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

OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	**PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time:	**Tuesday, March 16, 2021 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 of the February 17, 2021 meeting.
2. Discussion and possible action on approving a conditional use at 3701, 3805, 3815 & 3901 Stewart Avenue to allow for a large scale medical facility, in a SMU, Suburban Mixed-Use Zoning District. (Ellis Construction and REI Engineering)
3. Discussion and possible action on approving a conditional use at 221 Scott Street to allow for a wireless telecommunication facility, in a DRMU, Downtown High-Rise Mixed-Use Zoning District. (T-Mobile Central LLC)
4. Discussion and possible action on approving the Final Plat Review for Royal Vistas.
5. **PUBLIC HEARING:** Discussion and possible action on rezoning 1300 Cleveland Avenue from MI, Medium Industrial Zoning District to MRL-12, Multi-Family Residential-12 Zoning District.
6. Next meeting date and future agenda items for consideration.
7. Adjournment

Due to the COVID-19 pandemic, this meeting is being held in person and via teleconference. Members of the media and the public may attend in person, subject to the social distancing rules of maintaining at least 6 feet apart from other individuals, or by calling 1-408-418-9388. The Access Code is 187 243 8189. Individuals appearing in person will either be seated in the Council Chambers or an overfill room, subject to the social distancing rules. Space available will be on a first come, first served basis. All public participants' phones will be muted during the meeting. Members of the public who do not wish to appear in person may view the meeting live over the internet at https://tinyurl.com/wausaucitycouncil, on the City of Wausau's YouTube Channel https://www.youtube.com/channel/UC-Nigpdco_i8sq5FbbJD_aw, 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 3/11/2021 @ 4:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Planning Department at (715) 261-6760 or the City's ADA Coordinator at (715) 261-6620 or e-mail clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

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, T-Mobile Central LLC, Ellis Construction, REI Engineering

Time and Date:	The Plan Commission met on Wednesday, February 17, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.
Members Present:	Mayor Katie Rosenberg, Eric Lindman, Patrick Peckham; *By WebEx:* Tom Neal, Bruce Bohlken, Andrew Brueggeman, Mic'Kayla Ross
Others Present:	Brad Lenz, Mary Thao, Bruce Grau, Gary Gisselman, Lou Larson, Tom Kilian, Andrew Halverson, Todd Mowrer, Mike Howley, Bill Scholfield; *By WebEx:* William Hebert, Anne Jacobson, Becky McElhaney, Matt Thomspon, Larry Hemauer, Nick Bancuk, Debra Ryan

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.

Discussion and possible action on authorizing a public hearing for 1300 Cleveland Avenue to amend the zoning from MI, Medium Industrial Zoning District to MRL-12, Multi-Family Residential-12 Zoning District.

(This item was taken out of order on the agenda.)

Lenz said that this item is to authorize a public hearing for 1300 Cleveland Avenue and there is some information in the packet. The property was zoned to industrial with the 2019 zoning code change. Mayor Rosenberg added that the property zoning has been changed multiple times in the last several years. Lenz said that the city owns the property and the residential zoning request was for a proposal at the time.

Mayor Rosenberg said that multiple comments were received and have been forwarded to the commission members.

Mary Thao, 506 Sherman Street, said that the Common Council had unanimously approved the residential zoning for 1300 Cleveland Avenue. The developers were interested in constructing an apartment at the location. Thao encouraged the commission to approve the public hearing, honor the 2018 approval and to think about the neighborhood.

Bruce Grau, 1115 North 10th Street, said that he supports the public hearing and it was intended for residential development in 2018. There is a need for affordable housing. A lot of the housing in the city is not affordable. There is thallium in the ground and bringing industry in will not help the problem. It is time to reconsider the intent of the proposal.

Gary Gisselman, 319 Park Avenue, said that he was a member of the Plan Commission and Common Council when the item was passed and it was pretty obvious and clear that it was a unanimous vote for residential zoning. Gisselman said that the property should be residential and supports the public hearing.

Lou Larson, 904 South 21st Place and Alderperson for District 10, said that the city needs to do the right thing and rezone the property to residential. The property owners on 1st Avenue do not want industry in the neighborhood. Larson said that he supports the public hearing.

Tom Kilian, 133 East Thomas Street and Alderperson for District 3, said that this item would begin to correct the error. The public deserves the correction. The adopted zoning map is flawed and contained mistakes. Kilian said that just because it is legal does not make it honorable or right. The mistake needs to be corrected. Kilian said that he fully supports the constituents and community wishes to authorize the public hearing.

Becky McElhaney, 4050 Ashland Avenue and Alderperson for District 6, said that she was part of the council when this was voted on in 2018. There is a large history of cleaning up from industry use and is part of a strategic plan to remove industry. It needs to be reverted back to residential zoning, which is what was intended in 2018.

Peckham motioned to authorize a public hearing for 1300 Cleveland Avenue to amend the zoning from MI, Medium Industrial Zoning District to MRL-12, Multi-Family Residential-12 Zoning District. Brueggeman seconded.

Peckham asked that when the zoning map was being changed, was this was property looked at and changed from residential to industrial. Lenz said no. Peckham said that it seems clear that it was intended to rezone the property to residential in 2018 and asked why the process needs to happen. Lenz said that public hearings were held for the zoning change based on the draft map and it was officially adopted. Hebert added that the rezoning process should be followed.

Lindman said that the rezone was done in 2018 because there was a proposal. Lindman said that he would like to see a proposal for a rezoning.

Mayor Rosenberg asked if the zoning effects the required clean up. Matt Thompson, Wisconsin Department of Natural Resources, said that zoning does effect the options, but it will not affect the investigation. Thompson said that they are in the early stages. Once the process is complete they will identify the options. The zoning will be looked at during this time. The DNR can put a land use restriction on the property. Kilian asked that in the immediate future, does the DNR have the authority to make the clean up more rigorous. Thompson said that it could be requested to justify to the industrial standard. Kilian said that if the community wants residential, could the city be required to do that type of clean up. Thompson answered that it depends on the input and it is too early in the process to identify the requirements.

Peckham asked if this could be voted on and go to Common Council to act on to guide a future decision. Lenz said that it could be voted on to authorize the public hearing. Peckham asked if the public hearing would bind the decision. Lenz said that Common Council has the final say since Plan Commission makes a recommendation.

The motion carried 6-1 by roll call vote. Lindman voted against the motion.

Approve the minutes of the January 19, 2021 meeting.

Neal motioned to approve the minutes of the January 19, 2021 meeting. Peckham seconded, and the motion carried unanimously 7-0 by roll call vote.

PUBLIC HEARING: Discussion and possible action on approving and conditional use at 3701, 3805, 3815 & 3901 Stewart Avenue to allow for a larger scale medical facility, in a SMU, Suburban Mixed-Use Zoning District.

Andrew Halverson, Ellis Construction, said that he is available to answer any questions.

Mayor Rosenberg closed the public hearing.

Lenz said that the conditional use process is to have a public hearing to take testimony and come back at the next meeting with findings. He said this building will be over 50,000 square feet, so it is considered a large development, requiring a conditional use. The other parts of the zoning are met – the use is permitted and setbacks are met.

PUBLIC HEARING: Discussion and possible action on rezoning 201 Devoe Street from LI, Light Industrial Zoning District to UMU, Urban Mixed-Use Zoning District.

Todd Mowrer said that he owns the property and plans to turn it into a mixed use building. Mowrer added that they would like to be part of the River District and will spruce up the property.

Mayor Rosenberg closed the public hearing.

Lenz said that this is a small parcel and is adjacent to UMU zoning; it fits in with the area.

Lindman motioned to rezone 201 Devoe Street from LI, Light Industrial Zoning District to UMU, Urban Mixed-Use Zoning District. Ross seconded.

Peckham asked if this will be converted to residential. This was confirmed.

The motion carried unanimously 7-0 by roll call vote. This item will go to Common Council on March 9, 2021.

PUBLIC HEARING: Discussion and possible action on rezoning 2101 and 2105 Grand Avenue from UMU, Urban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approving the General Development Plan to allow for two 16-unit apartment buildings.

Larry Hemauer, Emmerich and Associates, said that he is available for any questions.

Nick Bancuk, Marathon Technical Services, said that this is two parcels and they would like to combine into one parcel with two buildings. The PUD zoning is needed since there would be two buildings on one lot and the parking would be reduced. The units will all be one bedroom.

Mayor Rosenberg closed the public hearing.

Lenz said the existing zoning would allow the project, except for the two buildings on one lot and some of the combination of shared services – it is not a big change from what is currently permitted.

Neal motioned to rezone 2101 and 2105 Grand Avenue from UMU, Urban Mixed-Use Zoning District to PUD, Planned Unit Development Zoning District and approve the General Development Plan to allow for two 16-unit apartment buildings. Brueggeman seconded.

Peckham asked what the approximate rent will be. Hemauer answered that it will be roughly $600/unit. Peckham asked if guardian services will be done. Hemauer said that the negotiations have been ongoing for that. Peckham said that there will be fewer parking spots and asked if the number of vehicles for each unit can be controlled. Hemauer answered that it is hard to control but believe they have sufficient parking. The required parking is 48 spots and 45 spots are planned. Hemauer said they are trying to preserve green space and a snow storage area.

Debra Ryan said that this will provide affordable housing for at least five years and she supports this proposal. Ross said that she agrees and supports this item.

The motion carried unanimously 7-0 by roll call vote. This item will go to Common Council on March 9, 2021.

PUBLIC HEARING: Discussion and possible action on approving a conditional use at 221 Scott Street to allow for a wireless telecommunication facility, in a DRMU, Downtown High-Rise Mixed-Use Zoning District.

Mike Howley, representing T-Mobile, said that this will be the fourth carrier on the rooftop. This proposal is in harmony with the Comprehensive Plan. Howley said that they have also spoke to the state to make sure these improvements are done in accordance with the historic nature of the building. The equipment will be housed in an existing housing room.

Mayor Rosenberg closed the public hearing.

Peckham asked about the antenna location. Howley answered that there are separate locations for the antenna, but the equipment will be housed in a separate area.

Discussion and possible action on amending the General Development Plan at 200 South 17th Avenue and 200 South 18th Avenue to allow for the expansion of indoor storage.

Lenz said that the general development plan was already adopted and when the specific plans were presented to staff, the storage area was increased from the previous plans. The storage area on the new plan takes up additional space and limits other future uses of the building.

Bill Scholfield said that the storage business is growing and there isn't a large demand for retail at this time. There will not be any internal walls and it will have a double door. Scholfield said that there is still the intent to have retail space. The storage use has shown a greater demand. This plan makes economic sense. Scholfield said that they are staying flexible, but still building business correctly and said that they are asking for this flexibility as well. Scholfield said that there is pressure to use the entire building for storage.

Neal motioned to amend the General Development Plan at 200 South 17th Avenue and 200 South 18th Avenue to allow for the expansion of indoor storage, as proposed. Peckham seconded, and the motion carried unanimously 7-0 by roll call vote. This item will go to Common Council on March 9, 2021.

Discussion and possible action on approving the Specific Implementation Plan at 200 South 17th Avenue and 200 South 18th Avenue to allow for indoor storage and future retail and office space.

Lenz said that to meet the zoning code, every 70' needs articulation of the façade. Lenz said that if islands are taken out of the parking lot, this will need to be monitored in other phases of the landscaping plan.

Scholfield said that in order to meet some requirements, the islands were taken out. He said that he has plans to meet the 70' articulation requirement. A door will be re-centered. Scholfield said that they are also planning on painting the building and the color can be changed for a different feel. A canopy will be added to the north side and will be detailed. The signage proposal will not change. Scholfield said that they are getting positive reaction about this proposal.

Peckham motioned to approve the Specific Implementation Plan at 200 South 17th Avenue and 200 South 18th Avenue to allow for indoor storage and future retail and office space. Neal seconded.

Peckham asked if another specific implementation plan will come back in the future. Scholfield said that there will be additional buildings on the Shopko lot. Some businesses are interested in drive-ups.

Lindman said that an adjustment was made to the south elevation and he asked if the rest of the façade

would be improved. Scholfield confirmed this. Lindman asked if any changes to the proposal would come back. Lenz said that this amount of storage is the maximum that can be done – if it were increased, it would need to come back. Scholfield said that he would like to have retail at this location and is aware that he has to come back if more storage is requested. Lenz said that the city can be flexible and lenient in some aspects, but there needs to be a benefit somewhere in the overall site.

Debra Ryan said that a number of neighbors have expressed concerns of affordable housing and asked if there were plans for building any apartments in the future. This would be a good location. Scholfield said that they looked at residential for this site initially. This site is best for national brands and the Mountain Lanes project had just started.

The motion carried unanimously 7-0 by roll call vote. This item will go to Common Council on March 9, 2021.

Next meeting date and future agenda items for consideration.

The next meeting is scheduled for March 16, 2021.

Adjournment.

Brueggeman motioned to adjourn, seconded by Peckham. The motion carried unanimously 7-0 and the meeting adjourned at 6:25 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on March 16, 2021.

Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 10, 2021
Subject: Report of Preliminary Recommended Findings for 3701 – 3901 Stewart Ave

Introduction

The petitioners are seeking conditional use approval for a new 61,606 square foot medical office building that would house Orthopaedic Associates of Wausau (OAW) and Wausau Surgery Center (WSC). Although the uses of the building are permitted under the current zoning district, the building would exceed 50,000 square feet – the zoning code considers this a large development that would require a conditional use permit. Please see attached materials for details on the project. An aerial view of the property is below.

2016 Aerial Photo, City of Wausau GIS

Substantial Evidence

The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use. There was no additional *substantial evidence* presented at the public hearing.

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 Municipal Code (W.M.C. §23.06.02(15)) outlines additional rules applicable to large developments. The first is building placement and site layout, which staff feels is adequately addressed through the building orientation and overall site plans that have been submitted. The City *may* require a Compatibility Report (which includes a Traffic Impact Analysis) or a Small Area Plan, as described in the zoning code. Staff does not believe these additional reports are required in this instance and that adequate protections are in place through the normal conditional use standards. Staff believes all of the standards above are met with this development as proposed.

Recommended Motion

The recommended motion of the Plan Commission shall be one of the following:

- Approve the use as originally proposed;
- Approve the proposed conditional use with modifications and/or conditions; or
- Deny approval of the proposed conditional use

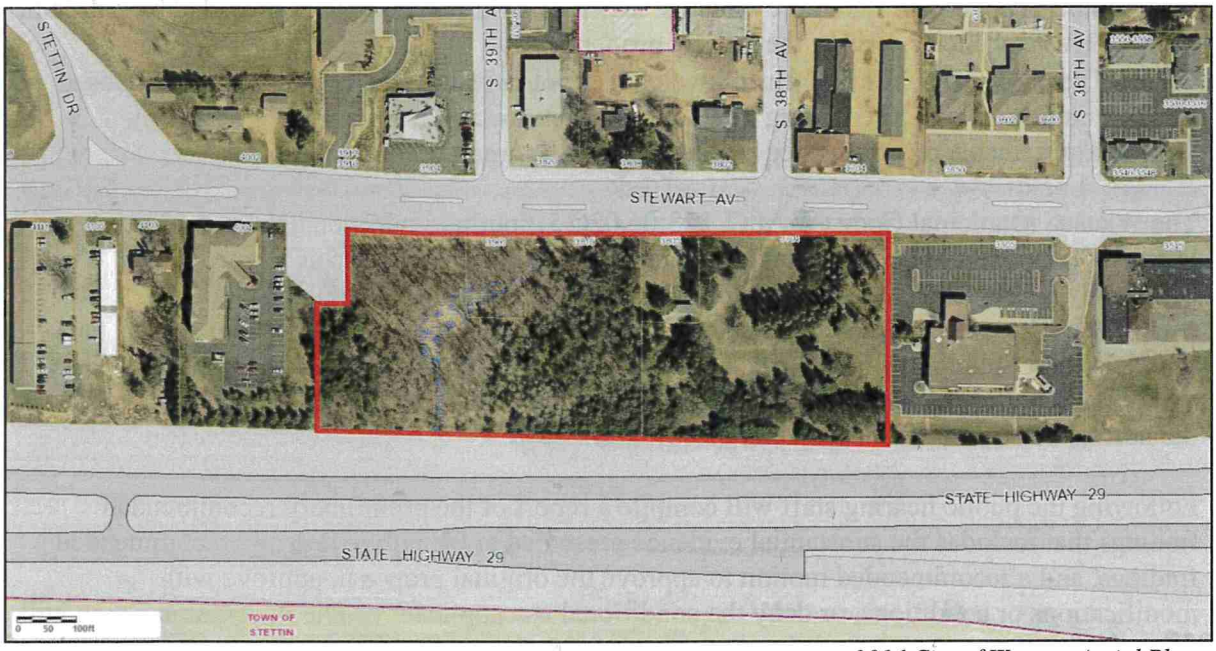
Staff recommends approving the conditional use for the large development as proposed.

Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 15, 2021
Subject: 3701 - 3901 Stewart Avenue – Conditional Use Application

Introduction

The petitioners are seeking conditional use approval for a new 61,606 square foot medical office building that would house Orthopaedic Associates of Wausau (OAW) and Wausau Surgery Center (WSC). Although the uses of the building are permitted under the current zoning district, the building would exceed 50,000 square feet – the zoning code considers this a large development that would require a conditional use permit. Please see attached materials for details on the project. An aerial view of the property is below.



2016 City of Wausau Aerial Photo

Conditional Use Procedure

The purpose of this meeting is to hold a public hearing and hear testimony regarding the CU request. 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 final decision to approve,

approve with modifications or conditions, or deny the application is made by the Plan Commission.

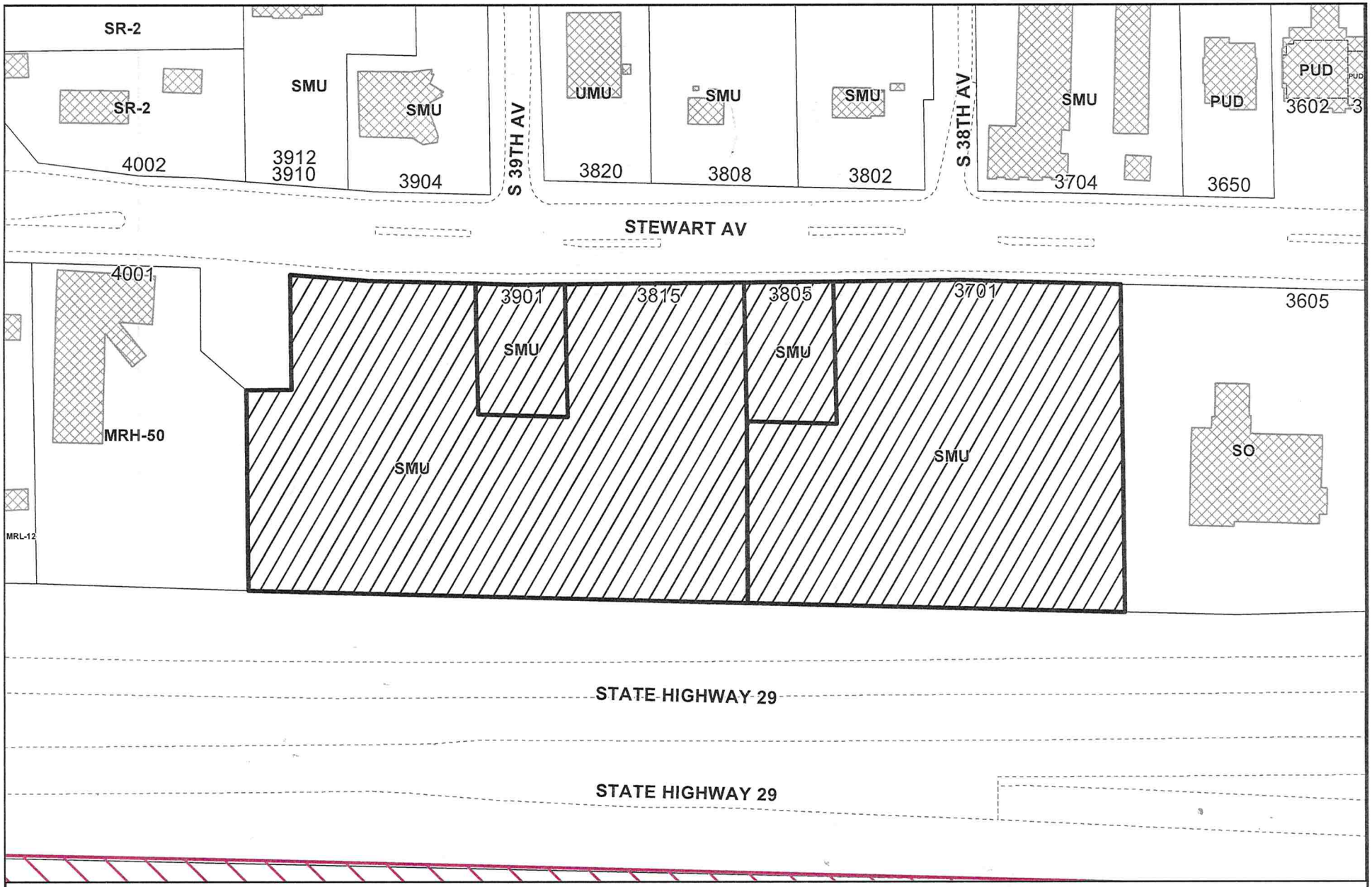
The full procedures for conditional use applications are found in Chapter 23 Article X, Section 23.10.32 of the *City of Wausau Municipal Code.* This first Plan Commission meeting is to hold a public hearing and hear testimony of any *substantial evidence* related to the conditional use request. "*Substantial 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). The Plan Commission may request further information or additional reports from the applicant, staff, or other sources.

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 Municipal Code (W.M.C. §23.06.02(15)) outlines additional rules applicable to large developments. The first is building placement and site layout, which staff feels is adequately addressed through the building orientation and overall site plans that have been submitted. The City *may* require a Compatibility Report (which includes a Traffic Impact Analysis) or a Small Area Plan, as described in the zoning code. Staff does not believe these additional reports are required in this instance and that adequate protections are in place through the normal conditional use standards.

Following the public hearing staff will compile a report of the preliminary recommended findings that includes the substantial evidence presented at the public hearing, recommended findings, and a recommended motion to approve the original proposal, approve with modifications or conditions, or deny the conditional use application. The Plan Commission will discuss the report and any conditions or changes with the applicant at a subsequent meeting.



WAUSAU WISCONSIN

N W E S

Map Date: January 29, 2021

City of Wausau

Marathon County Wisconsin

0 100 200 Feet

Area of Interest

Building

Map Location

Path: P:\citybase\projects\planning\mxds\rezone_8X11L.mxd

PLUNKETT RAYSICH
ARCHITECTS, LLP

22 January 2021

Planning Department
City of Wausau
407 Grant Street
Wausau, WI 54403

Re: New freestanding clinic
Orthopaedic Associates of Wausau – Wausau Surgery Center
PRA Project No. 190239-01

Copy: Andrew Halverson – Ellis Construction
Michael Mohr – REI Engineering

We are submitting an application for a new 61,606 SF building for Orthopaedic Associates of Wausau (OAW) and Wausau Surgery Center (WSC). The two practices are entering into a joint venture, and includes ambulatory surgery, medical office space, and physical therapy services. The entire building is classified as a B – Business occupancy under State of Wisconsin codes, and surgery portion also complies with requirements for an ambulatory surgery center under NFPA 101 Life Safety Code. There may be some overnight stays for patients recovering from surgeries. The two practices are separated by a two-hour rated fire wall.

This narrative is provided to respond to and clarify specific items in the City of Wausau Municipal Code in support of our request for Conditional Use approval, in addition to the submitted drawings. Please see comments below, in red.

23.10.42 - Site plan review and approval procedures.

(4) *Application.* A site plan application may be considered complete if it contains all of the requirements of subsections (a) through (i), below, unless specific application requirements are waived in writing by the Zoning Administrator. Maps depicting the following information shall be prepared (digital files should be submitted whenever possible, if applicable).

(a) Written description of the intended use describing in reasonable detail the following:
1. Existing zoning district(s) and proposed zoning district(s), if different. Response: Parcel is zoned SMU (Suburban Mixed Use)
2. Existing and proposed land uses. Response: Parcel is currently vacant
3. Projected number of residents, employees, and/or daily customers. Response: For Wausau Surgery Center - 25-35 staff and up to 20 patients per day. For Ortho Associates of Wausau – 72 staff and from 70-130 patients per day.
4. Proposed number of dwelling units and density. Response: not applicable
5. Demonstration of compliance with the applicable standards and requirements of this title. Response: see specific comments below regarding compliance with exterior building design standards.

(i) Operational plan.
1. Describe the proposed hours of operation. Response: For Wausau Surgery Center - Monday through Friday 6:00 am to 5:00 pm, with some overnight staffing and four (maximum) patient stays. Initially, those are anticipated to be two to three nights a week, with growth capacity for five nights / week. For Ortho Associates of Wausau - Monday thru Friday 7:30 am to 5:00 pm.
2. Procedures for snow removal. Response: Will be contracted to a third party that is to be determined.

23.07.30 - Commercial uses and mixed uses.

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1900 main street suite 309 sarasota, florida 34236 941 444 8845
intelligent designs. inspired results. | www.prarch.com
Partners: Kevin M. Broich, Michael P. Brush, Gregg R. Golden, John J. Holz, Nicholas D. Kent, Steven A. Kieckhafer, Scott A. Kramer, Jason W. Puestow, Larry A. Schneider, Michael J. Sobczak

These standards apply to all commercial and structures constructed after the effective date of title. These standards also apply to Mixed Use Building and Live/Work Unit land uses.

(1) *Orientation.*
(a) Buildings are encouraged to be oriented so that the front façade faces the road with the highest traffic volumes. Response: orientation is facing Stewart Avenue, which has vehicular access and street address.

(3) *Exterior materials.* Commercial buildings shall be predominately clad in Class I materials. Class II and Class III materials may be used as accents and trim not to exceed 50 percent of the total building façade. Class IV materials are prohibited. Response: exterior materials are primarily stone quarried in Wisconsin and a combination of storefront and curtainwall glazing, with metal panel accents. See below for percentages of Class I and Class III materials.

23.07.01 (4) *Exterior building* materials. The four classes of building materials referenced in this title have the following meanings:
(a) Class I materials include brick, brick veneer, stone, stone veneer, and glass (curtain/storefront). Response: Stone veneer and storefront glazing are calculated to comprise 56% of the building's exterior.
(c) Class III materials include architectural/decorative metal panels, EIFS, residential aluminum siding, and siding made of wood, wood composite, vinyl, or fiber cement. Response: Three types of high-quality metal panels are calculated to comprise 44% of the building's exterior.

1. Roofs shall be an earth tone color only. Response: all flat and pitched canopy roofs are planned to be fully adhered white EPDM for solar reflectance. None are visible from Stewart Avenue.

(5) *Mechanical and exterior building systems.*
(d) Roof-mounted equipment. Roof-mounted equipment shall be screened from any adjacent public right-of-way or residential district, preferably by parapet walls. Response: see color exterior elevations and renderings for visibility from Stewart Avenue and State Highway 29.
a. Screening shall be architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached. Response: we intend to utilize Cityscapes Envisor metal panels that are mounted to the rooftop equipment.
b. Equipment shall be consistent with the color of the structure to which the equipment is attached. Response: see color exterior elevations and renderings for color selection.
c. Screening shall be designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
(e) See section 23.06.21(6) for screening requirements for ground-mounted mechanical systems. Response: generator will be screened with landscaping. Bulk oxygen tank will have security fencing with landscape screening. The two dumpster locations will be enclosed with split face colored concrete masonry units, and stained or painted wood at swinging gates.

Best regards,

Michael Schaefer – AIA, NCARB
Senior Project Manager – Senior Associate

Attachments

EXISTING STM MH
RIM ELEV=1213.07
24IN RCP(E)=1205.3
6IN PVC(N)=1208.5
6IN PVC(S)=1210.9

EXISTING STM MH
RIM ELEV=1210.11
15IN RCP(N)=1205.3
24IN RCP(E)=1203.6
24IN RCP(W)=1204.0
12IN RCP(W)=1204.6

EXISTING STM INL
RIM ELEV=1210.16
18IN RCP(NE)=1205.2
12IN RCP(SW)=1205.3

EXISTING STM INL
RIM ELEV=1210.03
12IN RCP(NE)=1205.4

EXISTING STM INL
RIM ELEV=1209.82
12IN RCP(N)=1205.5

EXISTING SAN MH
RIM ELEV=1208.43
8IN PVC(N)=1193.0
8IN PVC(E)=1192.8
8IN PVC(W)=1192.9

EXISTING SAN MH
RIM ELEV=1208.74
8IN PVC(E)=1192.0
8IN PVC(W)=1193.0
8IN PVC(W)=1208.4

EXISTING STM MH
RIM ELEV=1208.72
24IN RCP(N-W)=1203.5
24IN RCP(E)=1203.4

EXISTING STM MH
RIM ELEV=1200.05
6IN PVC(N)=1200.4
12IN RCP(S)=1200.5
24IN RCP(E)=1200.3
24IN RCP(W)=1200.4

EXISTING STM INL
RIM ELEV=1205.54
12IN RCP(N)=1201.6
12IN RCP(S)=1201.6

EXISTING STM INL
RIM ELEV=1205.06
12IN RCP(N)=1201.9

EXISTING SAN MH
RIM ELEV=1208.43
8IN PVC(E)=1191.8
8IN PVC(W)=1191.9

EXISTING STM INL
RIM ELEV=1202.69
18IN RCP(S)=1195.2
18IN RCP(N)=1195.1

EXISTING STM INL
RIM ELEV=1210.08
18IN RCP(S)=1200.9

EXISTING STM MH
RIM ELEV=1204.49
12IN RCP(N)=1200.0
12IN RCP(S)=1197.5
36IN RCP(E)=1197.1
24IN RCP(W)=1199.3

EXISTING STM INL
RIM ELEV=1202.65
12IN RCP(N)=1198.6

EXISTING STM INL
RIM ELEV=1200.60
18IN RCP(SE-NW)=1195.1

EXISTING STM INL
RIM ELEV=1199.54
18IN RCP(W)=1195.9

EXISTING STM INL
RIM ELEV=1199.43
15IN RCP(E)=1195.6
18IN RCP(N)=1195.6

EXISTING STM MH
RIM ELEV=1209.76
12IN RCP(S)=1195.3
18IN RCP(N)=1195.1

EXISTING STM MH
RIM ELEV=1204.16
36IN RCP(W)=1196.9
15IN RCP(S)=1196.0

EXISTING SAN MH
RIM ELEV=1201.36
8IN PVC(E)=1199.7
8IN PVC(W)=1199.8

EXISTING STM MH
RIM ELEV=1209.23
36IN RCP(E)=1193.5
36IN RCP(W)=1193.6
36IN RCP(N)=1193.7

EXISTING STM MH
RIM ELEV=1201.42
36IN RCP(E)=1192.3
36IN RCP(W)=1193.4

EXISTING STM INL
RIM ELEV=1200.88
12IN RCP(S)=1196.2
12IN RCP(N)=1196.1

EXISTING STM INL
RIM ELEV=1209.85
12IN RCP(SW-NE)=1196.9

EXISTING STM MH
RIM ELEV=1201.79
36IN RCP(N)=1192.1
36IN RCP(E)=1192.8
36IN RCP(W)=1192.9

EXISTING SAN MH
RIM ELEV=1201.29
8IN PVC(E)=1189.8
8IN PVC(W)=1189.9

EXISTING STM MH
RIM ELEV=1215.50
24IN CPP(N)=1208.4
24IN RCP(S)=1208.5
24IN RCP(W)=1208.4

EXISTING SAN MH
RIM ELEV=1212.93
8IN PVC(E)=1200.4
8IN PVC(W)=1200.5

EXISTING STM INL
RIM ELEV=1214.14
24IN RCP(N-S)=1205.8

STM CULVERT
RCP(N) IE=1204.08

TING STM MH
ELEV=1214.91
RCP(N)=1210.7
RCP(S)=1209.9
RCP(E)=1209.6
RCP(W)=1209.7

MH
7.2
5.7
03.8

EXISTING ASPHALT

39TH AVENUE

38TH AVENUE

STEWART AVENUE

RIGHT-OF-WAY

EXISTING HYDRANT

TEMPORARY LIMITED EASEMENT

LIGHT POLE (TYP.)

EXISTING RETAINING WALL ±5.4' WEST THE PROPERTY LINE

189 PARKING STALLS

PROPOSED BUILDING FFE=1205.50

PROPOSED BUILDING FFE=1192.50

PROPOSED BUILDING FFE=1205.50

PROPOSED SWM

PROPOSED SWM

WATER SHUT OFF NOT MARKED BY UTILITY LOCATORS

UTILITY MARKED BY

RESTRICTED ACCESS ALONG STATE HIGHWAY "29"

RESTRICTED ACCESS ALONG STATE HIGHWAY "29"

EXISTING STM CULVERT
36" RCP IE=1161.33

STATE HIGHWAY "29"

EXISTING STM CB
RIM ELEV=1164.35

EXISTING STM CULVERT
36" RCP IE =1174.99

SCALE
0 30 60

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STEWART AVENUE
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REVISIONS:
CBXX BPX XX-XX-X

OVERLAY SITE PLAN

REVIEW SET
BID PACKAGE: 1
DATE: 5 JAN 21
JOB NO: 3387E
SHEET NO: C030

DRAWING FILE: P:\3387E - Side Binns Cliff\Drawings\Arch\3387E-C030-OVERLAY.dwg LAYOUT: C030
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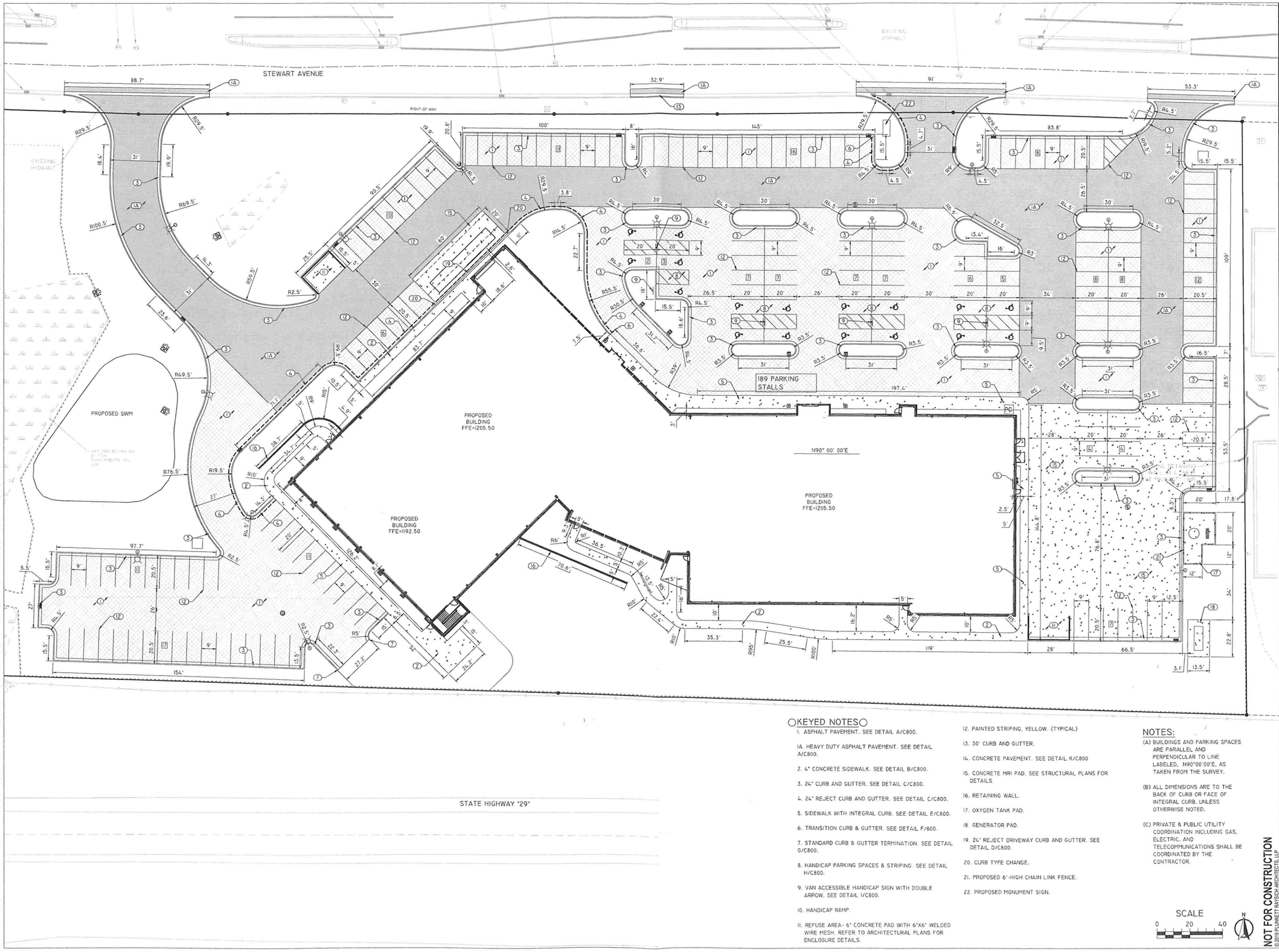

KEYED NOTES

1. ASPHALT PAVEMENT. SEE DETAIL A/C800.
1A. HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL A/C800.
2. 4" CONCRETE SIDEWALK. SEE DETAIL B/C800.
3. 24" CURB AND GUTTER. SEE DETAIL C/C800.
4. 24" REJECT CURB AND GUTTER. SEE DETAIL C/C800.
5. SIDEWALK WITH INTEGRAL CURB. SEE DETAIL E/C800.
6. TRANSITION CURB & GUTTER. SEE DETAIL F/800.
7. STANDARD CURB & GUTTER TERMINATION. SEE DETAIL G/C800.
8. HANDICAP PARKING SPACES & STRIPING. SEE DETAIL H/C800.
9. VAN ACCESSIBLE HANDICAP SIGN WITH DOUBLE ARROW. SEE DETAIL I/C800.
10. HANDICAP RAMP.
11. REFUSE AREA- 6" CONCRETE PAD WITH 6"X6" WELDED WIRE MESH. REFER TO ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
12. PAINTED STRIPING, YELLOW. (TYPICAL)
13. 30" CURB AND GUTTER.
14. CONCRETE PAVEMENT. SEE DETAIL K/C800
15. CONCRETE MRI PAD. SEE STRUCTURAL PLANS FOR DETAILS.
16. RETAINING WALL.
17. OXYGEN TANK PAD.
18. GENERATOR PAD.
19. 24" REJECT DRIVEWAY CURB AND GUTTER. SEE DETAIL D/C800.
20. CURB TYPE CHANGE.
21. PROPOSED 6'-HIGH CHAIN LINK FENCE.
22. PROPOSED MONUMENT SIGN.

NOTES:

(A) BUILDINGS AND PARKING SPACES ARE PARALLEL AND PERPENDICULAR TO LINE LABELED, N90°00'00"E, AS TAKEN FROM THE SURVEY.

(B) ALL DIMENSIONS ARE TO THE BACK OF CURB OR FACE OF INTEGRAL CURB, UNLESS OTHERWISE NOTED.

(C) PRIVATE & PUBLIC UTILITY COORDINATION INCLUDING GAS, ELECTRIC, AND TELECOMMUNICATIONS SHALL BE COORDINATED BY THE CONTRACTOR.

SCALE
0 20 40

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2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 249 8900
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REVISIONS:
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SITE PLAN

REVIEW SET
BID PACKAGE: 1
DATE: 5 JAN 21
JOB NO: 3387E
SHEET NO: C100

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PLOTTED: Jan 26, 2021 @ 11:54AM PLOTTED BY: mmuir

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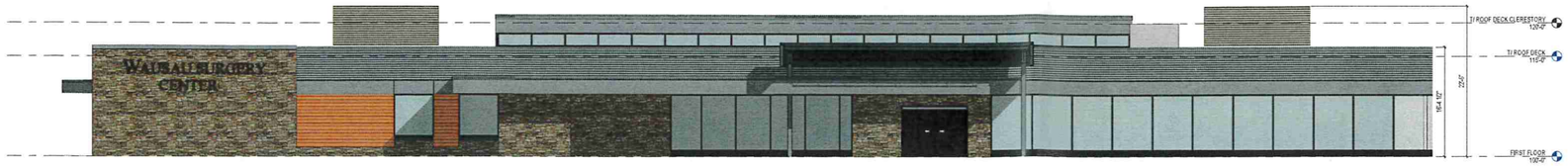
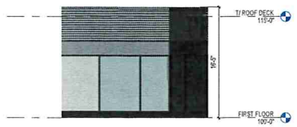
WAUSAU SURGERY CENTER

OAW & WSC



A1 SURGERY CENTER - NORTH
1/8" = 1'-0"

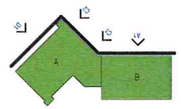


C1 PT LINK - NORTHEAST
1/8" = 1'-0"

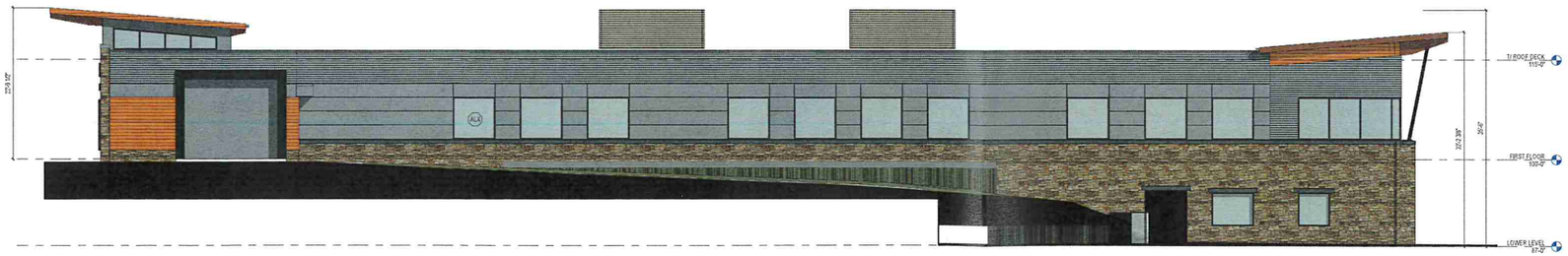
C2 CLINIC - NORTH
1/8" = 1'-0"

EXTERIOR MATERIALS

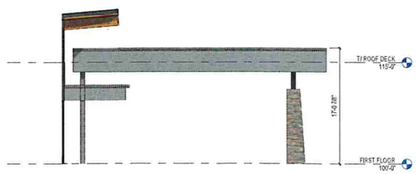
- METAL SIDING PLANKS - WOOD LOOK - LONG BOARD - LIGHT CHERRY
- STONE VENEER - BUECHEL - CHILTON RUSTIC
- CORRUGATED METAL WALL PANEL - SLATE GRAY
- METAL LOUVER PANEL - ENVIBOR - SLATE GRAY
- LAP SEAM METAL WALL PANEL - PAC-CLAD - SLATE GRAY
- SPLIT FACED CMU - COUNTY MATERIALS - NATURAL
- SHEET METAL FLASHING AND TRIM - PAC-CLAD - SLATE GRAY
- COMPOSITE WALL PANEL - REYNOBOND - SLATE GRAY



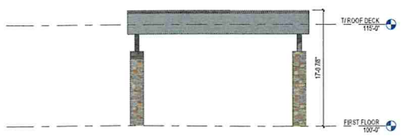
KEY PLAN



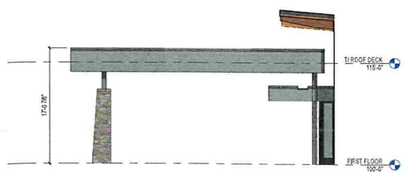
D1 CLINIC - WEST
1/8" = 1'-0"



E1 CLINIC CANOPY - EAST
1/8" = 1'-0"



E2 CLINIC CANOPY - NORTH
1/8" = 1'-0"



E3 CLINIC CANOPY - WEST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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WAUSAU SURGERY CENTER

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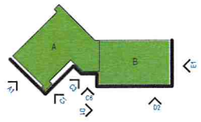
A1 CLINIC - SOUTH
1/8" = 1'-0"



KEY PLAN

EXTERIOR MATERIALS

METAL SIDING PLANKS - WOOD LOOK - LONG BOARD - LIGHT CHERRY
STONE VENEER - BUECHEL - CHILTON RUSTIC
CORRUGATED METAL WALL PANEL - SLATE GRAY
METAL LOUVER PANEL - ENVISOR - SLATE GRAY
LAP SEAM METAL WALL PANEL - PAC-CLAD - SLATE GRAY
SPLIT FACED CMU - COUNTY MATERIALS - NATURAL
SHEET METAL FLASHING AND TRIM - PAC-CLAD - SLATE GRAY
COMPOSITE WALL PANEL - REYNOBOND - SLATE GRAY

C1 CLINIC - EAST
1/8" = 1'-0"

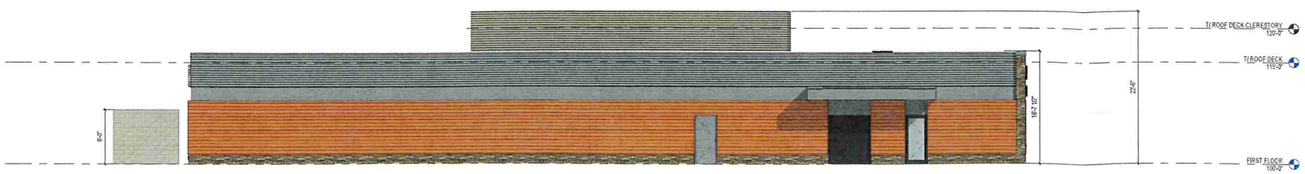
C2 PT LINK - SOUTHWEST
1/8" = 1'-0"

C3 PT LINK - SOUTH
1/8" = 1'-0"

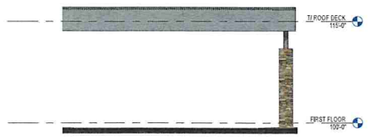
C4 PT LINK - SOUTHEAST
1/8" = 1'-0"

D1 SURGERY CENTER - WEST
1/8" = 1'-0"

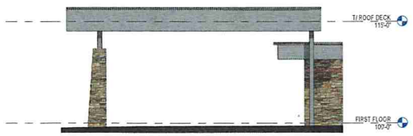
D2 SURGERY CENTER - SOUTH
1/8" = 1'-0"



E1 SURGERY CENTER - EAST
1/8" = 1'-0"



E2 SURGERY CANOPY - NORTH
1/8" = 1'-0"



E3 SURGERY CANOPY - WEST
1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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WAUSAU SURGERY CENTER

OAW & WSC

view from Stewart Avenue

looking northwest

view from southwest

view from southeast

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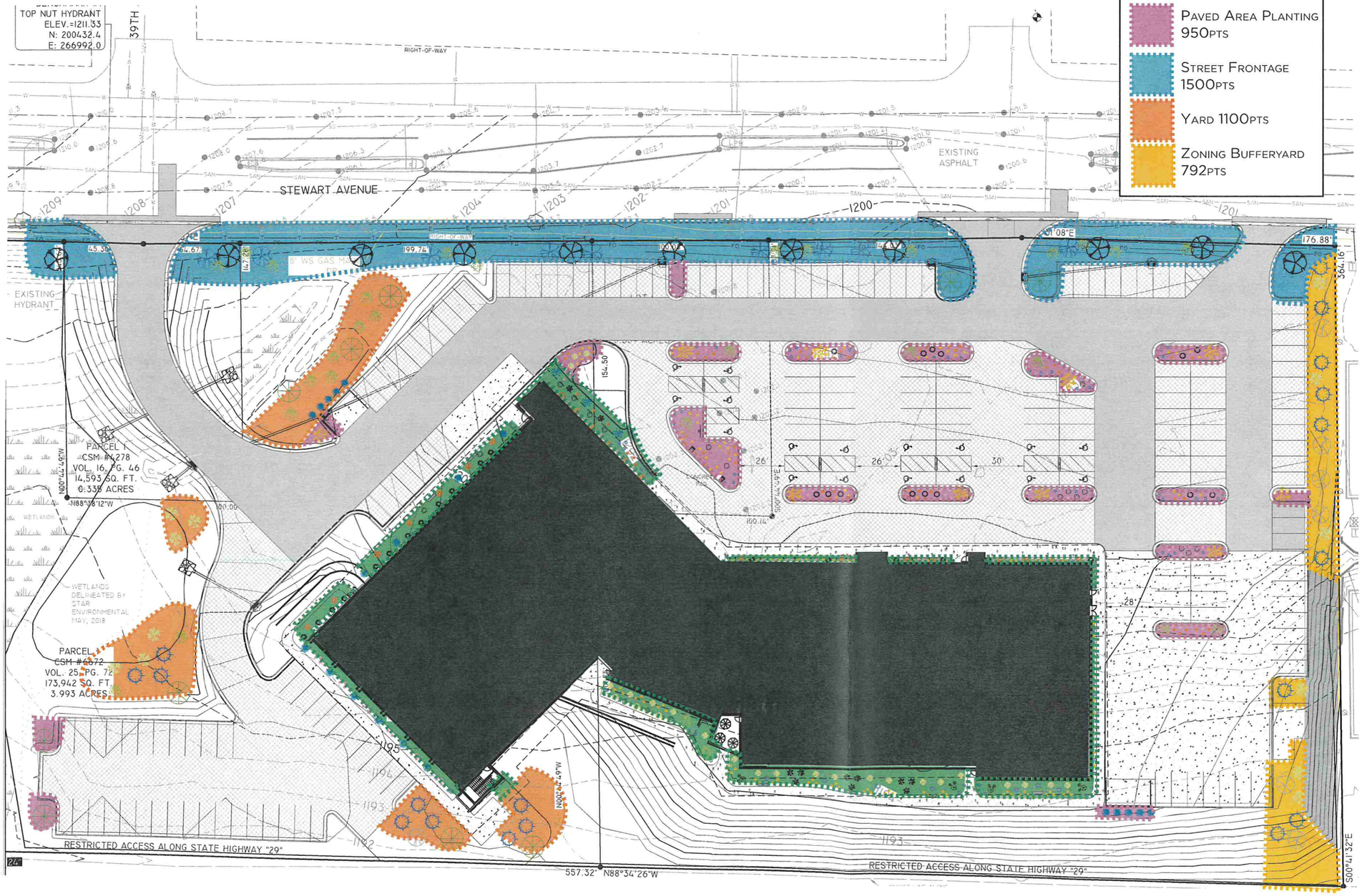
EXTERIOR RENDERS

WAUSAU SURGERY | PLANTING PLAN

0 30 60

LANDSCAPE ORDINANCE: REQUIRED POINT TOTALS

- FOUNDATION PLANTING 1040PTS
- PAVED AREA PLANTING 950PTS
- STREET FRONTAGE 1500PTS
- YARD 1100PTS
- ZONING BUFFERYARD 792PTS



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Wausau Surgery
Wausau, WI

ISSUE
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EDIT
JAN 2021

PROJ#
604
TITLE
PLANTING PLAN

DRAWN BY: JC

CHECK BY: JC

la

004

Memorandum

From: Brad Lenz
To: Plan Commission
Date: March 11, 2021
Subject: Report of Preliminary Recommended Findings for 221 Scott Street

Introduction

T-Mobile is seeking conditional use approval for new telecommunication equipment on top of the Landmark Apartments building at 221 Scott Street in downtown Wausau. New antennae would be mounted on the roof of the building amongst antennae from a number of other carriers, but would be affixed to their own bases rather than collocating on existing structures.

In the zoning code, i.e., Title 23 of the *Wausau Municipal Code*, telecommunication land uses are a conditional use in all zoning districts. Additional regulations apply to telecommunication land uses in Section 23.03.20 of the code. Please see the attached materials for plans and photo simulations of the proposed equipment.

Substantial Evidence

The Plan Commission held a public hearing last month to hear testimony from the public relating to the proposed conditional use. The petitioner spoke at the public hearing and provided additional documentation in regards to the conditional use standards outlined in the zoning code. Please see the attached meeting minutes and submitted documentation.

"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 petitioners provided their responses (attached) to the above standards. In addition, Section 23.03.20 of the *Wausau Municipal Code* applies to telecommunication land uses, and describes various Federal and State regulations by which the equipment must abide. The City also has the authority to require reasonable special design (materials, architectural features and color) of the communication equipment where findings of particular sensitivity are made (e.g., proximity to historic or aesthetically significant structures, views and/or community features). The building on which the equipment is proposed is currently being considered for the National Register of Historic Places.

The color of the equipment is addressed separately in Section 23.03.20(1)(o) and must be of a neutral color such as light gray or sky blue and be designed to minimize visibility and to blend into the surrounding environment. For past antennae on this particular building, the City also required that the equipment be set back from the front façade and its historic features, such as the central pediment and the balustrade along the top of the building.

Recommended Motion

The recommended motion of the Plan Commission shall be one of the following:

- Approve the use as originally proposed;
- Approve the proposed conditional use with modifications and/or conditions; or
- Deny approval of the proposed conditional use

Since the plans address potential concerns over the historic aspects of the building, as well as other considerations for telecommunication equipment outlined in the code, staff recommends approving the conditional use as proposed.

Memorandum

From: Brad Lenz
To: Plan Commission
Date: February 15, 2021
Subject: 221 Scott Street – Conditional Use Application

Introduction

T-Mobile is seeking conditional use approval for new telecommunication equipment on top of the Landmark Apartments building at 221 Scott Street in downtown Wausau. The new antennae would be mounted on the roof of the building amongst antennae from a number of other carriers, but would be affixed to their own new bases rather than collocating on existing structures.

In the zoning code, i.e., Title 23 of the *Wausau Municipal Code*, telecommunication land uses are a conditional use in all zoning districts. Additional regulations apply to telecommunication land uses in Section 23.03.20 of the code. The conditional use process and the regulations specific to telecommunications will be summarized below.

Please see the attached materials for plans and photo simulations of the proposed equipment.

Conditional Use Procedure

The purpose of this meeting is to hold a public hearing and hear testimony regarding the CU request. 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 final decision to approve, approve with modifications or conditions, or deny the application is made by the Plan Commission.

The full procedures for conditional use applications are found in Chapter 23, Article X, Section 23.10.32 of the *Wausau Municipal Code*. This first Plan Commission meeting is to hold a public hearing and hear testimony of any *substantial evidence* related to the conditional use request. "*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). The Plan Commission may request further information or additional reports from the applicant, staff, or other sources.

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.

Telecommunication Land Uses

Section 23.03.20 of the *Wausau Municipal Code* applies to telecommunication land uses, and describes various Federal and State regulations by which the equipment must abide. The City also has the authority to require reasonable special design (materials, architectural features and color) of the communication equipment where findings of particular sensitivity are made (e.g., proximity to historic or aesthetically significant structures, views and/or community features). The building on which the equipment is proposed is currently being considered for the National Register of Historic Places.

The color of the equipment is addressed separately in Section 23.03.20(1)(o) and must be of a neutral color such as light gray or sky blue and be designed to minimize visibility and to blend into the surrounding environment.

For past antennae on this particular building, the City also required that the equipment be set back from the front façade and its historic features, such as the central pediment and the balustrade along the top of the building.

Summary

Following the public hearing staff will compile a report of the preliminary recommended findings that includes the substantial evidence presented at the public hearing, recommended findings, and a recommended motion to approve the original proposal, approve with modifications or conditions, or deny the conditional use application. The Plan Commission will discuss the report and any conditions or changes with the applicant at a subsequent meeting.

WAUSAU WISCONSIN

N
W E
S

Map Date: January 29, 2021

/citybase/projects/planning/mxds/rezone.mxd

City of Wausau

Marathon County Wisconsin

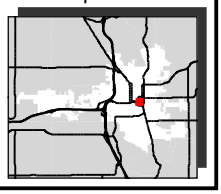
0 50 100

Feet

Area of Interest

Building

Map Location



T-MOBILE
WIRELESS COMMUNICATIONS FACILITY

APPLICATION FOR CONDITIONAL USE PERMIT

221 SCOTT STREET

CITY OF WAUSAU, WISCONSIN

WIRELESS COMMUNICATIONS FACILITY
PROJECT SUMMARY

Petitioner

T-Mobile is a leading national wireless phone carrier and offers one of the finest wireless communications networks in the nation.

Collocation

Collocation is the placement of wireless antennas on existing towers or structures. Utilizing such structures offers your community improved wireless service while minimizing the proliferation of towers.

Cellular and other wireless phones have become a widely used and accepted form of business, personal and other communications. In addition to traditional voice service, people are using them for access to the Internet, text messaging, email and other data streaming and transfers. In addition to the many well-known business and personal uses of wireless communications, wireless phone networks have become a critical part of the nation's emergency communications infrastructure. Recent studies indicate that the majority of "911" and distress calls were placed on wireless phones in the United States annually. Wireless networks not only provide a means for everyday business and personal communications, but have also become an essential part of the nation's emergency communications infrastructure.

Property Description

T-Mobile entered a lease agreement to install antennas on the existing rooftop of the Landmark building located at 221 Scott Street. If approved, T-Mobile will join the other existing wireless carriers on the roof of the building. T-Mobile's related equipment will be located within an existing rooftop equipment room. Access to the facility will be via the existing building parking lot. The proposed facility lies within the B4, Central Business Zoning District.

Components and Operations

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately once a month) by a service technician. Access to the proposed facility will be via the existing parking lot. Hence, the facility will not have any material impact on traffic, parking or storm water control. The site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Specifically, T-Mobile will comply with FCC and FAA rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards.

Requested Action

T-Mobile respectfully requests a Conditional Use Permit, and any other relief necessary to accommodate the installation of its proposed wireless communications facility on the Landmark building located at 221 Scott Street.

T-Mobile expressly reserves all of its rights, including those available to it under the any other state, local or federal law.

STANDARDS FOR RECOMMENDING APPROVAL OF A CONDITIONAL USE
Section 23.72.060 of the Wausau Municipal Code lists six standards that the Plan Commission must consider if it recommends granting a conditional use. These include the following, as listed in the municipal code:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

The proposed facility will be designed and constructed to meet applicable government and industry regulatory compliance standards. Specifically, T-Mobile will comply with all FCC and FAA rules governing construction requirements, technical standards, radio frequency interference protection and power limitations.

Wireless technology does not have an adverse effect on matters relating to public health, safety and welfare. In fact, wireless technology supports vital communications in emergency situations and will be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Wireless technology provides convenient, reliable, every day communications to its users in your community and does not interfere with any other form of communication, whether public or private. Further, wireless telephone technology provides many benefits that contribute to the general welfare of the communities it serves. These services include, but are not limited to, the following:

- *911 program allowing persons to summon aid and report dangerous situations.*
- *Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.*
- *The ability to transmit data allowing for immediate access to vital information.*
- *A backup system to the landline system in the event of a natural or man-made disaster.*
- *Immediate access to national hazardous material data bases from the site of a hazardous material spill.*
- *Immediate communication capabilities outside of the home, enhancing the safety of residents by allowing immediate access to emergency assistance.*

2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;

The proposed installation will not deteriorate or impair the value of other property in the vicinity because the proposed facility has a small footprint on the rooftop and is a slight visual alteration to the existing site conditions. The presence of the proposed facility will improve the neighborhood by providing a more reliable and stable wireless communications service to the residents and visitors of the City of Wausau. Enhanced wireless communication from a major national carrier such as T-Mobile will have a positive influence on the economic development of this area and all T-Mobile subscribers will benefit from improved service.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

T-Mobile has been sensitive in the selection and design of the proposed facility and by granting the conditional use, the project will not impede, hinder or discourage the development and use of adjacent land uses since the proposed installation presents only a minimal visual impact due to its placement on the roof of the building. Importantly, all equipment cabinets will be housed inside an equipment room of the building so as to further minimize any visual impact.

4. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately one time a month) by a service technician. The facility is entirely self-monitored by sophisticated computers which connect directly to a central office to alert personnel to equipment malfunction or breach of security. Hence, the facility will not have any material impact on traffic, parking or drainage control nor will the proposed facility create any substantial adverse effect on public safety. All existing utilities, roads and parking lots are more than adequate to support the proposed facility.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

As mentioned, the proposed facility will be an unmanned installation and, upon completion, will require infrequent maintenance visits (approximately one time per month) by a service technician. The facility is entirely self-monitored by computer systems which connect to a central office and alert personnel in the event of an equipment malfunction or breach of security. As such, the proposed facility will have no adverse impact on traffic congestion in the public streets and existing hardened surfaces are adequate for ingress and egress.

6. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as the regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission.

T-Mobile designed a site that will be in harmony with the building and the existing wireless carriers already operating on the rooftop. As mentioned, there will be no impact on the existing traffic patterns, no nuisances generated and the proposed site will otherwise be an appropriate development of the zoning district in which it is located.

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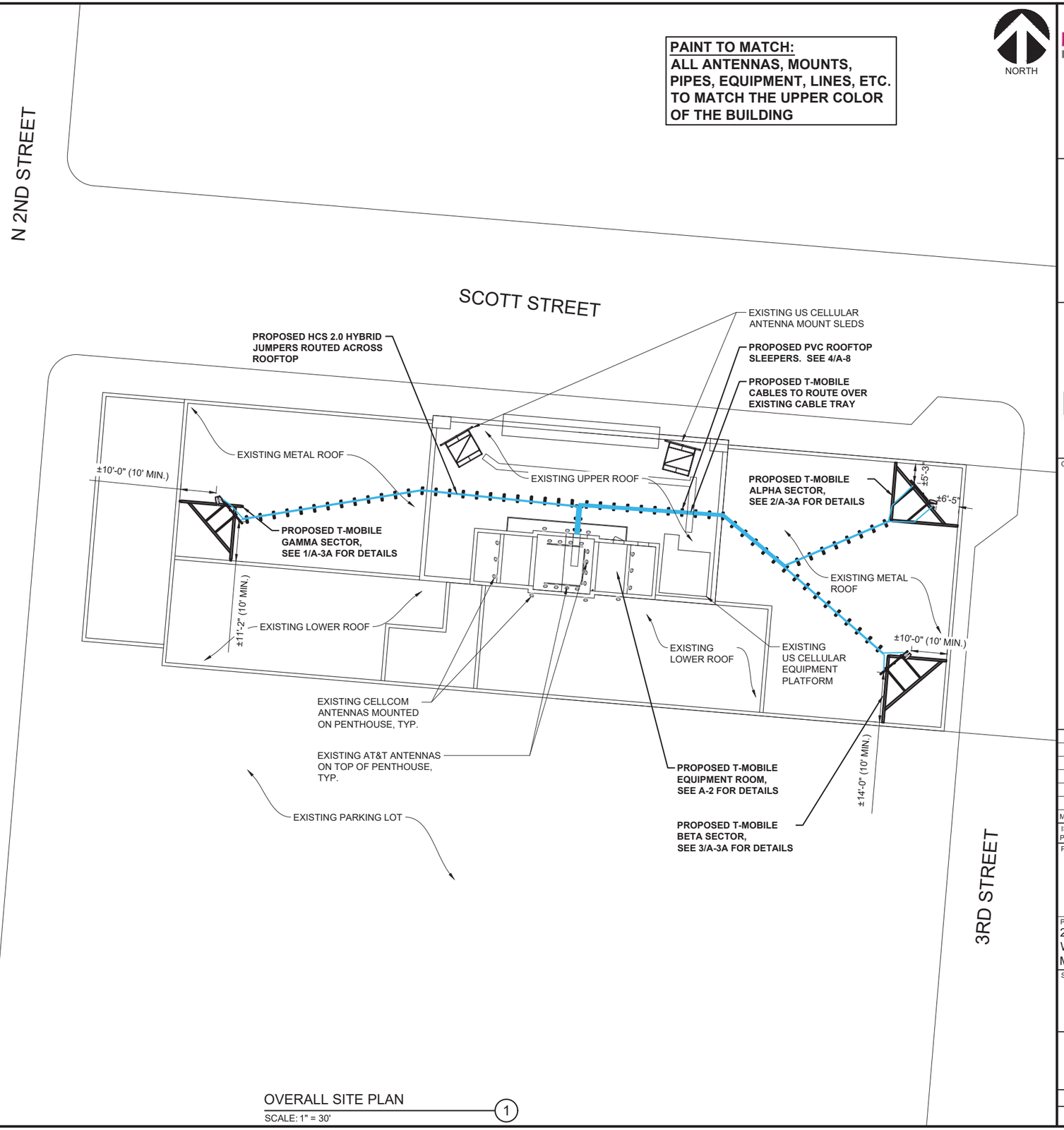
DRAWN BY: KJH CHECKED BY: AJK

C:\Users\lball\appdata\local\temp\AcPublish_14196\39844_ML93726A_CDs_new design.dwg Printed by: lball on Nov 19, 2020 - 6:36pm

LEGEND & SYMBOLS

	UTILITY POLE
	SIGN
	TELCO PEDESTAL
	FIRE HYDRANT
	LIGHT STANDARD
	INLET
	CATCH BASIN
	MANHOLE
	TRAFFIC SIGNAL
	ROW MARKER
	IRON PIPE SET
	IRON PIPE FOUND
	BUFFALO BOX
	VALVE BOX
	HORIZONTAL CONTROL POINT
	HANDICAPPED PARKING SPACE
DT10"	DECIDUOUS TREE W/SIZE
CT10"	CONIFEROUS TREE W/SIZE
	BRUSH
	TREE LINE
666	CONTOUR W/ELEVATION
	EXISTING GUARDRAIL
	CHAINLINK FENCE
	IRON FENCE
	WOOD FENCE
OHE / OHT	OVERHEAD LINES
	LOT LINE
	PROPERTY LINE
	LEASE AREA LINE
	UTILITY EASEMENT LINE
	CENTER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
FO	UNDERGROUND FIBER LINE
T	UNDERGROUND TELCO LINE
SAN	UNDERGROUND SANITARY SEWER LINE
W	UNDERGROUND WATER LINE
COM	UNDERGROUND COMMUNICATION/MONITORING LINE
	CONCRETE
	ASPHALT
	GRAVEL
	CULTIVATED FIELD
	GRASS FIELD
	ICE BRIDGE
	STEEL PLATFORM



OVERALL SITE PLAN (1)
SCALE: 1" = 30'

T-Mobile

T- MOBILE
8550 WEST BRYN MAWR AVE.
SUITE 100
CHICAGO, IL 60631
MAIN: (773) 444-5400

Insite inc.
Real Estate Consulting Services

1S660 MIDWEST ROAD
SUITE 140
OAKBROOK TERRACE, IL 60181
PHONE: (630) 240-3253

RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

CERTIFICATION & SEAL:

MARK	DATE	DESCRIPTION
3	11/19/20	UPDATE SITE CONDITIONS
2	05/01/19	PER COMMENTS
1	04/26/19	STRUCTURAL REDESIGN

ISSUE PHASE: FINAL — DATE ISSUED: 01/31/2019

PROJECT TITLE:
ML93726A
(44° 57' 38.10" N,
89° 37' 42.51" W)

PROJECT INFORMATION:
221 SCOTT STREET
WAUSAU, WI 54402
MARATHON COUNTY

SHEET TITLE:
COMPOUND PLAN

0 15' 30' 60'
11" x 17" - 1" = 30'
22" x 34" - 1" = 15'

PROJECT NUMBER: 39844
SHEET NUMBER: A-1

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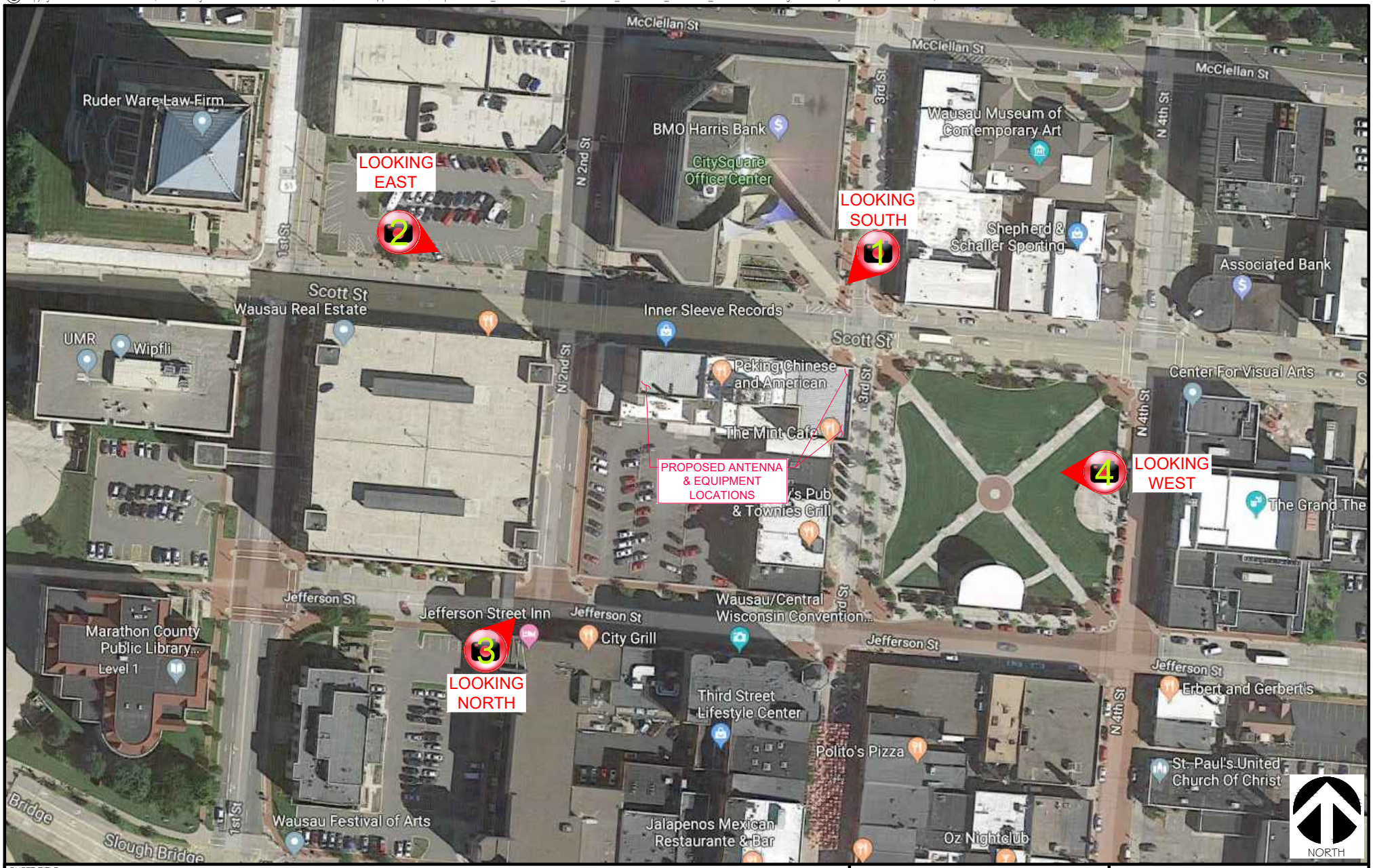

SHEET TITLE:
PHOTO RENDERING/SIMULATION LOCATION MAP

PROJECT TITLE:
ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:
39844

PROJECT LOCATION:
221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

T-Mobile
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SHEET TITLE:
BEFORE PHOTO RENDERING/SIMULATION - LOOKING SOUTH

PROJECT TITLE:
ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:
39844

PROJECT LOCATION:
221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

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SHEET TITLE:
BEFORE PHOTO RENDERING/SIMULATION - LOOKING EAST

PROJECT TITLE:
ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:
39844

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SHEET TITLE:
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SHEET TITLE:

BEFORE PHOTO RENDERING/SIMULATION - LOOKING NORTH

PROJECT TITLE:

ML93726A (44° 57' 38.10" N, 89° 37' 42.51" W)

PROJECT NUMBER:

39844

PROJECT LOCATION:

221 SCOTT STREET, WAUSAU, WI 54402 (MARATHON COUNTY)

T-Mobile
T- MOBILE
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SHEET TITLE:
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SHEET TITLE:
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Findings. In reviewing and taking final action on a proposed conditional use permit, the Plan Commission shall consider whether the proposed conditional use:

(a)

Is in harmony with the Comprehensive Plan.

The T-Mobile proposal is in harmony with the city of Wausau Comprehensive Plan (the "Plan"). One of the many goals of the Plan is to "strengthen downtown Wausau as the heart of the City and surrounding region." The Plan notes that Downtown Wausau is an economic engine for the City. The T-Mobile proposal to bring state of the art wireless and data service to downtown Wausau is consistent with these Plan goals. Indeed, improved wireless service helps "provide an environment that encourages expansion and retention of existing businesses" and can help foster growth. Similarly, the proposed T-Mobile wireless antenna facility will help the City promote technology infrastructure thereby allowing the City to better compete for technology businesses and industry, while also retaining professionals, businesses and improving the quality of life. Finally, the Plan specifically recognizes that T-Mobile provides telecommunications services in the City of Wausau.

(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.

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately one time a month) by a service technician. The facility is entirely self-monitored by sophisticated computers which connect directly to a central office to alert personnel to equipment malfunction or breach of security. Hence, the facility will not have any material impact on traffic, parking or drainage control nor will the proposed facility create any substantial adverse effect on public safety. All existing utilities, roads and parking lots are more than adequate to support the proposed facility.

The proposed facility will be designed and constructed to meet applicable government and industry regulatory compliance standards. Specifically, T-Mobile will comply with all FCC and FAA rules governing construction requirements, technical standards, radio frequency interference protection and power limitations.

Wireless technology does not have an adverse effect on matters relating to public health, safety and welfare. In fact, wireless technology supports vital communications in emergency situations and will be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Wireless technology provides convenient, reliable, every day communications to its users in your community and does not interfere with any other form of communication, whether public or private. Further, wireless telephone technology provides many benefits that contribute to the general welfare of the communities it serves.

(c)

Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

T-Mobile has been sensitive in the selection and design of the proposed facility and by granting the conditional use, the project will not impede, hinder or discourage the development and use of adjacent land uses since the proposed installation presents only a minimal visual impact due to its placement on the roof of the building. Importantly, there already are multiple wireless carriers on the existing rooftop and it should be noted that all T-Mobile equipment cabinets will be housed inside an equipment room of the building so as to further minimize any visual impact.

(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.

The proposed facility will be unstaffed and, upon completion, will require only infrequent maintenance visits (approximately one time a month) by a service technician. The facility is entirely self-monitored by sophisticated computers which connect directly to a central office to alert personnel to equipment malfunction or breach of security. Hence, the facility will not have any material impact on traffic, parking or drainage control nor will the proposed facility create any substantial adverse effect on public safety. All existing utilities, roads and parking lots are more than adequate to support the proposed facility.

(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.

T-Mobile has been sensitive in the selection and design of the proposed facility and by granting the conditional use, the potential public benefits far outweigh any potential adverse impacts. Indeed, T-Mobile has designed its site to be consistent with the recommendations of the State Historic Preservation Office so there is minimal visual impact. Wireless technology provides many public benefits that contribute to the general welfare of the communities it serves. These services include, but are not limited to, the following:

- *911 program allowing persons to summon aid and report dangerous situations.*
- *Support for emergency services by providing wireless communications to paramedics, firefighters, and law enforcement agencies.*
- *The ability to transmit data allowing for immediate access to vital information.*

- *A backup system to the landline system in the event of a natural or man-made disaster.*
- *Immediate access to national hazardous material data bases from the site of a hazardous material spill.*
- *Immediate communication capabilities outside of the home, enhancing the safety of residents by allowing immediate access to emergency assistance.*

MEMO

TO: Members of City Plan Commission

FROM: Brad Lenz, City Planner

DATE: January 13, 2021

SUBJECT: Extraterritorial Review of Royal Vistas

* *

Included in the packet is a plat for a proposed subdivision located in the town of Rib Mountain. Title 21 of the Wausau Municipal Code gives the City the ability to review subdivisions in unincorporated areas of Marathon County within three miles of the city. The proposed subdivisions sits at the corner of South Mountain Road and Bittersweet Road, which is approximately 2.5 miles from the city limits and on the other side of Rib Mountain. There are no expected impacts to the city of Wausau in terms of stormwater management, streets, utilities, or other public facilities.

PLAT OF

ROYAL VISTAS

A SUBDIVISION PLAT BEING ALL OF LOT 39 OF CERTIFIED SURVEY MAP NUMBER 18660, RECORDED AT THE MARATHON COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 1809981, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, ALL IN THE TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED A PARCEL OF LAND BEING ALL OF LOT 39 OF CERTIFIED SURVEY MAP NUMBER 18660, RECORDED AT THE MARATHON COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NUMBER 1809981, BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, ALL IN THE TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN , MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 162,338 SQUARE FEET, 3.727 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE BPW DEVELOPMENT, LLC, OWNER 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 TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

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

DATED THIS 19th DAY OF February, 2021

WISCONSIN 2-19-2021 JOSHUA W. PRENTICE S-2852 SCHOFIELD LAND SURVEYOR

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

MARATHON COUNTY LAND CONSERVATION AND ZONING COMMITTEE APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF ROYAL VISTAS IN THE THE TOWN OF RIB MOUNTAIN, BPW DEVELOPMENT LLC., OWNERS, IS HEREBY APPROVED BY THE LAND CONSERVATION & ZONING COMMITTEE.

DATE _____ APPROVED

_____
LAND CONSERVATION AND ZONING COMMITTEE, CHAIRPERSON

DATE _____ SIGNED

_____
LAND CONSERVATION AND ZONING COMMITTEE, CHAIRPERSON

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

I, AUDREY JENSEN, COUNTY TREASURER, 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

_____, 2021
AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROYAL VISTAS.

DATED THIS_____DAY OF_____, 2021

_____
AUDREY JENSEN, TREASURER, MARATHON COUNTY

TOWN OF RIB MOUNTAIN APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF ROYAL VISTAS IN THE TOWN OF RIB MOUNTAIN, BPW DEVELOPMENT, LLC., OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.

DATE _____ APPROVED_____
TOWN CHAIRMAN

DATE _____ SIGNED _____
TOWN CHAIRMAN

CERTIFICATE OF TOWN OF RIB MOUNTAIN TREASURER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

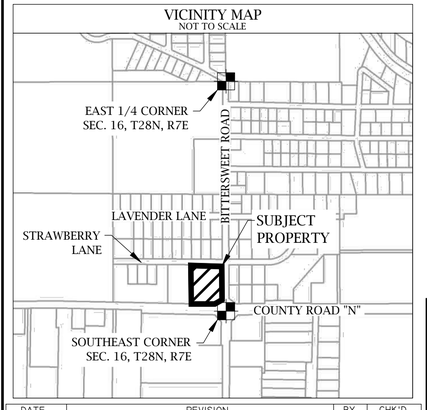
I, CATHY SCHNEIDER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF RIB MOUNTAIN, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF 2021 AFFECTING THE LANDS INCLUDED IN THE PLAT OF ROYAL VISTAS.

DATED THIS_____DAY OF_____, 2021

_____
CATHY SCHNEIDER, CLERK/TREASURER

VICINITY MAP

NOT TO SCALE



DATE	REVISION	BY	CHK'D

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.6060
EMAIL: MAIL@REIENGINEERING.COM

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

BPW DEVELOPMENT LLC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT.
BPW DEVELOPMENT LLC., DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF RIB MOUNTAIN, CITY OF WAUSAU, MARATHON COUNTY, AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

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

_____ _____, ITS PRESIDENT, AND COUNTERSIGNED BY

_____ _____, ITS SECRETARY,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS

_____, 2021.
IN THE PRESENCE OF:

CORPORATE NAME _____

_____
BILL SHNOWSKE, PRESIDENT

COUNTERSIGNED:

_____
KAY SHNOWSKE, SECRETARY

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2021, BILL SHNOWSKE, PRESIDENT, AND KAY SHNOWSKE, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____ _____NOTARY PUBLIC_____, WISCONSIN

MY COMMISSION EXPIRES _____.

CONSENT OF MORTGAGEE

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

WITNESS THE HAND AND SEAL

OF_____, MORTGAGEE,

THIS_____DAY OF_____, 2021.

IN THE PRESENCE OF:

_____
MORTGAGEE

_____

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2021,

THE ABOVE NAMED BPW DEVELOPMENT, LLC., TRUSTEE,

OF THE ABOVE NAMED REPRESENTATIVE TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH TRUSTEE OF SAID BPW DEVELOPMENT, LLC., AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS THE DEED OF SAID BPW DEVELOPMENT, LLC., BY ITS AUTHORITY.

_____
NOTARY PUBLIC STATE OF

MY COMMISSION EXPIRES_____

CITY OF WAUSAU EXTRATERRITORIAL APPROVAL CERTIFICATE

RESOLVED, THAT THIS PLAT OF ROYAL VISTAS IS WITHIN THE EXTRATERRITORIAL AREA OF THE CITY OF WAUSAU AND IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE_____APPROVED_____

DATE_____SIGNED_____

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.

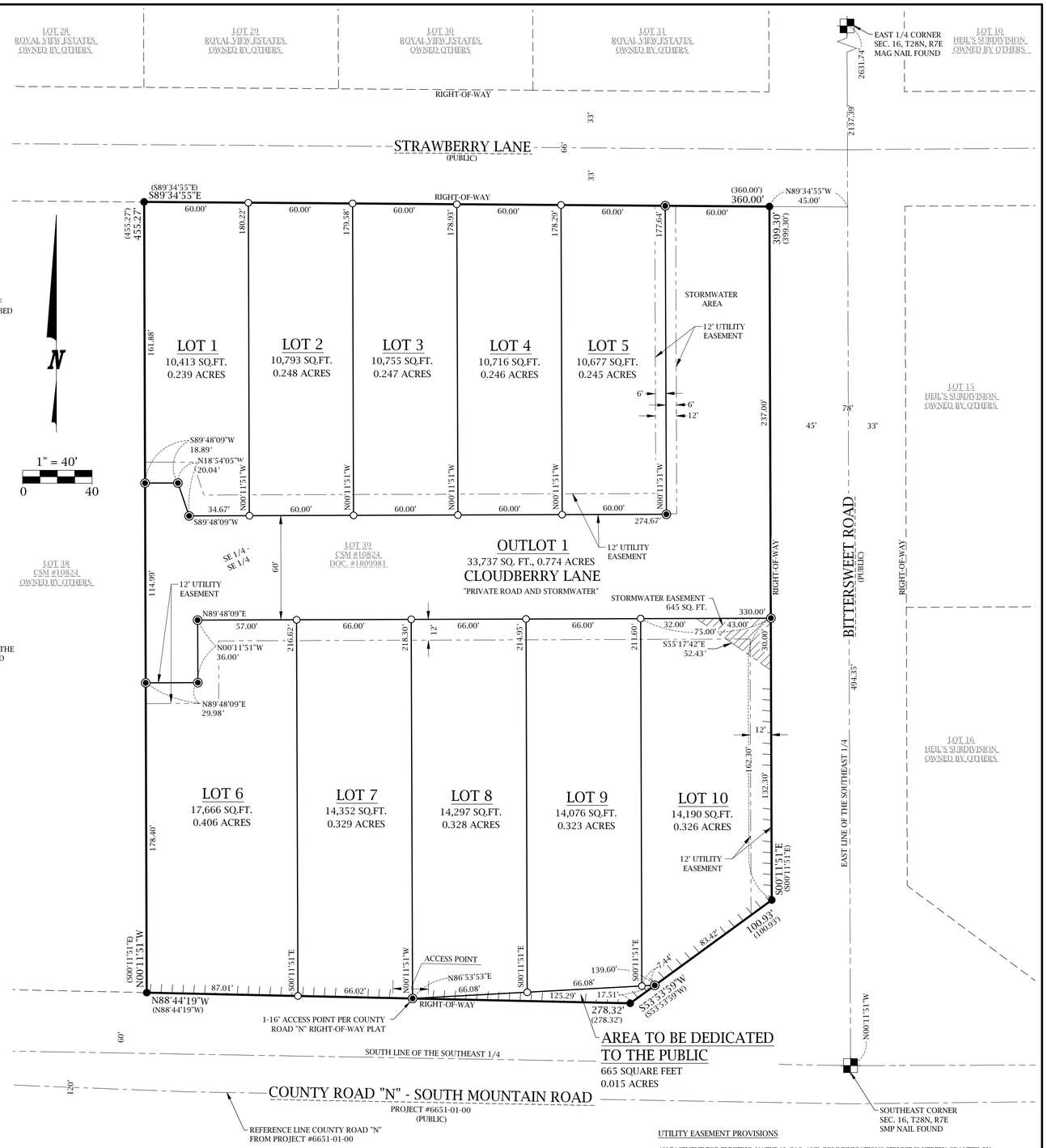
Certified _____, 20_____

Department of Administration

LEGEND	
○	1 1/4IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
◉	#10X18" REBAR WEIGHING 4.303 LBS./LIN. FT. SET (UNLESS NOTED)
●	1-1/4 IN. O.D. IRON PIPE FOUND
(126.00')	RECORDED BEARING/LENGTH
126.00'	MEASURED BEARING/LENGTH
|||||	RESTRICTED ACCESS

SHEET 1 OF 1

REI PROJECT #7071A



Register of Deeds
Marathon County, Wis.

Received for Record this_____
day of _____ A.D. 2021
at _____ o'clock____ M. in Plat
Cabinet No. ____ on page_____

_____
REGISTRAR

GENERAL NOTES:

1. BEARINGS AND COORDINATES ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 7 EAST, MEASURED TO BEAR NORTH 00°11'51" WEST.
2. THERE DOES NOT APPEAR TO BE ANY STRUCTURES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
3. OUTLOT 1 TO BE USED FOR PRIVATE ROAD AND STORMWATER PURPOSES.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

BPW DEVELOPMENT, LLC GRANTOR, TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,

FRONTIER NORTH, INC.,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, 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 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.

Planning, Community and Economic Development

TO: Plan Commission
FROM: Brad Lenz
DATE: March 11, 2021
SUBJECT: Public Hearing for Zoning of 1300 Cleveland Avenue

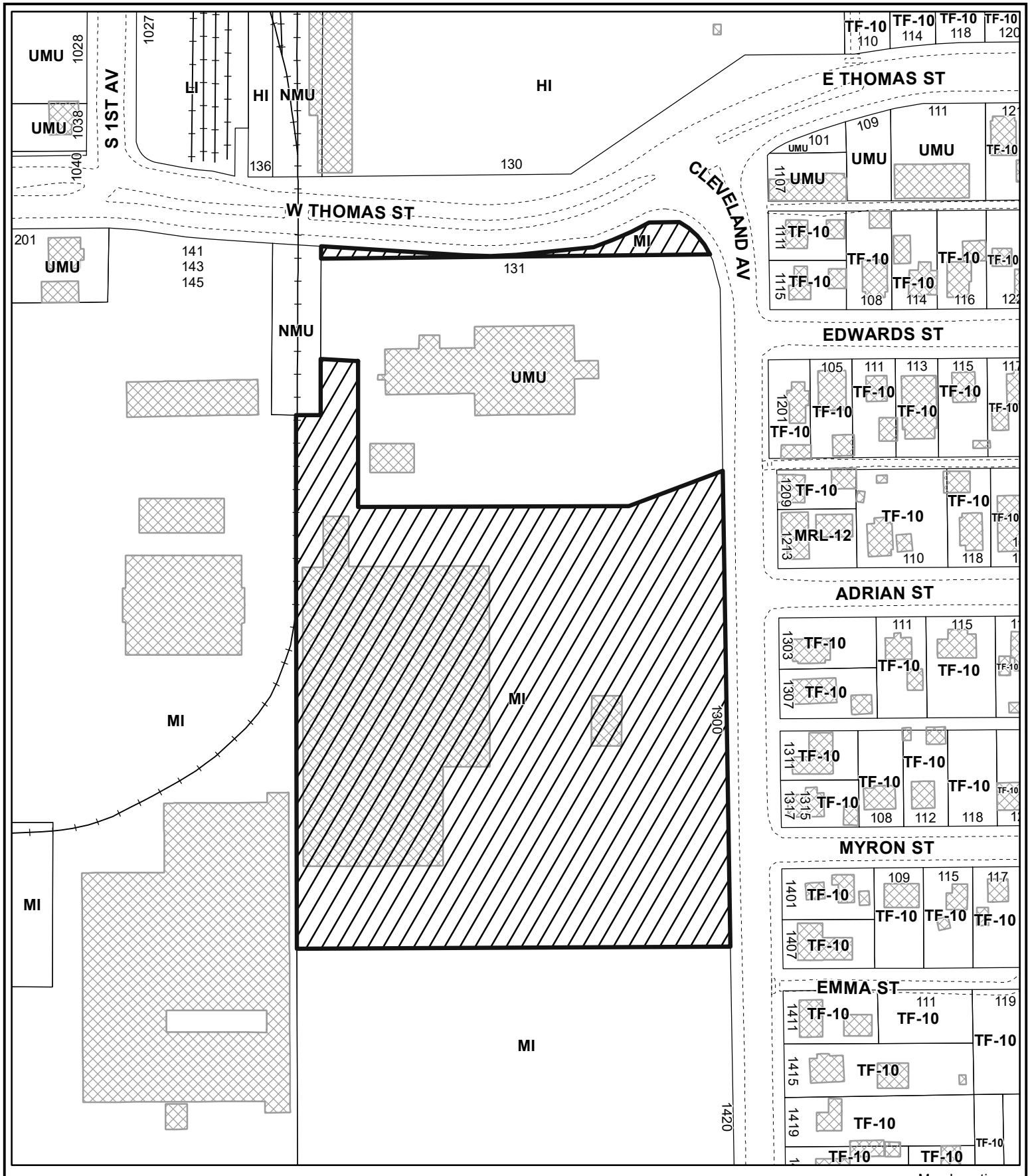
The current public hearing for a zoning map amendment was authorized by Plan Commission last month. Please see the attached meeting minutes. The amendment was brought forward concerning a previous zoning map amendment from 2018. That amendment, under the old zoning map, changed the zoning from M2 (General Industrial) to R4 (General Residence); it was brought forward following potential interest in the property for a residential development.

The current zoning map amendment is not in response to a particular project nor is it necessarily intended to facilitate a specific redevelopment. Since the City owns the property, future land use will be determined (in much greater detail than through zoning) by engaging in future discussions through committee(s) and Council. A development agreement will also likely be executed with a potential developer or landowner detailing allowable uses and possibly even performance of those uses.

Owning the property gives the City much greater control over the future use of the property than does a zoning classification, which is general and allows a variety of uses. For example, the proposed zoning district, MRL-12 (Multi-Family Residence – 12), allows 8-unit apartment buildings, but it also allows by right a number of other uses (14 in total) including single family living arrangements, community living arrangements, and essential services. Additional uses could be allowed through conditional use. Zoning does not specify, in the case of residential development, home ownership, sales/rent prices, construction value, or a host of other aspects that could be detailed through a binding agreement with a developer or property owner.

The current zoning of the property, MI (Medium Industrial), is intended to be compatible with adjacent residential and commercial development, and is geared toward indoor industrial activities; this district is not typically a nuisance for adjoining properties (from Wausau Municipal Code 23.02.61(1)). Uses permitted by right besides (light) industrial include office and personal/professional services. These uses could be viewed as compatible with surrounding properties, but again, a particular use for the site has not yet been determined.

When the City owns a parcel it may be looking to redevelop, a zoning map amendment typically follows (at least the initial) discussions on a redevelopment project, since: (a) there may be multiple proposals under consideration; (b) there could be different zoning options for a particular project (including Planned Unit Development (PUD) which is a flexible zoning district); (c) a prospective developer/landowner may not want to invest in the rezoning process until there is more certainty that the project will come to fruition; and (d) the City is able to exert more control over the specific use of the property through the disposition process (including development agreements) than through zoning. The reason for this zoning map amendment is so that the map reflects a previous zoning map amendment that was approved prior to the adoption of the new zoning code and map.



City of Wausau

Marathon County Wisconsin

0 100 200 Feet

Area of Interest

Building

Map Location

Map Date: February 26, 2021

/citybase/projects/planning/mxds/rezone.mxd