



## 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, March 21, 2023 at 5:00 pm.**  
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**  
Members: Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

### AGENDA ITEMS FOR CONSIDERATION

1. Approve the minutes from the January 17, 2023 meeting.
2. **PUBLIC HEARING:** Discussion on approving a conditional use at 630 North 3rd Street to allow for a hotel in a DHMU, Downtown Historic Mixed-Use Zoning District. (Onora Hotels LLC)
3. Discussion on approving a conditional use at 630 North 3rd Street to allow for a hotel in a DHMU, Downtown Historic Mixed-Use Zoning District. (Onora Hotels LLC)
4. Discussion and possible action on approving the final plat for the 1st Addition to Royal View Final Plat.
5. Discussion and possible action on the sale of 123 West Thomas Street.
6. Discussion and possible action on accepting right-of-way for Washington Street from 14th Street to Kickbusch Street.
7. Next meeting date.
8. Adjournment

### MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

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 [melissa.engen@ci.wausau.wi.us](mailto:melissa.engen@ci.wausau.wi.us) with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 3/15/2023 @ 1:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

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

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Polley, County Planning, Onora Hotels LLC

## PLAN COMMISSION

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Time and Date: The Plan Commission met on Tuesday, January 17, 2023, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, George Bornemann.

Others Present: William Hebert, Brad Lenz, Andrew Lynch, Tara Alfonso, Brian Stahl, Shane Ley, Jackie Rodemeier, Denis Wolowski, Gerald Dennison, Karen Maier, Dustin Vreeland, John Chmiel, Trent Claybaugh

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 Katie Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

### **Approve the minutes from December 20, 2022.**

Bohlken motioned to approve the minutes from the December 20, 2022 meeting. Watson seconded, and the motioned carried unanimously 6-0.

### **PUBLIC HEARING: Discussion and possible action on rezoning 1600 Golf Club Road from SR-2, Single Family Residential-2 Zoning District to TF-10, Two Flat Residential-10 Zoning District.**

Lenz said this is an oddly shaped parcel with only 35' of frontage. There is no way to divide the parcel due to the frontage amount. The petitioner is hoping to use the property for more than a single-family dwelling.

Shane Ley, Wausau Realty, said that he was asked to put the property up for sale. A new driveway was installed. The initial thought was to have two single-family dwellings on the property, but it cannot be done because of the frontage issue. A duplex would work at this property. Ley stated that Eau Claire has a lot of twin houses where two different people can own. This will be a quality constructed building.

Mayor Rosenberg opened the public hearing.

Jackie Rodemeier, 1614 Golf Club Road, said that she is here with the surrounding property owners and have a list of concerns. Rodemeier said that they thought it would be a 10-unit building, and not a duplex. There is a concern of noise with the construction and accidental property damage. When the driveway was installed, an herb garden was damaged. There is a concern of increased traffic and lighting. Rodemeier asked if there will be a parking lot and how snow would be removed. Rodemeier said that water pools in this area and asked what will be done with this issue.

Denis Wolowski, 1520 Golf Club Road, said that he echoes the same concerns and said that he wouldn't have purchased the property if he knew a duplex or apartment building would be built. The quietness and wildlife will be disrupted. Wolowski asked what the TF-10 zoning district could be used for. Hebert said that the district allows for duplex or two-flat units. A conditional use would be required for more units, but the property owners in the area would be notified of the request.

Gerald Dennison, 1512 Golf Club Road, said that this should stay residential. There is enough traffic now. There is terrible drainage at this property. It has been a swamp for over twenty years.

Karen Maier, 1510 Golf Club Road, said that this area is very wet in the spring from the swamp and sometimes the grass cannot get cut. The traffic in the area is a concern.

Mayor Rosenberg closed the public hearing.

**Discussion and possible action on rezoning 1600 Golf Club Road from SR-2, Single Family Residential-2 Zoning District to TF-10, Two Flat Residential-10 Zoning District.**

Ley said that the concerns are pretty typical for any change in neighborhoods. This will be a high-quality duplex. The lighting will not affect the neighboring properties. Ley said that he was concerned about the water issues and the buyer does have plans for that.

Bornemann asked about the topography of the parcel. Ley said that he walked the property and was concerned about it, but the buyer is comfortable with it. Bornemann asked where the building will sit. Ley said that he is not sure. It will be determined if the zoning is approved. It will probably be after the second house on the other side of the driveway.

Dennison approached the podium and stated that he got a message from Emily Peterson that said it would be a four-plex or eight-plex. Dennison said they do not want anything more than a single-family dwelling.

Watson asked about information on the frontage issue. Hebert said that the area was developed in the town and was annexed to the city. The property was originally looked at getting split, but the zoning code does not allow for it. TF-10 would allow for two-flat or single-family dwellings. Watson asked if additional units could be allowed. Hebert answered that they could through a conditional use. A public hearing would need to be held for that. Lenz said that the frontage is the issue; a parcel that size could hold multiple units if it had access.

Herbst stated that she would support a single residential, but not a two-flat.

Watson asked if the driveway could be considered frontage. Hebert said that a public street cannot be developed without a lot of work.

Bohlken said that a two-flat would not have more population density than what would be allowed in the zoning district and he does not see an issue with the zoning change. Bornemann said that he would have concerns if this was a higher density development. A two-flat development is very similar compared to what there is to the west side of the driveway. The lots have been for sale for quite a while.

Bornemann motioned to rezone 1600 Golf Club Road from SR-2, Single Family Residential-2 Zoning District to TF-10, Two Flat Residential-10 Zoning District. Bohlken seconded.

Mayor Rosenberg asked if this could come back if a duplex would be approved. Lenz said that a two flat would be allowed to proceed with the zoning change. Watson asked if renderings could be provided, if the rezoning is approved. Lenz said that there is not typically a requirement to see building plans for a rezoning. Hebert added that staff has control over density, setbacks and lighting through the zoning regulations. Hebert said that they could talk to the developer and request draft plans. Mayor Rosenberg said that the unknown is bothersome. Bohlken asked if this could be limited to a two flat. Lindman said that a two-flat or single family would be authorized, but any additional units would need to come back. Alfonso stated that people have the right by ordinance to ask for a conditional use for additional units and cannot be prohibited from requesting a conditional use in the future. Watson requested that a site plan be obtained before the council meeting.

The motion carried unanimously 6-0. This item will go to Common Council on February 14, 2023.

**PUBLIC HEARING: Discussion and possible action on rezoning 4308 North 6<sup>th</sup> Street from UMU, Urban Mixed Use Zoning District to SR-5, Single Family Residential-5 Zoning District (Lot 2) and UMU, Urban Mixed Use Zoning District (Lot 1).**

Hebert said that the petitioner is available for questions. This corner property is zoned UMU and the property owners are looking to split the property and add a retirement home.

Mayor Rosenberg opened the public hearing.

Dustin Vreeland said that he is available to answer any questions.

Mayor Rosenberg closed the public hearing.

**Discussion and possible action on rezoning 4308 North 6<sup>th</sup> Street from UMU, Urban Mixed Use Zoning District to SR-5, Single Family Residential-5 Zoning District (Lot 2) and UMU, Urban Mixed Use Zoning District (Lot 1).**

Bornemann asked what the structure is to the west of the property. Hebert answered that it is a small residence.

Bohlken motioned to rezone 4308 North 6<sup>th</sup> Street from UMU, Urban Mixed Use Zoning District to SR-5, Single Family Residential-5 Zoning District (Lot 2) and UMU, Urban Mixed Use Zoning District (Lot 1). Herbst seconded, and the motion carried unanimously 6-0. This item will go to Common Council on February 14, 2023

**PUBLIC HEARING: Discussion and possible action on petitioning the Secretary of Transportation for Airport Improvement Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances.**

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

**Discussion and possible action on petitioning the Secretary of Transportation for Airport Improvement Aid and Designation of the Secretary of Transportation to Act as the City's Agent for Administering the Aid and for Execution of Agency Agreement and Federal Block Grant Owner Assurances.**

Chmiel said that the majority of the airport projects are funded with federal dollars. Without it, the projects wouldn't get done. Every five years, a new petition needs to be approved. The city is not obligated to complete any projects with the petition.

Watson motioned to approve the petition the Secretary of Transportation for airport improvement aid and designation of the Secretary of Transportation to act as the City's agent for administering the aid and for execution of agency agreement and federal block grant owner assurances. Bornemann seconded, and the motion carried unanimously 6-0. This item will go to Common Council on January 24, 2023.

**Discussion and possible action on approving a conditional use at 414 South 1<sup>st</sup> Avenue to allow for an off-site parking lot, in a UMU, Urban Mixed-Use Zoning District.**

Lenz said that the public hearing was held last month. The parking lot will service the apartment building as overflow parking. Staff did not see many issues with the use. The detailed plans will be reviewed by staff when they are submitted.

Watson motioned to approve the conditional use at 414 South 1<sup>st</sup> Avenue to allow for an off-site parking

lot, in a UMU, Urban Mixed-Use Zoning District. Herbst seconded.

Watson asked if the bicycle and pedestrian crossings can be reviewed. Lenz said that he was recommending CISM to look at the crossings. There is room to do something for better accommodations. Watson asked if the stop light timers can be researched. Lindman answered that the light is set by Department of Transportation.

The motion carried unanimously 6-0.

**Discussion and possible action on amending the General Development Plan at 415 South 1<sup>st</sup> Avenue to allow for a community service facility on the ground floor, in a PUD, Planned Unit Development Zoning District.**

Lenz said that the floor plan is located in the packet and it hasn't been changed. This item is to clarify that the space shown as "CSF" will be used by an outside agency to provide services – it's not just a common space or apartment manager's office.

Watson motioned to amend the general development plan at 415 South 1<sup>st</sup> Avenue to allow for a community service facility on the ground floor, in a PUD, Planned Unit Development Zoning District. Herbst seconded.

Bornemann asked if additional parking spaces will be needed. Claybaugh answered that they do not anticipate the need, as most of the services will be for tenants of the building, but there will be space in the lot they are proposing across the street.

The motion carried unanimously 6-0. This item will go to Common Council on January 24, 2023.

**Next meeting date.**

The next meeting is scheduled for February 21, 2023.

**Adjournment.**

Herbst motioned to adjourn, seconded by Watson. The motion carried unanimously 6-0 and the meeting adjourned at 5:50 p.m.

**The Plan Commission is next scheduled to meet at 5:00 p.m. on February 21, 2023.**



# STAFF REPORT

**To:** Plan Commission  
**Prepared By:** Andrew Lynch, AICP Assistant City Planner  
**Date:** March 13, 2023

## REQUESTED ACTION: Approving a Conditional Use at 630 North 3rd Street

**LOCATION:** 630 North 3<sup>rd</sup> Street

**APPLICANT:** Onora Hotels LLC

**EXISTING ZONING:** **Downtown Historic Mixed-Use - DHMU**

**EXISTING LAND USE:** First floor retail and second floor residential on the 3<sup>rd</sup> St corridor.

**REQUESTED CONDITIONAL USE:** **Commercial Indoor Lodging**

**COMPREHENSIVE PLAN:** This area is mapped as City Center/Central Business District.

**OTHER PLANS:**

**PURPOSE:**

Onora Hotels LLC has requested the conditional use for their property to create a small hotel in the downtown district. All nine suites have been renovated and four of them were rented on AirBnB. If the conditional use is granted, Onora will apply to Marathon County for a hotel license. Contracted Parking spaces are provided for guests across Grant St at the Graebel parking lot. The hotel is expected to be staffed and guests will have 24/7 access.

**CONDITIONAL USE PROCEDURE:**

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

**DURING THE PUBLIC HEARING**

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

**REVIEW AND ACTION**

**STANDARDS**

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

**SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING**

N/A

**STAFF RECOMMENDATION**

N/A

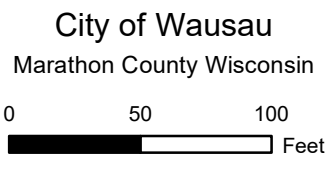
**ACTION**

The Commission may //NO ACTION AT THIS TIME//

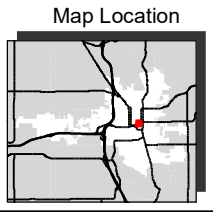
1. approve the use as originally proposed,
2. approve the proposed conditional use with modifications and/or conditions,
3. or deny approval of the proposed conditional use.



Map Date: March 2, 2023



- Area of Interest
- Building





# CITY OF WAUSAU

## APPLICATION FOR A CONDITIONAL USE

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

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

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

630 N 3rd STREET, WAUSAU, WISCONSIN 54403

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

MCINDOE and SHUTERS Addition  
NORT 43 FT, OF LOT 5 and 6  
BLOCK 2 as SHN and CSM 813608

3. Name(s) of Applicant Business: ONORA HOTELS LLC

Name of Contact Person (PLEASE PRINT): JUAN ANTONIO CASARRUBIAS

Mailing Address: 630 N 3rd STREET WAUSAU WISCONSIN 54403

Email Address: Jacasarrubias@gmail.com

Daytime Phone No. of Contact Person: (715) 301-8043 (CELLPHONE)

Evening Phone No. of Contact Person: SAME

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

RENTER

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

Mailing Address: 157148 FRANKLIN STREET WAUSAU WISCONSIN 54403

Email Address: info@holstermanagement.com

Owner's Daytime Phone Number: (715) 432-5733

Owner's Evening Phone Number: 9

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? 5000
6. What is the present zoning of the subject property? R2
7. What is (are) the present use(s) of the subject property? RENTALS and Short Term Rentals
8. Proposed use(s) of property: HOTEL

Primary Use (reason for conditional use request): HOTEL

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

Other use(s): \_\_\_\_\_

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

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

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

Small HOTEL OPERATION with 9 Parking spaces (leased) 2 employees and open 24 Hrs FOR Guest arrivals, laundry area and OFFICES with WORKING STATION FOR GUEST. ALL 9 SUITES WERE RENOVATED, new Decor, new FLOOR, new FURNITURE.

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

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

Juan Antonio Casareubias 1/31/2023  
Signature of Applicant Date  
JUAN ANTONIO CASAREUBIAS  
PRINTED Name

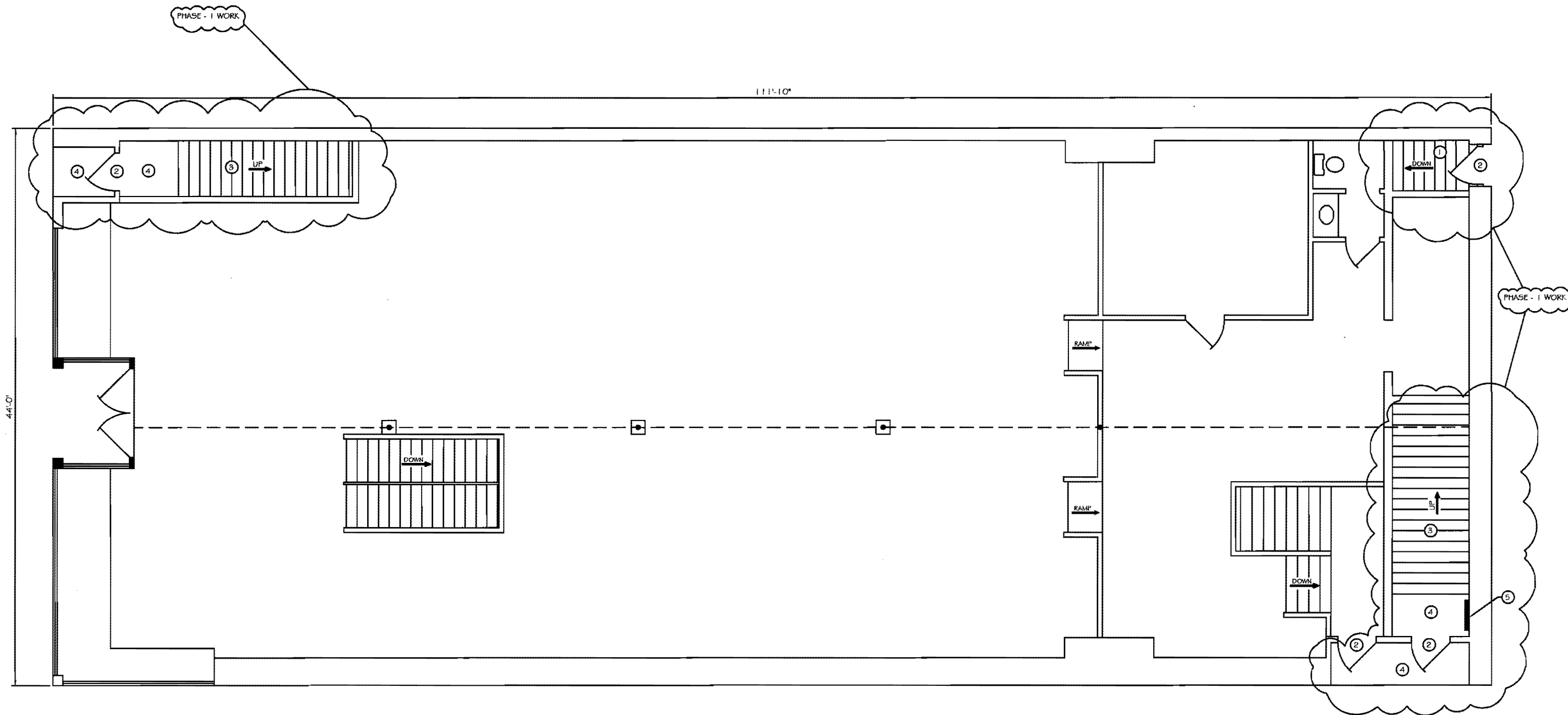
Lesli Iverson 1/31/2023  
Additional Applicant Signature Date  
LESLI IVERSON  
PRINTED Name

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

The publication fee is \$400 for a public hearing at a regularly scheduled Plan Commission meeting (and \$550 if you request a special Plan Commission meeting). Please contact the City Planner (715-261-6753) or Inspections Department (715-261-6780) to determine if these fees are current since they are subject to change.

<b>For City Use Only</b> Date Received at City Hall: _____ Received By: _____ Amt. Submitted w/Application: \$ _____ Check Number: _____ Month Requested for Hearing: _____ Plan Commission Meeting Date for Expected Final Approval: _____ Other: _____
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**SITE PLAN AND BUILDING INFORMATION**



PROJECT NOTES:

- ① - DEMO EXISTING STAIRS
- ② - DEMO DOOR / FRAME / TRANSOM
- ③ - DEMO EXISTING STAIRWAY CARPETING
- ④ - PREP EXISTING CONCRETE FLOOR FOR NEW CERAMIC TILE
- ⑤ - DEMO BASE BD. HEATER



1ST FLOOR - DEMO PLAN (PHASE - I)  
SCALE: 1/4" = 1'-0"

2808 FRANKLIN ST.  
WAUSAU, WI 54402  
PHONE - 715-848-1402

**HOLSTER**  
MANAGEMENT

630 3RD ST. BUILDING

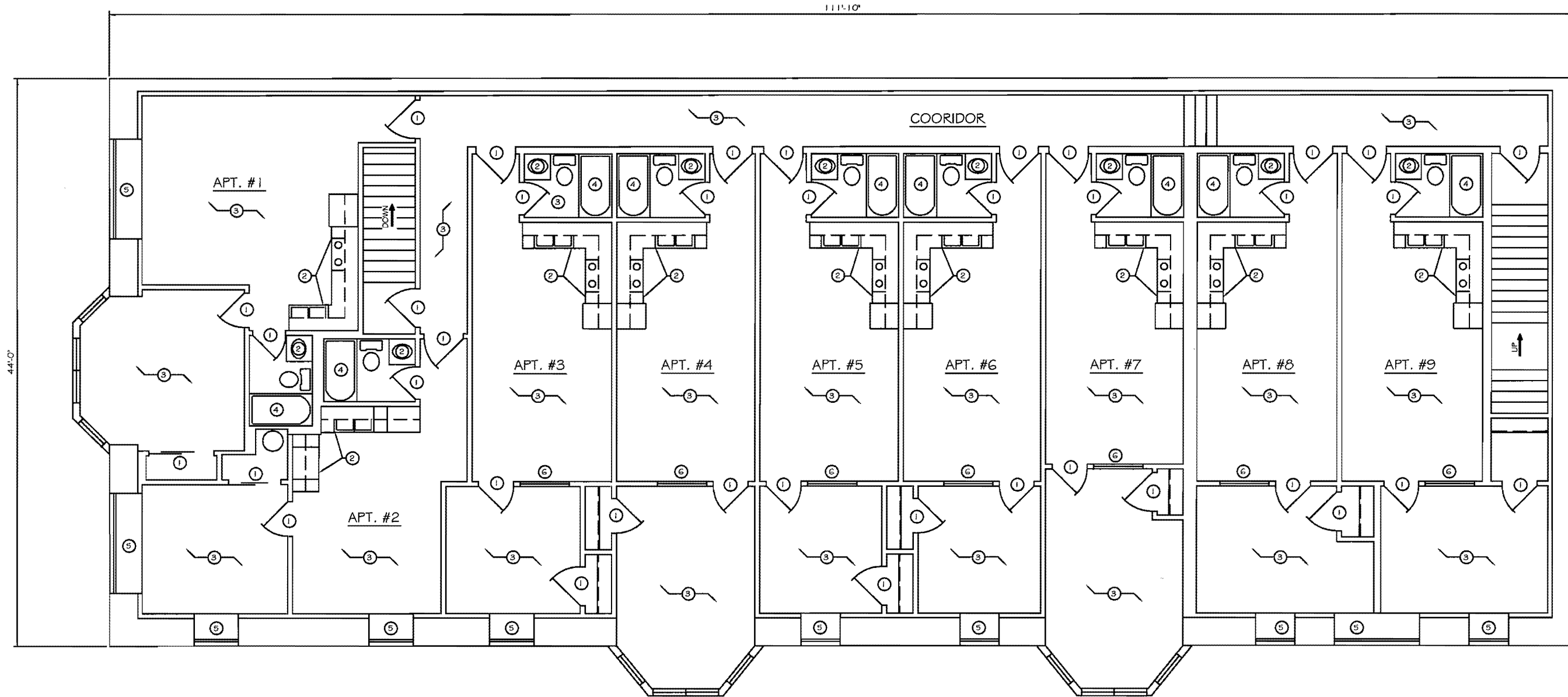
PROJECT:

DESIGNER: TIM ANDERSON

DATE: 02/27/10  
REV: 000000

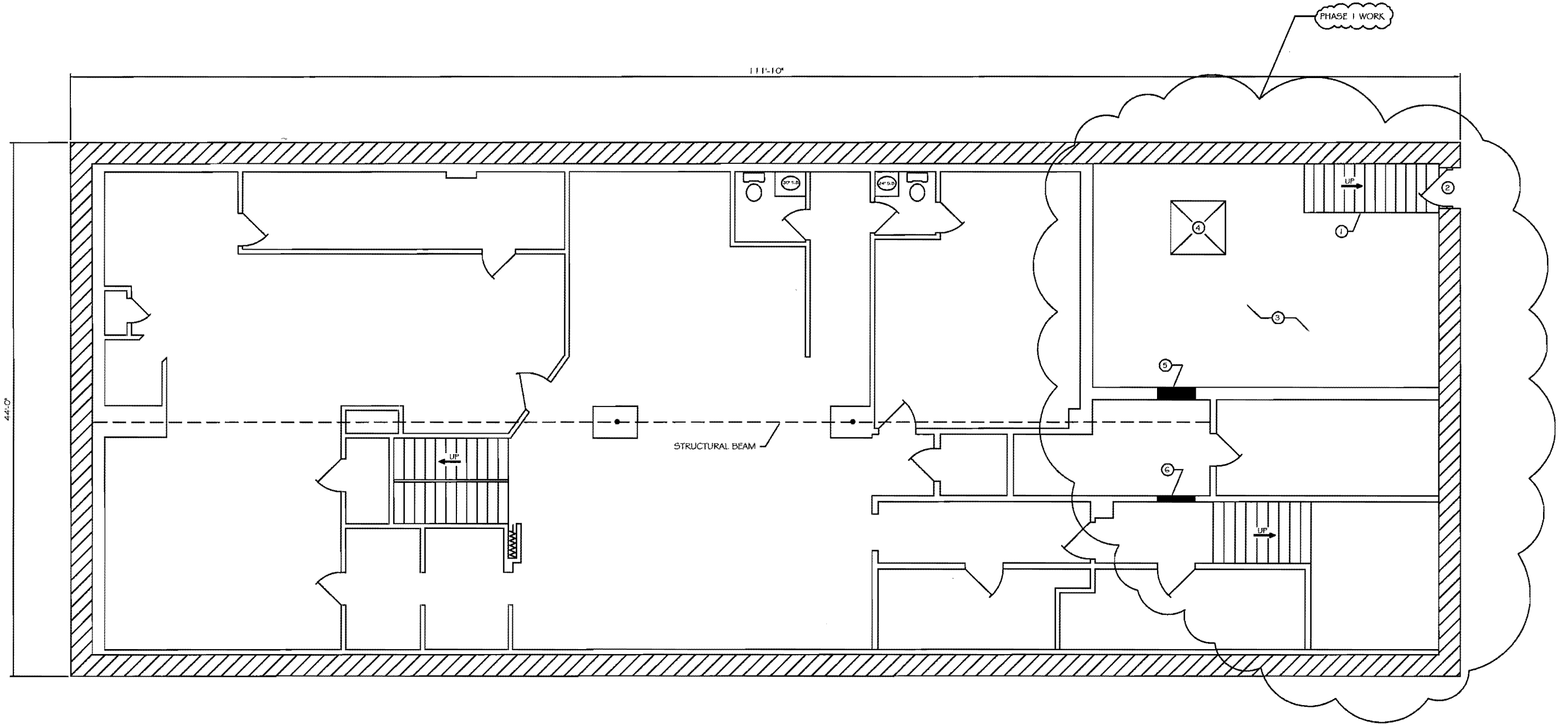
SHEET NO.

A1



**PROJECT NOTES:**

- ① - DEMO DOOR / FRAME / HARDWARE / CASING
- ② - DEMO CABINETS / COUNTER TOPS / APPLIANCES
- ③ - DEMO EXISTING FLOORING
- ④ - DEMO TUB / TOILET / SINK
- ⑤ - DEMO EXTERIOR WOOD WINDOW SILL
- ⑥ - DEMO WOOD CASING AT INTERIOR WINDOW



PROJECT NOTES:

- ① - DEMO EXISTING STAIRS
- ② - DEMO DOOR / FRAME / TRANSOM
- ③ - POWER WASH ALL WALLS AND FLOORS
- ④ - DEMO EXISTING BOILER SYSTEM
- ⑤ - DEMO OPENING IN BLOCK WALL FOR NEW DOOR (3/0 X 7/0)
- ⑥ - DEMO OPENING IN STUD WALL FOR NEW DOOR (3/0 X 7/0)



BASEMENT DEMO PLAN (PHASE - 1)  
SCALE: 1/4" = 1'-0"

2808 FRANKLIN ST.  
WAUSAU, WI 54402  
PHONE - 715-848-1402

**HOLSTER**  
MANAGEMENT

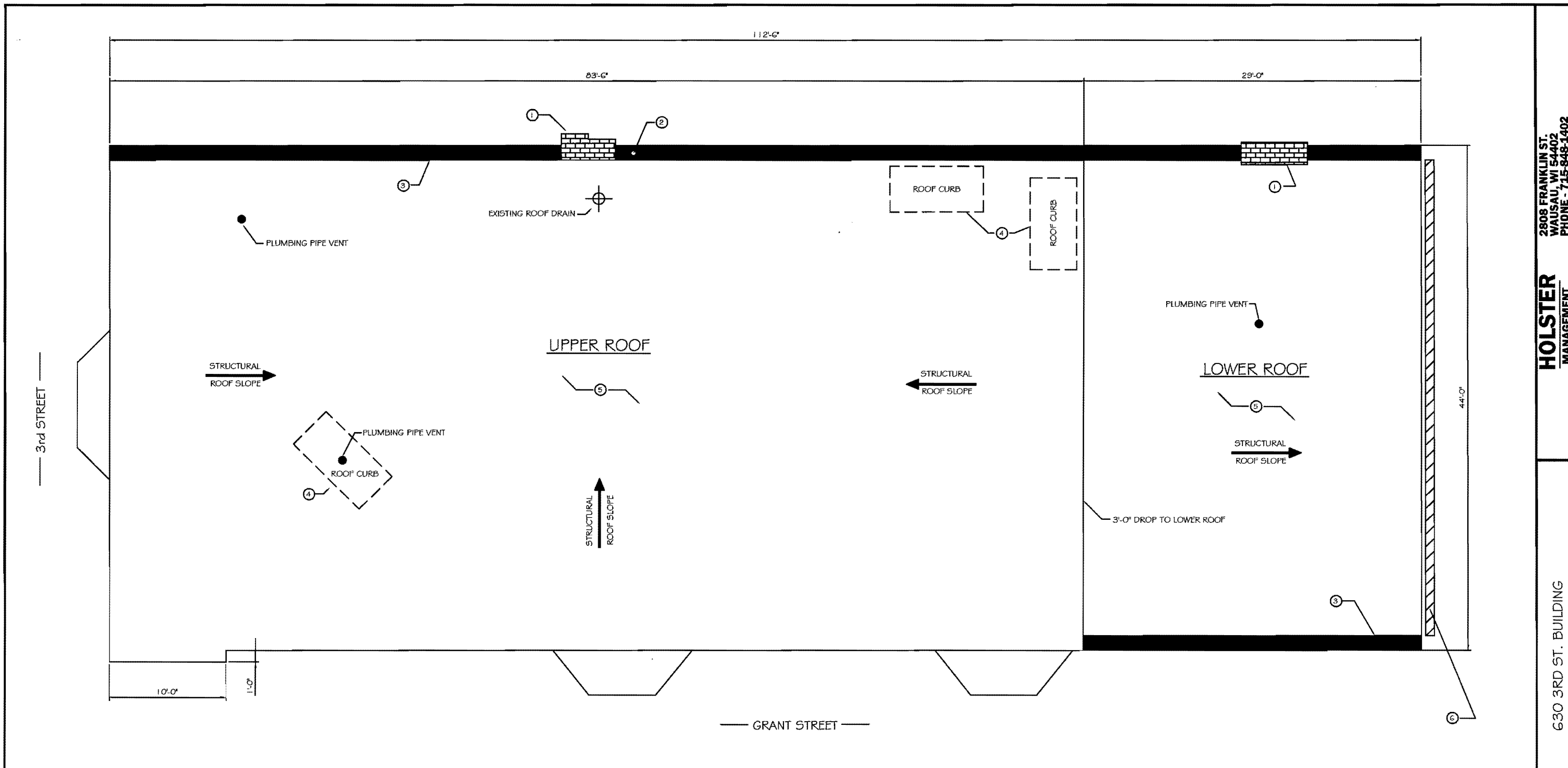
630 3RD ST. BUILDING

PROJECT:

DESIGNER: TIM ANDERSON

DATE: 08/26/10  
NO. 10/10  
00000000

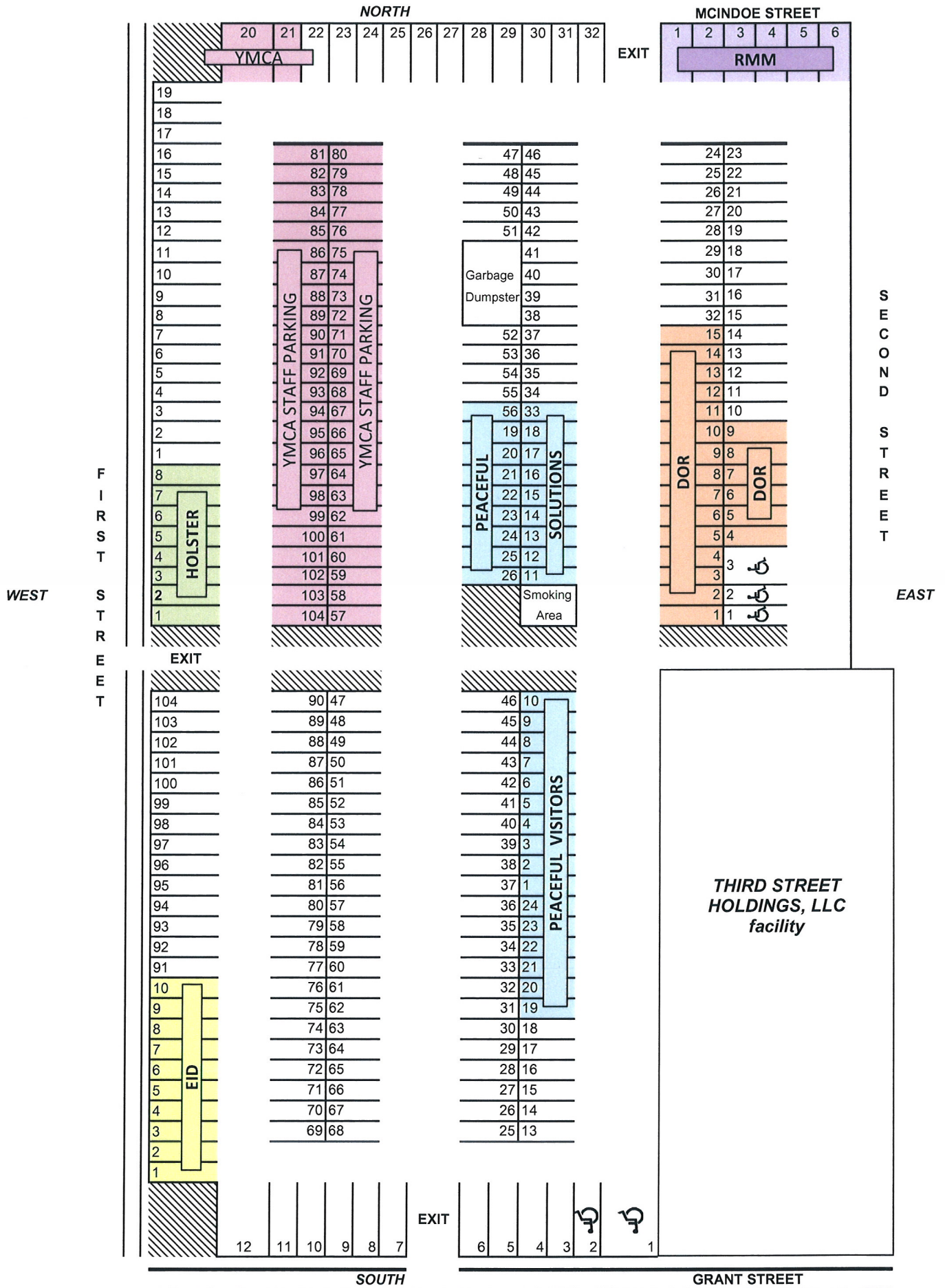
SHEET NO. A



**PROJECT NOTES:**

- ① - DEMO EXISTING MASONRY CHIMNEY
- ② - DEMO EXISTING VENT PIPE AND CAP BELOW PARAPET WALL
- ③ - DEMO EXISTING PARAPET WALL CAP
- ④ - DEMO EXISTING ROOF CURBS
- ⑤ - DEMO EPDM ROOFING & ROOF EDGING DOWN TO EXISTING DECK BOARDS
- ⑥ - REMOVE AND SALVAGE EXISTING GUTTER
- ⑦ - DEMO METAL ROOF & WALL PANELS

**THIRD STREET HOLDINGS, LLC - PARKING SPACES**







## MEMO

TO: Members of City Plan Commission

FROM: Brad Lenz, City Planner

DATE: March 13, 2023

SUBJECT: Extraterritorial Review of Royal View Estates – Final Plat

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Included in the packet is the final plat for a proposed subdivision in the town of Rib Mountain. Plan Commission reviewed and approved the *preliminary* plat in September.

Title 21 of the Wausau Municipal Code gives the City the ability to review subdivisions in unincorporated areas of Marathon County within three miles of the city. The proposed subdivision lies north of South Mountain Road (County Highway N) and west of Bittersweet Road. It is located approximately 2.5 miles from the city limits and on the other side of Rib Mountain.

As noted with the preliminary plat, there are no expected impacts to the city of Wausau in terms of stormwater management, streets, utilities, or other public facilities. The Parks Department advises the Town of Rib Mountain to collect parkland dedication fees from this development to enhance the park system in the area. The Town is also advised to consider requiring a trail easement through this property from the State property to County Rd N. A connection of Rib Mountain State Park to Nine Mile was identified as part of the Rib Mountain State Park Master Plan Update and this development offers an opportunity for a connection to Cty Hwy N. The connection would also be utilized by the residents of the town to access the state park.

# ROYAL VIEW ESTATES 1ST ADDITION

A SUBDIVISION PLAT OF ALL OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT I HAVE SURVEYED, MAPPED AND DIVIDED A PARCEL OF LAND BEING ALL OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 00°12'27" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 24.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD "N" AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°12'27" WEST, COINCIDENT WITH SAID WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 2554.12 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3,372,544 SQUARE FEET, 77.423 ACRES, MORE OR LESS.

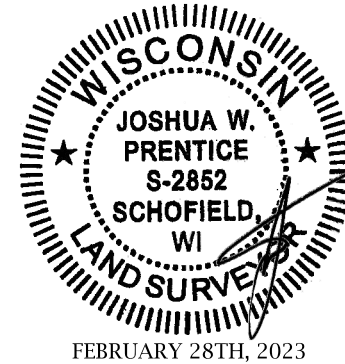
THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE BPW DEVELOPMENT, LLC, AGENT OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-7 AND THE SUBDIVISION REGULATIONS OF THE TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

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

DATED THIS 28TH DAY OF FEBRUARY, 2023



REI ENGINEERING, INC.  
JOSHUA W. PRENTICE  
WI P.L.S. S-2852

### CORPORATE OWNER'S CERTIFICATE OF DEDICATION

BPW DEVELOPMENT LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE SAID BPW DEVELOPMENT LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY

ITS PRESIDENT, AND COUNTERSIGNED BY

ITS SECRETARY,

AT \_\_\_\_\_ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

IN THE PRESENCE OF:

CORPORATE NAME \_\_\_\_\_

BILL SHNOWSKE, PRESIDENT

COUNTERSIGNED:

KAY SHNOWSKE, SECRETARY

STATE OF WISCONSIN

COUNTY \_\_\_\_\_

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BILL SHNOWSKE, PRESIDENT, AND KAY SHNOWSKE, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC \_\_\_\_\_ WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

CONSENT OF MORTGAGEE

L'NICOLET NATIONAL BANK, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BPW DEVELOPMENT LLC, OWNER.

WITNESS THE HAND AND SEAL OF \_\_\_\_\_ MORTGAGEE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

IN THE PRESENCE OF:

MORTGAGEE \_\_\_\_\_

STATE OF WISCONSIN

COUNTY \_\_\_\_\_

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, TRUSTEE, OF THE ABOVE NAMED REPRESENTATIVE TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH TRUSTEE OF SAID BPW DEVELOPMENT, LLC, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID BPW DEVELOPMENT, LLC, BY ITS AUTHORITY.

NOTARY PUBLIC \_\_\_\_\_ STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

GENERAL NOTES:

- 1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 89°28' EAST.
- 2. THERE DOES NOT APPEAR TO BE ANY STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- 3. FIELD WORK WAS COMPLETED ON 5-18-20.
- 4. WETLANDS SHOWN WERE DELINEATED BY STAR ENVIRONMENTAL IN JUNE 2021.
- 5. ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION. THE WATER'S EDGE IS AS SHOWN ON THE MAP. THE APPROXIMATE ORDINARY HIGH WATER MARK IS THE SAME AS THE WATER'S EDGE LINE AS SHOWN ON THIS PLAT AND IS FOR REFERENCE ONLY.
- 6. ALL LOTS WITHIN THIS PLAT SHALL BE FOR SINGLE FAMILY ONLY, UNLESS APPROVED BY THE TOWN OF RIB MOUNTAIN.
- 7. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

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\_\_\_\_

Register of Deeds

Marathon County, Wis.

Received for Record this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Plat \_\_\_\_\_

Cabinet No. \_\_\_\_\_ on page \_\_\_\_\_

REGISTRAR

LEGEND

1 1/4IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN, FT. SET #10X18" REBAR WEIGHING 4.303 LBS./LIN, FT. SET (UNLESS NOTED) 1-1/4 IN. O.D. IRON PIPE FOUND

RECORDED BEARING/LENGTH MEASURED BEARING/LENGTH

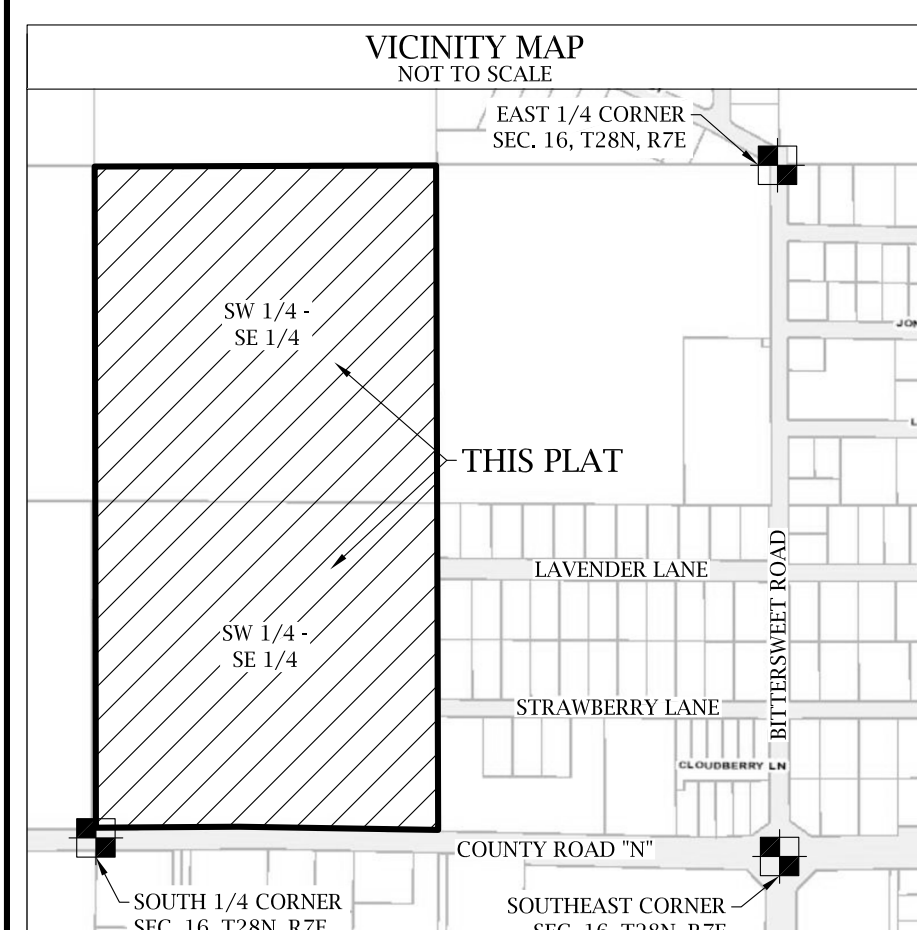
SHEET 1 OF 1 REI PROJECT #7071G

### Curve Table

CURVE	LOT NO.	RADIUS	CHORD	CHORD	CENTRAL	ARC	TANGENT	TANGENT
		LENGTH	LENGTH	ANGLE	ANGLE	LENGTH	IN	OUT
C1	OUTLOT 1	313.50	N16°07'57"W	172.23	31°53'11"	174.47	N00°11'22"E	N32°04'33"W
C2	LOT 1	232.50	N17°05'19"W	135.17	33°47'54"	137.15	N00°11'22"E	N33°59'16"W
C3	OUTLOT 1	240.00	S81°47'23"W	72.01	17°15'24"	72.29	N89°34'55"W	S73°09'41"W
C4	LOT 26	306.00	S78°48'00"W	121.64	22°55'40"	122.46	N89°44'07"W	S67°20'07"W
C5	LOT 25	306.00	S54°09'54"W	7.24	1°21'22"	7.24	S54°50'35"W	S53°29'13"W
C6	LOTS 3-6	306.00	N71°38'55"E	190.76	36°19'26"	194.00	N89°48'38"E	N53°29'12"E
C7	LOT 3	306.00	N57°08'51"E	39.07	7°19'17"	39.10	N60°48'29"E	N53°29'12"E
C8	LOT 4	306.00	N67°33'52"E	72.00	13°30'45"	72.17	N74°19'14"E	N60°48'29"E
C9	LOT 5	306.00	N81°04'37"E	72.00	13°30'46"	72.17	N87°50'00"E	N74°19'14"E
C10	LOT 6	306.00	N88°49'19"E	16.56	1°58'38"	16.56	N89°48'38"E	N87°50'00"E
C11	LOTS 23-24	240.00	N71°38'55"E	149.62	36°19'26"	152.16	N89°48'45"E	N53°29'13"E
C12	LOT 24	240.00	N60°49'43"E	61.34	14°41'01"	61.51	N68°10'14"E	N53°29'13"E
C13	LOT 23	240.00	N78°59'26"E	96.11	21°38'24"	96.65	N89°48'38"E	N68°10'14"E
C14	LOT 19	100.00	S45°11'22"E	141.42	90°00'00"	157.08	S00°11'22"E	N89°48'38"E
C15	LOTS 11-15	166.00	S45°11'22"E	234.76	90°00'00"	260.73	S00°11'22"E	N89°48'38"E
C16	LOT 11	166.00	S88°48'29"E	8.00	2°45'47"	8.01	S87°25'35"E	N89°48'38"E
C17	LOT 12	166.00	S75°47'02"E	67.00	23°17'07"	67.46	S64°08'28"E	S87°25'35"E
C18	LOT 13	166.00	S52°29'54"E	67.00	23°17'07"	67.46	S40°51'21"E	S64°08'28"E
C19	LOT 14	166.00	S29°12'47"E	67.00	23°17'07"	67.46	S17°34'14"E	S40°51'21"E
C20	LOT 15	166.00	S08°52'48"E	56.16	1°22'52"	56.36	S00°11'22"E	S17°34'14"E
C21	LOTS 46-47	60.00	N48°03'32"W	88.09	264°15'39"	276.73	N84°04'17"E	S01°12'22"E
C22	LOT 47	60.00	S71°46'18"W	114.10	143°55'21"	150.71	N36°16'02"W	S01°12'22"E
C23	LOT 46	60.00	N23°54'08"E	104.10	120°29'18"	126.02	N84°04'17"E	N36°16'01"W
C24	LOTS 29-32	450.00	S71°38'55"W	286.53	36°19'25"	285.29	S53°29'13"W	S89°48'38"W
C25	LOT 32	450.00	N89°09'37"E	16.21	1°18'02"	16.21	N89°48'38"E	N88°30'36"E
C26	LOT 31	450.00	N81°48'38"E	105.00	13°23'56"	105.24	N88°30'36"E	N75°06'40"E
C27	LOT 30	450.00	N68°05'29"E	109.99	14°02'22"	110.27	N75°06'40"E	N61°04'18"E
C28	LOT 29	450.00	N57°16'45"E	59.53	7°35'05"	59.57	N61°04'18"E	N53°29'13"E
C29	LOTS 41-42	369.00	N71°38'55"E	236.04	36°19'25"	233.03	N89°48'38"E	N53°29'13"E
C30	LOT 41	369.00	N76°25'22"E	176.88	26°46'32"	172.44	N89°48'38"E	N63°02'06"E
C31	LOT 42	369.00	N58°15'39"E	61.42	9°32'57"	61.49	N63°02'06"E	N53°29'13"E
C32	LOT 27	240.00	S71°57'09"W	152.03	36°55'52"	154.70	N89°34'55"W	S53°29'13"W
C33	LOTS 43-45	321.00	S71°57'09"W	202.53	36°40'40"	206.05	N89°44'07"W	S53°29'13"W
C34	LOT 44	321.00	S56°37'39"W	35.17	6°16'53"	35.19	S59°46'06"W	S53°29'13"W
C35	LOT 45	321.00	S69°38'03"W	110.00	19°43'53"	110.55	S79°29'59"W	S59°46'06"W
C36	OUTLOT 2	321.00	S84°52'56"W	60.22	10°45'54"	60.31	N89°44'07"W	S79°29'59"W
C37	LOTS 42-44	306.00	S18°50'10"E	185.83	35°21'15"	188.82	S01°09'32"E	S36°30'47"E
C38	LOTS 48-49	273.00	S18°50'10"E	165.79	35°21'15"	168.45	S01°09'32"E	S36°30'47"E
C39	LOTS 41-49	240.00	S18°50'10"E	145.75	35°21'15"	148.09	S01°09'32"E	S36°30'47"E
C40	LOTS 41-49	425.00	N22°41'31"W	311.98	43°03'57"	319.45	N01°09'32"W	N44°13'29"W
C41	LOTS 48-49	392.00	N22°41'31"W	287.76	43°03'57"	294.64	N01°09'32"W	N44°13'29"W
C42	LOTS 46-48	359.00	N22°41'31"W	263.53	43°03'57"	269.84	N01°09'32"W	N44°13'29"W
C43	LOTS 46-48	267.50	S18°23'47"E	54.33	11°39'24"	54.42	S32°34'05"E	S44°13'29"E
C44	LOTS 46-48	234.50	S23°13'59"E	168.01	41°59'00"	171.83	S02°14'29"E	S44°13'29"E
C45	LOTS 41-49	201.50	S23°13'59"E	144.37	41°59'00"	147.65	S02°14'29"E	S44°13'29"E

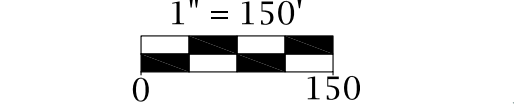
### PARCEL AREA TABLE

PARCEL	SQ. FT.	ACRES
LOT 1	18,163	0.417
LOT 2	23,171	0.532
LOT 3	28,581	0.656
LOT 4	22,316	0.512
LOT 5	17,797	0.405
LOT 6	14,891	0.342
LOT 7	14,181	0.326
LOT 8	14,040	0.322
LOT 9	14,037	0.322
LOT 10	14,084	0.323
LOT 11	14,888	0.342
LOT 12	20,395	0.468
LOT 13	32,689	0.750
LOT 14	25,335	0.579
LOT 15	16,361	0.388
LOT 16	13,610	0.312
LOT 17	13,612	0.312
LOT 18	13,614	0.313
LOT 19	23,954	0.550
LOT 20	21,600	0.496
LOT 21	21,600	0.496
LOT 22	21,600	0.496
LOT 23	20,000	0.459
LOT 24	22,158	0.509
LOT 25	30,045	0.690
LOT 26	41,402	0.950
LOT 27	32,183	0.739
LOT 28	31,383	0.720
LOT 29	22,044	0.460
LOT 30	28,844	0.662
LOT 31	24,546	0.563
LOT 32	21,600	0.496
LOT 33	21,600	0.496
LOT 34	26,100	0.599
LOT 35	21,446	0.492
LOT 36	20,562	0.472
LOT 37	28,818	0.662
LOT 38	23,588	0.542
LOT 39	21,000	0.482
LOT 40	21,000	0.482
LOT 41	20,000	0.459
LOT 42	25,057	0.576
LOT 43	76,236	1.750
LOT 44	29,373	0.674
LOT 45	24,085	0.553
LOT 46	149,428	3.430
LOT 47	117,922	2.707
LOT 48	871,679	20.011
LOT 49	790,042	18.137
OUTLOT 1	13,372	0.307
OUTLOT 2	92,617	2.126



REI Engineering, INC. WAUSAU, WISCONSIN 54485  
PHONE: 715.738.1155 FAX: 715.738.1050  
EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING  
SHEET 1 OF 1  
REI PROJECT #7071G



Agenda Item No.

3

**STAFF REPORT TO CISM COMMITTEE – March 9, 2023****AGENDA ITEM**

Discussion and possible action on the sale of 123 West Thomas Street

**BACKGROUND**

The above referenced property was previously brought forward to CISM to authorize the advertising bids to sell this property. One bid was received in the amount of \$750, the minimum bid amount set by CISM. I have attached the previous Staff Report from the October 2022 CISM meeting which outlines the process for the sale of City property.

The property was formally advertised twice and brought to BPW for bid opening. Both times there were no bids received. The bid we received arrived after the deadline and was then brought forward to the next BPW to officially and publicly open the bid. The bid was \$750 submitted by St Vincent DePaul.

The current property along Thomas St, 131 W. Thomas St (owned by St Vincent DePaul) has a narrow oblong strip of land owned by the city. The owner of the adjacent property has requested interest in purchasing this property as they currently have their business sign located on this property.

**FISCAL IMPACT**

Revenue of \$750.

**STAFF RECOMMENDATION**

Staff recommends selling the property at 123 Thomas St for \$750.

Staff contact: Eric Lindman 715-261-6745

**AGENDA ITEM**

Discussion and possible action on sale of 123 West Thomas Street

**BACKGROUND**

The current property along Thomas St, 131 W. Thomas St (owned by St Vincent DePaul) has a narrow oblong strip of land owned by the city. The owner of the adjacent property has requested interest in purchasing this property as they currently have their business sign located on this property.

City ordinance shows the following criteria be followed to sell City owned property:  
*Chapter 3.12, Sale of City-Owned Real Property (not applicable to sale or lease of city-owned land in the business campus or land acquired for redevelopment purposes).*

*3.12.010 – Any request for the sale of city-owned real property shall be directed to the common council . . . and referred to [CISM] for its recommendations.*

*3.12.020 – [CISM] shall notify various departments, and request a statement whether those departments object to such sale.*

*3.12.030 – If no objection is raised,*

*(a) [CISM] shall then advertise for bids . . . and require any bids to indicate the price and the intended or proposed use of the real estate (with sketch, picture or diagram to accompany bid)*

*(b) The bids shall be considered by [CISM] and the recommendation of the Plan Commission shall be obtained as to the proposed use and disposition of the property.*

*(c) [CISM] shall make a recommendation to the Council.*

To begin the process to sell this property CISM will need to provide approval to start the sale process and to set a minimum price for the property. Staff recommends setting a minimum price at \$750 and any interested parties will need to bid the minimum to be considered.

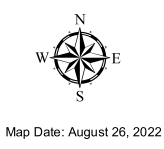
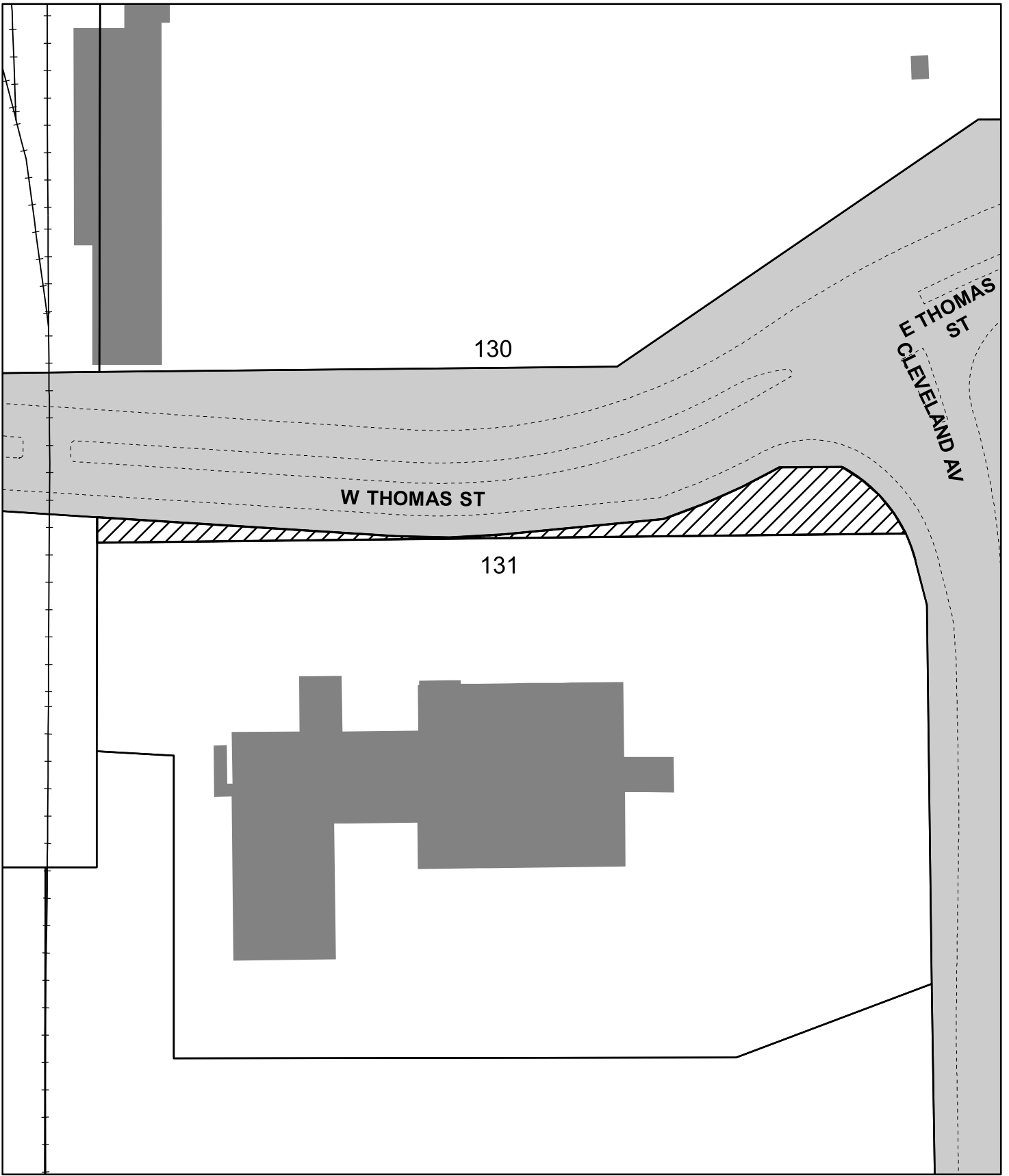
**FISCAL IMPACT**

Revenue from sale of property.

**STAFF RECOMMENDATION**

Staff recommends this property be offered to other city departments and if there are no objections have this property advertised for bids.

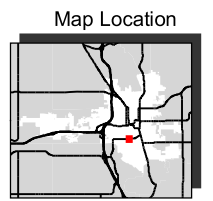
Staff contact: Eric Lindman 715-261-6745



City of Wausau  
Marathon County Wisconsin

0 50 100  
Feet

- Legend**
- Parcels
  - Right of Way
  - Road Edge
  - Proposed Disposition



## Bid to Purchase Property from City of Wausau

I hereby submit the following bid to purchase the surplus City-owned property located at 123 West Thomas Street. The parcel is approximately 6,200 sq. ft. and is not a buildable lot.

A minimum bid price of \$750 is required.

Bid price: \$ 750

Briefly describe your intended use of the property at 123 West Thomas Street: \_\_\_\_\_

SVdP ELECTRONIC SIGN IS LOCATED  
ON THIS PARCEL OF LAND

Name: ST VINCENT de PAUL (KEN TOKARZ)

Mailing Address: 131 WEST THOMAS ST.  
WAUSAU WI 54401

Telephone: KEN'S CELL 715-571-3675 Date: 2/10/23

Signature of bidder: Ken Tokarz, VP

**Bids shall include a deposit of 10% of the bid price in the form of a cashier, personal, or business check.**

Sealed bids shall be submitted by 4:30 p.m. on December 6, 2022, to the City Engineering Department at Wausau City Hall, 407 Grant Street, Wausau, WI 54403.

The City of Wausau reserves the right to reject any or all bids.

Agenda Item No.

4

**STAFF REPORT TO CISM COMMITTEE – March 9, 2023****AGENDA ITEM**

Discussion and possible action on accepting right-of-way for Washington Street from 14<sup>th</sup> Street to Kickbusch Street

**BACKGROUND**

The Wausau School District is proposing the attached Certified Survey Map to extend Washington Street from just east of N. 14<sup>th</sup> Street to Kickbusch Street. This CSM would dedicate a 60-foot right-of-way to be used for a public roadway. This roadway would eliminate the dead end on Kickbusch Street and provide an alternate access for Hawthorn Hills School.

**FISCAL IMPACT**

The Wausau School District is proposing to construct the roadway. The City would be responsible for all future maintenance, rehabilitation, and future reconstructions.

**STAFF RECOMMENDATION**

Engineering recommends accepting the dedication of right-of-way.

Staff contact: Allen Wesolowski 715-261-6762



**REI**

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

# MARATHON COUNTY CERTIFIED SURVEY MAP

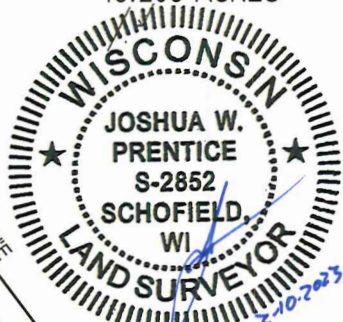
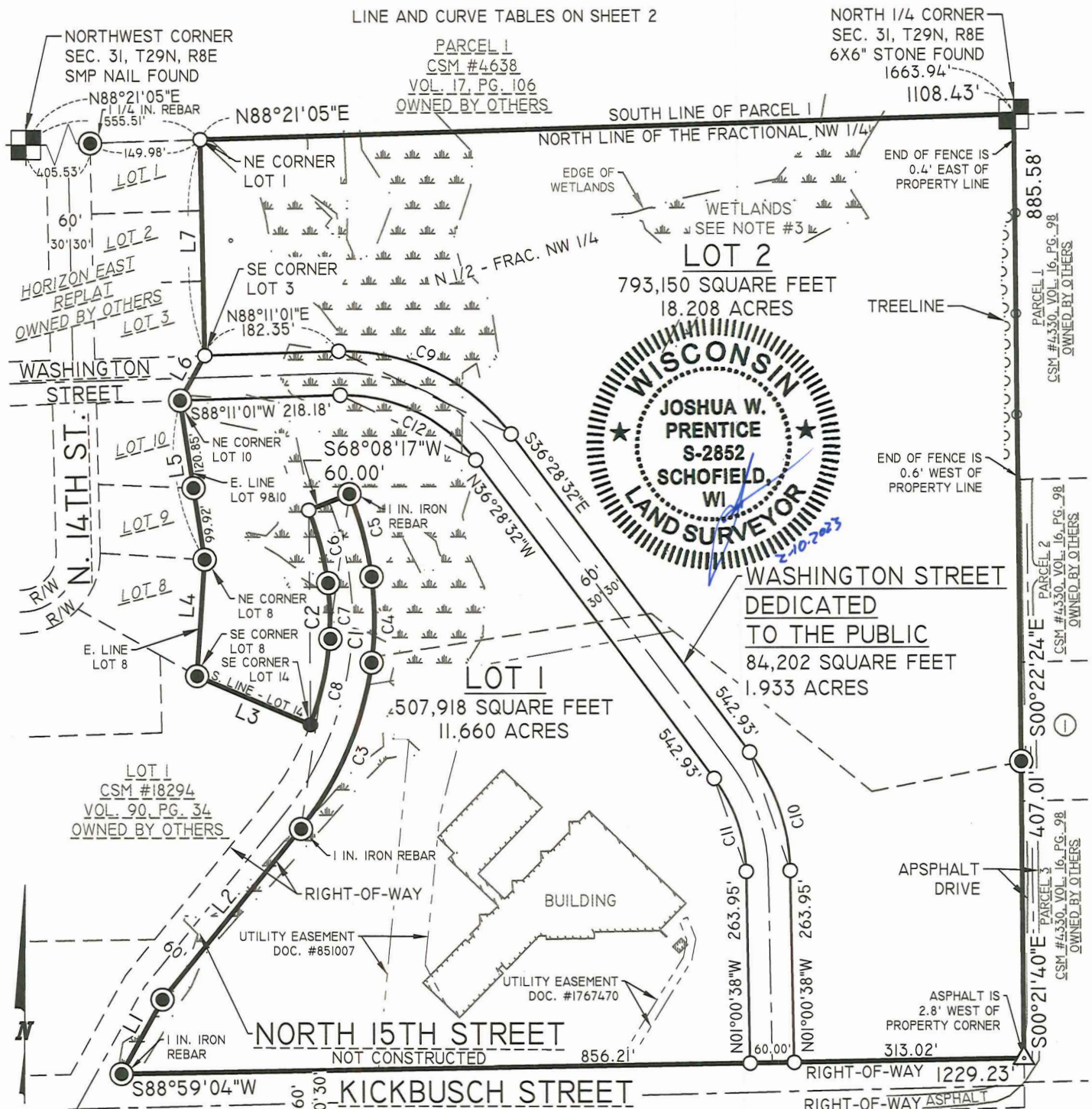
MAP NO. \_\_\_\_\_

PREPARED FOR: WAUSAU SCHOOL DISTRICT

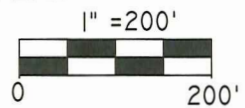
LANDOWNER: WAUSAU SCHOOL DISTRICT

ALL OF OUTLOT 2, LOTS 9-18, LOT 26, LOTS 28-65, AND PART OF LOTS 7 AND 8, VACATED 16TH COURT, 16TH STREET, WASHINGTON STREET, AND REAGAN AVENUE OF THE VACATED HORIZON EAST PLAT, IN A RESOLUTION RECORDED IN VOLUME 409, PAGE 632; ALL OF VACATED LOTS 4-6, 11-33, AND VACATED REAGAN AVENUE AND WASHINGTON STREET OF HORIZON EAST REPLAT, RECORDED IN DOCUMENT NUMBER 842540 IN SAID MARATHON COUNTY REGISTER OF DEEDS; ALL LOCATED IN THE NORTH 1/2 OF THE FRACTIONAL NORTHWEST 1/4, LOCATED IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

LINE AND CURVE TABLES ON SHEET 2



- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 1-30-2023.
  2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 EAST, MEASURED TO BEAR NORTH 88°21'05" EAST.
  3. THE WETLANDS SHOWN WERE DELINEATED IN JULY 2022 BY STAR ENVIRONMENTAL.
  4. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.
  5. STORM WATER MANAGEMENT AGREEMENT, DOCUMENT NUMBER 1713878 APPLIES TO LOT 1 & LOT 2.
  6. CURRENT PARCEL IDENTIFICATION NUMBERS ARE 29129083120042 AND 29129083120987.
  - ① PARCEL 1, CSM #5161, VOL. 19, PG. 29, OWNED BY OTHERS



LEGEND	
	- 1 IN. IRON BAR FOUND UNLESS NOTED
	- #10 X 18 IN. IRON REBAR WEIGHING 4.303 LBS/LIN. FT. SET
	- PK NAIL SET
(126')	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH
R/W	- RIGHT-OF-WAY



**REI**

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

# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

PREPARED FOR: WAUSAU SCHOOL DISTRICT

LANDOWNER: WAUSAU SCHOOL DISTRICT

ALL OF OUTLOT 2, LOTS 9-18, LOT 26, LOTS 28-65, AND PART OF LOTS 7 AND 8, VACATED 16TH COURT, 16TH STREET, WASHINGTON STREET, AND REAGAN AVENUE OF THE VACATED HORIZON EAST PLAT, IN A RESOLUTION RECORDED IN VOLUME 409, PAGE 632; ALL OF VACATED LOTS 4-6, 11-33, AND VACATED REAGAN AVENUE AND WASHINGTON STREET OF HORIZON EAST REPLAT, RECORDED IN DOCUMENT NUMBER 842540 IN SAID MARATHON COUNTY REGISTER OF DEEDS; ALL LOCATED IN THE NORTH 1/2 OF THE FRACTIONAL NORTHWEST 1/4, LOCATED IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	486.13'	459.28'	60°38'46"	N08°27'40"E	463.76'
C2	301.85'	399.28'	43°18'54"	S00°12'16"E	294.71'
C3	249.82'	459.28'	31°09'58"	N23°12'04"E	246.76'
C4	118.22'	459.28'	14°44'55"	N00°14'38"E	117.90'
C5	118.09'	459.28'	14°43'54"	N14°29'46"W	117.76'
C6	103.75'	399.28'	14°53'19"	N14°25'04"W	103.46'
C7	76.67'	399.28'	11°00'07"	N01°28'21"W	76.55'
C8	121.43'	399.28'	17°25'29"	N12°44'27"E	120.96'
C9	270.45'	280.00'	55°20'27"	S64°08'45"E	260.06'
C10	173.31'	280.00'	35°27'53"	S18°44'35"E	170.56'
C11	136.18'	220.00'	35°27'53"	N18°44'35"W	134.01'
C12	212.49'	220.00'	55°20'27"	N64°08'45"W	204.33'
(C1)	(--)	(459.20')	(--)	(--)	(--)
(C2)	(--)	(459.20')	(--)	(--)	(--)
(C3)	(--)	(399.20')	(--)	(--)	(--)
(C4)	(--)	(459.20')	(--)	(--)	(--)
(C5)	(--)	(459.20')	(--)	(--)	(--)
(C6)	(--)	(399.20')	(--)	(--)	(--)
(C7)	(--)	(399.20')	(--)	(--)	(--)
(C8)	(--)	(399.20')	(--)	(--)	(--)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N28°47'03"E	116.86'
L2	N58°47'03"E	302.06'
L3	N66°35'32"W	167.80'
L4	N03°50'32"E	160.52'
L5	N08°23'04"W	220.76'
L6	N29°01'24"E	69.88'
L7	N00°55'56"W	296.64'
(L1)	(--)	(116.92')
(L2)	(--)	(302.08')
(L3)	(S66°25'46"E)	(167.62')
(L4)	(S5°W)	(160')
(L5)	(N7°07'22"W)	(220.76')
(L6)	(--)	(--)
(L7)	(N0°14'40"E)	(297')





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# MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. \_\_\_\_\_

PREPARED FOR: WAUSAU SCHOOL DISTRICT

LANDOWNER: WAUSAU SCHOOL DISTRICT

ALL OF OUTLOT 2, LOTS 9-18, LOT 26, LOTS 28-65, AND PART OF LOTS 7 AND 8, VACATED 16TH COURT, 16TH STREET, WASHINGTON STREET, AND REAGAN AVENUE OF THE VACATED HORIZON EAST PLAT, IN A RESOLUTION RECORDED IN VOLUME 409, PAGE 632; ALL OF VACATED LOTS 4-6, 11-33, AND VACATED REAGAN AVENUE AND WASHINGTON STREET OF HORIZON EAST REPLAT, RECORDED IN DOCUMENT NUMBER 842540 IN SAID MARATHON COUNTY REGISTER OF DEEDS; ALL LOCATED IN THE NORTH 1/2 OF THE FRACTIONAL NORTHWEST 1/4, LOCATED IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED ALL OF OUTLOT 2, LOTS 9-18, LOT 26, LOTS 28-65, AND PART OF LOTS 7 AND 8, VACATED 16TH COURT, 16TH STREET, WASHINGTON STREET, AND REAGAN AVENUE OF THE VACATED HORIZON EAST PLAT, IN A RESOLUTION RECORDED IN VOLUME 409, PAGE 632; ALL OF VACATED LOTS 4-6, 11-33, AND VACATED REAGAN AVENUE AND WASHINGTON STREET OF HORIZON EAST REPLAT, RECORDED IN DOCUMENT NUMBER 842540 IN SAID MARATHON COUNTY REGISTER OF DEEDS; ALL LOCATED IN THE NORTH 1/2 OF THE FRACTIONAL NORTHWEST 1/4, LOCATED IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 88°21'05" EAST, COINCIDENT WITH THE NORTH LINE OF SAID FRACTIONAL NORTHWEST 1/4, 555.51 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID HORIZON EAST REPLAT AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°21'05" EAST, COINCIDENT WITH SAID NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4, 1108.43 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 31; THENCE SOUTH 00°22'24" EAST, COINCIDENT WITH THE EAST LINE OF SAID HORIZON EAST PLAT, 885.58 FEET; THENCE SOUTH 00°21'40" EAST, COINCIDENT WITH SAID EAST LINE OF HORIZON EAST PLAT, 407.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KICKBUSCH STREET; THENCE SOUTH 88°59'04" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 1229.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 15TH STREET; THENCE NORTH 28°47'03" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 116.86 FEET; THENCE NORTH 38°47'03" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 302.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 486.13 FEET, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 459.28 FEET, A CENTRAL ANGLE OF 60°38'46" AND A CHORD THAT BEARS NORTH 08°27'40" EAST FOR 463.76 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH 15TH STREET; THENCE SOUTH 68°08'17" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 15TH STREET AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 301.85 FEET, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 399.28 FEET, A CENTRAL ANGLE OF 43°18'54" AND A CHORD THAT BEARS SOUTH 00°12'16" EAST FOR 294.71 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID HORIZON EAST REPLAT; THENCE NORTH 66°35'32" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 14, 167.80 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID HORIZON EAST REPLAT; THENCE NORTH 03°50'32" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 8, 160.52 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE NORTH 08°23'04" WEST, COINCIDENT WITH THE EAST LINE OF LOT 9 & LOT 10 OF SAID HORIZON EAST REPLAT, 220.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE NORTH 29°01'24" EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET, 69.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID WASHINGTON STREET AND THE SOUTHEAST CORNER OF LOT 3 OF SAID HORIZON EAST REPLAT; THENCE NORTH 00°55'56" WEST, COINCIDENT WITH THE EAST LINES OF LOT 1, LOT 2, AND LOT 3 OF SAID HORIZON EAST REPLAT, 296.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,385,270 SQUARE FEET, 31.801 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF WAUSAU SCHOOL DISTRICT, OWNER OF SAID PARCELS.

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

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

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

DATED THIS 10<sup>TH</sup> DAY OF FEBRUARY 2023

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



