



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: **Wednesday, February 16, 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

1. Approve the minutes from the January 18, 2022 meeting.
2. **PUBLIC HEARING:** Request to approve a conditional use at 1730 North Business Highway 51 to allow for an addition of an order board sign for a second drive thru lane, in a SMU, Suburban Mixed-Use Zoning District. (Taco Bell)
3. Discussion and possible action approving a conditional use at 1730 North Business Highway 51 to allow for an addition of an order board sign for a second drive thru lane, in a SMU, Suburban Mixed-Use Zoning District. (Taco Bell)
4. Discussion and possible action approving Alexander Davis Preliminary Plat (formerly Wausau Center Mall site).
5. Discussion and possible action on designating John Marshall School (1918 Lamont Street) as an historic landmark.
6. Next meeting date.
7. 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 2497 977 8891. Password faDCg2nT53d**

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 2/10/2022 @ 10:00 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) 261-6590 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 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, Stahl, Polley, County Planning, Taco Bell

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, January 18, 2022, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Tom Neal, George Bornemann; *By WebEx*: Pat Peckham, Bruce Bohlken, Andrew Brueggeman

Others Present: Brad Lenz, Sam Wessel, Melissa Engen; *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 December 21, 2021 meeting.

Neal motioned to approve the minutes from the December 21, 2021 meeting. Bornemann seconded, and the motion carried unanimously 7-0 by roll-call vote.

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.

Wessel said that this is a city owned property located in the business park. The requirements are easy to meet. There was one letter of concern that was received. The concern is about increased vehicular traffic and requested that Innovation Way be extended to the east and connect with 84th Avenue. Wessel said that there are plans for this one day, but not quite yet. Staff recommends approval with the conditions listed in the staff report.

Peckham motioned to approve a conditional use at 9913 / 9915 Innovation Way to allow for a distribution center, in a MI, Medium Industrial Zoning District with the conditions that activity areas cannot be within the landscaping areas, buffer yard areas or green space areas and a minimum of one parking space is required per each employee on the largest work shift. Bornemann seconded.

Neal asked about the letter from December from Great Lakes Cheese. Wessel said that there are plans for the road to be connected, but not as part of this project. There is an application for a bike trail for the area and this would help alleviate the cost and provide bike/ped access.

Brueggeman arrived at the meeting in person at approximately 5:05 p.m.

The motion carried unanimously 7-0 by roll-call vote.

Discussion and possible action on vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard and Elmwood Boulevard.

Lindman said that this item was discussed during the last CISM meeting. The request was made by the residents. There were some questions asked during the CISM meeting, but no concerns. Staff recommends approval.

Neal motioned to vacate and discontinue the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard and Elmwood Boulevard. Bornemann seconded, and the motion carried unanimously 7-0 by roll-call vote.

Discussion and possible action on Relocation Order for 72nd Avenue, Business Campus Trail Project.

Lindman said that the relocation order is for a new trail addition on 72nd Avenue. The work will be completed within the right-of-way. Six temporary limited easements and four permanent limited easements are required for the trail.

Brueggeman asked if the property owners have been notified and if there have been any objections. Lindman said that the property owners have been notified and there have not been any objections. This is the beginning part of the process.

Peckham asked if the route will change. Lindman said that the right-of-way is only changing a small amount. This request is for changing the facility locations and not for relocating residents.

Brueggeman motioned to approve the relocation order for 72nd Avenue, Business Campus Trail Project. Peckham seconded, and the motion carried unanimously 7-0 by roll-call vote.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for February 15, 2022.

Adjournment.

Bornemann motioned to adjourn, seconded by Neal. 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 February 15, 2022.



Memorandum

From: Sam Wessel
To: Plan Commission
Date: February 16, 2022
Subject: 1730 US-51 N Conditional Use Permit

Introduction

Dean Madson, on behalf of Marvin Development IV, LLC, has submitted plans to add a second drive-through lane to the Taco Bell at 1730 US-51 N. The site is 1.01 acres and zoned SMU – Suburban Mixed Use. Section 23.09.05(1)(d)4. of the City’s zoning ordinance requires a Conditional Use Permit (CUP) for “order board signs” found in drive-throughs. For a CUP to be granted for an order board sign, it must meet these requirements in 23.09.05(1)(d)4.:

- b. Order board signs shall be freestanding or mounted on the exterior wall of the building containing the use.
- c. Freestanding two-way microphone/speaker devices shall not count toward the maximum permitted area of the order board sign.
- d. Order board sign audio components shall not cause a nuisance with volume.
- e. Order board sign lighting components shall meet the exterior lighting standards set forth in section 23.06.20 of the Zoning Ordinance. (These require lighting to eliminate glare onto neighboring properties and remain below reasonable levels of brightness).

Attached is a concept site plan and sign drawings for the site. Please note the existing drive-thru already has one order board sign; the new request is for two signs, one per lane.

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. This meeting serves as the first of two meetings and public hearing, with findings to be presented and action to take place next month.

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

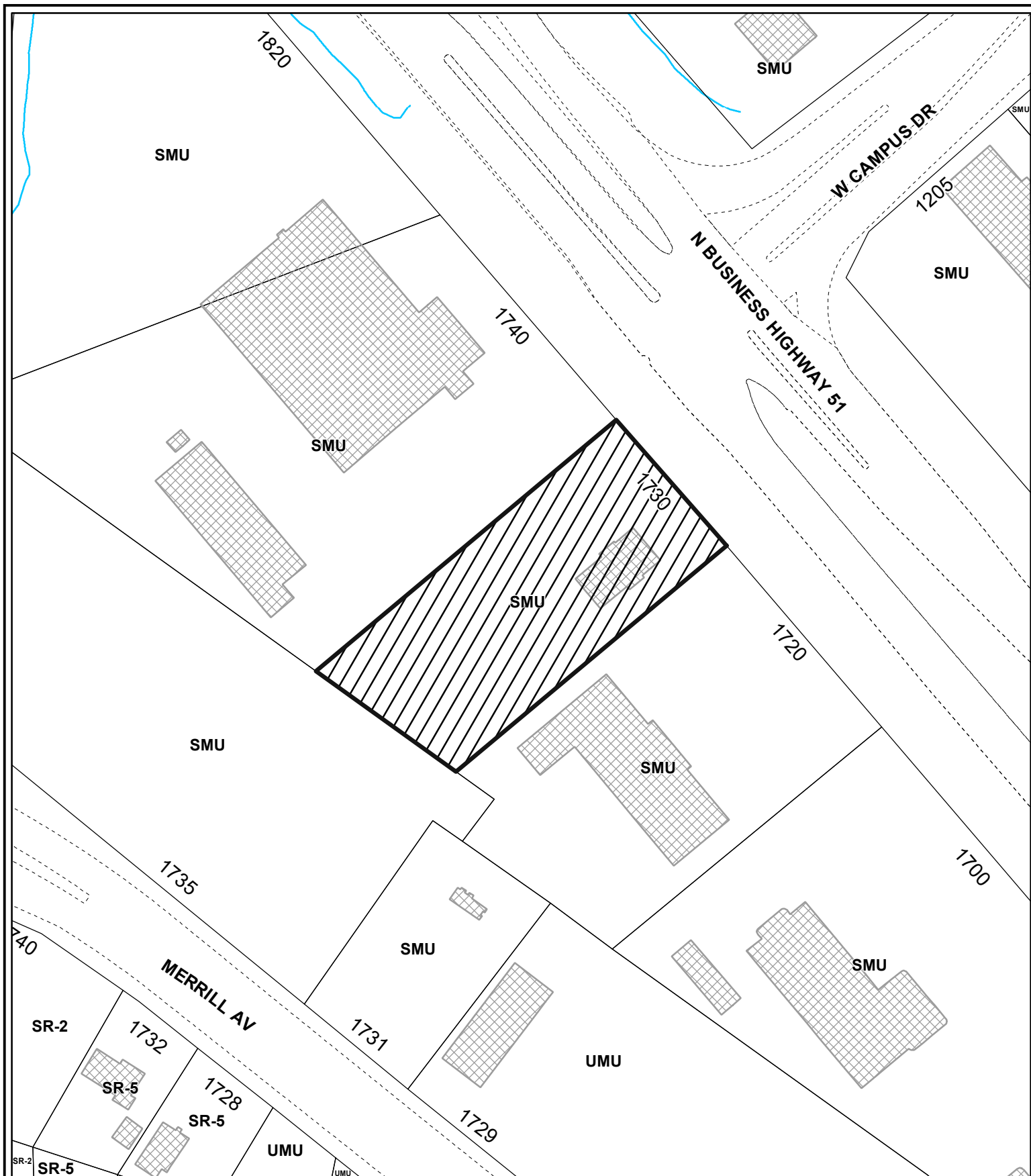
When deciding on a proposed conditional use permit the Plan Commission must consider whether the conditional use:

- 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.

So far, staff received a comment from Nigbur's Furniture, the neighboring parcel to the northwest, who is concerned that Taco Bell's parking areas encroach on the access easement the two properties share. The changes in the application do not appear to alter this area, and if there is a dispute, it should be resolved between the two property owners independent of CUP approval.

Recommended Motion

After tonight's public hearing, City staff will compile a list of questions and concerns and report findings at the March Plan Commission meeting. Discussion and action to approve or deny the CUP will occur at that time.



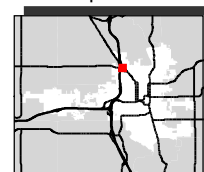
Map Date: February 4, 2022

0 100 200
Feet

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:

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):

3. Name(s) of Applicant Business: _____

Name of Contact Person (PLEASE PRINT): _____

Mailing Address: _____

Email Address: _____

Daytime Phone No. of Contact Person: _____

Evening Phone No. of Contact Person: _____

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

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

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?_____

6. What is the present zoning of the subject property?_____

7. What is (are) the present use(s) of the subject property?_____

8. Proposed use(s) of property: _____

Primary Use (reason for conditional use request):_____

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)

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:

Signature of Applicant

Date

PRINTED Name

Additional Applicant Signature

Date

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 take 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.

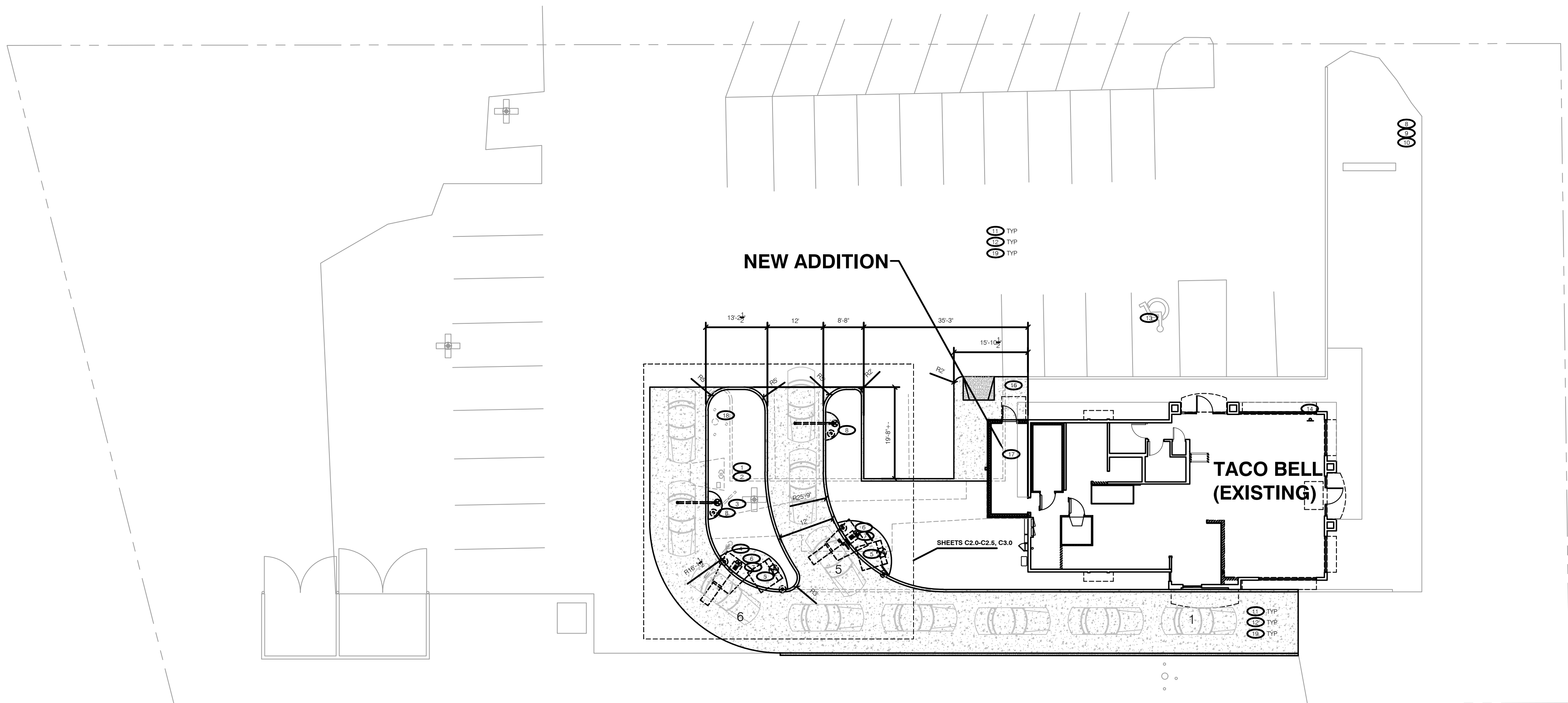
Generally, the building information should include:

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.

NOTE: CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY CONNECTIONS IN CONFLICT WITH NEW ADDITION AND NOTIFY OWNER OF ANY CONFLICTS PRIOR TO START OF CONSTRUCTION

NOTE
THIS PLAN HAS BEEN CREATED
USING PREVIOUS SITE PLAN
INFORMATION AND VISUAL
OBSERVATIONS OF EXISTING
FEATURES. NO SURVEY HAS BEEN
COMPLETED TO VERIFY EXISTING
CONDITIONS. CONTRACTOR SHALL
FIELD VERIFY QUANTITIES,
MEASUREMENTS, AND FIELD
CONDITIONS PRIOR TO BIDDING.
CONTRACTOR IS RESPONSIBLE FOR
COMPLYING WITH 'YUM' BRANDS
SPECIFICATIONS AND PART OF THE
BID PRICE FOR WORK TO BE
COMPLETED.

EXISTING PARKING STALLS:	38
EXISTING HANDICAP STALLS:	2
TOTAL STALLS:	40
REQUIRED PARKING:	
1 PER 5 OCCUPANTS, $75 / 5 = 15$	
PROPOSED PARKING STALLS:	34
PROPOSED HANDICAP STALLS:	2
TOTAL STALLS:	36
DRIVE THRU CAR STACK:	10

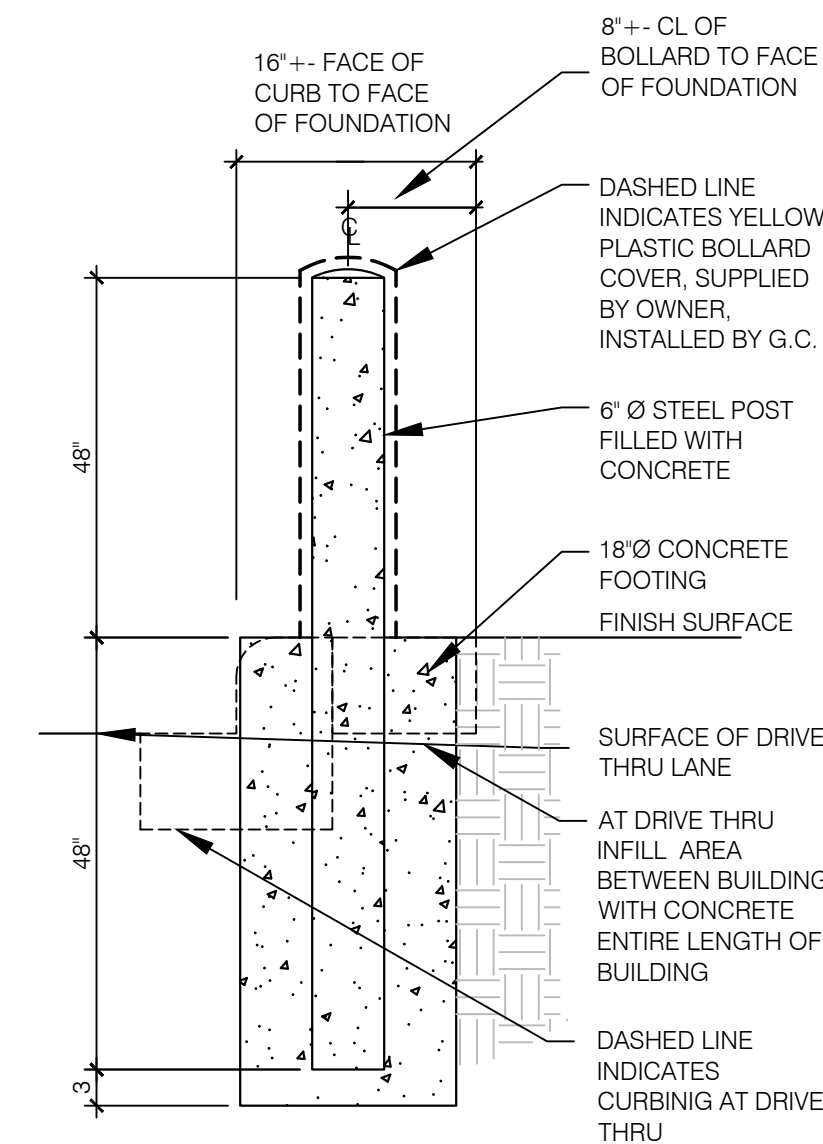
**SITE PLAN** 1" = 16'-0"

X KEYNOTE

1. DEMO EXISTING MENU BOARD, FOUNDATION, ELECTRICAL, ETC.
2. DEMO EXISTING ORDER CONFIRMATION BOARD, FOUNDATION, BOLLARDS, ELECTRICAL, ETC.
3. DEMO EXISTING CANOPY, FOUNDATION, ETC.
4. DEMO EXISTING CLEARANCE BAR.
5. INSTALL NEW DIGITAL MENU BOARD, FOUNDATION, BOLLARDS, AND DRIVE THRU LOOP. VERIFY ALL REQUIREMENTS PRIOR TO INSTALLATION.
6. INSTALL NEW ORDER CONFIRMATION BOARD, FOUNDATION, BOLLARDS, ELECTRICAL, ETC.
7. INSTALL NEW ORDER CANOPY, FOUNDATION, BOLLARDS, ELECTRICAL, ETC.
8. PAINT EXISTING READER BOARD, SHERWIN WILLIAMS IRORE SW 7069
9. PAINT EXISTING PYLON POLE AND CABINET. SHERWIN WILLIAMS IRORE SW 7069
10. NEW LED LIGHTING IN EXISTING PYLON AND READER BOARD SIGN
11. VERIFY WITH OWNER EXISTING ASPHALT AND CONCRETE PAVING AND CURBING.
12. VERIFY LANDSCAPE WORK REQUIRE WITH OWNER.
13. VERIFY ADA ACCESSIBLE RAMP PER CITY STANDARDS
14. NEW DELIVERY PARKING SIGNAGE
15. INSTALL NEW CLEARANCE BAR AND BOLLARDS.
16. NEW CONCRETE WALK AND DELIVERY RAMP
17. NEW ADDITION. PREPARE SITE FOR NEW ADDITION.
18. DEMO EXISTING FOUNDATION FOR MENU BOARD AND WIRES TO BE CAPPED.
19. PATCH EXISTING PARKING LOT LIGHTING FOUNDATION.

KEYNOTES

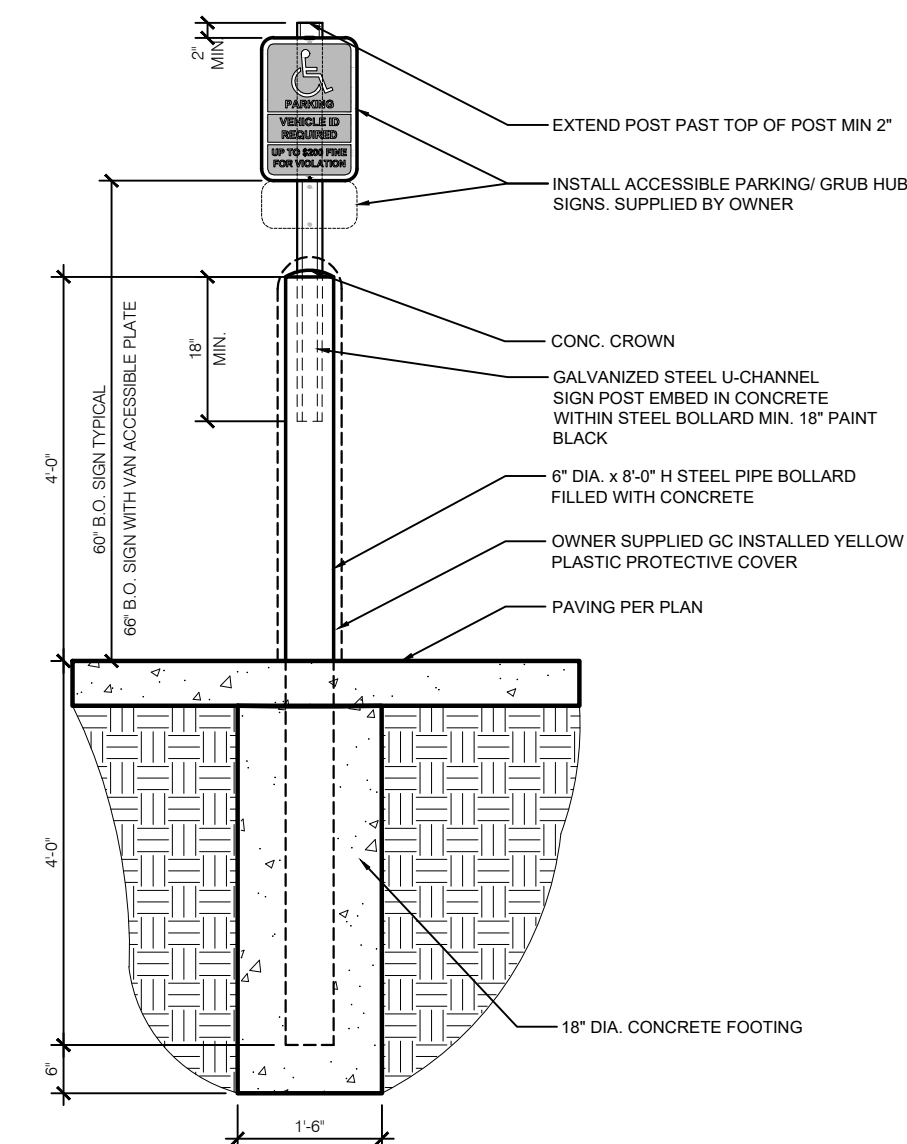
CUP SUBMITTAL

**BOLLARD**

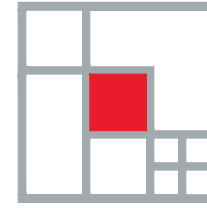
GENERAL NOTES

1. ACCESSIBLE PARKING STRIPING AND INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE PAINTED TO MEET CITY REQUIREMENTS.
2. ALL EXISTING TREES, BUSHES, SHRUBS & LANDSCAPING MATERIALS ARE TO BE TRIMMED AS NECESSARY, BUT NOT ALREADY DONE AT TIME OF CONSTRUCTION. VERIFY REQUIREMENTS WITH OWNER.
3. IDENTIFY EXISTING WATER IRRIGATION HEADS AND PIPING LOCATIONS PRIOR TO REMOVAL AND INSTALLATION OF LANDSCAPE MATERIALS. TAKE PRECAUTIONS NOT TO DAMAGE THEM, OTHERWISE LANDSCAPER WILL REPAIR/REPLACE AT LANDSCAPERS COST.
4. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
5. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS OF CONSTRUCTION AND LANDSCAPE MATERIALS.

GENERAL NOTES



HANDICAP/DELIVERY SIGNAGE 1/2"=1'-0"

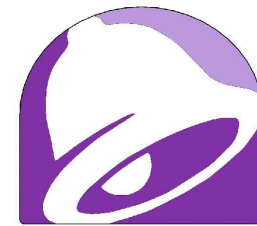


RYAN A. SCHROEDER
ARCHITECT

4931 West 35th Street
Suite 200
St. Louis Park, Minnesota

952.541.9969

planforcegroup.com



TACO BELL

1730 US HIGHWAY 51 N
WAUSUA, WI
54401
STORE #: (31835)

Border Foods
5425 Boone Ave N.
New Hope, MN 55428

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Wisconsin

Signature :	
Name :	Ryan Schroeder
Registration :	A-12004-5
Project Contact :	Chad Berreau
Phone Number :	952-541-9969

Print History	Date
OWNERS REVIEW	04.02.2021
HEALTH/BUILDING	04.14.2021
OWNERS REVIEW	01.14.2022
CUP SUBMITTAL	01.25.2022

COP SUBMITTAL		01.25.2022
1	-	-
2	-	-
3	-	-
-	-	-

MIDTERM REMODEL

SITE PLAN

Project	21036
Drawn	CLB
Checked	RS

C1.0

TACO BELL
1730 HIGHWAY 51 N
WAUSAU, WISCONSIN



Agenda Item No.

3

STAFF REPORT TO CISM COMMITTEE – February 10, 2022

AGENDA ITEM
Discussion and possible action on Alexander Davis Preliminary Plat (former Wausau Center Mall site)
BACKGROUND
The City of Wausau and WOZ have hired REI to prepare a plat for the lands that formerly occupied the mall. The purpose of the plat is to delineate lot lines and ownership so the parcels can be sold and developed. The plat includes the areas to be delineated as right-of-way for future streets. The plat also includes several outlots. Tom Radenz, a representative of REI will be at the CISM meeting to discuss the preliminary plat and answer any questions.
FISCAL IMPACT
The plat will allow WOZ to sell their parcels and to begin the redevelopment.
STAFF RECOMMENDATION
Recommend approval.
Staff contact: Allen Wesolowski 715-261-6762



To: Allen Wesolowski, City Engineer
From: Jamie Polley, Director Parks, Recreation & Forestry
Date: February 8, 2022
Subject: Alexander Davis Preliminary Plat -Updated Memo

Parks, Recreation & Forestry Initial Comments

- Per Municipal Code 21.16.085 parkland dedication is required by the subdivision of land.
- The development is within a ¼ mile of a City park. On February 7, 2022 the City Parks and Recreation Committee moved to recommend to CISM and the City Council the approval of the requirement of cash in lieu of land to satisfy the parkland dedication requirement.
- The Parks and Recreation Committee also moved to recommend that the city not approve any land within the development labeled as public use that would require any management or maintenance by the Parks, Recreation & Forestry Department.
- Parkland Dedication payment shall be made in a lump sum prior to the recoding of the final plat or certified survey map or prior to issuance of any building permit for R-4, R-4-1 or R-4-2, planned development or unified development.

Parkland dedication fees at this time are calculated as follows:

Parkland Dedication Fees: (WMC Chapter 21.16)	
▪ SR-2, SR-3, SR-5, and SR-7 Districts	\$400 /lot
▪ DR-8, TF-10 and TF-12 Districts	\$500 /lot
▪ MRL-12, MRM-20 and MRH-50 Districts	\$200 /unit
▪ Planned and Unified Developments	\$400 /single-family unit; \$500 /duplex unit; and \$200 /apartment unit
▪ Additional Residential Building Lots Created by Replat or Certified Survey	\$400 /additional lot

City of Wausau
Department of Public Works
Division of Inspection and Zoning
407 Grant Street, Wausau, WI 54403
715.261.6780 / 715.261.4102 fax



February 04, 2022

THOMAS RADENZ
REI ENGINEERING
4080 N 20TH AVE
WAUSAU, WI 54401

RE: Alexander Davis Plat - Preliminary Plat Certified Survey Map - Plat Review (Washington, 2nd St, 3rd St, Jackson) Status Conditional
Dear: THOMAS RADENZ

The preliminary Certified Survey Map has been administratively reviewed.

If you have any further questions regarding this project, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, likely belonging to a city official. The signature is stylized and appears to be "A. Davis" or similar.

Plan Review Comments

Surveyor - David Huempfer - 715-261-6754 - David.Huempfer@ci.wausau.wi.us

Conditional

Review Comments:

The following is required by WMC Ch. 21.24.030:

- 21.24.030(l) – “grades of all new streets” should be shown.
- 21.24.030(m) - The “size of existing sewers, water mains” need to be shown.
- 21.24.030(s) - Should include “Street profile plans for all existing and proposed streets”.

Note: CISM/PC/CC may provide variations or exceptions to these requirements per 21.32.090.

Advisory Comments:

Notes as to the purpose of each Outlot might be helpful.

Zoning - William Hebert - 715-261-6783 - william.hebert@ci.wausau.wi.us

Conditional

Review Comments:

The PUD will need to be amended or re-created to reflect the new buildings that are proposed.
Use of outlots should be limited per the subdivision code.

Water Works - Shannon Lane - 715-571-9774 - Shannon.Lane@ci.wausau.wi.us

No Review Required

Review Comments:

Will need to review utility plans when available.

Parks - Jamie Polley - 715-261-1554 - Jamie.Polley@co.marathon.wi.us

Conditional

Review Comments:

Advisory Comments:

Parks, Recreation & Forestry Initial Comments

- Per Municipal Code 21.16.085 parkland dedication is required by the subdivision of land.
- The development is within a ¼ mile of a City park therefore parkland dedication of cash in lieu of land will be recommended to the Parks and Recreation Committee on February 7, 2022.
- Parkland Dedication payment shall be made in a lump sum prior to the recoding of the final plat or certified survey map or prior to issuance of any building permit for R-4, R-4-1 or R-4-2, planned development or unified development.

Parkland dedication fees at this time are calculated per fee schedule.

Parks and Recreation Committee will review and make their recommendation on Monday February 7, 2022

Fire - Brian Stahl - 715-261-7906 - Brian.Stahl@ci.wausau.wi.us

Approved

Review Comments:

Review Comments:

Advisory Comments:

Jackson Street and 3rd Street should come to a "T" rather than the curvature being shown. This is not only to aid in the street design within the right-of-way, but in case 3rd Street were to be extended down to Forest Street in the future.

No easements are shown on the plat. Previous drafts showed an easement between 1st and 2nd Streets to connect to the future pedestrian bridge over 1st Street and down to the riverfront. Planning staff also previously suggested an easement between 2nd and 3rd Streets to again access the pedestrian bridge, and an easement between Washington and Jackson at 4th Street for direct access between the parking structure and the Washington/4th Street intersection.

Public Works--Stormwater - Thomas Niksich - 715-261-6748 -

Conditional

Thomas.Niksich@ci.wausau.wi.us

Review Comments:

Separate submittal for stormwater.

Public Works--General - Allen Wesolowski - 715-261-6762 -

Conditional

Allen.Wesolowski@ci.wausau.wi.us

Review Comments:

Review Comments:

1. The proposed right of way for North Second Street narrows to approximately 40' between outlet 2 and outlet 4. This may not be enough right of way to construct the street and sidewalk.
 2. The number of outlots and ownership, MC states outlots should be limited.
-



January 21, 2022

City of Wausau

Attn: Allen Wesolowski
City of Wausau City Engineer
407 Grant St.
Wausau, WI 54403



Subject:

Review and approval of the Preliminary Plat of Alexander Davis Plat, the former Wausau Center Mall property.

Dear Allen,

We are submitting the enclosed Preliminary Plat on behalf of Wausau Opportunity Zone (WOZ) for review and approval at the February 2022 Capital Improvements Street Maintenance, Planning Commission, and City Council meetings. As you are aware, our team has been working closely with City staff to pull this document together for this submittal.

Enclosed you will find the following documents for review and approval:

- 3 hard copies of the Preliminary Plat of Alexander Davis
- Completed City of Wausau Preliminary Plat Application
- \$100 check for Preliminary Plat Fees per the City Fee Schedule

Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,
REI Engineering, Inc.

A handwritten signature in black ink that reads "Thomas A. Radenz".

Tom Radenz, PLS
Vice President/Senior Consultant

cc. Chuck Ghidorzi, WOZ, Suite 300, 2100 Stewart Avenue, Wausau, WI 54401
Dave Eckman, WOZ, 200 Washington St., Suite 120, Wausau, WI 54403

CITY OF WAUSAU FORMAL APPLICATION FOR APPROVAL OF A PRELIMINARY PLAT

Note: Section 21.12.020 of the *Wausau Municipal Code* requires subdividers to provide the City Engineer with a letter of intent and sketch of the proposed subdivision at least 30 days before a preliminary plat is submitted. Additional information on the letter of intent and sketch plan can be obtained from the City Engineering Department.

Instruction: This application should be completed and returned to the City Engineer with six (6) copies of a preliminary plat (at least one copy should be 11"X17" or smaller). The preliminary plat should be prepared in accordance with the requirements of Chapter 21.24 of the *Wausau Municipal Code*. A copy of Chapter 21.24 is available in the City Engineering Department and on the City's Website at: www.ci.wausau.wi.us (under the sub-heading *Government: Municipal Code*).

SECTION I. Applicant Information

1) Are you the Owner of the subdivision or the Owner's Agent? ☐ Owner ☒ Agent

2) Your Name: Tom Radenz - REI Engineering, Inc.

3) Your Mailing Address: 4080 North 20th Avenue
Wausau, WI 54401

4) Your Contact Information: 715-675-9784 (Phone Number) (Fax Number)
tradenz@reiengineering.com
(E-mail address and/or alternate phone number, if available)

5) If you are the Owner's Agent, list any OTHER owners of land within the subdivision:

<u>Wausau Opportunity Zone Inc.</u> (Name)	<u>City of Wausau</u> (Name)
<u>500 N. 1st St.</u> (Street Address)	<u>407 Grant St.</u> (Street Address)
<u>Wausau, WI 54403</u> (City, State, Zip Code)	<u>Wausau, WI 54403</u> (City, State, Zip Code)
<u>715-845-6231</u> (Phone Number)	<u>715-261-6500</u> (Phone Number)

7) Name of Surveyor & Business Name (if different from above):

Josh Prentice
(Surveyor's Name)
REI Engineering, Inc.
(Surveyor's Business Name)

8) Address of Surveyor: 4080 North 20th Avenue
(Surveyor's Street Address)
Wausau, WI 54401
(City, State, Zip Code)

9) Surveyor Contact Information: 715-675-9784 (Phone Number) (Fax Number)
jprentice@reiengineering.com
(E-mail address and/or alternate phone number, if available)

10) Name of Engineer & Business Firm that will be doing the stormwater management plan and other engineering work (sanitary sewers, water mains, streets, etc.) related to the plat:

City of Wausau - TJ Niksch

(Name)

(Phone Number)

(Business Name)

(FAX Number)

(Street Address)

(E-mail Address)

(City, State, Zip Code)

NOTE: Name, Address, and Telephone Number of technician responsible for subdivision design and of the surveyor responsible for surveys should also be shown on the preliminary plat as submitted.

Tom Radenz, REI Engineering

SECTION II. Subdivision Information — Plat and Street Names

11) Proposed Name of Subdivision: Alexander Davis Plat

(Please call the Marathon County Register of Deeds Office at 715-261-1470 to select a unique plat name.)

12) Street Names: *To ensure proper emergency response, all new street names must follow standard guidelines established by the City of Wausau and Marathon County. Please call the Marathon County Department of Conservation, Planning, and Zoning (at 715-261-6040) to select unique road names. **Attach a written response from that office with a listing of approved street names.***

Proposed Street Names: 2nd St., 3rd St., Washington St., Jackson St.

☒ Check this box if you have no preferred street names and agree to allow the City of Wausau to determine appropriate names.

SECTION III. Subdivision Information — Basic Facts and Proposals

13) Location and Description of Property (government lot, section, township, range and town or city):

Part of CSM 2264, Blocks 9, 10, 11, 12, 19, 20, 23 and 24, Original Plat of the City of Wausau,

being part of Government Lot 1 of Section 36, 29-7E

14) Size of tract in acres and/or of existing lots, if any, in square feet: Average 1 - 2 acres

15) Existing zoning classification of property: PUD

16) Will any rezoning be proposed? If so, please describe: No rezoning required

17) Number of lots proposed in subdivision: 7 Lots, 6 Outlots

18) Area of lots proposed: Minimum 15,481 sq. ft Average 59,000 Maximum 103,565 sq. ft.

19) Briefly describe proposed sanitary facilities:

Water: Within the extension of 2nd and 3rd Streets

Sewage Disposal: Within the extension of 2nd and 3rd Streets

20) How do you propose to handle stormwater runoff from the subdivision in order to comply with Chapter 15.56 of the *Wausau Municipal Code*?

Underground stormwater detention is anticipated - See City Engineering

21) Have you contacted the U.S. Army Corps of Engineers and/or Wisconsin Department of Natural Resources about wetland and navigable water issues? ☒ Yes ☐ No

22) How do you propose to handle parkland dedication/fee requirements? Please describe:

To be Determined

23) List existing covenants on the property, if any: No existing covenants

24) List covenants proposed for the property, if any: No covenants anticipated

Completed by: Tony Raszcz

Today's Date: 1/21/2022

Tom Racz

(Your Signature)

NOTE 1: If you wish to submit additional information, attach extra pages to this form.

NOTE 2: Please keep a copy of this form for your records.

NOTE 3: Please inform the City Engineering Department, in writing, of any changes in surveyor, engineering firm, etc. that occur after submittal of this application.

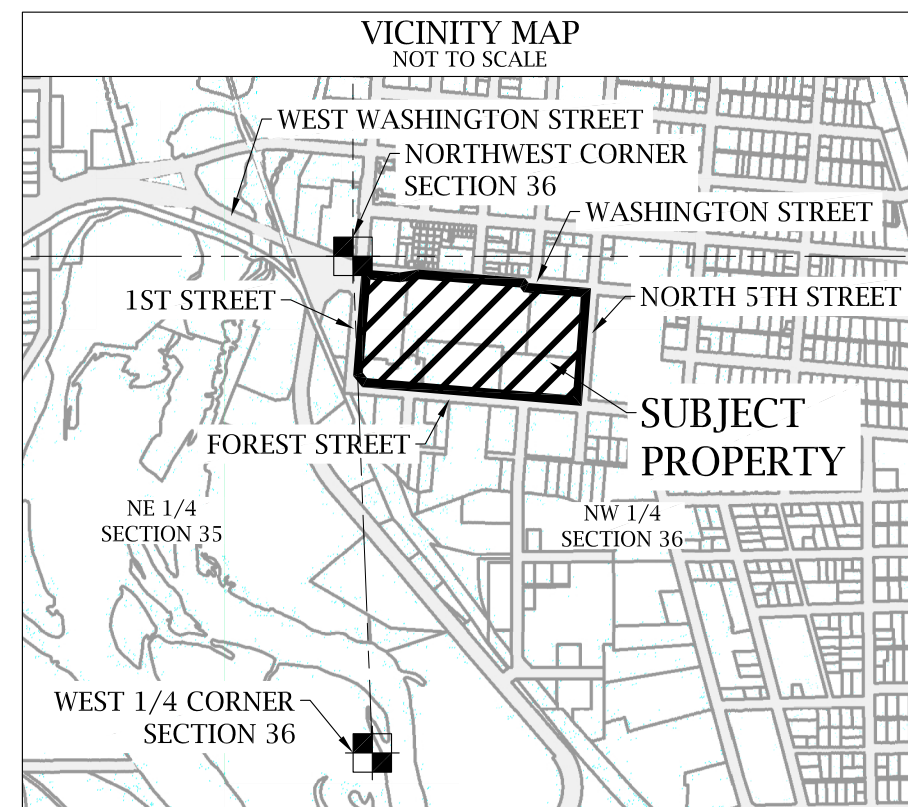
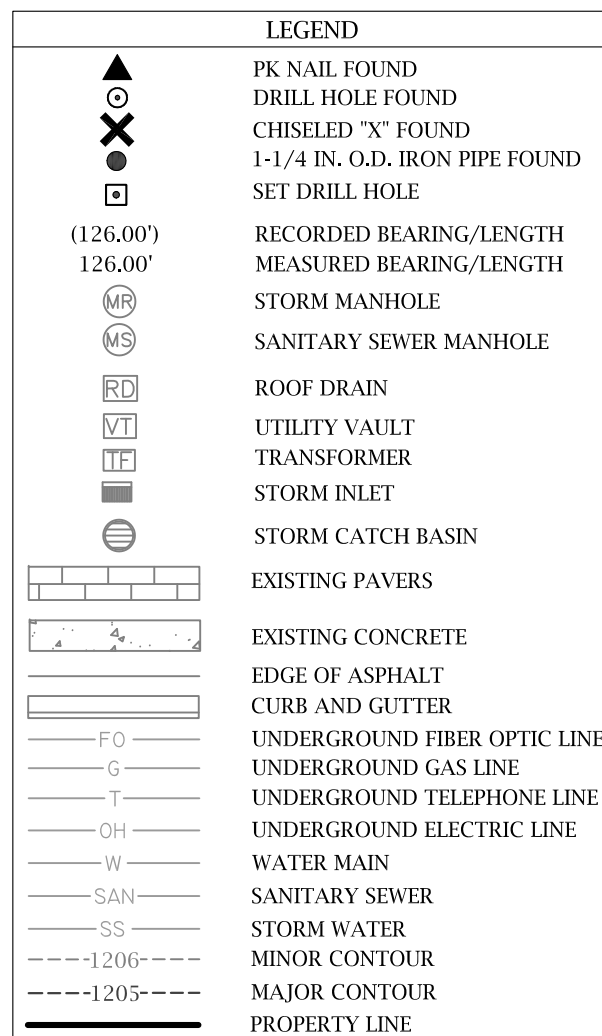
PRELIMINARY PLAT OF
ALEXANDER DAVIS PLAT
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 17778, RECORDED IN VOLUME 86, ON PAGE 23, AS DOCUMENT NUMBER 1740752 AND PART OF CERTIFIED SURVEY MAP NUMBER 2264, RECORDED IN VOLUME 9, ON PAGE 48, AS DOCUMENT NUMBER 756295, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALSO KNOWN AS BLOCKS 9, 10, 11, 12, 19, 20, 23, AND 24 OF THE ORIGINAL PLAT OF THE CITY OF WAUSAU, VACATED JACKSON STREET, VACATED WASHINGTON STREET, VACATED SECOND STREET AND VACATED FOURTH STREET; ALL LOCATED IN GOVERNMENT LOT 5 OF SECTION 35 AND GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

OWNER:
WAUSAU OPPORTUNITY ZONE INC.
2100 STEWART AVENUE
WAUSAU, WI 54401
715-574-7282

CITY OF WAUSAU
407 GRANT STREET
WAUSAU, WI 54403
715-261-6500

ENGINEER:
REI ENGINEERING
JIM BORYSENKO P.E.
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-675-9784

SURVEYOR:
REI ENGINEERING
JOSHUA W. PRENTICE WI PLS S-2852
4080 N. 20TH AVENUE
WAUSAU, WI 54401
715-675-9784



DATE	REVISION	BY	CHK'D
REI Engineering, INC. 4080 N. 20TH AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9754 FAX: 715.675.4060 EMAIL: MAIL@REIENGINEERING.COM			
 CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING			

[illegible]

SURVEYOR'S CERTIFICATE

[illegible]

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 662,863 SQUARE FEET, 15.217 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE WAUSAU OPPORTUNITY ZONE INC., 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-E7 AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU 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

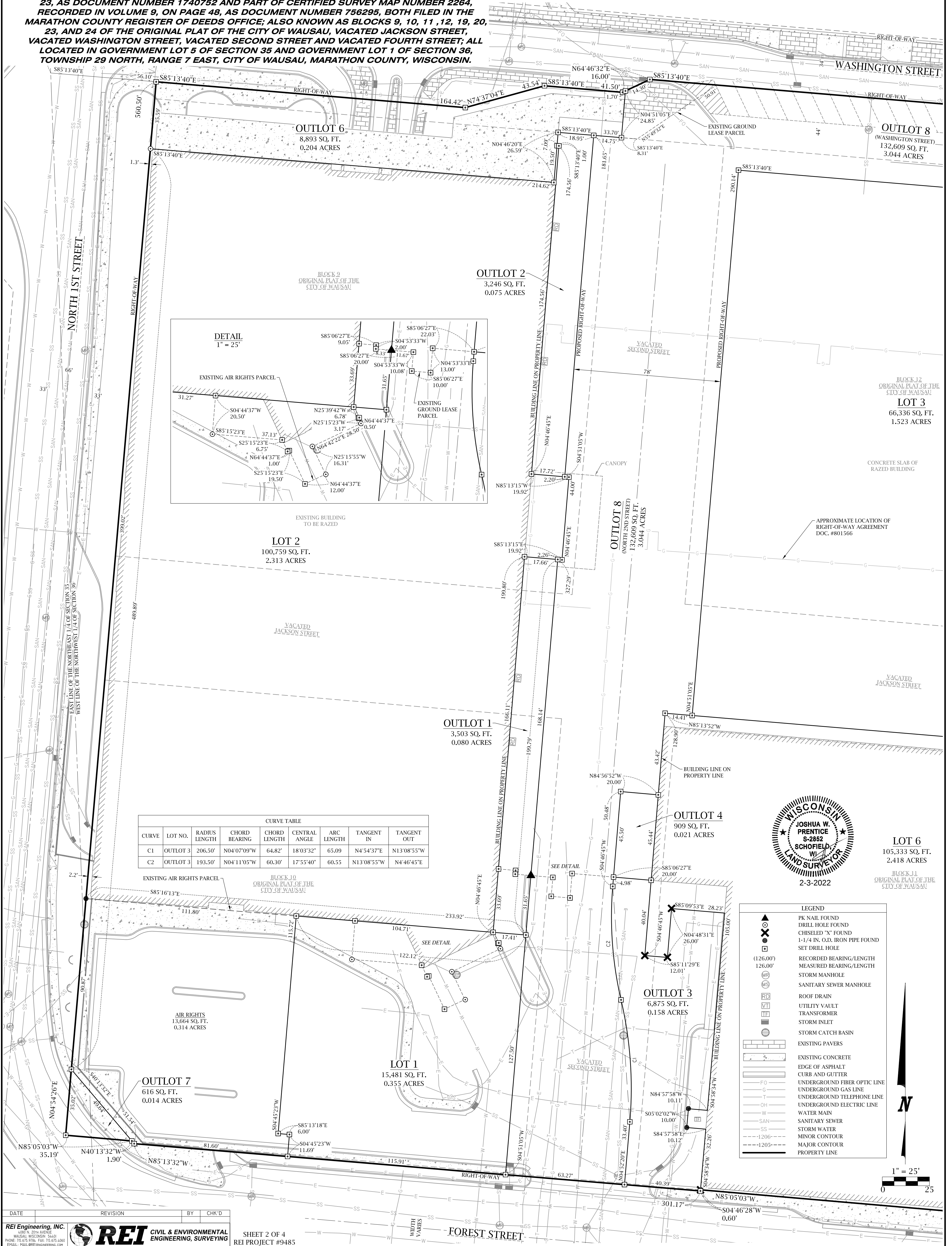
DATED THIS 3rd DAY OF February 2022

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



PRELIMINARY PLAT OF
ALEXANDER DAVIS PLAT

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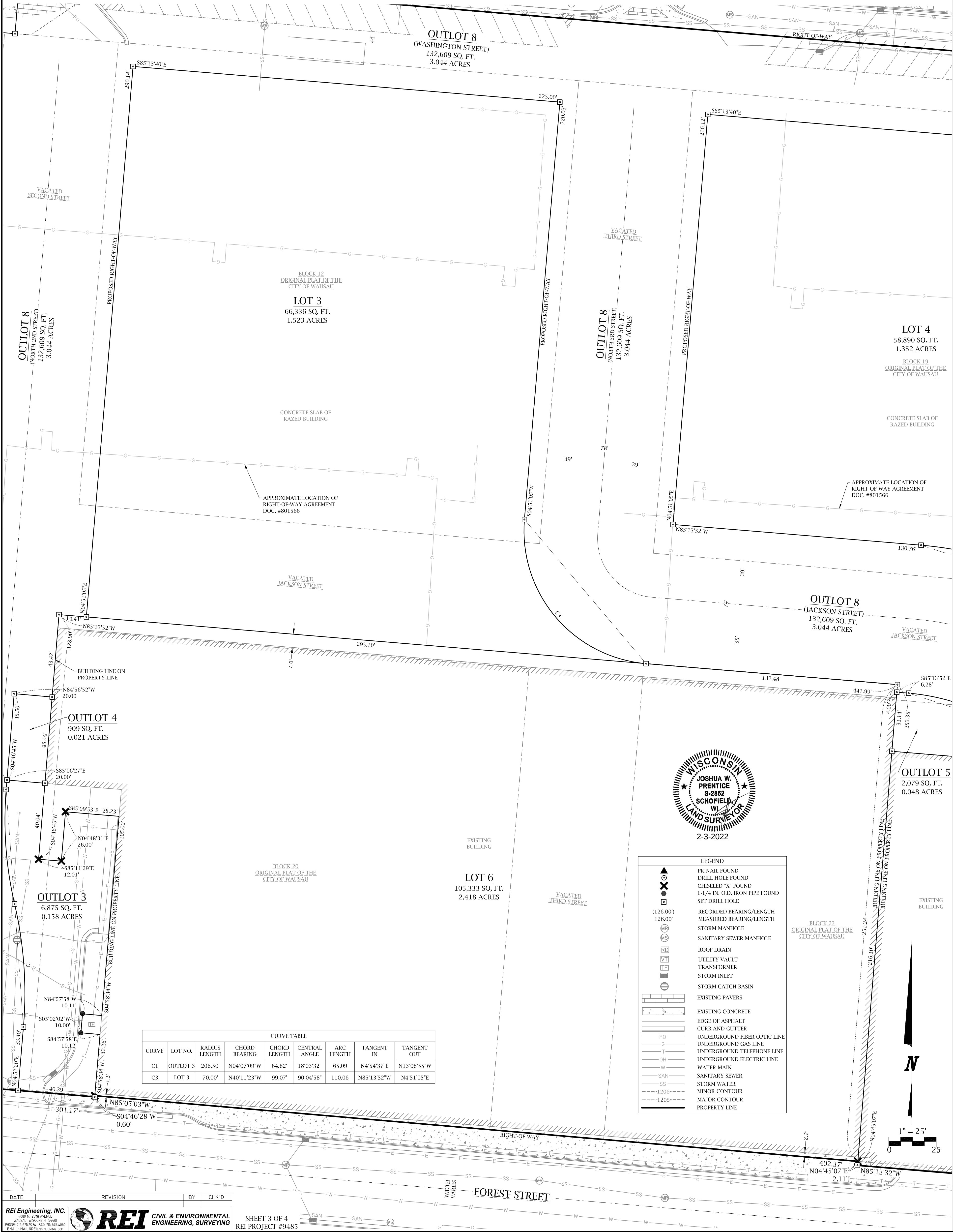
CURVE TABLE								
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	OUTLOT 3	206.50'	N04°07'09"W	64.82'	18°03'32"	65.09	N4°54'37"E	N13°08'55"W
C2	OUTLOT 3	193.50'	N04°11'05"W	60.30'	17°55'40"	60.55	N13°08'55"W	N4°46'45"E

DATE	REVISION	BY	CHK'D
REI Engineering, INC. 4080 N. 20th AVENUE WAUSAU, WISCONSIN 54401 PHONE: 715.675.9784 FAX: 715.675.4080 EMAIL: MAIL@REIENGINEERING.COM			
 REI		CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING	

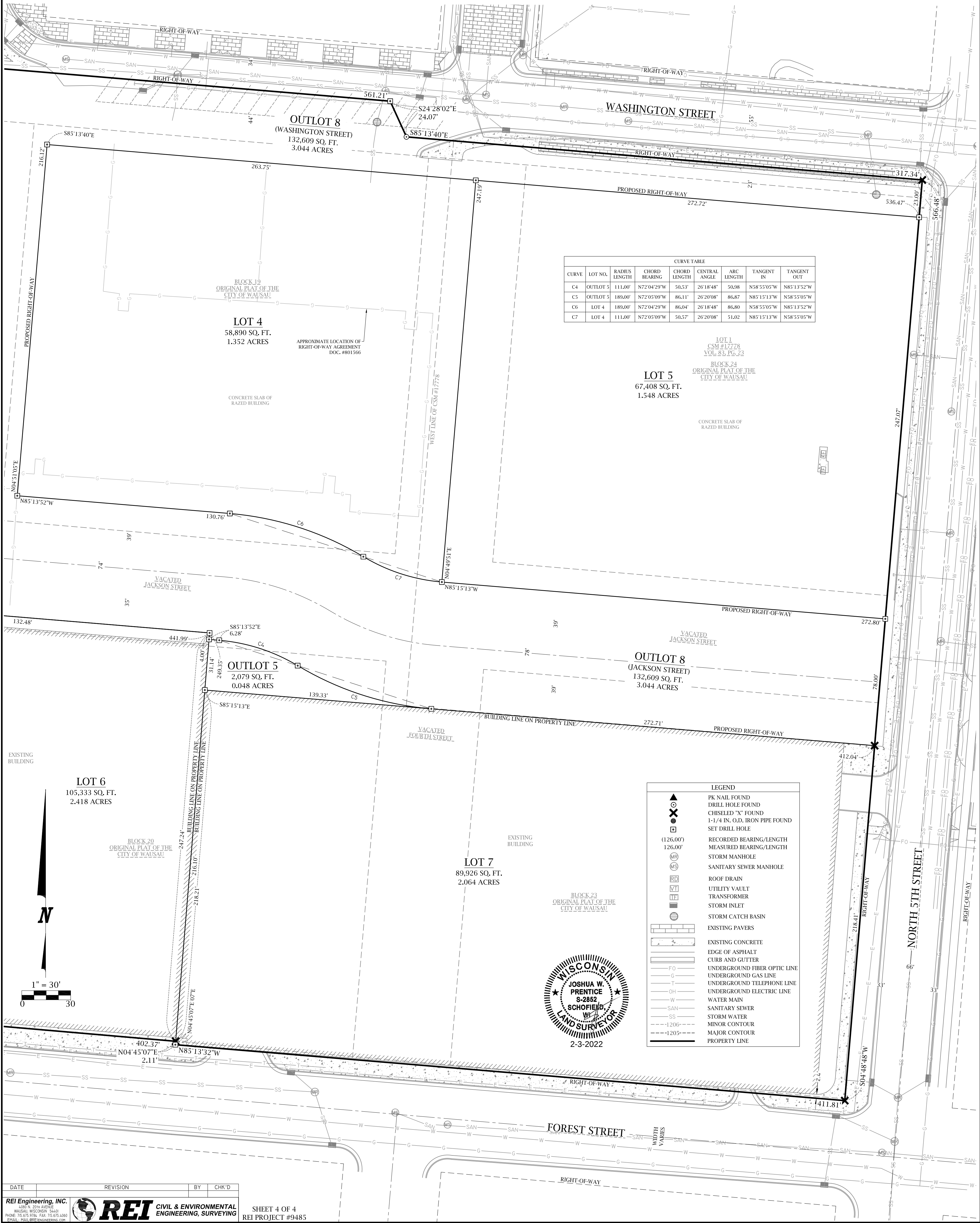
SHEET 2 OF 4
REI PROJECT #9485

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Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 9, 2022
Subject: John Marshall School - Historic Landmark Designation

The Historic Preservation Commission held a public hearing last month for the designation of John Marshall School as a local historic landmark. The minutes from the meeting are attached to this memo, along with some information about the building. The commission found the building to be historically significant and recommended moving forward with the landmark designation.

The next step in the landmarking process is for Plan Commission to review the recommendation from the Historic Preservation Commission, and forward its own recommendation to the Common Council for consideration. Per 2.82.050(b)(3), the Plan Commission shall consider the following factors in formulating a recommendation:

- (A) Will the designation of the property as a landmark or historic site interfere with the orderly, coordinated, and harmonious development of the city;
- (B) Will the designation of the property as a landmark or historic site conflict with parts of the master plan, official map or redevelopment plans;
- (C) Will the designation of property as a landmark or historic site promote the general public health, safety and general welfare.

Based on these criteria, staff recommends Plan Commission approval of the landmark designation. The area around John Marshall school has been built out for many years, largely with single-family homes. That is not expected to change in the near future, i.e., there is not a redevelopment plan for the immediate area. The comprehensive plan acknowledges the value of preserving the city's history. Also, Wausau's municipal code (2.82.010) states that it is a matter of public policy that the protection, enhancement, perpetuation and use of buildings of special architectural character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people.

HISTORIC PRESERVATION COMMISSION

Time and Date: Wednesday, January 26, 2022 at 5:30 p.m. in the Council Chambers of Wausau City Hall
Members Present: Linda Tryczak, Kevin Crooks; *By WebEx*: Debra Ryan, Christine Martens, Steve Miller, Brian Mason
Members Not Present: Mary Forer, David Oberbeck, Patrick Bacher
Others Present: Brad Lenz, Melissa Engen; *By WebEx*: Bob Tess

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

Tryczak called the meeting to order at approximately 5:30 p.m. stating that a quorum was present.

PUBLIC HEARING: Designating John Marshall School (1918 Lamont Street) as an historic landmark.

Bob Tess, Wausau School District, said that he is present to listen and learn the direction that the commission would like to go.

Ryan said that she lives on the west side and has never been in the school. Ryan said that she reached out to Diana White who stated that a tour could be arranged in the future.

Miller said that he went over the background of the school at the October 27th meeting. The school was built in 1922 and there have been numerous additions. The school will be turning 100 years in 2022 and celebrations will be occurring. This will preserve the integrity.

Tryczak states that this item will go to Plan Commission and Common Council for review it is approved.

Mason asked for information about the referendum and how it will affect John Marshall School. Tess stated that they are still working on the plans and details. A website is being launched that will have some information. The updates to the school will only be to update the safety and security. Tess also said that a tour can be arranged. The changes to the building will not include the exterior of the building.

Tryczak said that additions were completed in 1947 and 2000. Miller stated that there were more additions that are not listed. Tess stated that Larry Cihlar would have more information on additions. The commission discussed the architectural design.

Miller motioned to designate 1918 Lamont Street as an historic landmark. Crooks seconded, and the motion carried 5-1. Ryan voted against the motion due to not having enough information.

COVID-19 Updates: For the most up-to-date information on accessing our services [learn more here](#).

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PROPERTY RECORD

1918 LAMONT ST

Architecture and History Inventory

[PRINT](#)[EMAIL A FRIEND](#)[FACEBOOK](#)[TWITTER](#)[MORE...](#)

NAMES

Historic Name: **John Marshall School**

Other Name:

Contributing:

Reference Number: **51037**

PROPERTY LOCATION

Location (Address): **1918 LAMONT ST**

County: **Marathon**

City: **Wausau**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1922**

Additions: **1947 2000**

Survey Date: **19832017**

Historic Use: **elementary, middle, jr.high, or high**

Architectural Style: **Collegiate Gothic**

Structural System:

Wall Material: **Brick**

Architect: **Parkinson and Dockendorff**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS

NOTES

Additional Information: Herman Duern was contractor.

1947 addition by Oppenhamer & Obel. 2000 addition by SDS Architects, Eau Claire.

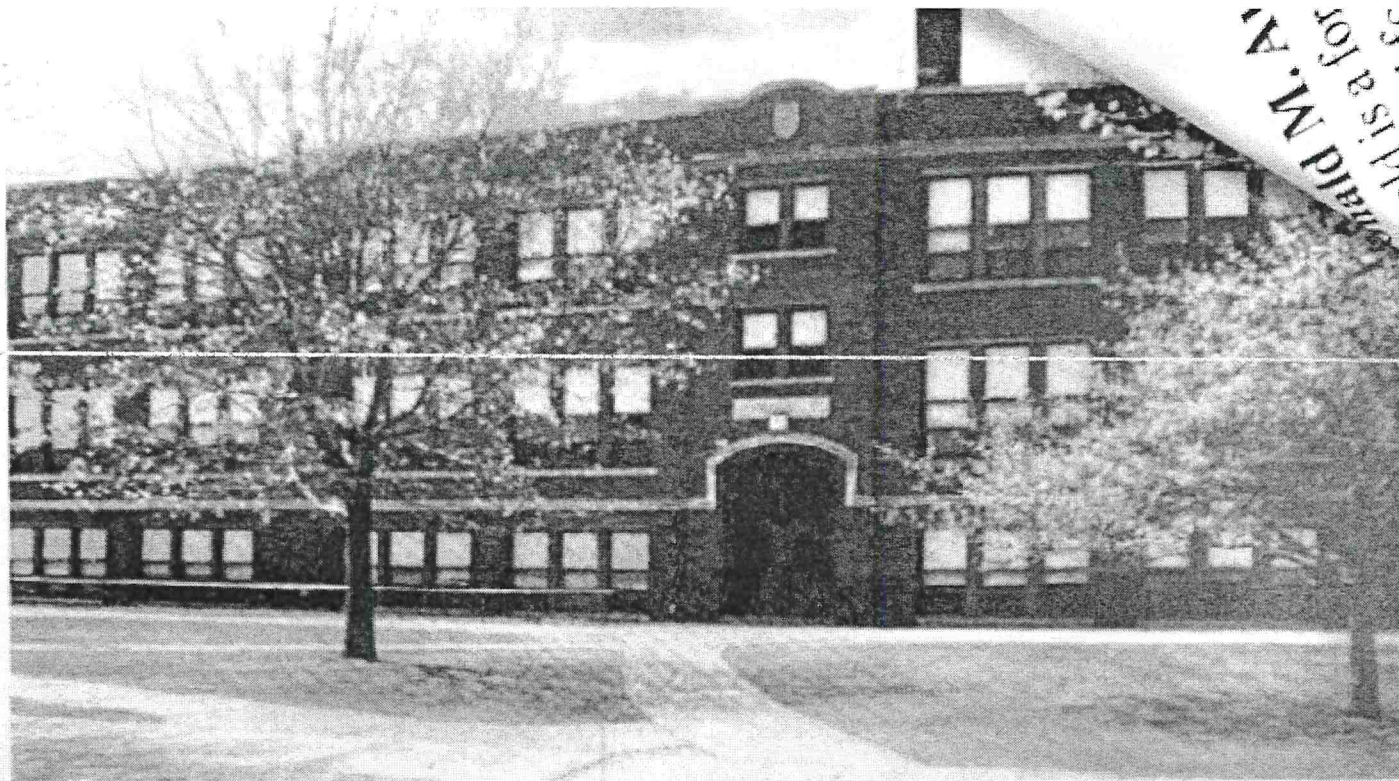
Bibliographic References: (A) City Directory, 1922. In Aucutt, Hettinga and Jansen, "Wausau Beautiful" (2nd ed., 2010), 203.

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:



John Marshall Elementary School. DMA.

24. John Marshall Elementary School, 1918 Lamont Street, 1922, additions in 1947, 2000. La Crosse architects **Bernard Dockendorff** and **A.E. Parkinson** designed this school. Dockendorff, a La Crosse native who studied at the Technicum in Darmstadt, Germany, at the end of the 19th century and Parkinson, a native of England trained by his father, did more than 150 schools and 800 public buildings altogether. John Marshall school is in the collegiate style favored for schools around Wisconsin and the country early in the 20th century. The school is named for a the U.S. Supreme Court justice. Additions were by **Oppenhamer and Obel** in 1947 and **SDS Architects**, Eau Claire, in 2000.



WAUSAU SCHOOL DISTRICT

Longfellow Administration Center

415 Seymour Street • P.O. Box 359 • Wausau, Wisconsin 54402-0359 • 715-261-0500 • www.wausauschools.org
Dr. Keith W. Hiltz, Superintendent of Schools

On behalf of the Wausau School District, the Board of Education is informing the Wausau Historic Preservation Commission, the Wausau Plan Commission, and the Wausau Common Council of its desire to leave John Marshall Elementary School off the list of local historic landmarks until the District can complete a community-wide study of all of its thirteen elementary schools. The Board does not want its options limited by such a designation and is asking for a pause in the process so that conversation can happen. The Board would like residents to have an opportunity to give their input on what they want for those elementary schools. Please know the Board and Administration are more than willing to work together with you going forward.

It is the mission of the Wausau School District to advance student learning, achievement, and success.

The Wausau School District does not discriminate on the basis of race, age, color, religion, national origin, ancestry, creed, pregnancy, marital status, parental status, sexual orientation, sex (including transgender status, change of sex, or gender identity), or physical, mental, emotional, or learning disability ("Protected Classes").