



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, January 18, 2022 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: **Katie Rosenberg (C), Eric Lindman, Pat Peckham, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann**

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Approve the minutes from the December 21, 2021 meeting.
2. Discussion and possible action on approving a conditional use at 9913 / 9915 Innovation Way to allow for a distribution center, in a MI, Medium Industrial Zoning District. (City of Wausau)
3. Discussion and possible action on vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard and Elmwood Boulevard.
4. Discussion and possible action on Relocation Order for 72nd Avenue, Business Campus Trail Project.
5. Next meeting date.
6. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

The meeting is being held in person and via teleconference (all public participants' phones will be muted during the meeting) **by calling 1-408-418-9388. The Access Code is 2487 849 6582. Password YDx3sFxzT98**

Members of the public who do not wish to appear in person may view the meeting live over the internet on the City of Wausau's YouTube Channel <http://tinyurl.com/WAAMedia>, live by cable TV, Channel 981, and a video is available in its entirety 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 1/12/2022 @ 10:30 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) 261-6590 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 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, Stahl, Polley, County Planning, Badger Liquor Company Inc.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 21, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann, Pat Peckham (arrived at 5:05 p.m.)

Others Present: William Hebert, Brad Lenz, Brian Stahl, Sam Wessel, Melissa Engen, John Chmiel; *By WebEx*: Jerry Pruitt, Lindsey Pearson

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

Approve the minutes from November 16, 2021 meeting.

Bohlken motioned to approve the minutes from the November 16, 2021 meeting. Bornemann seconded, and the motioned carried unanimously 6-0.

PUBLIC HEARING: Approving a conditional use at 9913 / 9915 Innovation Way to allow for a distribution center, in a MI, Medium Industrial Zoning District.

Wessel said that Jerry Pruitt and Lindsey Pearson, of Badger Liquor Company, are available to answer any questions. There are a lot of moving pieces with the project. A conditional use is required for a distribution center. Vehicles will not be allowed to drive over landscaping areas and there will be a minimum of one parking space per each employee on the largest work shift. These items will be reviewed by staff when the site plan is submitted. This item will come back to the commission next month.

Jerry Pruitt, Badger Liquor Company, said that this will consolidate the distribution centers and will significantly improve efficiencies.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Peckham arrived at approximately 5:05 p.m.

Discussion of conditional use at 9913 / 9915 Innovation Way to allow for a distribution center, in a MI, Medium Industrial Zoning District.

There was no discussion.

PUBLIC HEARING: Amending Section 23.06.06 Off-street parking and traffic circulation.

Hebert said that he was approached by Peckham and the Airport Committee about parking at the airport. The Airport Committee has recommended the exception for parking on paved areas. A staff report and email from John Chmiel is included in the packet. The maximum allowance for the parking will be ten days.

Peckham said that he supports this and it is a good practical change. It does not set a precedent.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on amending Section 23.06.06 Off-street parking and traffic circulation.

Brueggeman motioned to amend Section 23.06.06 Off-street parking and traffic circulation. Bornemann seconded.

Bornemann asked for more information on the complaints. Chmiel said that he has been the airport manager for 30 years and has only received one complaint. The person across the street complained to him to let him know the ordinance requirements. Chmiel said that they would like to make sure the ordinance is clean.

Peckham added that the airport users have been very good with complying and this will be a good change.

The motion carried unanimously 7-0. This item will go to Common Council on January 11, 2022.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for January 18, 2022.

Adjournment.

Bohlken motioned to adjourn, seconded by Bornemann. The motion carried unanimously 7-0 and the meeting adjourned at 5:10 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on January 18, 2022.



Memorandum

From: Sam Wessel
To: Plan Commission
Date: January 18, 2022
Subject: 9913-9915 Innovation Way, Conditional Use Application

Introduction

Jerry Pruitt and Lindsey Pearson of Fond du Lac, WI have applied for a Conditional Use Permit at 9913-9915 Innovation Way to allow for the construction of a liquor distribution center. The request is for “distribution center” as a conditional use in the MI-Medium Industrial Zoning District under 23.02.61(3)(h) of the City’s zoning ordinance. Currently, the site is City-owned and is in the process of being subdivided and prepared for sale to the applicant, with final acreage currently being determined. Attached is the application and draft site layout of approximately 4.7 acres.

Section 23.03.18 (2) of the City’s municipal code requires the following regulations for distribution centers:

- Activity areas can’t be within landscaping areas, bufferyard areas, or green space areas
- Minimum of one parking space per each employee on the largest work shift.

Additional regulations apply to this conditional use when neighboring properties are zoned residential, which do not apply here. Attached is a concept site plan for the site.

Conditional Use Procedure

The City of Wausau zoning code that went into effect on January 1, 2020 requires two Plan Commission meetings to approve or deny a conditional use, with a vote taken at the second meeting. The December 21, 2021 Plan Commission meeting served as the first of two meetings and public hearing. Tonight’s meeting involves discussion and action on the request.

Substantial Evidence

“*Substantial evidence*” means facts and information, other than 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)). Statements of personal preferences or speculation not based on *substantial evidence* must be disregarded by the Plan Commission.

Recommended Findings

When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- 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.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- 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.
- 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.

No comments, questions, or concerns that provide substantial evidence related to the proposed conditional use have been brought to Plan Commission or City staff regarding the proposed use, which is capable of meeting all City requirements. Staff did receive one letter from Great Lakes Cheese on Innovation Way requesting that Innovation Way be extended to North 84th Avenue. While there are plans to complete this extension in the future, there are too few tenants in the business park to increase traffic to a level that would require this connection.

The Business Campus is designed to handle this land use along with heavy truck traffic with minimal impacts to surrounding properties. If the CUP is approved, City staff will work with the applicant to ensure the applicable requirements in 23.03.18(2) are met before a building permit is issued.

Recommended Motion

Plan Commission may move to approve, approve with conditions, or deny the Conditional Use Permit request at 9913-9915 Innovation Way. The recommendation is approval of the conditional use as depicted in the attached application.

From: [Katie Rosenberg](#)
To: [Brad Lenz](#); [Eric Lindman](#); [William Hebert](#)
Cc: [Melissa Engen](#)
Subject: FW: Planning Commission - Public Hearing, Tuesday, December 21st
Date: Wednesday, December 22, 2021 11:53:05 AM

This was in my spam folder. Passing along in case you didn't see it.

~KR

-----Original Message-----

From: Paul Herold <Paul.Herold@Greatlakescheese.com>
Sent: Monday, December 20, 2021 2:28 PM
To: Katie Rosenberg <Katie.Rosenberg@ci.wausau.wi.us>
Cc: Brad Lenz <Brad.Lenz@ci.wausau.wi.us>
Subject: [EXTERNAL] Planning Commission - Public Hearing, Tuesday, December 21st

Mayor Rosenberg,

Great Lakes Cheese was recently notified that there will be a public hearing for the conditional use of 9913/9915 Innovation Way to be used as a distribution center. With increased vehicular traffic to this portion of the Industrial Park, I'd like to request that Innovation Way be extended to the East to connect, ultimately, with 72nd Avenue.

As Great Lakes Cheese has grown to more than 500, we have a large number of employee-owners utilizing Stettin Drive and Highland Drive for their daily commute. Both of these roads lack curbs/shoulders and introduce traffic from residential driveways, posing an elevated safety risk to all involved. If Innovation Way were extended, commuters could navigate with an improved roadway and entirely through Industrial users. This would alleviate some of the Safety concerns associated with an increased flow on Stettin and Highland, as the Industrial Park expands to the West.

County Road O, from Hwy 29 to Innovation Way, is also used by GLC employees. Recent weather has brought Safety concerns on this road to light. We will also be sharing those observations with Marathon County, as well.

Available to discuss further, at your convenience.

Regards,

Paul Herold

Plant Manager

9912 Innovation Way, Wausau, WI 54401

office: 715-841-4141 cell: 715-297-0188

paul.herold@greatlakescheese.com <<mailto:paul.herold@greatlakescheese.com>>



Memorandum

From: Sam Wessel
To: Plan Commission
Date: December 21, 2021
Subject: 9913-9915 Innovation Way Conditional Use Application

Introduction

Jerry Pruitt and Lindsey Pearson of Fond du Lac, WI have applied for a Conditional Use Permit at 9913-9915 Innovation Way to allow for the construction of a liquor distribution center. The request is for “distribution center” as a conditional use in the MI-Medium Industrial Zoning District under 23.02.61(3)(h) of the City’s zoning ordinance. Currently, the site is City-owned and is in the process of being subdivided and prepared for sale to the applicant, with final acreage currently being determined. Attached is the application and draft lot layout of approximately 4.7 acres.

Section 23.03.18 (2) of the City’s municipal code requires the following regulations for distribution centers:

- A bufferyard (minimum 1.00 opacity) required between the site and neighboring residential properties
- Buildings, structures, storage areas, and any other activity areas must be at least 100 feet from all lot lines that border residential properties
- Activity areas can’t be within landscaping areas, bufferyard areas, or green space areas
- Minimum of one parking space per each employee on the largest work shift.

Attached is a concept site plan for the site.

Conditional Use Procedure

The City of Wausau zoning code that went into effect on January 1, 2020 requires two Plan Commission meetings to approve or deny a conditional use. The December 2021 Plan Commission meeting serves as the first of two meetings, with the second meeting and decision expected at January 2022 Plan Commission meeting.

Substantial Evidence

“Substantial evidence” means facts and information, other than 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)). Statements of personal preferences or speculation not based on substantial evidence must be disregarded by the Plan Commission.

Recommended Findings

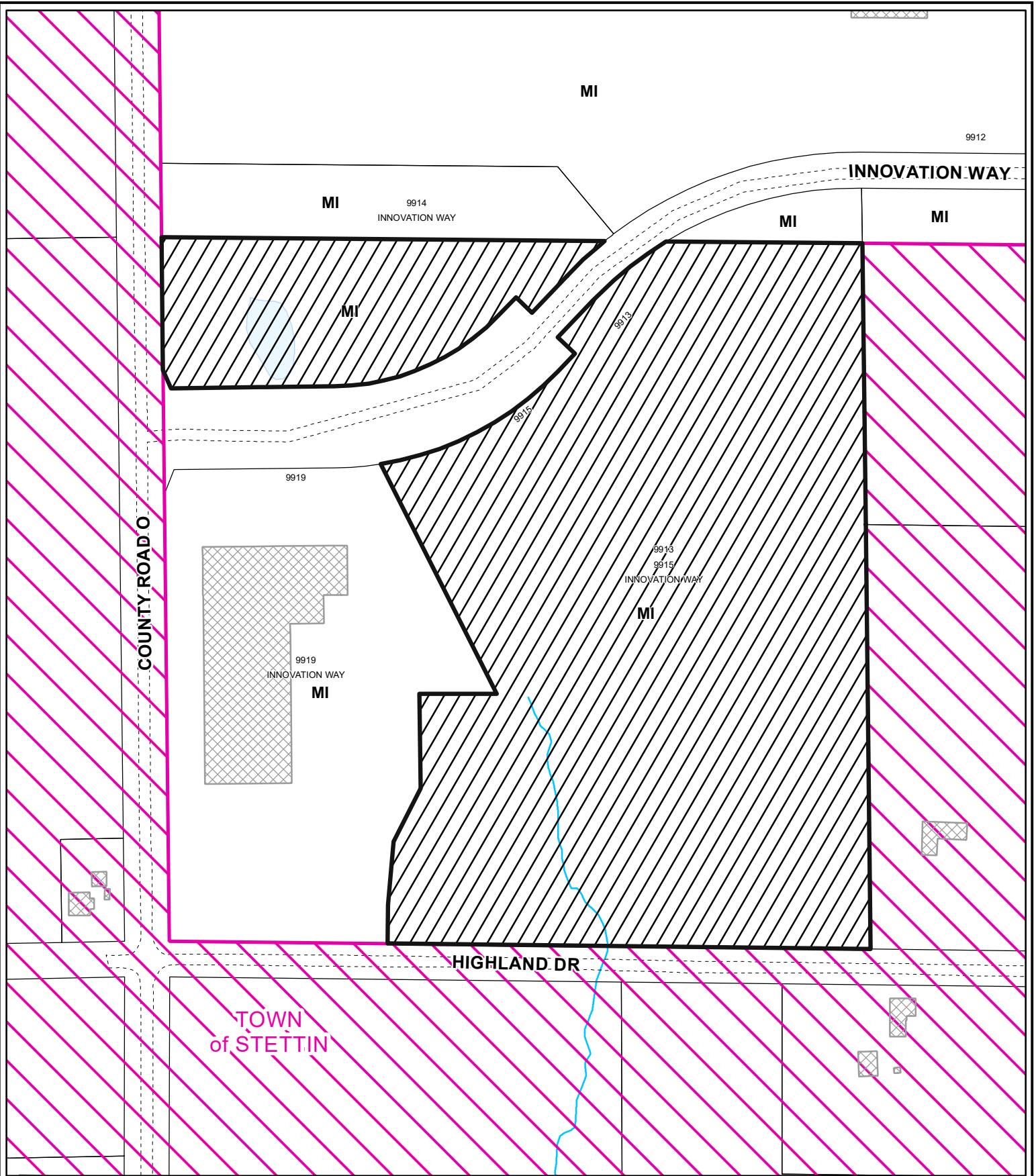
When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- Is in harmony with the Comprehensive Plan
- 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.
- Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.
- 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.
- 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.

The Wausau Business Campus is designed to handle heavy truck traffic with quick access to State Highway 29 and minimal conflicts with surrounding properties. Since the property does not border a residential zone, the bufferyard and 100-foot setback requirements do not apply to the proposed conditional use. It is feasible for the proposed distribution center to meet the other two requirements: keeping activity areas off landscaped areas and providing a minimum of one parking space per each employee on the largest work shift. Granting a CUP doesn't automatically approve the site plan. If the CUP is approved, City staff will work with the applicant to ensure these requirements are met before a building permit is issued.

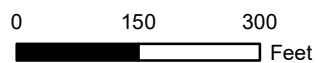
Recommended Motion

No motion is required at this meeting. Staff will compile facts and evidence related to tonight's discussion in a report for the next Plan Commission meeting. Plan Commission will move to approve, approve with conditions, or deny the Conditional Use Permit request at 9913-9915 Innovation Way at the January 2022 Plan Commission meeting.



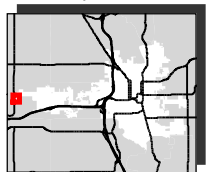
Map Date: December 2, 2021

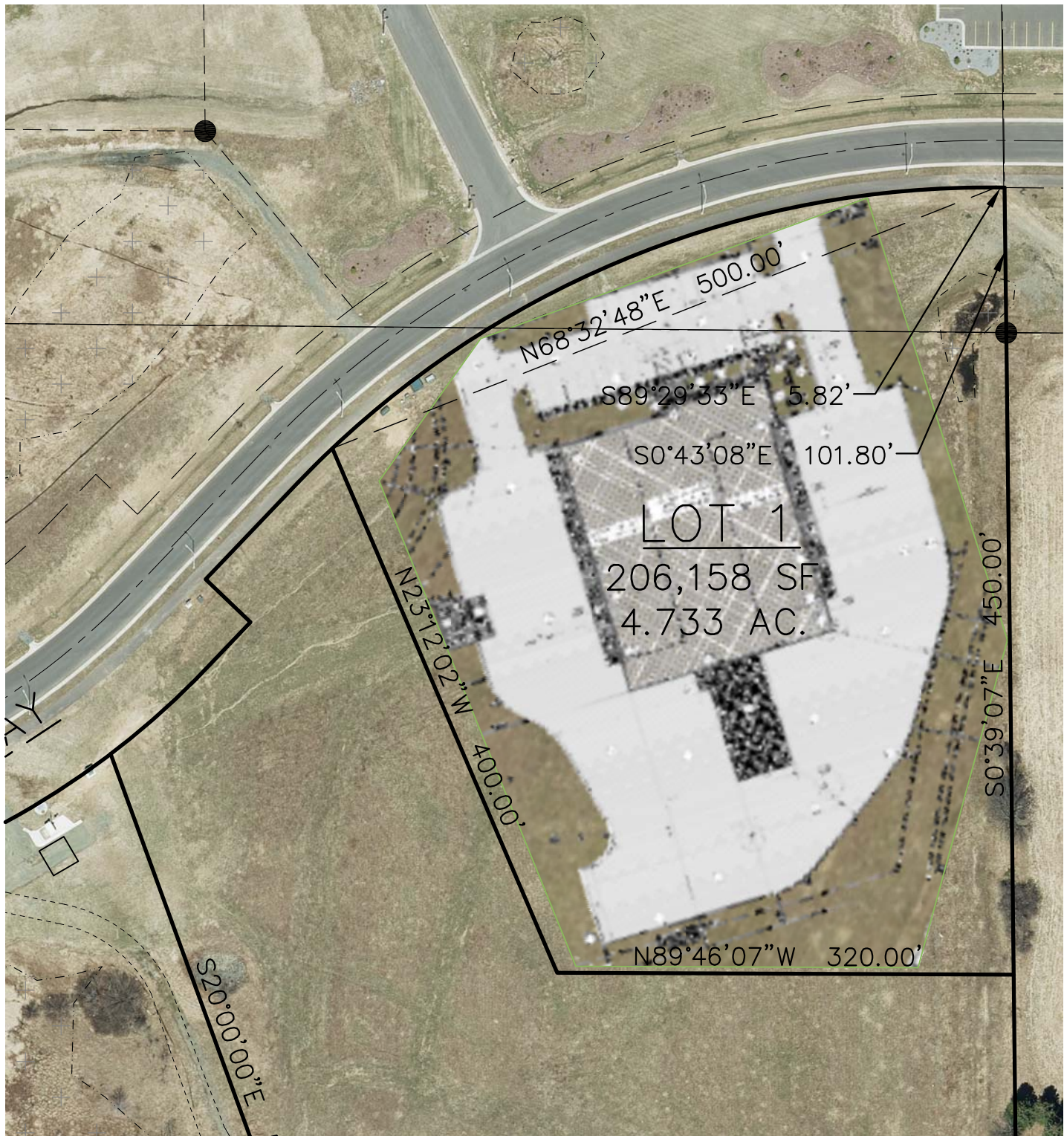
City of Wausau Marathon County Wisconsin



- Area of Interest
- Building

Map Location





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:

9913-9915 Innovation Way, Wausau, WI 54401

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

SEC 26-29-06 SW 1/4 EX Residential DSD in
CSM Vol 88 PG 1 (18022) DOC #175728

3. Name(s) of Applicant Business: Badger Liquor Company, Inc.

Name of Contact Person (PLEASE PRINT): Jerry Pruitt or Lindsey Pearson

Mailing Address: 850 South Morris St. Fond du Lac, WI 54935

Email Address: jpruitt@badgerliquor.com / LPearson@badgerliquor.com

Daytime Phone No. of Contact Person: 920-322-6571 / 920-322-6831

Evening Phone No. of Contact Person: 920-517-9235 / 920-213-4813

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

OWNER

4. Property Owner Name(s) if Different from Applicant: SAME

Mailing Address: _____

Email Address: _____

Owner's Daytime Phone Number: _____

Owner's Evening Phone Number: _____

5. What is the area, in square feet, of the property on which the establishment of the conditional use is requested? Approximately 1,135,175 sq ft.
6. What is the present zoning of the subject property? MI, medium Industrial
7. What is (are) the present use(s) of the subject property? Vacant
8. Proposed use(s) of property: Cross Dock - Distribution Center

Primary Use (reason for conditional use request): conditional use permit to allow distribution center in the MI zoning district

Secondary use (if any) of property in addition to the conditional use: None

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)

Site Plan & Building Information provided on separate sheets

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:

Jerry Pruitt 12/1/21
Signature of Applicant Date

Jerry Pruitt
PRINTED Name

Lindsey Pearson 12/1/21
Additional Applicant Signature Date

Lindsey Pearson
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.

For City Use Only
Date Received at City Hall: _____
Received By: _____
Amt. Submitted w/Application: \$ _____
Check Number: _____
Month Requested for Hearing: _____
Plan Commission Meeting Date for Expected Final Approval: _____
Other: _____

SITE PLAN AND BUILDING INFORMATION

In order to facilitate the review and approval of a conditional use, the applicant must provide a site plan and building information at the time the "*Application for a Conditional Use*" is submitted. Providing this information will help ensure that the Plan Commission is able to act upon your request at the public hearing meeting. If you fail to submit this information in advance, the Plan Commission may need to table action in order to receive and adequately review the information. Therefore, a site plan must be provided at a scale of 1 inch = 20 feet (or less than 20 feet) and, where applicable, should show the following information:

1. Property lines with dimensions in feet.
2. Location of existing and proposed structures relative to the property lines and the exterior dimensions of said structures.
3. Building setback dimensions – that is, the distance the existing and/or proposed buildings are located from the front, side and rear lot lines.
4. Location and dimensions of any loading areas and off-street parking areas, as well as the location and width of driveways and the layout of parking stalls and interior traffic circulation.
5. Location of proposed and existing stormwater drainage facilities for the building and parking lot. If the parking lot is larger than 7,500 square feet, on-site stormwater drainage plans will be needed.
6. Location and size of any proposed outside storage areas.
7. Location, size, height, and type of any proposed landscaping, fences, signs, parking lot lighting, and other pertinent exterior features proposed as part of the conditional use.

Generally, the building information should include:

1. An elevation of all exterior walls if the building is to be new construction.
2. The height of the structure in feet.
3. An indication of the types of building materials which will be used for the facade and roof.
4. A floor plan of the building.
5. Details of any changes which will be made to the building if the proposed use will be located in an existing building.

Agenda Item No.

3 & 4

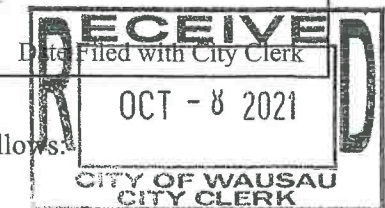
STAFF REPORT TO CISM COMMITTEE – January 13, 2022

AGENDA ITEM
#3 - Public Hearing: Vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard, and Elmwood Boulevard #4 – Discussion and possible action on vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake view Drive, Mount View Boulevard, and Elmwood Boulevard
BACKGROUND
The Engineering Department received a petition to vacate the alley as described above and as shown on the attached map. This public hearing will give the residents along the alley the opportunity to speak on the issue. Sanitary Sewer lines do run in this alley, if the alley is vacated, an easement for sewer main as well as other utilities would need to be maintained.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Recommend approval depending upon public comment.
Staff contact: Allen Wesolowski 715-261-6762

PETITION

TO THE MAYOR AND COMMON COUNCIL OF THE CITY OF WAUSAU, WISCONSIN

For Office Use



A Petition For:

- ☒ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☐ Other as Follows: _____
☐ Blacktop Paving ☐ Street Light ☐ Watermain
☐ Curb and Gutter ☐ Street Vacation ☐ Zoning Change

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
<i>Ken Przybylski</i>	Ken Przybylski	2510 Elmwood Blvd	9-24-2021
<i>Susan Engbrecht</i>	Susan Engbrecht	2518 Elmwood Blvd	9-24-2021
<i>Keith Engbrecht</i>	KEITH ENGEBRECHT	2518 Elmwood Blvd	9-24-2021
<i>Mark Tomaszewski</i>	MARK TOMASZEWSKI	2514 Elmwood Blvd	9-24-2021
<i>Deborah Olson</i>	Deborah Olson	2513 Mt View Blvd	9-25-2021
<i>Jonathan Richard</i>	Jonathan Richard	2511 Mount View Blvd	27 Sept 2021
<i>William Hultberg</i>	William Hultberg	2519 Mount View Blvd	27 Sept. 2021
<i>Chris Schneck</i>	CHRIS SCHNECK	2505 Mount View Blvd	9/27/21
<i>Deb Buttkie</i>	Deb Buttkie	2502 Elmwood Blvd	9/27/21
<i>Jean Kohn</i>	Jean Kohn	2506 Elmwood Blvd	10-8-21
11.			
12.			
13.			
14.			
15.			

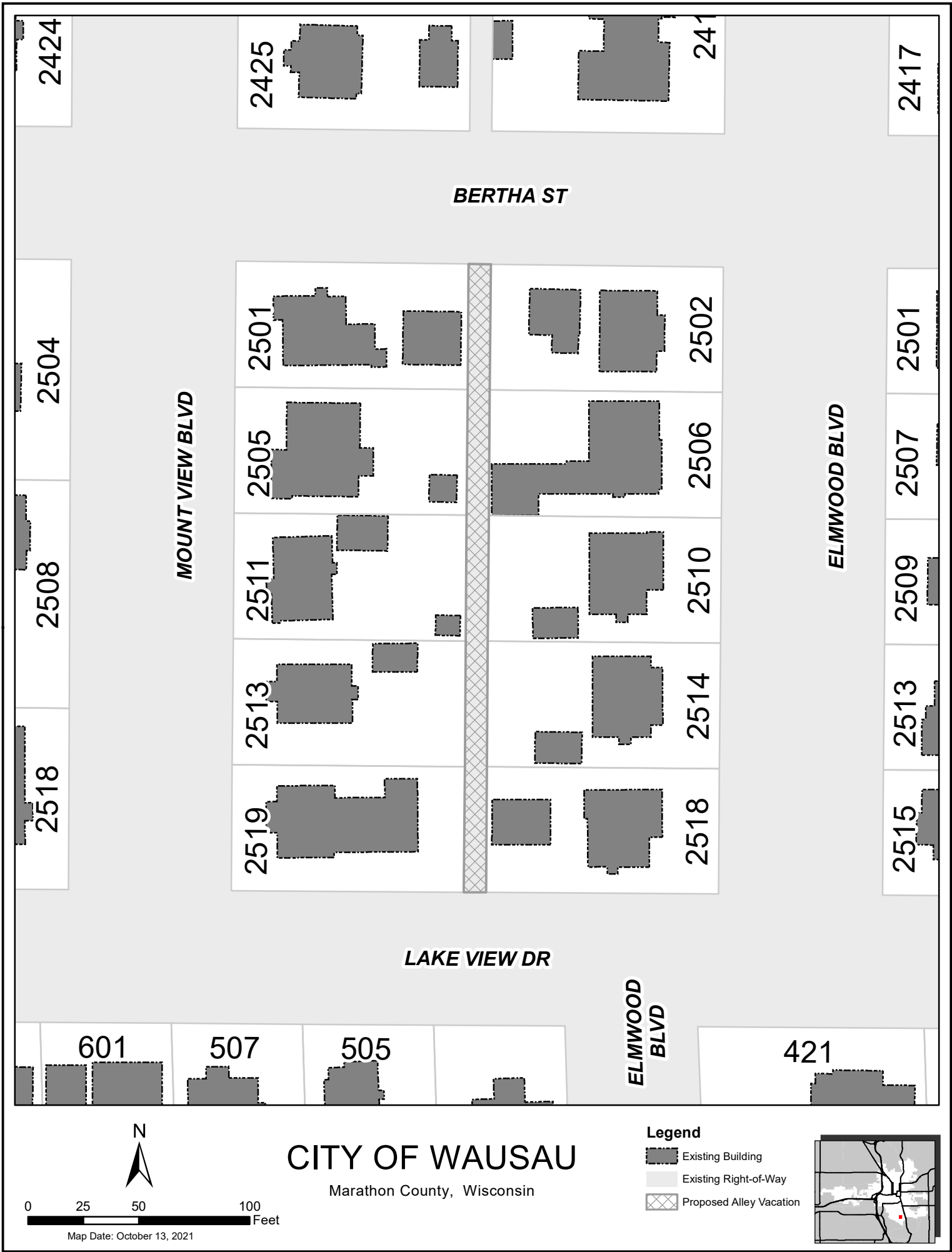
AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU JEAN Kohn being duly sworn disposes and says that he is a resident of the affected area, residing at 2506 Elmwood Blvd in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residences are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 8th day of OCTOBER, 2021

Mary G. Gochle
Signature of City Clerk or designee
Deputy

Jean Kohn 715-212-096
(Signature of Circulator)
2506 Elmwood Blvd
(Address of Circulator)



Agenda Item No.

9

STAFF REPORT TO CISM COMMITTEE – January 13, 2022

AGENDA ITEM
Discussion and possible action on Relocation Order for 72nd Avenue, Business Campus Trail Project.
BACKGROUND
The City is currently in the process of designing a multiuse trail that will extend from Packer Drive to International Drive. Due to the nature of construction and shifting of stormwater management facilities (ditches, pipe, inlets, etc.), 6 Temporary Limited Easements and 4 Permanent Limited Easements are required to facilitate the trail. Prior to beginning the process of acquiring right of way, s. 32.05(1), Wis Stats., requires that the City file an order with the county clerk identifying the old and the new locations of the facility and the lands and interests required. This order is called the Relocation Order. See attached.
FISCAL IMPACT
Anticipated \$1,000 - \$5,000
STAFF RECOMMENDATION
Staff recommends approval of the Relocation Order
Staff contact: TJ Niksich 715-261-6748

RELOCATION ORDER

RE1708

Wisconsin Department of Transportation

PROJECT ID 6999-18-09	Name of Road S. 72 nd Ave.	Highway	County Marathon
Right of Way Plat Date 12/17/2021	Plat Sheet Numbers 4.1,4.2,4.3,4.4,4.5	Date of Previously Approved Relocation Order	

Description of Termini of Project

S. 72nd Ave.

Beginning at a point located 485.42 feet South and 40.41 West of the East 1/4 Corner of Section 36, Township 29 North and Range 06 East, City of Wausau, Marathon County, State of Wisconsin;

Thence northerly to a point located 360.18 feet North and 48.68 feet West of the East 1/4 Corner of Section 25, Township 29 North and Range 06 East, City of Wausau, Marathon County, State of Wisconsin.

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 84.02(3) and 84.09 and 84.30, Wisconsin Statutes, the City of Wausau orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by the City of Wausau, in the name of the City of Wausau, pursuant to the provisions of Section 84.09(1) or (2), Wisconsin Statutes.
3. This order supersedes and amends any previous order issued by the City.

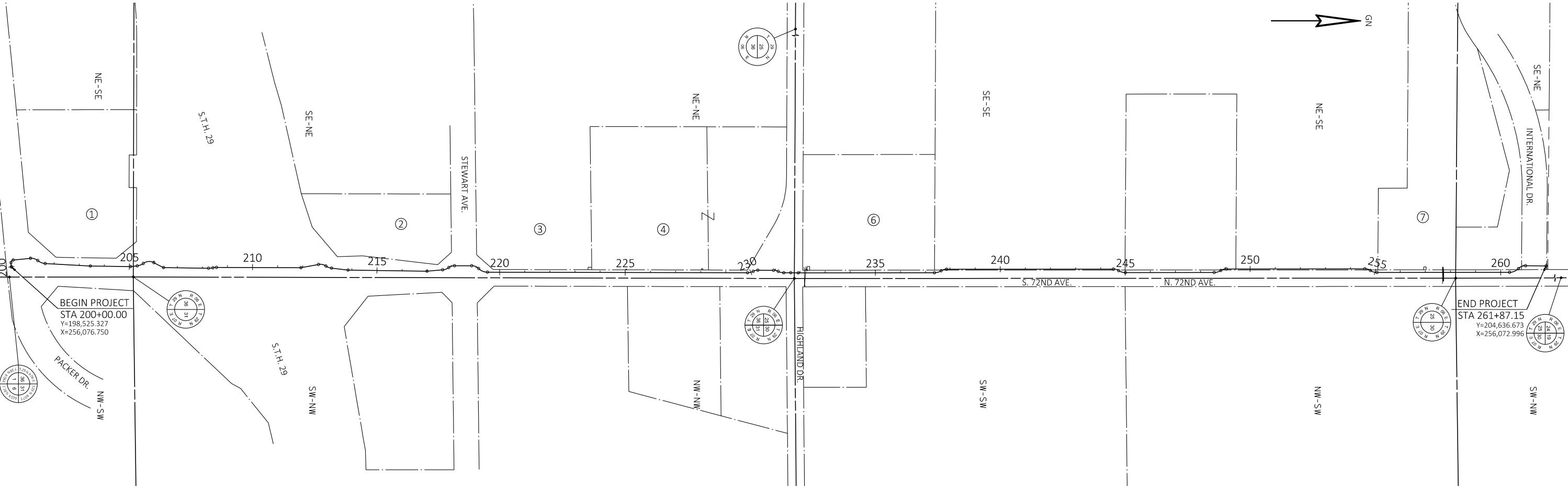
(Katie Rosenberg, Mayor)

(Date)

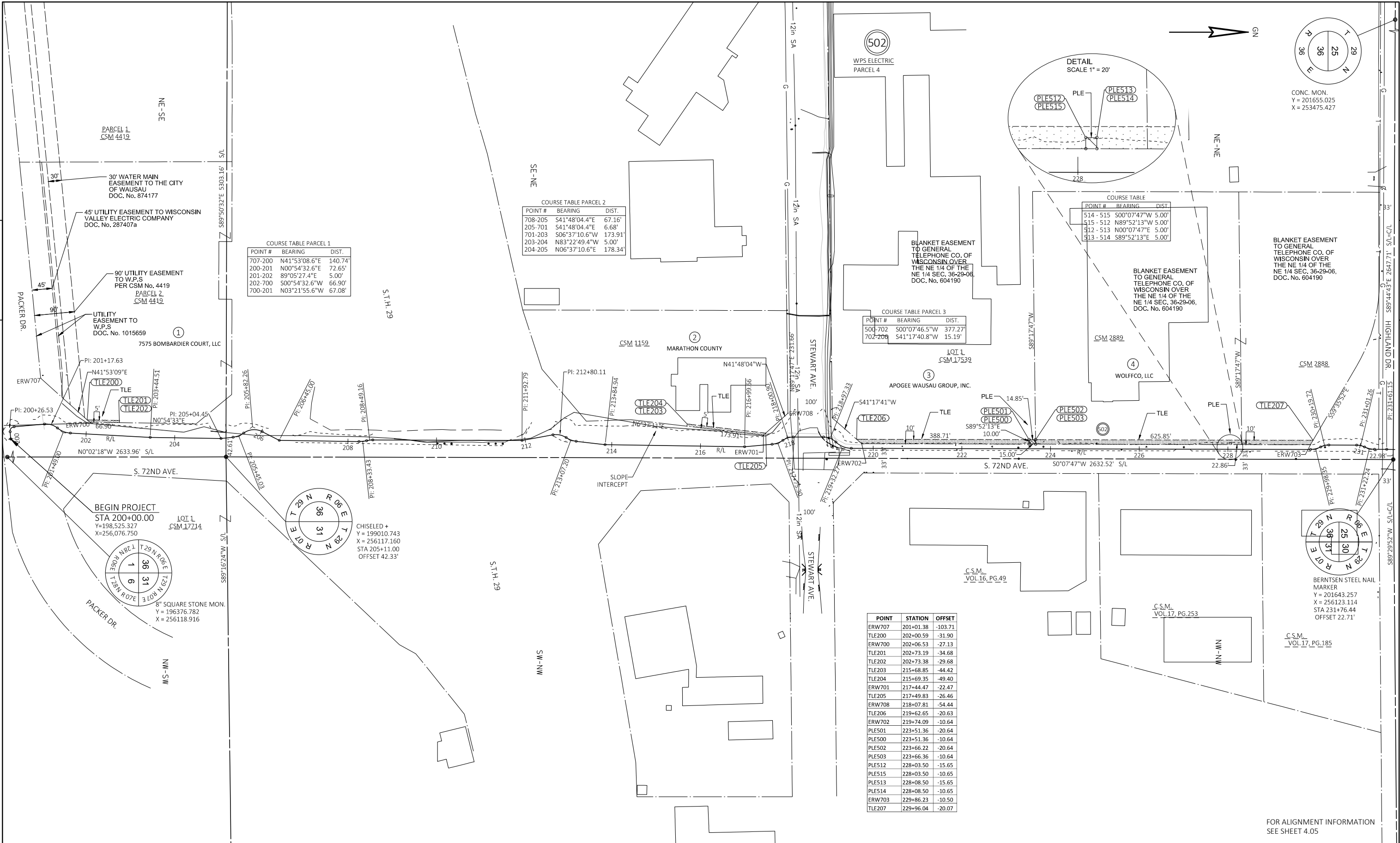
SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

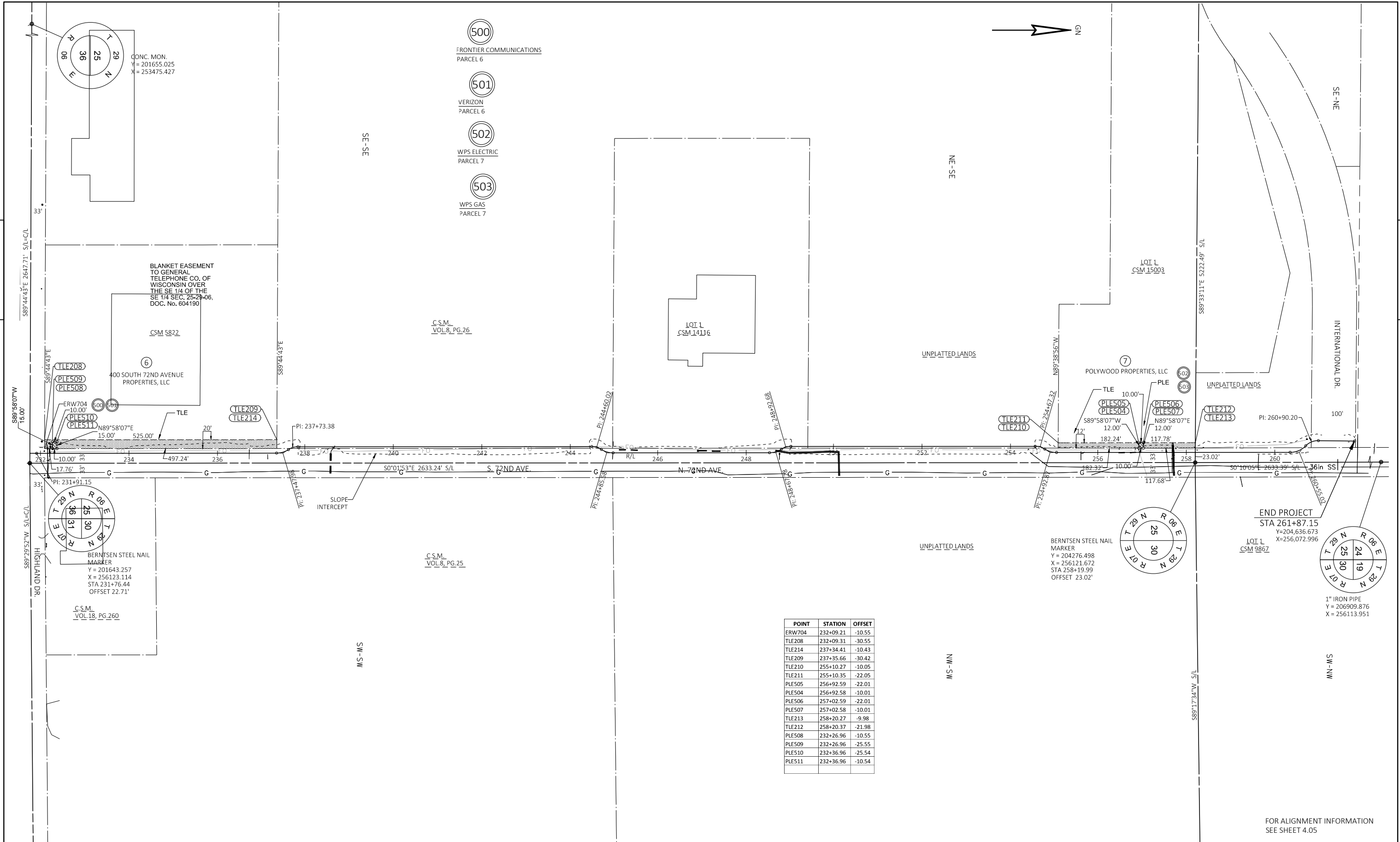
PARCEL NUMBER	SHEET NUMBER	OWNER	INTEREST REQUIRED	R/W ACRE(S) REQUIRED (ACRES)			PLE AREA	TLE AREA	PARCEL NUMBER
				NEW	EXISTING	TOTAL			
1	4.03	7575 BOMBARDIER COURT, LLC	TLE					0.008	1
2	4.03	MARATHON COUNTY	TLE					0.020	2
3	4.03	APOGEE WAUSAU GROUP, INC.	PLE, TLE				0.003	0.088	3
4	4.03	WOLFFCO, LLC	PLE, TLE				0.001	0.142	4
6	4.04	400 SOUTH 72ND AVENUE PROPERTIES, LLC	PLE,TLE				0.003	0.238	6
7	4.04	POLYWOOD PROPERTIES, LLC	PLE,TLE				0.003	0.083	7
500	4.04	FRONTIER COMMUNICATIONS	RELEASE OF RIGHTS						500
501	4.04	VERIZON	RELEASE OF RIGHTS						501
502	4.03, 4.04	WPS ELECTRIC	RELEASE OF RIGHTS						502
503	4.04	WPS GAS	RELEASE OF RIGHTS						503



REVISION DATE 	DATE 12/17/2021	SCALE, FEET 0200400	HWY: S. 72ND AVE.	STATE R/W PROJECT NUMBER 6999-18-09	PLAT SHEET 4. 02	E
	GRID FACTOR		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER 6999-18-79	PS&E SHEET	



REVISION DATE	DATE 12/17/2021	SCALE, FEET 0 100 200	HWY: S. 72ND AVE.	STATE R/W PROJECT NUMBER 6999-18-09	PLAT SHEET 4. 03	
GRID FACTOR			COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER 6999-18-79	PS&E SHEET	E



POINT	STATION	OFFSET
ERW704	232+09.21	-10.55
TLE208	232+09.31	-30.55
TLE214	237+34.41	-10.43
TLE209	237+35.66	-30.42
TLE210	255+10.27	-10.05
TLE211	255+10.35	-22.05
PLE505	256+92.59	-22.01
PLE504	256+92.58	-10.01
PLE506	257+02.59	-22.01
PLE507	257+02.58	-10.01
TLE213	258+20.27	-9.98
TLE212	258+20.37	-21.98
PLE508	232+26.96	-10.55
PLE509	232+26.96	-25.55
PLE510	232+36.96	-25.54
PLE511	232+36.96	-10.54

REVISION DATE	DATE 12/17/2021	SCALE, FEET	HWY: S. 72ND AVE.	STATE R/W PROJECT NUMBER 6999-18-09	PLAT SHEET 4. 04
	GRID FACTOR	0 100 200	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER 6999-18-79	PS&E SHEET

