



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, July 18, 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 June 20, 2023 meeting.
2. **PUBLIC HEARING:** Approving the conditional use at 1408 Cherry Street to allow for a second detached garage, in a SR-5, Single Family Residential-5 Zoning District. (Riggle)
3. Discussion on approving the conditional use at 1408 Cherry Street to allow for a second detached garage, in a SR-5, Single Family Residential-5 Zoning District. (Riggle)
4. Discussion and possible action on approving the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District. (Westsider Diner & Lounge)
5. Discussion and possible action on approving the Final Plat for Stettin Acres (Town of Stettin, 145100-145900 Stettin Drive)
6. Next meeting date.
7. 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 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 7/14/2023 @ 11:00 a.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 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, County Planning, Riggle, Westsider Diner & Lounge

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, June 20, 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, Andrew Brueggeman, George Bornemann.

Others Present: Brad Lenz, William Hebert, Andrew Lynch, Tara Alfonso, Brian Stahl, Craig Vincent, Heath Tappe, Susan Lang, Bobbi Jo Balz, Tyler Vogt, Diane Gurholt

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 May 16, 2023 meeting.

Brueggeman motioned to approve the minutes from the May 16, 2023 meeting. Herbst seconded, and the motioned carried unanimously 7-0.

PUBLIC HEARING: Amending the General Development Plan at 315, 319 & 325 North 1st Avenue to allow for transitional housing for at least 39 men and 20 women and commercial kitchen and facility to feed up to 120 people in a PUD, Planned Unit Development Zoning District.

Lenz said that this amendment would allow an increase in the intensity of the use previously approved under the general development plan and will introduce new uses for future expansions. The uses and phases are outlined in the packet.

Craig Vincent said that there have been discussions with the property owners for exploring the relocation of the sober living facility for men. This would provide newer facilities. There will also be an opportunity to move the outreach center in the future and they could expand the second floor to include women in the future. This is a newer and better facility where the uses could be expanded.

Mayor Rosenberg opened the public hearing.

Heath Tappe, co-founder of Bridge Street Mission, said that this is a win-win for all parties. The convent would be put up for sale. The outreach center is normally full. This would provide one campus. Tappe suggested that the Homeless Coalition may be interested in the building. The outreach center would also be for sale later on, which could potentially be another business.

Susan Lang, President of Emmerich Properties, said that they own and manage 450 properties in the area. This has been a good property and they were originally looking for someone to lease the building. This bigger vision has come and it will help the community. Lang said that she supports this, and the location and services provided would be good for the community.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on amending the General Development Plan at 315, 319 & 325 North 1st Avenue to allow for transitional housing for at least 39 men and 20 women and commercial kitchen and facility to feed up to 120 people in a PUD, Planned Unit Development Zoning District.

Brueggeman motioned to amend the general development plan at 315, 319 & 325 North 1st Avenue to allow for transitional housing for at least 39 men and 20 women and commercial kitchen and facility to feed up to 120 people in a PUD, Planned Unit Development Zoning District. Bornemann seconded.

Lenz said that a public information meeting was held prior to this meeting and it was lightly attended. He

said that staff received clarifying questions about the proposal but no formal opposition.

The motion carried 7-0. The item will go to Common Council on July 11, 2023.

PUBLIC HEARING: Approving the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District.

Lynch said that the conditional use request for an outdoor commercial entertainment use is for a patio in the back near Quaw Street. There is a small building near the patio area. This will be for restaurant patrons for outdoor dining. Lynch said that calls were received wondering if music would be involved in this use.

Mayor Rosenberg opened the public hearing.

Bobbi Jo Balz, 718 North 4th Avenue, said that she lives a couple houses away and said that a diner is fine. Balz said that she has lived here for 15 years and it is a quiet area. Balz said that she does not want to hear live music every weekend and doesn't like the idea of the noise.

Tyler Vogt said that a different license would be required for live music. The patio will not allow for live music and he 100% understands that. There isn't enough space for entertainment or music. The neighborhood does not need to worry. The business is only open until midnight. This request has nothing to do with live music. There are approximately 50-60 parking spots in the nearest blocks. Vogt said that he is 100% committed to being part of the neighborhood.

Diane Gurholt, 605 North 4th Avenue, said that 4th Avenue was just narrowed and if vehicles are parked on both sides of the street, only 1 vehicle can get through. There are a lot of kids in the neighborhood riding bike. At times, the kids are not always watched because parents are at work. Gurholt asked the parking to be reconstructed or this be limited.

Mayor Rosenberg closed the public hearing.

Discussion on approving the conditional use at 628 North 3rd Avenue to allow for outdoor commercial entertainment, in a UMU, Urban Mixed-Use Zoning District.

Lenz said that the request is for outdoor dining even though the zoning category also includes entertainment in the name. The conditional use is only for the patio area.

Herbst asked if there are businesses in the adjacent building. Vogt answered that there is a coin shop and the other spot is vacant. The coin shop owner is supportive of this. Vogt added that there will not be live music. Herbst asked if the building would be demolished for parking. Vogt said that it is not planned, but he does have other plans for the building. The prices in the diner are very fair and it is an approachable space. Vogt said that the patio area will only be used around 100 days out of the year.

Watson asked what the hours of operation would be. Vogt answered that they are currently 11 a.m. - midnight. They will be starting to open at 7 a.m. by mid-July. They will continue to be closed on Mondays. 9 p.m. will be the latest time used for the patio area. Watson asked if the live music gets approved through the clerk. Hebert said that the commission could limit the conditional use to dining and beverage and also an end time for the patio area.

Bornemann said that it looks like there will be 7 tables. Vogt said that the patio area would be able to accommodate 28-30 people for a total of 75 people. Vogt added that he hopes people would bike or walk that live in the neighborhood.

Discussion and possible action on authorization to deed Outlot 1 of CSM #19539 to Luke Stenberg.

Lynch said that the city owns three parcels along Wyatt Street and plan to build a 6-unit apartment complex. The neighbors' garage is over the property. This is to clean up the encroachment.

Brueggeman motioned to authorize the deed Outlot 1 of CSM #19539 to Luke Stenberg. Bohlken seconded, and the motion carried unanimously 7-0. This item will go to Common Council on July 11, 2023.

Next meeting date.

The next meeting is scheduled for July 18, 2023.

Adjournment.

Watson motioned to adjourn, seconded by Herbst. The motion carried unanimously 7-0 and the meeting adjourned at 5:25 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on July 18, 2023.



STAFF REPORT

To: Plan Commission
Prepared By: William Hebert, Chief Inspector/Zoning Administrator
Date: July 11, 2023

REQUESTED ACTION:

Conditional Use Permit at 1408 Cherry St.

LOCATION: 1408 Cherry St.

APPLICANT: Lisa Riggle, owner

EXISTING ZONING: **Suburban Residential 5 (SR-5)**

EXISTING LAND USE: Single family

REQUESTED CONDITIONAL USE: Second detached garage.

COMPREHENSIVE PLAN: This area is mapped as suburban residential.

OTHER PLANS: n/a

PURPOSE:

The owner currently has a single stall detached garage near their home (14'x 20'; 280 square feet). The rear of the lot is accessed by an alley. A small shed was in the rear yard, but has been recently removed. Owner wishes to install a second detached garage, 16'x 20' 320 square feet, for storage and a place to park a second vehicle.

CONDITIONAL USE PROCEDURE:

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use.

1st meeting: Public Hearing, no action.

2nd meeting: Staff report available, Final action taken.

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

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

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

N/A

STAFF RECOMMENDATION

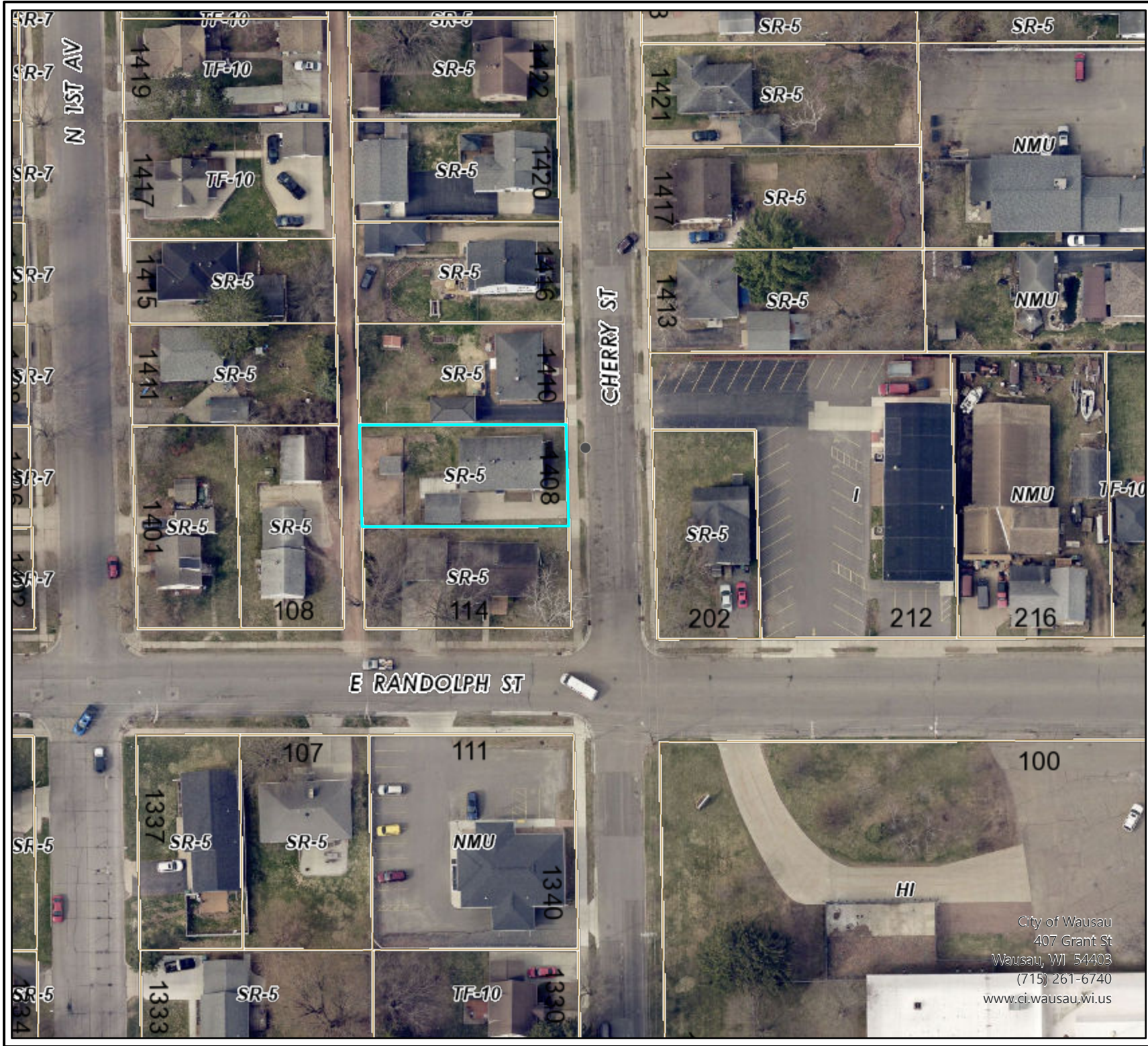
N/A

ACTION

The Commission may

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.

Attachments: area map, pictometry photo, plans

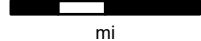



ArcGIS Web Map

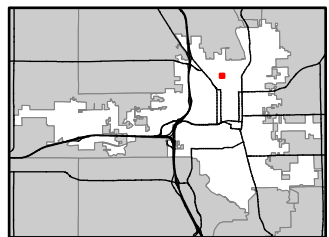
City of Wausau / DPW

Date: 7/13/2023

0 0.01 0.01



-  Municipal Boundaries
-  Parcel
- Zoning (Label Only)
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



- 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
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1408 Cherry St.



© All EagleView Technology Corporation

1408 Cherry St property

alley

5'
5'
16'
20'
proposed second garage

53'
Gravel parking pad

measurements taken with tape measure

22'

20'
1-car garage

measurements taken with tape measure

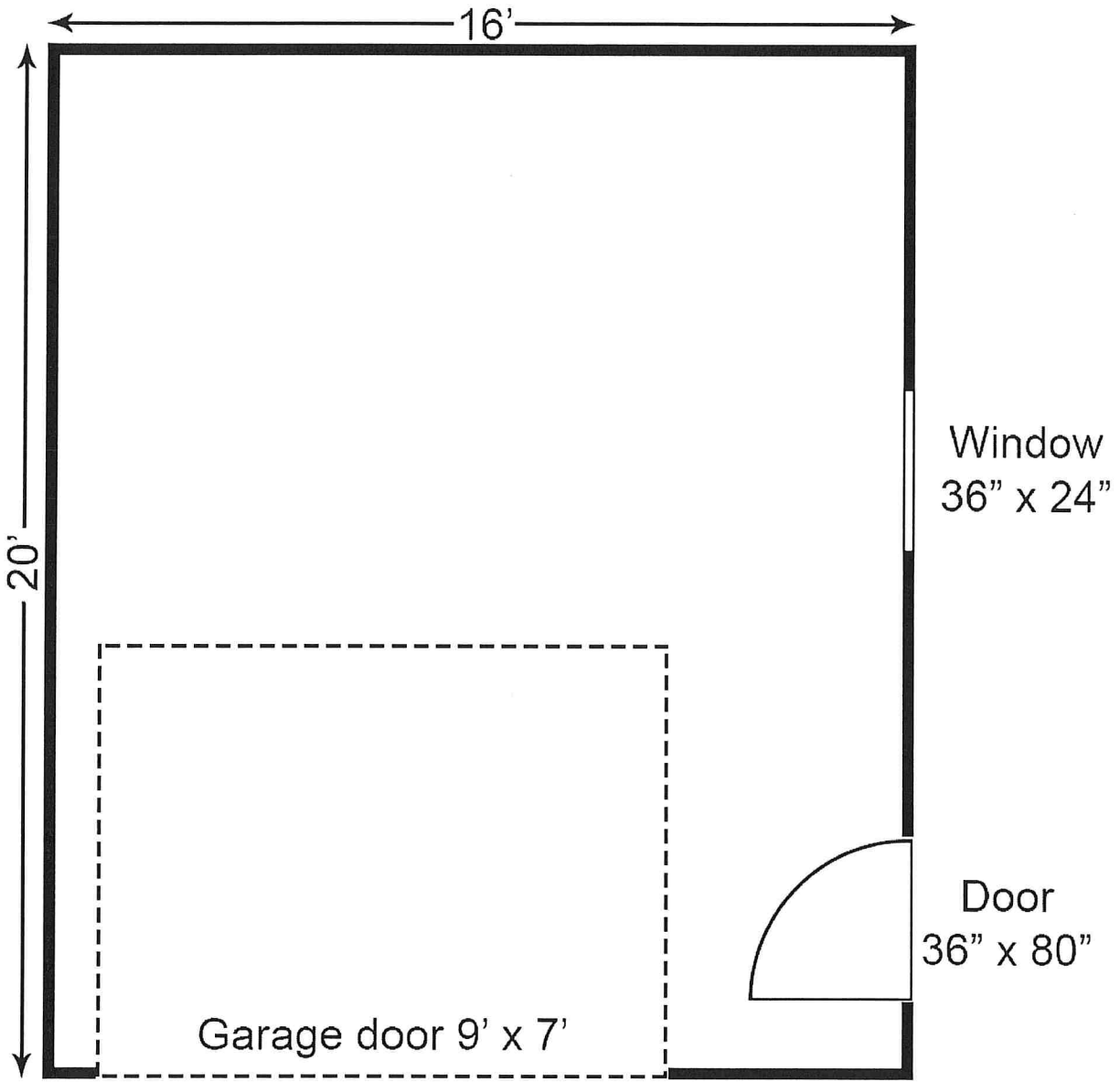
14'

26'
48'
House

measurements taken from assessment site

driveway

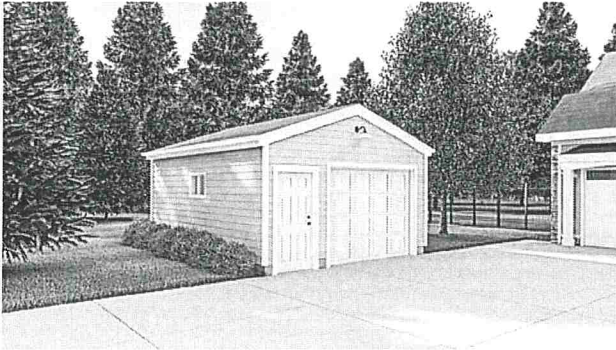
sidewalk



Newburg 1-Car Garage 16' x 20' x 8' Material List

Advanced House Plans Plan # 30048

Model Number: 1958504 | Menards® SKU: 1958504



Approximate Price \$4,116.94
 11% MAIL-IN REBATE Good Through 6/4/23 \$452.86
FINAL PRICE **\$3,664⁰⁸** each

You Save \$452.86 with Mail-In Rebate

Variation: Vinyl siding

Sold In Stores
 Stop by any Menards for information and to purchase.

Description & Documents

1-Car Garage 16' x 20' x 8' Material List

Brand Name: **Menards**

Features

- Cutting and assembly required
- 1/2" OSB roof sheathing
- Aluminum fascia included
- Includes roof edge, nails and hardware
- Building plans included

Specifications

Product Type	Garage	Garage Type	1 Car
Foundation Type	Slab	Entry Style	Gable
Overall Width	16 foot	Overall Length	20 foot
Sidewall Height	8 foot	Square Footage	320 square foot
Exterior Wall Framing	2x4 Stud	Roof Framing Type	Rafters
Rafter/Truss Spacing	1.333333327 foot	Roof Pitch	4/12
Roofing Type	3-Tab Shingles	Siding Type	D4 Vinyl
Soffit Type	None	Overhead Door Quantity	1
Overhead Door Size	9 x 7	Service Door Quantity	1
Service Door Size	36 x 80	Window Quantity	1
Window Size	36 x 24	Includes	Materials Include Framing, 16" On Center Hand Framed Rafters, Roofing, Siding, Soffit, Fascia, One 9x7 Overhead Door, One Service Door, Window, and Plans
Shipping Weight	4870.0 lbs	Return Policy	Regular Return (view Return Policy)

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®



STAFF REPORT

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

REQUESTED ACTION:

Conditional Use Permit at 628 N 3rd Ave

LOCATION:	628 N 3 rd Ave
APPLICANT:	Tyler Vogt – Westsider Diner & Lounge
EXISTING ZONING:	Urban Mixed Use - UMU
EXISTING LAND USE:	Restaurant w/additional businesses in rear building
REQUESTED CONDITIONAL USE:	Outdoor Commercial Entertainment to seat restaurant patrons Outdoor commercial entertainment: Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash, and late operating hours. Outdoor commercial entertainment land uses may include, but are not limited to outdoor eating and drinking areas, sand volleyball courts, outdoor assembly areas, and outdoor swimming pools associated with another principal land use.
COMPREHENSIVE PLAN:	This area is mapped as Urban Mixed Use.
OTHER PLANS:	n/a

PURPOSE:

Westsider Diner seeks a conditional use permit to use the patio area behind the restaurant to provide outside seating and dining for customers. The previous concrete surface in this area was recently replaced with a new concrete surface. The area would be enclosed in by a 30" high fence with access from Quaw Street and the patio would be decorated with flower boxes. Patrons would access the restaurant through the rear door. The owner has communicated with staff that any outdoor music would be limited in hours due to lighting and that the primary use of the area is dining.

CONDITIONAL USE PROCEDURE:

The City of Wausau zoning code requires two Plan Commission meetings to approve or deny a conditional use.

1st meeting: Public Hearing, no action.

2nd meeting: Staff report available, Final action taken.

PUBLIC HEARING

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

REVIEW AND ACTION

STANDARDS

(8) <i>Findings.</i> In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use: (W.M.C. 23.10.32(8))	
(a) Is in harmony with the Comprehensive Plan.	Y
(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.	N
(c) Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.	Y
(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.	Y
(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.	Y

SUBSTANTIAL EVIDENCE FROM THE PUBLIC HEARING

There was no testimony offered at the public hearing that would meet the standards of substantial evidence.

STAFF RECOMMENDATION

Staff recommends **approval** of this Permit.

To respond to neighborhood concerns regarding noise or related nuisance from outdoor music, staff **recommends that the use be limited to eating and drinking.**

ACTION

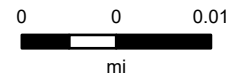
The Commission may

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3. or deny approval of the proposed conditional use.

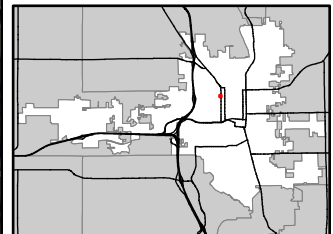
ArcGIS Web Map

City of Wausau / DPW

Date: 6/13/2023



- Municipal Boundaries
- Parcel
- Zoning (Label Only)
- Red: Band_1
- Green: Band_2
- Blue: Band_3



NOTES:

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Westsider_Rear



3' fence with flower boxes
4' opening near back door
10' opening in front of existing stairs for coin shop



roughly 8 table for 4 and 3 tables for 2
metal commercial restaurant patio furniture.....

Right now there aren't any gutters anywhere, except for the one in the pic below that's been there for 30 years (I replaced the downspout recently, but it was existing) If we need to route water a different way or bury it, i'm in for that conversation...

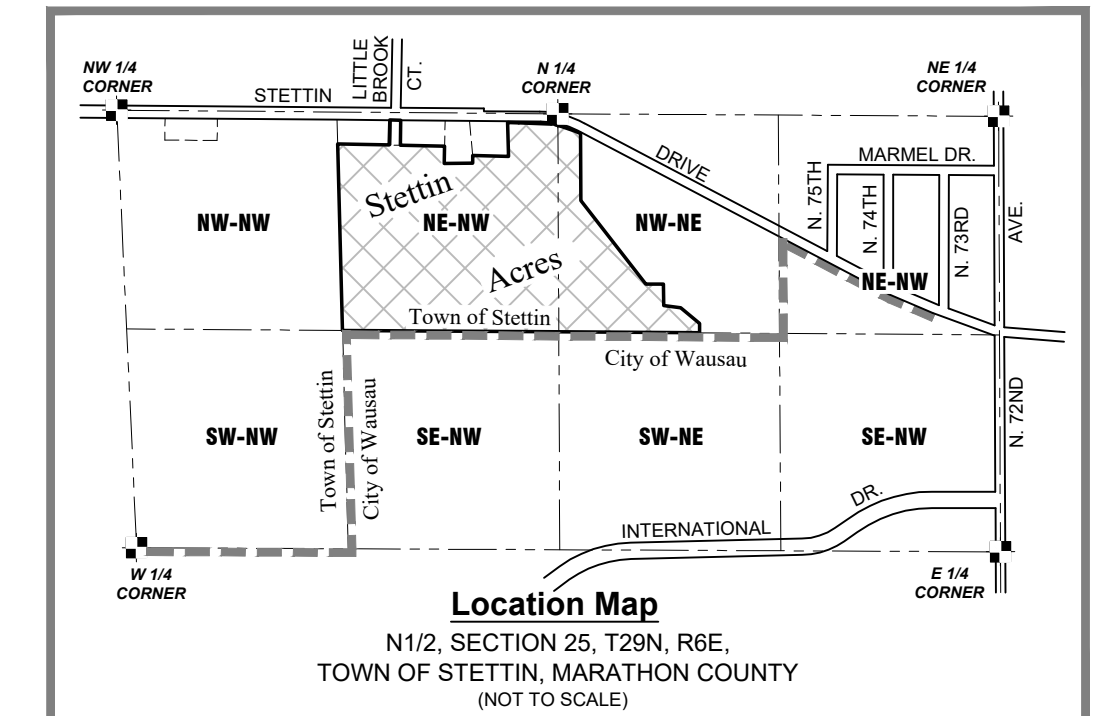
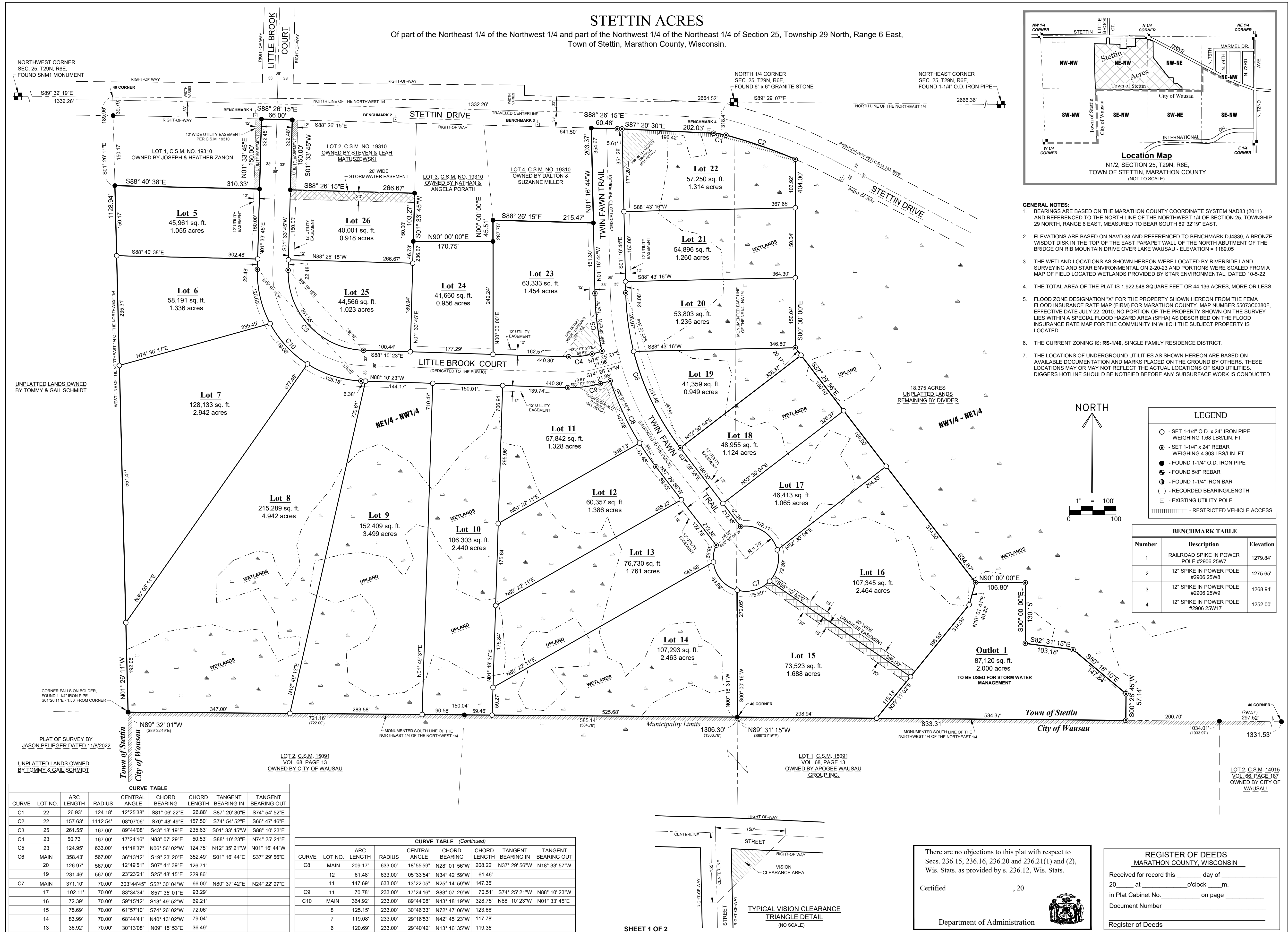
I'm trying to create a space for the business and the neighborhood to take advantage of.

I plan to keep fence low, so people can see out (and in) but clearly defines the patio space.



STETTIN ACRES

Of part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 29 North, Range 6 East, Town of Stettin, Marathon County, Wisconsin.



- GENERAL NOTES:**
- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD83 (2011) AND REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 89°32'19" EAST.
 - ELEVATIONS ARE BASED ON NAVD 88 AND REFERENCED TO BENCHMARK DJ4839, A BRONZE WISDOT DISK IN THE TOP OF THE EAST PARAPET WALL OF THE NORTH ABUTMENT OF THE BRIDGE ON RIB MOUNTAIN DRIVE OVER LAKE WAUSAU - ELEVATION = 1189.05
 - THE WETLAND LOCATIONS AS SHOWN HEREON WERE LOCATED BY RIVERSIDE LAND SURVEYING AND STAR ENVIRONMENTAL ON 2-20-23 AND PORTIONS WERE SCALED FROM A MAP OF FIELD LOCATED WETLANDS PROVIDED BY STAR ENVIRONMENTAL, DATED 10-5-22
 - THE TOTAL AREA OF THE PLAT IS 1,922,548 SQUARE FEET OR 44.136 ACRES, MORE OR LESS.
 - FLOOD ZONE DESIGNATION "X" FOR THE PROPERTY SHOWN HEREON FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MARATHON COUNTY, MAP NUMBER 55073C0380F, EFFECTIVE DATE JULY 22, 2010. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
 - THE CURRENT ZONING IS: RS-1/40, SINGLE FAMILY RESIDENCE DISTRICT.
 - THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON AVAILABLE DOCUMENTATION AND MARKS PLACED ON THE GROUND BY OTHERS. THESE LOCATIONS MAY OR MAY NOT REFLECT THE ACTUAL LOCATIONS OF SAID UTILITIES. DIGGERS HOTLINE SHOULD BE NOTIFIED BEFORE ANY SUBSURFACE WORK IS CONDUCTED.

LEGEND

- - SET 1-1/4" O. D. x 24" IRON PIPE WEIGHING 1.68 LBS/LIN. FT.
- ⊙ - SET 1-1/4" x 24" REBAR WEIGHING 4.303 LBS/LIN. FT.
- - FOUND 1-1/4" O. D. IRON PIPE
- ⊙ - FOUND 5/8" REBAR
- ⊙ - FOUND 1-1/4" IRON BAR
- () - RECORDED BEARING/LENGTH
- ⊠ - EXISTING UTILITY POLE
- ||||| - RESTRICTED VEHICLE ACCESS

BENCHMARK TABLE

Number	Description	Elevation
1	RAILROAD SPIKE IN POWER POLE #2906 25W7	1279.84'
2	12" SPIKE IN POWER POLE #2906 25W8	1275.65'
3	12" SPIKE IN POWER POLE #2906 25W9	1268.94'
4	12" SPIKE IN POWER POLE #2906 25W17	1252.00'

Scale: 1" = 100'

North Arrow: NORTH

PLAT OF SURVEY BY JASON PFLIEGER DATED 11/8/2022

UNPLATTED LANDS OWNED BY TOMMY & GAIL SCHMIDT

LOT 2, C.S.M. 15091 VOL. 68, PAGE 13 OWNED BY CITY OF WAUSAU

LOT 1, C.S.M. 15091 VOL. 68, PAGE 13 OWNED BY APOGEE WAUSAU GROUP, INC.

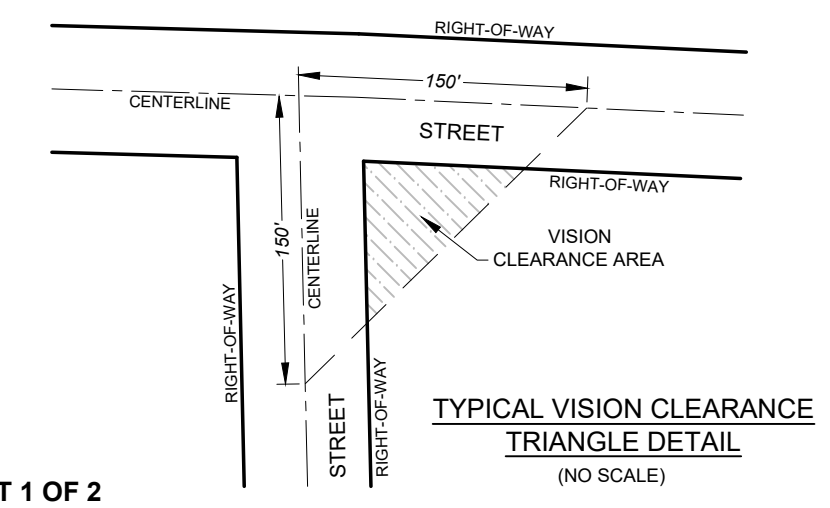
LOT 2, C.S.M. 14915 VOL. 66, PAGE 187 OWNED BY CITY OF WAUSAU

CURVE TABLE

CURVE	LOT NO.	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C1	22	26.93'	124.18'	12°25'38"	S81°06'22"E	26.88'	S87°20'30"E	S74°54'52"E
C2	22	157.63'	1112.54'	08°07'06"	S70°48'49"E	157.50'	S74°54'52"E	S66°47'46"E
C3	25	261.55'	167.00'	89°44'08"	S43°18'19"E	235.63'	S01°33'45"W	S88°10'23"E
C4	23	50.73'	167.00'	17°24'16"	N83°07'29"E	50.53'	S88°10'23"E	N74°25'21"E
C5	23	124.95'	633.00'	11°18'37"	N06°56'02"W	124.75'	N12°35'21"W	N01°16'44"W
C6	MAIN	368.43'	567.00'	36°13'12"	S19°23'20"E	352.49'	S01°16'44"E	S37°29'56"E
	20	126.97'	567.00'	12°49'51"	S07°41'39"E	126.71'		
	19	231.46'	567.00'	23°23'21"	S25°48'15"E	229.86'		
C7	MAIN	371.10'	70.00'	303°44'45"	S52°30'04"W	66.00'	N80°37'42"E	N24°22'27"E
	17	102.11'	70.00'	83°34'34"	S57°35'01"E	93.29'		
	16	72.39'	70.00'	59°15'12"	S13°49'52"W	69.21'		
	15	75.69'	70.00'	61°57'10"	S74°26'02"W	72.06'		
	14	83.99'	70.00'	68°44'41"	N40°13'02"W	79.04'		
	13	36.92'	70.00'	30°13'08"	N09°15'53"E	36.49'		

CURVE TABLE (Continued)

CURVE	LOT NO.	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C8	MAIN	209.17'	633.00'	18°55'59"	N28°01'56"W	208.22'	N37°29'56"W	N18°33'57"W
	12	61.48'	633.00'	05°33'54"	N34°42'59"W	61.46'		
	11	147.69'	633.00'	13°22'05"	N25°14'59"W	147.35'		
C9	11	70.78'	233.00'	17°24'16"	S83°07'29"W	70.51'	S74°25'21"W	N88°10'23"W
C10	MAIN	364.92'	233.00'	89°44'08"	N43°18'19"W	328.75'	N88°10'23"W	N01°33'45"E
	8	125.15'	233.00'	30°46'33"	N72°47'06"W	123.66'		
	7	119.08'	233.00'	29°16'53"	N42°45'23"W	117.78'		
	6	120.69'	233.00'	29°40'42"	N13°16'35"W	119.35'		



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, WISCONSIN

Received for record this _____ day of _____, 20____ at _____ o'clock _____ m.

In Plat Cabinet No. _____ on page _____

Document Number _____

Register of Deeds

STETTIN ACRES

Of part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of Section 25, Township 29 North, Range 6 East, Town of Stettin, Marathon County, Wisconsin.

Surveyor's Certificate:

I, Keith J. Walkowski, Professional Land Surveyor S-2717, do hereby certify that:

At the direction of Denyon Homes, Inc., as Owner, I have surveyed, mapped and divided part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 29 North, Range 6 East, Town of Stettin, Marathon County, Wisconsin, the exterior boundaries of which are described as follows:

Commencing at the Northwest corner of said Section 25; Thence South 89°32'19" East along the North line of said Northwest 1/4, 1332.26 feet to the West line of said Northeast 1/4 of the Northwest 1/4; Thence South 01°26'11" East along said West line, 189.96 feet to the South line of Lot 1 of Certified Survey Map Number 19310 as Document Number 1865184 and the point of beginning; Thence South 88°40'38" East along said South line, 310.33 feet to the East line of said Lot 1 of Certified Survey Map Number 19310; Thence North 01°33'45" East along said East line, 150.00 feet to the South right-of-way line of Stettin Drive; Thence South 88°26'15" East along said South right-of-way line, 66.00 feet to the West line of Lot 2 of said Certified Survey Map Number 19310; Thence South 01°33'45" West along said West line, 150.00 feet to the South line of said Lot 2; Thence South 88°26'15" East along said South line, 266.67 feet to a point on the West line of Lot 3 of said Certified Survey Map Number 19310; Thence South 01°33'45" West along said West line, 103.27 feet to the South line of said Lot 3; Thence North 90°00'00" East along said South line, 170.75 feet to the East line of said Lot 3; Thence North 00°00'00" East along said East line, 45.51 feet to the South line of Lot 4 of said Certified Survey Map Number 19310; Thence South 88°26'15" East along said South line, 215.47 feet to the East line of said Lot 4; Thence North 01°16'44" West along said East line, 203.37 feet to said South right-of-way line of Stettin Drive; Thence South 88°26'15" East along said South right-of-way line, 60.48 feet; Thence South 87°20'30" East along said South right-of-way line, 202.03 feet to the beginning of a tangential curve to the right; Thence along said South right-of-way line, 26.93 feet along the arc of said curve, said curve having a radius of 124.18 feet, a central angle of 12°25'38" and a chord that bears South 81°06'22" East for a distance of 26.88 feet to the beginning of a tangential curve to the right; Thence along said South right-of-way line, 157.63 feet along the arc of said curve, said curve having a radius of 1112.54 feet, a central angle of 08°07'06" and a chord that bears South 70°48'49" East for a distance of 157.50 feet; Thence South 00°00'00" East, 404.00 feet; Thence South 37°29'56" East, 634.67 feet; Thence North 90°00'00" East, 106.80 feet; Thence South 00°00'00" East, 130.15 feet; Thence South 82°31'15" East, 103.18 feet; Thence South 50°16'10" East, 147.84 feet; Thence South 00°28'45" West, 57.14 feet to a point on the monumented South line of said Northwest 1/4 of the Northeast 1/4; Thence North 89°31'15" West along said monumented South line, 833.31 feet to the Southeast corner of said Northeast 1/4 of the Northwest 1/4; Thence North 89°32'01" West along the monumented South line of said Northeast 1/4 of the Northwest 1/4, 1306.30 feet to said West line of the Northeast 1/4 of the Northwest 1/4; Thence North 01°26'11" West along said West line, 1128.94 feet to the point of beginning.

That the above described parcel of land contains 1,922,548 square feet or 44.136 acres, more or less;

That I have fully complied with the provisions of Chapter 236 of the Statutes of Wisconsin and the subdivision regulations of the Town of Stettin, Marathon County Environmental Resources Committee and the City of Wausau in Surveying, Dividing and Platting said parcel;

That said plat is a correct and representation of the exterior boundaries of the land surveyed and of the subdivision thereof made.

Dated this _____ day of _____, 2023

Riverside Land Surveying, LLC
Keith J. Walkowski
WI P.L.S. S-2717

MARATHON COUNTY ENVIRONMENTAL RESOURCES COMMITTEE

Resolved, that the Plat of Stettin Acres in the Town of Stettin is hereby approved by the Marathon County Environmental Resources Committee.

Date _____ Approved _____

Date _____ Signed _____

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
ss
Marathon County)

I, Connie Beyersdorff, being the duly elected, qualified, and acting Treasurer of the County of Marathon, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of,

_____, 2023
affecting the lands included in the Plat of Stettin Acres.

Dated this _____ day of _____, 2023

Connie Beyersdorff, Treasurer, Marathon County

CITY OF WAUSAU EXTRATERRITORIAL APPROVAL CERTIFICATE

I, William Hebert, Zoning Administrator, being duly appointed by the Common Council of the City of Wausau, do hereby certify that the Plat of Stettin Acres has been reviewed and there are no objection to the recording this Plat in the Office of the Marathon County Register of Deeds.

Dated this _____ day of _____

William Hebert

CORPORATE OWNERS CERTIFICATE OF DEDICATION

Denyon Homes, Inc., a Wisconsin Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said Denyon Homes, Inc., caused the land described on this Plat of Stettin Acres to be surveyed, divided, mapped, and dedicated as represented on this plat.

Denyon Homes, Inc., does also certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval: Town of Stettin, City of Wausau, Marathon County Environmental Resources Committee and the Wisconsin Department of Administration.

In witness whereof, the said Plat of Stettin Acres, has caused these presents to be signed by

Heath Tappe, President

this _____ day of _____, 2023

Traci Tappe, Vice President

this _____ day of _____, 2023

State of Wisconsin)

ss
Marathon County)

Personally came before me this _____ day of _____, 2023

Heath Tappe, President and Traci Tappe, Vice President of the above named Denyon Homes, Inc., and to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such members as the deed of said Denyon Homes, Inc., by its authority.

_____, Notary Public State of Wisconsin

MY COMMISSION EXPIRES _____.

TOWN OF STETTIN TREASURER'S CERTIFICATE

State of Wisconsin)

ss
Marathon County)

I, Faye Zernicke, being the duly elected, qualified, and acting Treasurer of the Town of Stettin, do hereby certify that the records in my office show no unpaid taxes or special assessments affecting the lands included in the Plat of Stettin Acres.

Dated this _____ day of _____, 2023

Faye Zernicke, Treasurer, Town of Stettin

TOWN OF STETTIN APPROVAL CERTIFICATE

Resolved, that the Plat of Stettin Acres in the Town of Stettin, Denyon Homes, Inc., Owner, is hereby approved by the Stettin Town Board.

Date _____ Approved _____
Town Chairman

Date _____ Signed _____
Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Stettin.

_____, Town Clerk

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by: Denyon Homes, Inc., Grantor, to

Wisconsin Public Service Corporation, a Wisconsin corporation, Grantee, Charter Communications, Grantee, Frontier Communications, Grantee and TDS Telecom, Grantee

their respective successors and assigns and any electric, natural gas and communications companies that would service the lots within Stettin Acres, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone, internet and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility Easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

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

