion carried unanimously, 6-0.

## P667Request for Additional Services

Purpose: The Wausau & Marathon County Parks, Recreation, and Forestry Department has a desire to always provide high quality recreational services and facilities. With restricted financial and personnel resources the Department needs a process to evaluate requests for additional services. Additional services being defined as additions to programs and facilities or new programs and facilities.

In order to fully evaluate and stimulate thought on the complete aspects of additional services, please provide the Department with a request that includes the following (all items may not pertain and may not be known by requestor):

- Please describe program or facility where additional services are being requested.

The plan is to install of Land Acknowledgment marker mounted in an area approximately five ft wide and 7 feet long on the river side of the existing pathway

- Please describe additional services/facility being requested.

Permission and oversight of the installation of the marker, as deemed necessary by Ms. Polley, Parks Department.

- Why do you think this additional service/facility is needed?

The marker describes the Native American tribes who were in the Wausau area before the pioneers and loggers.

- What exactly is being asked of the Department (funding, maintenance, construction)?

No funding is requested for installation, maintenance or construction of the marker.

- What are the total costs for the additional services/facilities (not only initial costs but future costs)?

There is no cost to the city or county for additional services/facilities (e.g., lighting). See next Q/A for additional information regarding future costs/funding.

- How would it be funded (what is the County/City being asked to contribute, what is the group willing to contribute, grants, donations, etc.)?

Mr. and Mrs. Thomasgard are funding the production and installation costs for the maker. The installation will be done by Hase Building & Design, Inc. of Wausau (see four attached documents: Park Marker Proposal, Park Marker Cost Breakdown, Installation Procedures and Large Markers). – When proposal was presented to the Arts Commission the installer has been changed to Osswald Lawncare & Landscaping.



- Who will provide maintenance in the future (will it be turned over to the Department upon completion, will there be maintenance funds put aside, group to provide some maintenance, who repairs damage, etc.)?

Maintenance will be turned over to the Department upon completion. If the marker is damaged or vandalized, Mr. and Mrs. Thomasgard will cover the cost of repair. If the project is approved by the Wausau City Council, there will also be a provision for the same in the Thomasgards' will.

- What are the expectations of the County/City once it is complete?

None, other than routine mowing around its concrete base; this area is already routinely mowed.

- What is the timeline for completion?

Spring 2025.

For facility improvements or additions: provide a site plan, pictures of the proposed changes and a materials list.

See additional attachments:

Wording of the marker approved by the Native American tribes mentioned in the text of the document (Land acknowledgment version 12);

Wausau State Teacher marker, (# 1405) shows the size and style of lettering. The proposed marker will be similar in shape, but larger (~5 x 7 feet) and have silver color for rail and lettering, similar to that shown in Ice Age Trail marker (# 1446);

Aerial view of the site (# 002 untitled);

Views from the Riverlife pathway (# 1668)

A one page summary of the project's purpose and timeline initially provided to the Wausau Arts Commission is the final attached document (Journey\_Wausau Land Acknowledgment).



Wausau & Marathon County  
**Parks, Recreation  
& Forestry**

### Native American Land Acknowledgement Marker

-Size: ~5 ft x 7 ft

-Lighting requirements: None

-Anchor in concrete per attached photos

-Installation by Osswald Lawncare & Landscaping \*

-Maintenance: Trimming around concrete base (Jos Osswald is drawing up plans, probably would include several boulders place on smaller stones)

-Shape: Like the Teacher College Marker (per attached photo; since it's not done for WI Historical Society, no seal at top nor any photo)

-Lettering and Background: Silver on Black (attached photo, similar to Ice Age Trail Marker)

-Produced by: Sewah studios [www.sewahstudios.com](http://www.sewahstudios.com) in Ohio. They also make the WI State Historical Markers. \*

Sewah Studios is the only known marker manufacturer that uses an electrostatic powder paint process in production. This green process provides a much more durable finish to withstand harsh weather.

Although Sewah is the leading manufacturer of cast aluminum historical markers

\* Paid for by Michael and Colleen Thomasgard

## Wausau Land Acknowledgment Journey

My wife, Colleen, and I began this project in the winter 2023. We were guided by Wisconsin Act 31, <https://dpi.wi.gov/amind/state-statutes>, the statutory requirement that all school districts provide instruction "...on the history, culture, and tribal sovereignty of Wisconsin's eleven federally-recognized American Indian nations and tribal communities." The second guiding influence was two treaties relevant to the Wausau area. These were between the U.S. government and the Menominee (1836 Cedar Point Treaty) and the 1837 White Pine Treaty with the Ojibwe.

Our goal is to help residents of Wausau become more aware of the original people of this land and to acknowledge that their descendants are still here. In short, the history of the Wausau area predates the logging industry.

Our journey was not linear. We began with the knowledge that modern day geographic boundaries and maps do not reflect how native people view the land. We also came to realize that what is factual to some may be contentious to others. Ultimately, we met with and/or corresponded with all 12 Native American tribes residing in WI. Each is a sovereign nation with its own government. We initially used tribal contact information from Act 31; however, ultimately our primary contacts became each Tribe's Historical Preservation Officer.

Every step of the way has added value to the process. Ideally, a Land Acknowledgment Statement (LAS) is accurate, respectful and has three components referring to: past, present and future. We believe that the current wording in version 12 of the LAS embodies these principles. Its text has been approved by all five tribes with history in this area. The marker's title reflects the Native American names for the area as well as its current name, Wausau.

The Wisconsin River's central importance to the area through time is emphasized by the marker's proposed site within Riverlife Park. The site is within the boundaries of both the Cedar Point and White Cedar Treaties. Its location along the park's river pathway will allow joggers, bikers and pedestrians of all ages to read its words and reflect upon their meaning.

The marker's initial location was to have been on Clarke Island at the Wausau Chamber of Commerce (WCC). This past summer, it became apparent that the central goal of the LAS needed to be separate from the history of that site, a decision that both parties agreed with. Mr. Eckmann of the WCC suggested that we meet with Mayor Diny to discuss other potential sites, which we did in June 2024.

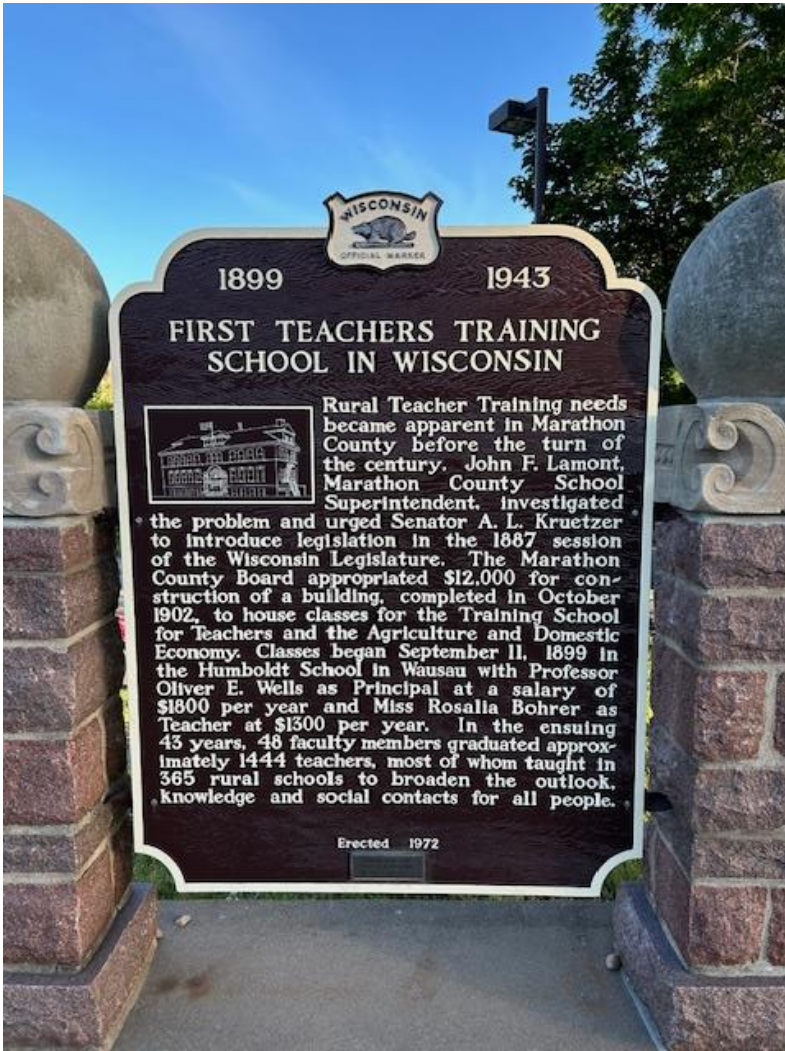
The Mayor was supportive of our project and provided us with a number of key contacts within the city and county. These people include: Brad Lenz (City Planner), Jamie Polley (Parks, Recreation & Forestry) and Blake Opal-Wahoske (Marathon County Historical Society). Meeting with the Wausau Arts Commission on October 15 represents our first step after approval of the proposed site by Ms. Polley on September 27.

The marker itself is cast aluminum with a black background and silver lettering. If approved, it will be manufactured by Sewah Studios, the maker of markers for the WI State Historical Society. It is mounted on two metal posts in cement, does not require lighting and there is no maintenance. If the marker is damaged or vandalized, we would pay for its repair and there will be provisions in our will to maintain the marker. It will be installed by Mike Hase who has worked on numerous historic preservation projects in our community. The production time of six months would lead to installation in 2025.

We welcome the opportunity to answer any questions you may have.

Michael and Colleen Thomasgard



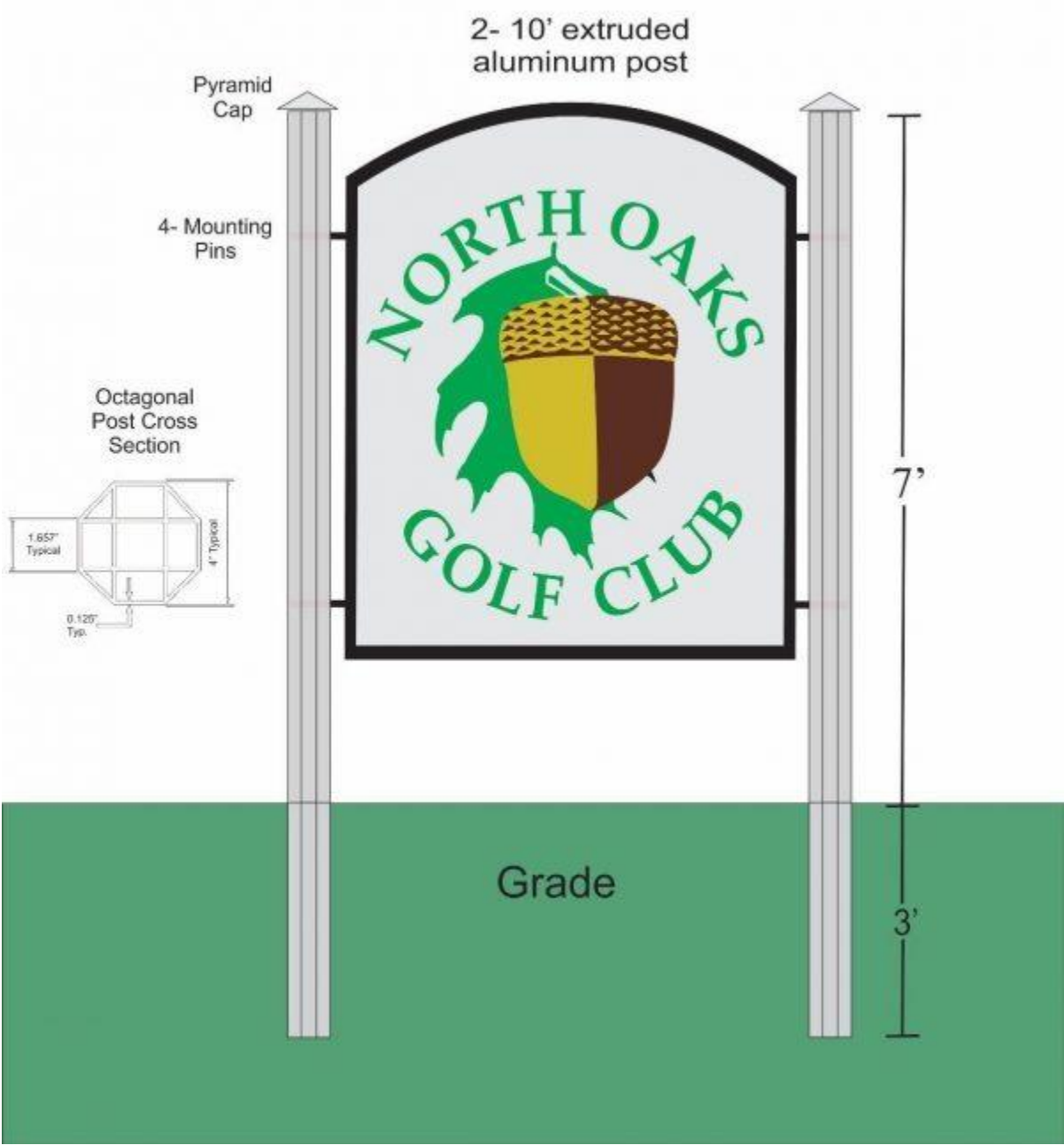








Large markers are manufactured to suspend between 2 posts with 4 pins inserted into the sides of the marker and pre-drilled holes in the posts. The posts are inserted 3' into the ground with approx. 7ft. of post above grade for mounting the marker. The posts can be set in concrete or soil as desired.



## Wasa Wausau Howasara

Wausau occupies the historic and contemporary lands of the Menominee and Ho-Chunk Nation whose shared origin stories connect them to this region of the great lakes. There is also historical evidence of Potawatomi and Sokaogon Ojibwe villages in the area and of Lac du Flambeau Ojibwe hunting and fishing camps. In several Algonquin languages, including Menominee and Ojibwemoin, “Wasa” translates to “Far Away Place.” The Ho-Chunk name for Wausau’s location is “Howasara” referencing a forest.

The 1836 Cedar Point Treaty with the Menominee Tribe ceded (yielded to retain other rights) to the U.S. government a land corridor three miles wide on each side of the Wisconsin River from roughly Wausau to Plover. The treaty allowed settlers access to waterfalls to power sawmills. In 1837 another treaty made with several Ojibwe bands ceded millions of acres of nearby forest that allowed lumbering on an even larger scale (White Pine Treaty 1837). This treaty is one of the foundations for the continued privilege of hunting, fishing and gathering wild rice by the Ojibwe people as well as ongoing resource management.

The influx of settlers into the Wausau area progressively displaced native people from their ancestral territories. Attempts to assimilate them adversely affected the retention of their traditional language and culture. Despite these challenges, they continue to live here, even to this day. Indigenous peoples have valued this region for its clean air, land and water since time immemorial. The people of Wausau share these same values and want the river to remain an essential part of our lives.

Erected 2025



**CITY OF WAUSAU – PARKS AND RECREATION COMMITTEE MEETING MINUTES**

Date/Time: November 4, 2024, at 5:15 p.m. Location: Council Chambers, City Hall

Parks and Recreation Committee Members Present: Lou Larson (c), Carol Lukens, Tom Neal, Lisa Rasmussen, Sarah Watson

Others Present: Jamie Polley – Parks Director, Colleen Thomasgard, John Robinson, Anne Marie Abuzzahab, Andrea Sczygelski

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. A quorum was present, and the meeting was called to order at 5:15pm.

3. Discussion and Possible Action: Approving Native American Land Acknowledgement marker in Riverlife Park – Colleen Thomasgard presented the placement of a marker at Riverlife Park for Native American Land Acknowledgement. Because the location is being placed in a park the request is coming to this committee for approval/denial before it goes onto the Plan Commission and City Council. The name of Wausau stems from five (5) different native American tribes that considered the Wausau area home. It would be nice to have a land acknowledgement for the current and future residence and visitors of the area to know the expanded history of the place and the people that were here. Questions were answered and discussion followed. **Motion** by Neal, second by Watson to approve the Native American Land Acknowledgment Marker in Riverlife Park. Motion **carried** by voice vote; vote reflected as 5-0.

**4. Discussion and Possible Action Approving a Request to Relocate the Boy with Boot Statue**

The City owns a statue called the Boy with the Boot. This statue originally was in Hammond Park from the early 1920's to 1980. After it was vandalized several times it was removed. The statue was later refurbished by the Kiwanis and became a fixture in the Wausau Mall. Since the mall has been removed the statue remains safe with the Parks Department. The department recently received a request from Becher Hoppe, representing the mall site redevelopment team, requesting that the City approve the placement of the Boy with the Boot Statue within the new development. A proposed location for the statue is below. The group indicated that their initial plan is to remove the statue each winter and replace it with a seasonal decoration.



The Committee is asked to approve the placement of the Boy with the Boot statue within the mall redevelopment area and direct staff to develop an agreement for the use of the statue.



# The Boy, the boot, and the mystery

By JILL FREDER  
Herald Intern

This is the story of a boy. He's older as boys go, and no one knows for sure where he came from or to whom he belongs.

Thousands of people used to see him every year, but not one of them claimed him. For all practical purposes, he is an orphan. But before you run to your phone to call a local adoption agency, let me explain the story of the statue, "The Boy with the Leaking Boot."

Wausau's Boy (as he is affectionately known by the statue's historians) stood in Hammond Park until about 18 months ago when it was damaged by vandals. The statue was removed and stored in the Park Department's repair shop.

The Boy's place in Hammond Park was taken by "Willie's Dilemma" — a donation this past spring from the Kiwanis Club of Wausau.

The Boy, tentatively, is to be placed in the entrance to the downtown shopping mall, according to mall developers.

Those are the most recent developments involving the Boy, but the past is even more interesting.

Wausau's Boy is actually one of more than 25 such statues in the world. (The nearest other Boy is in front of the fire station in Stevens Point.)

Other statues in the area include four in Menominee, Mich. (one outside the M & M Brewing Company, one inside the library and two in private ownership), one in Door County in private ownership and one in Neenah, also in private ownership.

The story of Wausau's Boy began in the early 1920s when Sue Hammond Rhea, who founded Hammond Park in honor of her father, brought the Boy to be placed in the Thomas Street side of the park.

The exact date of the statue's placement in the park is unknown, but Maryanne Norton of the Marathon County Historical Museum believes it was put there in 1923 or 1924.

The first reference to the statue she found came in the city park board's minutes in 1925.

"But we don't know if it had been in the area before that time," said Norton.

The statue was vandalized twice in the 1940s and put in storage for quite a while. It was re-installed at a later date with the boot hanging upside down, instead of the original right side up.

The statue was later knocked off its base and put in the Park Department's garage attic where it was forgotten for some time.

When the statue was found again, the boot was turned around, and the statue was put back in Hammond Park.

In the spring of 1980, the statue was again knocked off its base. Park Department officials decided against re-installing the Boy. Instead, plans have made to include it in the downtown mall.

The statue now stands in the Park Department's garage on Pardee Street.

That's the history of Wausau's Boy. The mystery of the Boy's origin, though, is not confined solely to Wausau. No one has been able to find out anything about any of the Boys worldwide.

The Rev. Alexander Fleck of Fort Worth, Texas, has tracked down many of the statues, but even he has come up empty on where the statue originated.

Emma Towsley, who is the resident expert on the Boy in Wallingford, Vt., said a sculptor who visited the small town said he thought the statue was made in Italy because the curves reminded him of Italian sculpture.

Towsley discounted another theory that the statue originated in Germany, although seven were shipped to the U.S. from that country more than 100 years ago, and the statues are made of a white pewter

metal native to Germany.

"I have received letters from Germany," she said "saying it is not of German origin."

Wallingford's Boy was placed on the side of the town's Main Street in 1898 to honor one of the town's civil war veterans. The trough surrounding the statue was used to water horses.

The inscription on the trough reads, "Erected to the memory of Arnold Hill, by his children, April 3rd, 1898."

In 1927 the statue and trough were moved to their present location on the lawn of what is now the English Learning Center.

Towsley, who lives in a 200-year-old house on Main Street, said the statue was moved to "make room for the Model Ts."

The Wallingford Boy, unlike Wausau's, is painted. The Boy's blouse is red, his trousers and cap are blue and the leaking boot is brown.

But like Wausau's Boy, Wallingford's Boy has also been vandalized. The most recent and damaging incident occurred on Halloween night in 1974 when the statue was hit by a car and knocked from its base.

Several pieces of the statue were broken off in the incident.

Since that time, Towsley said, the townspeople have taken it upon themselves to look out for the statue's well-being.

The Wallingford Boy is further protected by being put in storage each winter.

Another mystery concerns whom the statue was patterned after.

The more accepted version involves a drummer boy in the Civil War, who was looking after the wounded on the battlefield.

When the soldiers cried for water, the lad, lacking a utensil, filled his boot from a nearby stream. Holding his thumb in the torn part of his boot to keep the water from leaking out, he was able to quench the soldiers' thirst.

The story, however, has never been substantiated.

Part of the interest in the Boy remains because of the mystery associated with the statue. The questions will probably never be answered. But, when you think about it, wouldn't it take something away from the aura surrounding the Boy if they were?



Wausau's Boy (right) with upside-down boot, and Wallingford's Boy (above) with right-side-up boot.

# Statue finds new home

## *Orphaned 'Boy' will greet shoppers*

By **BRIAN LEAF**  
Herald Staff

He may be destined to become Wausau's most famous orphan, if he isn't already.

For three years, he's been waiting for the great unveiling, gathering dust in a back room of the Marathon County Park Department.

Finally, "The Boy with the Leaking Boot" is out of the closet. He's into the mall.

The Boy is among an elite group of statues. He is one of only 25 known Boys around the globe.

His brothers stand in Italy, England, Sweden, and in Toronto and Winnipeg, Canada.

In the United States, they stand in places like Wallingford, Vt.; Fresno, Calif.; Hershey, Penn.; El Dorado, Kan.; and Stevens Point, to name a few.

**See picture on Page 20.**

But no one can lay exclusive claim to the Boy as his city's native son.

No one is sure where the Boy is from.

Wausau's Boy came home in 1923 or 1924, said Maryanne Norton, librarian for the Marathon County Historical Society.

The first reference she found about the statue came from minutes of a city park board meeting in 1925.

His home turf in Wausau for many years was Hammond Park, at the corner of Grand Avenue and Thomas Street. He stood in the park, holding his boot sole down, leaking at the toe.

But like most boys, this Boy has taken a few good lickings from bullies over the years.

In the 1940s, the Boy was vandalized twice. That prompted a repair job. When finished, the Boy was holding the boot upside down.

In 1980, the Boy was knocked off its base in the park by vandals. Park Department officials decided not to put the Boy back in the park. Instead, a statue-fountain called "Willie's Dilemma" was put in his place.

The Kiwanis Club wanted to repair the Boy and put him back in the park to let the vandals know that the public wasn't going to be intimidated by destructive acts.

But the idea was scrapped when officials learned the Boy was one of only 25 such statues in the world.

After the damage in 1980, the Boy was restored to his original pose, holding the boot by the top with water leaking from the toe.

Several groups worked to move the Boy to the mall. They included the Wausau Area Chamber of Commerce, the beautification committee, the Marathon County Historical Society, the park department, and the Kiwanis Club, which donated \$1,500 to the project. A local foundation, which wished to remain anonymous, also donated money.

Next to the Boy is a plaque that reads: "The Boy with the Leaking Boot, donated to the people of Wausau by Sue Hammond Rea in 1925, placed in the Wausau Center by the Kiwanis Club of Wausau and the Wausau (Marathon County) Park Department, Aug. 3, 1983."

So now the Boy has become a fixture in a place where he will be protected from the bullies of his past.

Maybe there are more famous orphans in the city. But at the very least, the Boy will be Wausau's most visible orphan, greeting shoppers as they pass an irregular-shaped pool hedged with shrubs near the entrance to Prange's in the Wausau Center.





## CITY OF WAUSAU – PARKS AND RECREATION COMMITTEE MEETING MINUTES

Date/Time: October 7, 2024, at 5:15 p.m. Location: Council Chambers, City Hall

Parks and Recreation Committee Members Present: Lou Larson (c), Carol Lukens, Tom Neal, Lisa Rasmussen, Sarah Watson

Others Present: Andy Sims – Operations Manager, John Kahon – City Forester, Anne Jacobson - City Attorney, Matt Graun - Becher Hoppe

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. A quorum was present, and the meeting was called to order at 5:15pm.

4. Discussion and Possible Action Approving a Request to Relocate the Boy with Boot Statue – The Boy with the Boot Statue is a self-standing statue with a water feature. Once the water is added, the water is self-circulating. The intent is to bring the statue out during the warmer season and replace it with something else during the colder season. Questions were answered. Motion by Neal, second by Rasmussen to approve to relocate the Boy with Boot Statue. Motion carried by voice vote; vote reflected as 5-0.

## 7. Educational Items

A. Park Updates – The State of Wisconsin had four million dollars available for EAB DNR grants through the Inflation Reduction Act Funds. There were 61 applicants, and 10 grants awarded. Of that the Marathon County Parks, Recreation, and Forestry Department received almost one half million-dollar of EAB DNR Grant. This fully funded three (3) year grant is specifically for underserved urban forestry initiatives. About \$380,000 is going to tree planting in the boulevards and rights of way in the city so they can be maintained for the next three years. About 900 diverse species of trees will be planted, focusing on replacing the ash trees that we are losing. About \$100,000 is earmarked for ash tree mitigation on private property. The Community Development Office will be accepting applications from homeowners who need help with removal of these trees. This is a first-come, first-served process and we want to help as many people as possible with the money earmarked for ash tree mitigation. Finally, each school within this area specified by the DNR will receive educational programs on valuing, caring for, and the importance of having trees. Then each school will receive five (5) trees to plant on their school grounds. The Committee wants to thank John Kahon, Forester, for all the time and effort that went into applying for and receiving this grant. Questions were answered.

Our department, in conjunction with the Wausau Fire Department, received a grant for three (3) Save Stations. These are AED stations that are encased either on a pedestal or are a wall mount that is climate-controlled and camera-monitored and alert the fire department when the door is opened. These AED stations decrease response time and have been placed at the 400 Block, River Life, and the east side of the Athletic Park. Athletic Park turf has been installed in three (3) phases. We would like to highlight the fill material which is ground olive pits. The benefits are that it is cooler to play on, is not synthetic material, and its playability is phenomenal. The drinking fountain at River Life Wharf was moved. The Oak Island shelter/playground and Rose Bowl drinking fountains are done. Water winterization is underway at all the parks. Woodson Park fountain has some issues that are being addressed. We have partnered with Wausau West woodshop classrooms to help construct the park kiosks which have been recently added. We are experiencing an increase in excess garbage and human feces, especially at Hammond Park; we want the Committee to be aware of this issue. We are working closely with our two officers who are making individuals clean up after themselves. ABC Supply Company was connecting a storm sewer lateral into River Life Park, which was city approved but appears to our department to be vandalized. The contractor, PGA, will be restoring that area to its previous condition. Events: Art in the Park September 5-8, Festival of Arts September 6-8, Oak Island Beer and Bacon Festival September 13-16, Fall Cup (90 teams) at the Sports Complex mid-September, Ragnar at Nine Mile (1749 runners).

8. Future Agenda Items - Park Ordinance Updates, Banners at River Life, update on stain removal on 400 Block

9. Next Meeting: Monday, November 4, 2024, at 5:15 p.m. Maple Room (City Hall 407 Grant Street Wausau, WI 54403)

10. Adjournment – **Motion** by Watson, second by Lukens to adjourn at 5:53 p.m. Motion **carried** by voice vote, vote reflected as 5-0.



## WAUSAU ARTS COMMISSION

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Time and Date: Tuesday, October 15, 2024 at 4:00 p.m. in the Maple Room of Wausau City Hall  
Members Present: Tom Fleming, Mara Mullen, Sarah Watson, Sean Wright, Keith Montgomery, Shannon Pueschner  
Members Not Present: Alora Koval  
Others Present: Brad Lenz, Brooke Mueller, Michael & Colleen Thomasgard

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

### **Discussion and possible action on approving ‘Boy with the Boot’ sculpture at 3<sup>rd</sup> and Jackson Streets**

Brad spoke briefly about the Boy with the Boot sculpture that was originally located in Hammond Park from the early 1920’s to 1980 when it was moved to the Wausau mall. The plan would be to bring the sculpture inside during the winter and possible replace with a season decoration. The proposed location is in front of the Children’s Imaginarium and HOM Furniture.

Montgomery made a motion to approve the location for the sculpture. Mullen seconded. Motion carried unanimously, 6-0.